COUNCIL AGENDA: 5/20/14
ITEM: 11.2

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: April 30, 2014

COUNCIL DISTRICT: 3

SUBJECT: PDC13-027. PLANNED DEVELOPMENT REZONING FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW A MIXED-USE DEVELOPMENT WITH 101 MULTI-FAMILY RESIDENTIAL UNITS, A 1,405 SQUARE FOOT RETAIL SPACE, AND AN UNDERGROUND PARKING FACILITY ON AN APPROXIMATELY 1.5 GROSS ACRE SITE LOCATED ON THE SOUTH SIDE OF BALBACH STREET, 100 FEET EAST OF ALMADEN AVENUE.

RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend that the City Council adopt an ordinance to approve the subject Planned Development Rezoning Planned Development Rezoning.

OUTCOME

Should the City Council approve the subject Planned Development Rezoning, the proposal could be developed with a Planned Development Permit to allow 101 multi-family residential units, a 1,405 square foot retail space, and an underground parking facility.

BACKGROUND

The applicant, on behalf of SiliconSage Builders, requested a Planned Development Rezoning to allow a mixed-use development with 101 multi-family residential units, a 1,405 square foot retail space, and an underground parking facility on an approximately 1.5 gross acre site. The property is presently subject to an approved Planned Development Zoning (File No. PDC05-042) to allow up to 29 single-family attached residences above a common parking garage. A future Planned Development Permit to implement the subject rezoning would supersede the existing approval.

On February 26, 2014, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended that the Commission forward to the City Council a recommendation of approval of

the proposed rezoning. Staff noted that a City Council hearing would be scheduled after consideration by the Santa Clara County Airport Land Use Commission (ALUC) at its March 26, 2014 meeting for consistency with the Comprehensive Land Use Plan for the Norman Y. Mineta San Jose International Airport because the site is located within its Airport Influence Area (AIA); and the City Council hearing would be scheduled following the ALUC hearing. The ALUC determination is described in a separate memo.

The applicant stated that the Downtown core needs housing units to support the various retail and employment activities. At a proposed density of 67 dwelling units/acre, it was noted that the project is consistent with the Envision 2040 General Plan designation of Urban Residential which allows 95 dwelling units/acre. The project reflects an urban character along Balbach Street and provides an interface that is compatible with the single-family residences along the rear property line.

A neighbor commended the applicant on the neighborhood outreach. He commented that if the project was lowered to a two-story structure along the rear property line, it would provide a better transition with the single-story residences along Williams Street. He also noted the nine parking spaces provided along the rear property line would result in additional vehicle trips. Staff clarified that the driveway provided along the rear property line is designed as a peripheral single lane driveway for emergency fire truck access. The nine parking spaces would utilize this driveway for exit purposes only. The Commission inquired if the neighbor's concerns were mostly regarding the privacy in the residential rear yards. The neighbor responded that he is concerned about the contrasting height of the proposed development and the existing residences along William Street.

The Planning Commission was appreciative of the design and neighborhood outreach. Commissioner Kamkar inquired if the project would provide wiring for electric charging stations and solar provisions. The applicant confirmed the inquiry. Commissioner Kline applauded the project for being sensitive to the neighbors' input, and noted that if the property were to be occupied by two-story homes with a building height of 35 feet, the privacy concerns could have been very significant with minimal provision of mitigation measures.

The Planning Commission voted 7-0-0 to recommend that the City Council approve the project.

ANALYSIS

A complete analysis of the issues regarding this project is contained in the staff report and is attached for reference.

EVALUATION AND FOLLOW-UP

Should the rezoning be approved by the City Council, the applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject rezoning.

PUBLIC OUTREACH/INTEREST

- ☐ **Criteria 1**: Requires Council action on the use of public funds equal to $1,000,000 or greater. **(Required: Website Posting)**
- ☐ **Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ☐ **Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works and the City Attorney's Office.

CEQA

Addendum to the Downtown Strategy 2000 Final Environmental Impact Report (FEIR), Resolution Number 72767.

/s/
HARRY FREITAS, SECRETARY
Planning Commission

For questions please contact Steve Piasecki, Interim Planning Official, at 408-535-7893.

Attachment: Staff Report

P.C. Agenda: 2-26-14
Item No.: 4.e.

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC13-027 **Submitted: July 17, 2013**

PROJECT DESCRIPTION:

Planned Development Rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow a mixed-use development with 101 multi-family residential units, a 1,405 square foot amenity retail space, and an underground parking facility on an approximately 1.5 gross acre site.

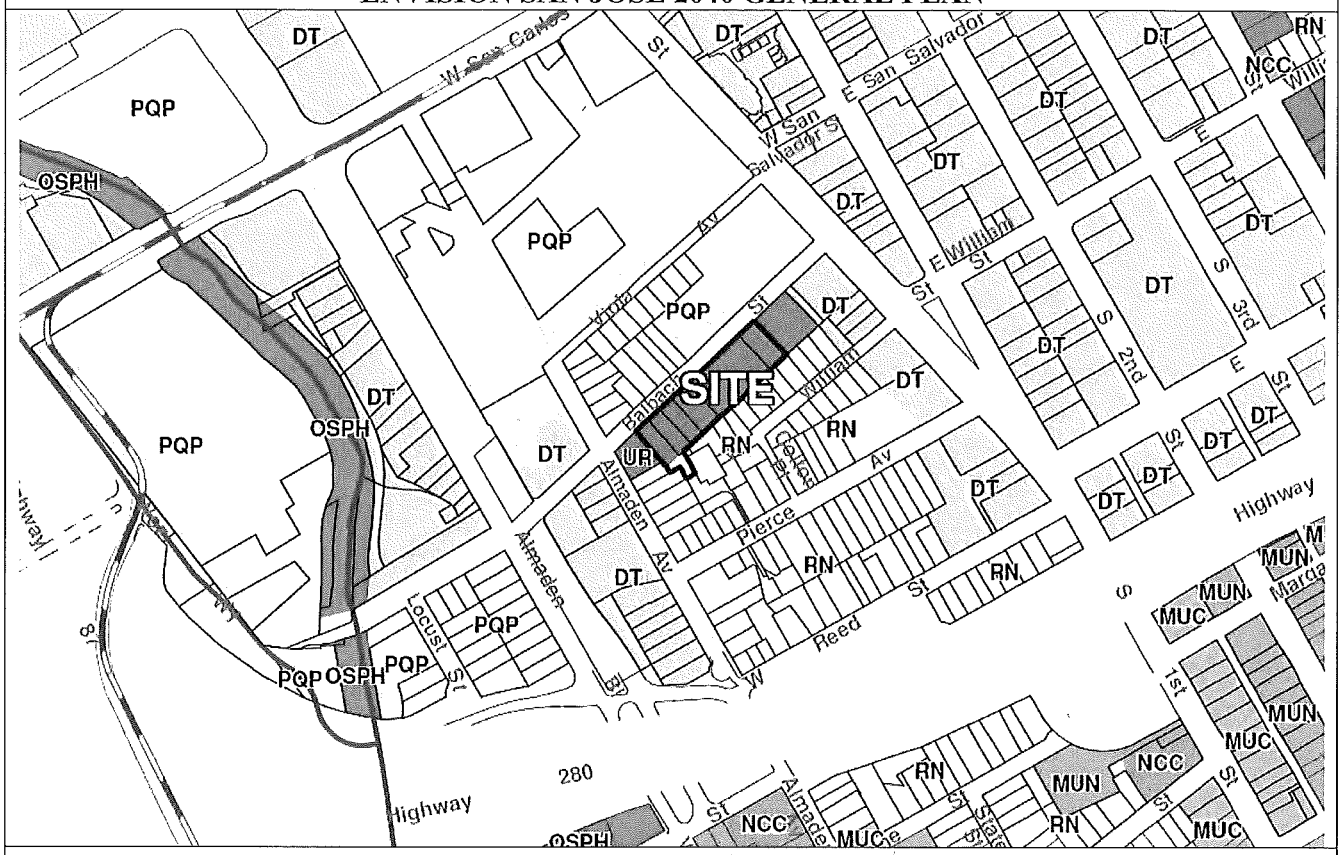
Zoning	A(PD) Planned Development
Proposed Zoning	A(PD) Planned Development
General Plan	Urban Residential
Council District	3
Annexation Date	March 27, 1950
Historic Resource	NA
Specific Plan	NA

LOCATION:

South side of Balbach Street, 100 feet east of Almaden Avenue (110, 120, 150, 158, 160, 166, 172, 180 Balbach Street).

Aerial Map N ↑

ENVISION SAN JOSE 2040 GENERAL PLAN



ZONING

RECOMMENDATION

Planning staff recommends that the Planning Commission find that the project is in conformance with the California Environmental Quality Act (CEQA) and recommend to the City Council approval of the proposed Planned Development Rezoning on the subject site for the following reasons:

1. The proposed project conforms to the Envision San José 2040 General Plan Land Use/Transportation Diagram designation of Urban Residential.
2. The proposed project conforms to the San José Zoning Code.
3. The proposed project is consistent with the Residential Design Guidelines.
4. There is no substantial evidence that the project will have a significant effect on the environment. An Addendum to the Downtown Strategy 2000 Final Environmental Impact Report (FEIR) for the proposed project was prepared in conformance with the California Environmental Quality Act (CEQA) and the said document was approved by the Director of Planning, Building, and Code Enforcement on January 24, 2014.

BACKGROUND

Erik Schoennauer with the Schoennauer Company, on behalf of SiliconSage Builders, submitted an application on July 17, 2013 for a Planned Development Rezoning from the A (PD) Planned Development Zoning District to the A (PD) Planned Development Zoning District to allow a mixed-use development with 101 multi-family residential units, a 1,405 square foot amenity retail space, and an underground parking facility on an approximately 1.5 gross acre site.

The property is presently subject to a Planned Development Zoning (File No. PDC05-042) that was approved in September 2006 to allow up to 29 single-family attached residences above a common parking garage on a 0.69 gross acre site. The site is within the Market/Almaden Strong Neighborhoods Initiative Neighborhood Improvement Plan area.

An Initial Study submitted to the City of San Jose on August 19, 2013 evaluated impacts with respect to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise. The structure at 160-166 Balbach Street is listed on the Historic Resources Inventory as a Structure of Merit. A Historic Preservation Evaluation conducted in 2011 for the property on 160 Balbach Street concluded that the site is not eligible for listing in the California Register of Historic Resources, and that the alteration or removal of structures would not create a substantial adverse impact under the California Environmental Quality Act (CEQA). Because the demolition would not trigger a significant impact under CEQA, environmental mitigation measures would not be required and project level conditions will be incorporated into approval at the Planned Development (PD) Permit stage.

The Department of Public Works determined that the project's traffic impacts were covered by the previously certified Downtown Strategy 2000 EIR. An Addendum approved by the Director of Planning, Building, and Code Enforcement on January 24, 2014, determined that with the appropriate mitigation measures incorporated, no significant environmental impacts would result from the proposed project.

Site and Surrounding Uses

The subject site is located on the south side of Balbach Street, 100 feet east of Almaden Avenue. It is situated south of and opposite to the San Jose Convention Center. The site currently contains automobile storage (110 Balbach); a car repair/service business (120 Balbach); a single-family home with associated buildings (150 – 166 Balbach); and vacant lots (172 and 180 Balbach).

The subject site is mostly flat and rectangular in shape, with an approximate frontage of 256 feet along Balbach Street. It is irregularly shaped along its southern boundary and includes a remnant vacant land at the south-western corner. The site is surrounded by single-family detached residential uses to the south, multi-family attached residential uses to the east, a vacant lot to the west, and a surface parking lot for the Convention Center to the north across Balbach Street. The single-family detached residential uses located to the immediate south of the subject site are within the Market Almaden Conservation Area. The area across Balbach Street to the north is part of the San Jose Convention Center and presently utilized for truck parking.

All existing structures and vegetation on the site will be removed. Development of the project will involve grading for the underground parking, foundations, and installation of infrastructure and includes the provision of services and utilities to serve the proposed project, including storm drainage, water, wastewater, and gas/electricity.

Project Description

The project is proposing a Planned Development (PD) Rezoning to allow for the construction of 101 attached residential units. It consists of 66 one-bedroom, 25 two-bedroom and 10 three-bedroom attached residential units within a three to four story building with an underground parking garage for 136 vehicles. Access to the parking garage will be provided from a ramp on the west side of the proposed building. A landscaped courtyard area and surface parking for nine (9) vehicles that include ADA parking spaces and staff parking are provided along the southerly property line. A small play area is proposed at the southwest corner of the site. The project also proposes a 1,405 square foot retail space (coffee shop) approximately to the center of the continuous building edge along Balbach Street. An approximately 1,355 square foot podium-level common open space area is provided at the entrance. A two-way access driveway terminates at the garage ingress/egress on the west side of the building, and transitions to a one-way access around the building along the south and west property lines. ADA improvements at the driveway entry and exit will be evaluated at the Planned Development Permit stage.

The maximum building height along Balbach is 48 feet and four stories, with the building stepping down at the rear of the site to a maximum of 35 feet and three stories. The maximum height of 35 feet and three stories would be maintained for a distance of approximately 50 feet from the rear property line. Architectural projections would reach up to a maximum height of 48 feet. The project proposes a minimum17-foot front setback, a 24-foot rear setback, a 21-foot east side setback and 26-foot west side setback. The building architecture would feature a stucco finish, brick veneer, and composition shingle roofing.

ANALYSIS

The proposed project was analyzed for conformance with the following: 1) the Envision San José 2040 General Plan, 2) the Market/Almaden Neighborhood Improvement Plan, 3) the Residential Design Guidelines, and 4) the California Environmental Quality Act (CEQA).

Envision San José 2040 General Plan

The Envision 2040 General Plan Land Use/Transportation Diagram designation of Urban Residential allows medium density residential development and a range of commercial uses where intensification will support those facilities. The allowable density/intensity for mixed-use development will be determined using an allowable FAR (1.0 to 4.0) to better address the urban form and potentially allow fewer units per acre if in combination with other uses such as commercial or office. Developments in this designation would typically be three to four stories of residential or commercial uses over parking.

The proposed Planned Development Zoning would result in a net density of 67 DU/AC consistent with the Urban Residential designation of the Envision 2040 General Plan (20-95 DU/AC). This development proposal, as shown in the conceptual plans, is compatible with the prevailing neighborhood character regarding density, lot size, lot pattern, and lot configuration.

In addition, the proposed project is consistent with the following San Jose 2040 General Plan Goals and Policies:

1. Goal LU-11 – Residential Neighborhoods: Regulate the urban form, architectural quality and contextual compatibility of new construction and uses within the City's varied residential neighborhoods to promote a residential neighborhood environment conducive to a high quality of life for neighborhood residents and visitors.
   This proposal for 101 single-family attached units is consistent with the urban fabric along Balbach Street and the older neighborhood along the south property line. The rear façade is articulated to provide deep recessed areas and height variations, creating visual interest. The materials and design elements reflect the architecture of the older homes within the conservation area.

Market/Almaden Neighborhood Improvement Plan Conformance

The Market/Almaden Neighborhood Improvement Plan (Plan) contains specific setback and height guidelines that are applicable to the subject site.

Setbacks

The Plan calls for a "continuous edge that helps define the pedestrian corridor of Balbach Street." The Plan states that new buildings should continue the front setback pattern established by the single-family attached residential structure. This project incorporates a front setback of 17 feet from the building and the patios and architectural elements are at a setback of 5 feet. The Plan calls for rear setbacks of 20 feet for buildings or 10 feet for surface parking. In conformance with the Plan, the applicant is proposing a 24-foot rear setback for the building edge from the south property line.

Height

The Plan calls for "taller buildings lining Balbach Street (up to 45 feet in height), while stepping down towards the rear of the site (up to 35 feet in height)." At four stories and a maximum height of approximately 48 feet for architectural elements, the proposed structure along Balbach Street would meet these guidelines. Because these only comprise a small portion of the building area, staff believes that the structure fronting Balbach meets the intent of the Plan guidelines.

Along the rear 24-foot setback, the building would be three stories with a maximum height of 35 feet that responds to the immediate neighborhood and also reflects the maximum height of 35 feet permitted within the R-1 Single-Family Residence Zoning Districts. Approximately 52 feet from the rear property line, the building would step up to four stories, and the height would increase to a maximum height of 45 feet and the architectural roof elements would increase to 48 feet along Balbach Street. Overall, the building height steps down from Balbach towards the rear property line to a uniform height of 35 feet which consists of an open first floor incorporating common spaces with the two upper floors consisting of residential units. Further, the central building core is designed as an open circulation area that opens into a central courtyard along the south façade of the building. Staff believes that the proposed design meets the intent of the Plan with regards to height.

The project provides a transition in scale from the Convention Center to the north and the single-family neighborhood to the south. The four story building mass facing Balbach Street transitions to the three story building mass adjacent to the single-family lots to the south. Staff feels that the proposal conforms to the guidelines specified in the Plan.

Residential Design Guidelines

Staff has evaluated the proposal for conformance with the Residential Design Guidelines (Guidelines) with regards to parking, open space, and compatibility with the surrounding area. A breakdown of the unit types and parking recommended by the Guidelines and required by the Zoning Code is as follows:

Number of Units	Type of Unit	Guidelines Ratio	Recommended Parking Spaces	Zoning Ratio	Required Parking Spaces
66	1 BR	12:00	99	1.25	82.5
25	2 BR	1.8	45	1.7	42.5
10	3 BR	2	20	2	20
			164		145

Per the Guidelines, a total of 156 spaces are required after 7.2% reduction due to proximity to Downtown. However, per the Zoning Ordinance, a total of 145 parking spaces are required. The applicant has proposed a a total of 136 parking spaces in the sub-grade garage, and 9 parking spaces above-grade. A total of 26 bicycle spaces and 26 motorcycle spaces are required and

This project is in close proximity to Downtown and transit facilities, staff believes that the proposed bicycle and motor-cycle parking meet the number of spaces needed to serve the future residents. Staff believes that it is critical to encourage alternative transportation modes, and therefore, recommends that the required number of parking spaces be reduced to accommodate provision of bicycle parking in the garage at the PD Permit stage. The current development standards reflect 145 required spaces.

Open Space

The Guidelines recommend a minimum of 60 square feet of private open space for each residential unit, and that open space should have a minimum dimension of 6 feet. The applicant has proposed to meet this requirement for private open space in the form of balconies for the residential units.

Additionally, the Guidelines require a minimum of 100 square feet of common open space for each unit. The applicant has proposed an approximately 3,200 square feet common open courtyard along the south facade. A play area for the residents' use is provided at the south western corner of the site. Excluding landscaped areas, this area would have, according to staff's calculations, at least 10,100 square feet which would meet the minimum recommendations of the Guidelines.

Compatibility with the Surrounding Area

The Guidelines establish development standards to ensure the project's compatibility with the surrounding area. The residential units are directly accessible from the sidewalk and will help to enhance the pedestrian environment along Balbach Street. The proposed design and materials for the structure are responsive to the neighborhood located at the south property line. The proposed massing conforms to the Market/Almaden Neighborhood Improvement Plan guidelines and would be compatible with the surrounding context.

Sustainability

This project is subject to the City of San Jose Green Building Ordinance for New Construction Private Development. The project's specific green building measures have not been established at this stage of the process, but will be further evaluated at the Building Permit stage.

California Environmental Quality Act (CEQA)

The CEQA clearance for the proposed project was provided by an Addendum to the Downtown Strategy 2000 Final Environmental Impact Report (FEIR). The original FEIR for the Downtown Strategy 2000 was approved by the San José City Council under Resolution Number 68839 on April 27, 1999. The updated FEIR for the Downtown Strategy 2000 was certified under Resolution Number 72767 on June 21, 2005. As concluded in the Addendum, completed on January 24, 2014 for this project, the proposed project will not result in any new or more significant environmental impacts than those identified in the FEIR.

CONCLUSION

In conclusion, staff believes the applicant has worked with and responded to the surrounding neighborhood context in the design of the project, has achieved an acceptable interface with surrounding land uses, and includes adequate parking and open space to serve its residents. Consistent with the Market/Almaden Neighborhood Improvement Plan and the Residential Design Guidelines, the proposal conforms to the neighboring density, massing and overall architectural design. The materials and detailing proposed are architecturally consistent with the neighborhood. Should the rezoning receive approval, staff will continue to work with the applicant to develop the plan and its details at the Planned Development Permit stage.

PUBLIC OUTREACH/INTEREST

Staff attended one publicly noticed community meeting on December 5, 2013 to discuss the proposed project. Twenty two members from the neighborhood attended the meeting and submitted comments on the proposed project. They expressed concerns regarding the building height along the south property line, privacy issues, traffic impacts, landscaping, construction scheduling, and associated noise mitigation measures. The applicant has incorporated the neighborhood comments into a project redesign to taper the building height to 35 feet at the south property line. The rear building setback was increased to 24 foot; windows were eliminated from the south façade directly facing the neighborhood and balconies recessed along the side walls concealed from direct line of sight to address privacy related issues. Landscape elements were incorporated along the roof-edges to screen any sight-lines and to soften the building edge. The applicant will incorporate additional landscape, building articulation, parking and noise mitigation

suggestions from the community at the Planned Development Permit stage and further updates will be provided to the neighbors.

This project was presented to the Architectural Review Committee on November 18, 2013. The committee was supportive of the quality of design and responsiveness to neighborhood context. Suggestions were made to include a variation of materials and textures on the north and south building facades.

The property owners and occupants within a 500-foot radius were sent public hearing notices for the community meeting, and the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposal. Staff has been available to discuss the proposal with interested members of the public. No additional comments have been received.

Project Manager: Aparna Ankola **Approved by:** _____ Date: 2.13.14

Owner/Applicant/ Developer:	Attachments:
Owner/ Developer Silicon Sage Builders 3333 Bowers Avenue Suite 236 Santa Clara CA 95054 Applicant Erik Schoennauer 90 Hawthorne Way San Jose, CA. 95110	Draft Development Standards Plan Set

FILE NO. PDC13-027
BALBACH CONDOMINIUMS
REVISED DEVELOPMENT STANDARDS

In any cases where the graphic plans and text may differ, this text takes precedence.

ALLOWED USES

PERMITTED USES
Multi-family attached uses including resident-serving support uses such as offices, club houses, fitness rooms, meeting rooms, and other residential amenities including amenity retail (e.g. coffee shop). Home occupations in conformance with Chapter 20.80 of the SJMC are permitted by right.

MAXIMUM NUMBER OF UNITS
Up to 101 single-family attached units

MAXIMUM AMOUNT OF AMENITY RETAIL
Up to 2000 square feet

DEVELOPMENT STANDARDS

MAXIMUM STORIES / HEIGHT
4 stories above garage / 48 feet from finished grade to top of roof (front along Balbach)
3 stories above garage / 35 feet from finished grade to top of roof (rear, minimum distance of 24' of rear PL)

MINIMUM SETBACKS *(setbacks are measured from building face to property line)*

North property line (Balbach Street)	13 feet from property line (minimum setback for patios 2 feet from front property line)
East property line	21 feet from property line
West property line	27 feet from property line
South property line	24 feet from property line

**Minor architectural building elements, entry porches, balconies, trellis structures and plazas, are permitted to encroach into the setback area up to two (2) feet, provided the encroachment supports the goals of the Development Standards, to the discretion of the Director of Planning, Building, and Code Enforcement.*

PARKING RATIO REQUIREMENTS
Provide on-site parking, in accordance with Chapter 20.90 (Parking and Loading) of the City of San José Municipal Code.

OPEN SPACE
Private Open Space: Minimum 60 SF/Unit
Common Open Space & On-Site Amenities: Minimum 100 SF/Unit

GENERAL NOTES

Water Pollution Control Plant Notice
Pursuant to part 2.75 of chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San Jose – Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose – Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

PUBLIC WORKS

PUBLIC WORKS CLEARANCE FOR BUILDING PERMIT(S): Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

a. Construction Agreement: The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
b. Transportation: This project is located in the expanded Downtown Core and is covered under the new San Jose Downtown Strategy 2000 EIR; therefore, no further traffic analysis is required. We conclude that the subject project will be in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and a determination for a negative declaration can be made with respect to traffic impacts.
c. Grading/Geology:
    i. A grading permit is required prior to the issuance of a Public Works Clearance.
    ii. All on-site storm drainage conveyance facilities and earth retaining structures 4' foot in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval and should be designed to convey a 10 year storm event.
    iii. If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.

iv. Because this project involves a land disturbance more than one acre, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.

v. The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.

d. Stormwater Runoff Pollution Control Measures: This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.

i. The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.

ii. Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.

e. Stormwater Peak Flow Control Measures: The project is located in a non-Hydromodification Management area and is not required to comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14).

f. Flood: Portions in Zone D and Zone X: The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D. Flood Zone X is an area of moderate or minimal flood hazard. Zone X is used on new and revised maps in place of Zones B and C. There are no City floodplain requirements for Zone X.

g. Sewage Fees: In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

h. Parks: This residential project is subject to either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within in the Subject Chapter and the Associated Fees and Credit Resolutions. (Based on the 2013 rate, the fee will be approximately $1,530,000)

i. Undergrounding: The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Balbach Avenue prior to issuance of a Public Works Clearance. One Hundred percent (100 %) of the base fee in place at the time of payment will be due. Currently, the 2014 base fee is $440 per linear foot of frontage

and is subject to change every January 31st based on the Engineering News Record's City Average Cost Index for the previous year. The project will be required to pay the current rate in effect at the time the Public Works Clearance is issued. (Based on 2014 rate, the fee is approximately $200,754.)

j. Street Improvements: At the PD Permit stage show the following improvements on the plan. Additional requirements may apply during review of more detailed plans
    i. Remove and replace curb, gutter, and sidewalk with 10' walk along project frontage.
    ii. Dedication of approximately 5' street easement and 5' PSE will be required.
    iii. Driveway width for easterly driveway shall be 26' wide.
    iv. Driveway width for westerly driveway shall be 20' wide.
    v. Driveways to must maintain 5' separation from property line.
    vi. Ensure that there are no walkways or project entries located in the 10' sidewalk area.
    vii. Provide a 5' wide Public Service Easement (PSE) from the proposed back of walk extending southerly into the property. Relocate the proposed storm inlets out of the PSE area.

k. SNI: This project is located within the Market/Almaden SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.

l. Greater Downtown Area Master Plans: This project is located within the Greater Downtown area. Public improvements shall conform to the Council approved San Jose Downtown Streetscape and Street and Pedestrian Lighting Master Plans.

m. Private Streets:
    i. Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
    ii. The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.

ENVIRONMENTAL

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

Air Quality Standard Permit Conditions:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]).
g. Clear signage shall be provided for construction workers at all access points.
h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
i. A publicly visible sign shall be posted at the site with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Biological Resources

Trees:

a. Larger trees on the project site may provide nesting habitat for raptors (birds of prey). Raptors and their nests are protected under the Migratory Bird Treaty Act of 1918 and California Department of Fish and Wildlife (CDFW) Code Sections 3503 and 3503.5. Despite the disturbed nature of the site, there remains the potential for raptors to nest in onsite trees. The Downtown Strategy FEIR identified mitigation for potential impacts to nesting birds consisting of pre-construction surveys by a qualified biologist.
b. The project proponent shall retain a qualified biologist/ornithologist to conduct pre-construction surveys for nesting raptors to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be conducted no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Wildlife (CDFW), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Environmental Senior Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning prior to the issuance of any grading or building permit.
c. All trees that are to be removed will be replaced at the ratios presented in the table below as required by the City.

Tree Replacement Ratios				
Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box

12 - <18 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container
x:x = tree replacement to tree loss ratio Note: Trees greater that 18" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.				

d. In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage:

e. The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.

f. An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building and Code Enforcement.

i. A donation of $300 per mitigation tree to Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting shall be provided to the Planning Project Manager prior to issuance of a development permit.

The following tree protection measures will also be included in the project in order to protect trees to be retained during construction:

Pre-construction treatments

a. The applicant shall retain a consulting arborist. The construction superintendent shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection.

b. Fence all trees to be retained to completely enclose the TREE PROTECTION ZONE prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by consulting arborist. Fences are to remain until all grading and construction is completed.

c. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be completed or supervised by a Certified Arborist and adhere to the Best Management Practices for Pruning of the International Society of Arboriculture.

During construction treatments

a. No grading, construction, demolition or other work shall occur within the TREE PROTECTION ZONE. Any modifications must be approved and monitored by the consulting arborist.

b. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the consulting arborist.

c. Supplemental irrigation shall be applied as determined by the consulting arborist.

d. If injury should occur to any tree during construction, it shall be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.
e. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TREE PROTECTION ZONE.
f. Any additional tree pruning needed for clearance during construction must be performed or supervised by an Arborist and not by construction personnel.
g. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees shall be designed to withstand differential displacement.

HCP

a. The project proponent will be required to pay the Nitrogen Deposition/Bay Checkerspot Butterfly fee prior to the issuance of any building permit.

Cultural Resources

Though unlikely, human remains may be encountered during construction activities. The project will conform to the mitigation identified in the Downtown Strategy FEIR that requires contacting the County Coroner and the Native American Heritage Commission as needed for consultation on discovered remains. In addition, the permit will include mitigation measure CUL-3d from the Downtown Strategy 2000 FEIR.

Standard Permit Conditions:

a. Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped to allow adequate time for evaluation and mitigation by a qualified professional archaeologist. The material shall be evaluated and if significant, a mitigation program including collection and analysis of the materials at a recognized storage facility shall be developed and implemented under the direction of the City's Environmental Principal Planner.
b. As required by County ordinance, this project has incorporated the following guidelines. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.
c. The project proponent will implement mitigation measures CUL-3 from the Downtown Strategy 2000 FEIR

Geology and Soils

a. The project will comply with the design recommendations contained in the final geotechnical investigation prepared for the project to address the potential for differential settlement on the site. The geotechnical investigation will be reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance for the project.
b. The project proponent will implement mitigation measures GEO-1 and GEO-2 from the Downtown Strategy 2000 FEIR.

Hazards and Hazardous Materials

a. Prior to initiation of earthwork activities, the project proponent will prepare a Site Management Plan (SMP) to establish management practices for handling these materials during construction. The recommended sampling will help to better establish the potential for adverse health impacts and also help to evaluate if remediation measures are warranted. Remediation actions shall be conducted under the oversight of the Santa Clara County Department of Environmental Health (SCCDEH). To help establish sampling locations, available files at the Santa Clara County Department of Environmental Health (SCCDEH), San José Building Department and San José Fire Department shall be reviewed, along with historic aerial photos and Sanborn fire insurance maps. The SCCDEH and Fire Department files shall also be searched for information regarding sampling that presumably was conducted following removal of the UST in September 2012. Analytical data obtained during the UST removal shall be reviewed to evaluate if further site management measures are required.
b. Implement mitigation measures HAZ-1 and HAZ-2 from the Downtown Strategy Plan FEIR

Hydrology and Water Quality

Construction Measures:

Prior to the commencement of any clearing, grading or excavation, the project shall comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:

a. The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities.
b. The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
c. The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities. Examples of BMPs are contained in the publication Blueprint for a Clean Bay, and include preventing spills and leaks, cleaning up spills immediately after they happen, storing materials under cover, and covering and maintaining dumpsters. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 E. Santa Clara Street, San José, California, 95113. The Erosion Control Plan may include BMPs as specified in ABAG's Manual of Standards Erosion & Sediment Control Measures for reducing impacts on the City's storm drainage system from construction activities. For

additional information about the Erosion Control Plan, the NPDES Permit requirements or the documents mentioned above, please call the Department of Public Works at (408) 535-8300.

d. The project applicant shall comply with the City of San José Grading Ordinance, including erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:

e. Restriction of grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season;
   i. Utilize on-site sediment control BMPs to retain sediment on the project site;
   ii. Utilize stabilized construction entrances and/or wash racks;
   iii. Implement damp street sweeping;
   iv. Provide temporary cover of disturbed surfaces to help control erosion during construction; and
   v. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

Post-Construction

a. The project shall comply with applicable provisions of the following City Policies: City Council Policy 6-29 Post-Construction Urban Runoff Management and City Council Policy 8-14 Post-Construction Hydromodification Management.

b. Details of specific Site Design, Pollutant Source Control, and Stormwater Treatment Control Measures demonstrating compliance with Provision C.3 of the MRP (NPDES Permit Number CAS612008), shall be included in the project design, to the satisfaction of the Director of Planning, Building and Code Enforcement.

Noise

Standard Permit Conditions:

a. Maintain closed at all times all windows and glass doors of bedrooms (balcony doors) on the north, west or south façade of the building. Install windows rated minimum Sound Transmission Class (STC 35) and comprised of the following minimum glazing and glass configuration: ¼" (nom.) laminated glass – 5/8" air space – 1/8" glass.

b. Maintain closed at all times all windows and glass doors (balcony doors) of other livings spaces on the north, west or south façade of the building. Install windows and glass doors rated minimum STC 32 at these spaces.

c. Maintain closed at all times all windows and glass doors of bedrooms on the east façade of the building. Install windows and glass doors rated minimum STC 32 at these spaces.

d. Maintain closed at all times all windows and glass doors of other livings spaces on the east façade of the building. Install windows and glass doors rated minimum STC 28 at these spaces.

e. None of the windows or glass balcony doors may contain single-strength glass lites.

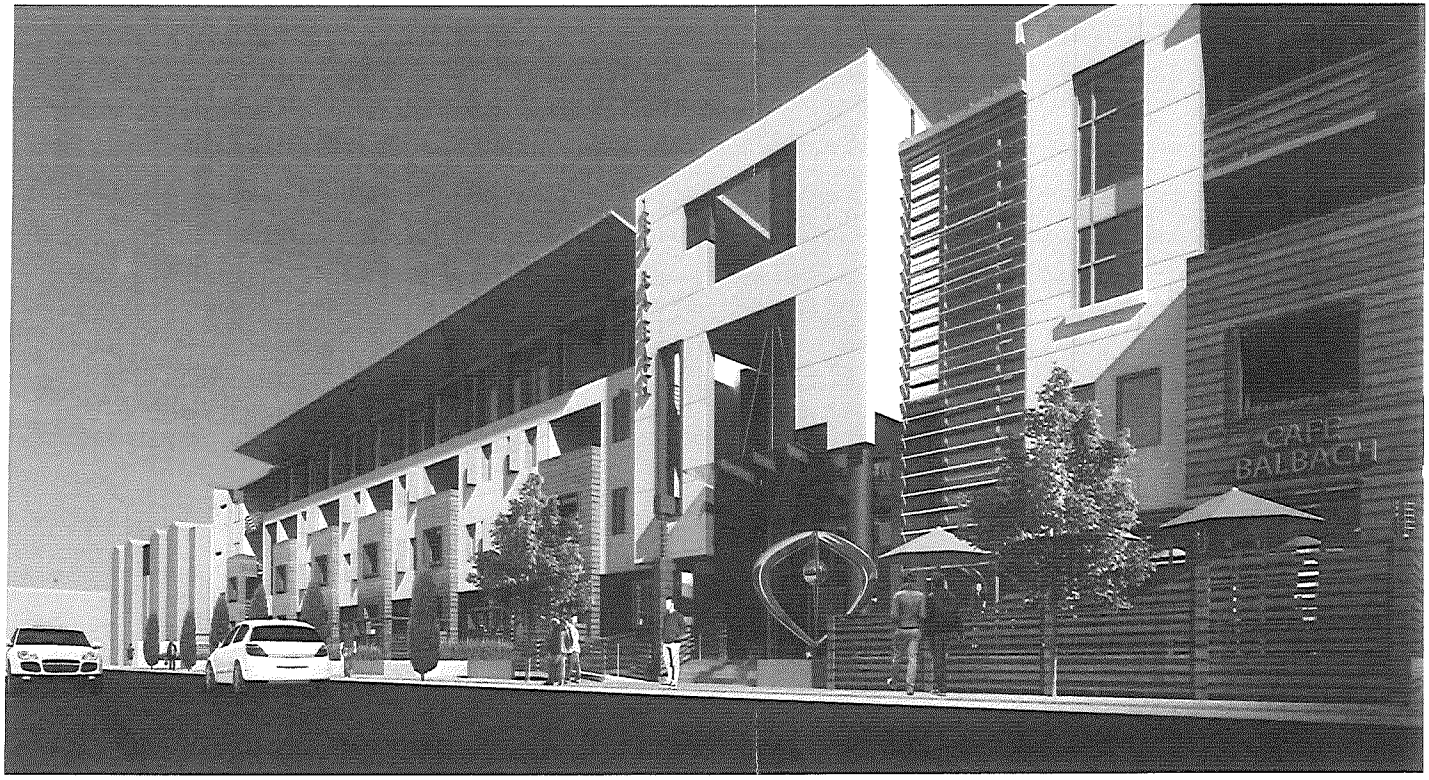
f. The project will include all appropriate ventilation system as well as heating cooling systems to ensure livable conditions despite being required to close windows and doors.
g. The project proponent shall be required to grant an Avigation Easement to the City accepting aircraft noise impacts on the project property prior to issuance of a building permit.
h. The project proponent will implement mitigation measures NOI-1 and NOI-2 from the Downtown Strategy FEIR.

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.

The contractor shall use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poorly maintained engines or other components.

Locate stationary noise generating equipment as far as possible from sensitive receptors. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.
The project contractor will implement mitigation measure NOI-5 from the Downtown Strategy FEIR.

BALBACH CONDOMINIUM



180 BALBACH STREET
SAN JOSE,CALIFORNIA

PDC13-027

SiliconSage™
Builders, LLC.
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No.	Description	Date

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BALBACH CONDOMINIUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED
DEVELOPMENT
ZONING

SHEET TITLE
COVER SHEET

PROJECT NO.	1213_180
DATE	12.10.2013
SCALE	

0

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BALBACH CONDOMINIUMS

PROJECT DESCRIPTION

LOCATED ON BALBACH STREET, BALBACH CONDOMINIUMS IN SAN JOSE IS AN UPSCALE TRANSIT-ORIENTD MIXED-USE PROJECT. IT IS CHARACTERIZED BY CONTEMPORARY SIMPICITY AND SOPHISTICATION WHILE USING TRADITIONAL CRAFTSMAN STYLE DETAILING AND LANDSCAPING. THIS PROJECT ON A 1.5 ACRE SITE IS INTENDED TO CONTRIBUTE TO REVITALIZATING THE NEIGHBORHOOD. IT IS LOCATED ADJACENT TO THE BALBACH CONVENTION CENTER AND IS INTENDED TO REINFORCE THE IMAGE OF PEDESTRIAN CORRIDOR AS DESCRIBED IN THE BALBACH NEIGHBORHOOD PLAN.

101 UNIT RESIDENTIAL CONDOMINIUMS SPAN THE FRONT (STREET-SIDE) ELEVATION FROM 3 ft. ABOVE GRADE, THROUGH FOUR VERTICAL LEVELS. ON THE REAR, THE CONDOMINIUMS ARE PROPOSED ON LEVELS TWO AND THREE, ABOVE A PODIUM LEVEL WHICH CONTAINS OPEN GARAGE MITIGATED BY MULTIPLE RECIONS OF LANDSCAPING WHICH ARE OPEN ABOVE TO THE SKY. THE MAJORITY OF PARKING IS LOCATED IN A SECURED SUBGRADE GARAGE AT THE REAR, WHILE 10 PARKING SPACES ARE LOCATED IN THE REAR PODIUM LEVEL. THE NORTHWEST STREETSIDE CORNER CONTAINS A 1860 SQUARE FOOT COFFEE-SHOP/CAFE, WITH LOADING AT THE REAR AND CUSTOMER PARKING STREETSIDE.

THE RESIDENTIAL COMMUNITY IS COMPOSED OF ONE BEDROOM, TWO BEDROOM, AND THREE BEDROOM UNITS. PODIUM LEVEL UNITS OPEN INDIVIDUALLY TO THE STREET-FRONT SETBACK AREA WITH STOOPS. IN KEEPING WITH THE CHARACTER OF THE NEIGHBORHOOD, WHILE UPPER LEVEL UNITS ARE SPACED AROUND OPEN COMMON AREA AND ARTICULATED, SOMEWHAT EVENLY, AROUND THE OPEN AREAS ABOVE THE PODIUM-LEVEL GARDENS. IN KEEPING WITH THE NEIGHBORHOOD PLAN, LARGE EVERGREENS WILL HELP MITIGATE THE VIEW FROM THE RESIDENTIAL NEIGHBORHOOD BEHIND THE PROJECT.

BUILDING HEIGHT & SETBACKS ARE IN COMPLIANCE WITH THE BALCACH SNI DESIGN GUIDELINES

PARKING ANALYSIS

CAR PARKING	
PARKING REQUIRED	66 - 1BR X 1.5 =99 25 - 2BR X 1.00 = 45 10 - 3BR X 2.0 = 20
TOTAL REQUIRED	164 + 4 (RETAIL) = 168
PARKING REDUCTION	PROPOSED 7.2% REDUCTION DUE TO PROXIMITY TO DOWNTOWN (168 X 7.2% = 12 PARKING)
PARKING PROVIDED.	137 IN GARAGE 8 ON PODIUM
TOTAL PROVIDED	145 (plus 11 street side = 156)
BICYCLE PARKING	
PARKING REQUIRED	66 - 1BR X 1 PER 4 LIVING UNITS = 17 25 - 2BR X 1 PER 4 LIVING UNITS = 7 10 - 3BR X 1 PER 4 LIVING UNITS = 3
TOTAL REQUIRED	26
PARKING PROVIDED:	27 IN GARAGE
MOTORCYCLE PARKING	
PARKING REQUIRED	101 - 1 PER 4 LIVING UNITS = 26
TOTAL REQUIRED	26
PARKING PROVIDED:	26 IN GARAGE

PROJECT DATA

ASSESORS PARCEL NO.	264-30-067 & 264-30-066 264-30-069 & 264-30-070 264-30-074 & 264-30-0115
SITE AREA	1.5 ACRE
CURRENT ZONING	A(PD)
PROPOSED ZONING	A(PD)
TYPE OF CONSTRUCTION	V-A 2-A
NO. OF FIRST FLOOR COMMERCIAL UNITS	1
AREA OF FIRST FLOOR COMMERCIAL UNIT	1405 SF
PROPOSED DENSITY	67 DU / ACRE
NO. OF CONDOMINIUMS	101
1 BEDROOM UNITS	66
2 BEDROOM UNITS	25
3 BEDROOM UNITS	10
PRIVATE OPEN SPACE	60 SF. MIN. BALCONY PER UNIT
COMMON SPACE	REQD. 100 SF X 101 UNITS = 10,100 SF
COMMON OPEN SPACE PROVIDED	LANDSCAPING ON GRADE: 12,585 SF
FIRST FLOOR NET RESIDENTIAL AREA	14,150 SF.
SECOND FLOOR NET RESIDENTIAL AREA	23,458 SF.
THIRD FLOOR NET RESIDENTIAL AREA	23,458 SF.
FOURTH FLOOR NET RESIDENTIAL AREA	21,300 SF.
TOTAL NET RESIDENTIAL AREA (WITHOUT BALCONIES AND PRIVATE PATIOS)	82,402 SF
AUTOMATIC FIRE SPRINKLER	YES

APPLICABLE CODES

PART 1 CALIFORNIA ADMINISTRATIVE CODE
PART 2 CALIFORNIA BUILDING CODE
PART 2.5 CALIFORNIA RESIDENTIAL CODE
PART 3 CALIFORNIA ELECTRICAL CODE
PART 4 CALIFORNIA MECHANICAL CODE
PART 5 CALIFORNIA PLUMBING CODE
PART 6 CALIFORNIA ENERGY CODE
PART 9 CALIFORNIA FIRE CODE
PART 11 CALIFORNIA ADMINISTRATIVE CODE
THE APPLICABLE CODES ARE AMMENDED BY THE STATE OF CALIFORNIA AND THE CIRY OF SANTA CLARA

PROPOSED DEVELOPMENT

PROPOSED USE: SINGLE-FAMILY ATTACHED

NO.OF STORIES: 3 STORIES OVER 3" PODIUM ON BALBACH STREET (45'-48')
2 STORIES OVER 3" PODIUM ON AT REAR (MAX 35')

NAME	AREA (SFT.)	BR /BATH	# OF UNITS
UNIT TYPE A (1BR)	670- 830	1/1	66
UNIT TYPE B (2BR)	990-1100	2/2	25
UNIT TYPE C (3BR)	1,200-1480	3/2	10
TOTAL			101

UNIT DEFINITION:

A 1 - 1

DEFINED BY SIZE AND TYPE

DEFINED BY LEVEL OF UNIT LOCATION

DEFINED BY # OF BEDROOM

LAND USE DISTRIBUTION: BUILDING FOOTPRINT:	26818.5 SF	41%
LANDSCAPING/PAVING :	38521.5 SF	59 %
TOTAL:	65340 SF	100%

PROJECT DIRECTORY

OWNER ARCHITECT	SiliconSageTM BUILDERS, LLC
	3333 BOWERS AVE. SUITE 130
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	PH. (408) 520 7695
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	Dave Knell (Const. Manager)
	dave@siliconsage.com
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	San Jose, CA 95113
	Ph: (408) 790-4932
	D.J Edwards , PE , QSD
	djedwards@bowmaneg.com
LANDSCAPE ARCHITECT	Reed Assoc.
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	Sunnyvale, CA 94555
	408 481-9020
	Paul Reed
	mlainc@mindspring.com

SHEET INDEX

ARCHITECTURAL

	SHEET NAME
0	COVER SHEET
1	TITLE SHEET
1.1	EXISTING SITE CONDITIONS
1.2	EXISTING CONDITION
2	LAND USE PLAN
3	CONCEPTUAL SITE PLAN
5A	DESIGN CONTEXT
5B	DESIGN CONCEPT
5C	PERSPECTIVE VIEWS
5D	GARAGE / BASEMENT FLOOR PLAN
5E	BUILDING PODIUM / FIRST FLOOR PLAN
5F	BUILDING SECONO FLOOR PLAN
5G	BUILDINC THIRD FLOOR PLAN
5H	BUILDING FOURTH FLOOR PLANS
5I	BUILDING ROOF PLAN
5J.1	ENLARGED UNIT PLANS A & B
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5N.2	FIELD OF VIEW SECTION
5N.3	BUILDING PARTIAL SECTIONS
5P	EXITING PLAN
5Q	FIRETRUCK/ EMERGENCY ACCESS DIAGRAM

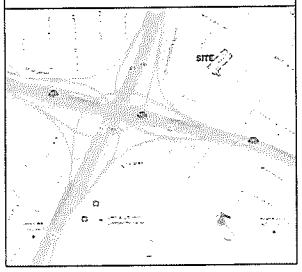
CIVIL

2.0	LAND USE PLAN
4.0	CONCEPTUAL GRADING AND DRAINAGE
4.1	STORMWATER POLLUTION PREVENTION NOTES
4.2	CONCEPTUAL STORMWATER CONTROL - NOTES & DETAILS
4A	CONCEPTUAL STORMWATER CONTROL PLAN

LANDSCAPE

6a	PLANTING PLAN
6b	TREE INVENTORY/ REMOVAL PLAN

LOCATION MAP



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No.	Description	Date

BALBACH CONDOMINIUMS
159-169 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

TITLE SHEET

PROJECT NO	1213_180
DATE	12.19.2013
SCALE	

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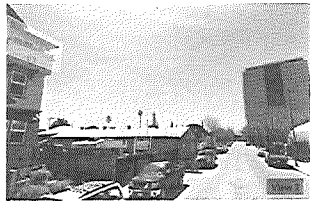

1 EXISTING SITE
1" = 1'-0"

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No.	Description	Date

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BALBACH CONDOMINIUMS
150-160 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED
DEVELOPMENT
ZONING

SHEET TITLE

EXISTING SITE
CONDITIONS

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	1" = 1'-0"

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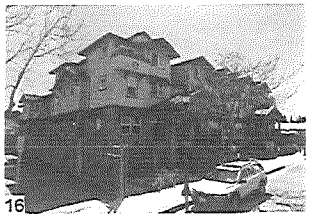
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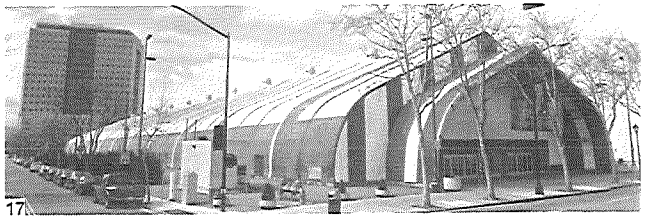
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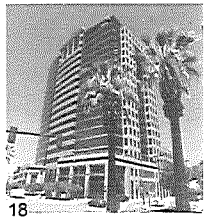
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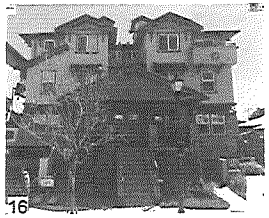
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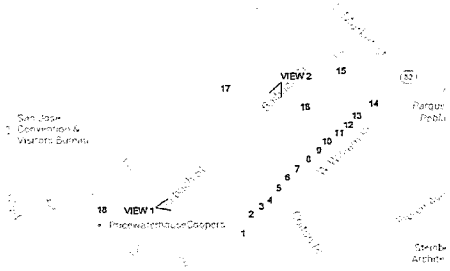

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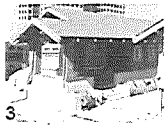
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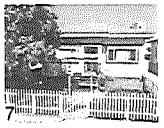
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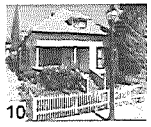
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No.	Description	Date

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BALBACH CONDOMINIUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

EXISTING CONDITION

PROJECT NO	1213_160
DATE	12.19.2013
SCALE	1" = 1'-0"

1.2

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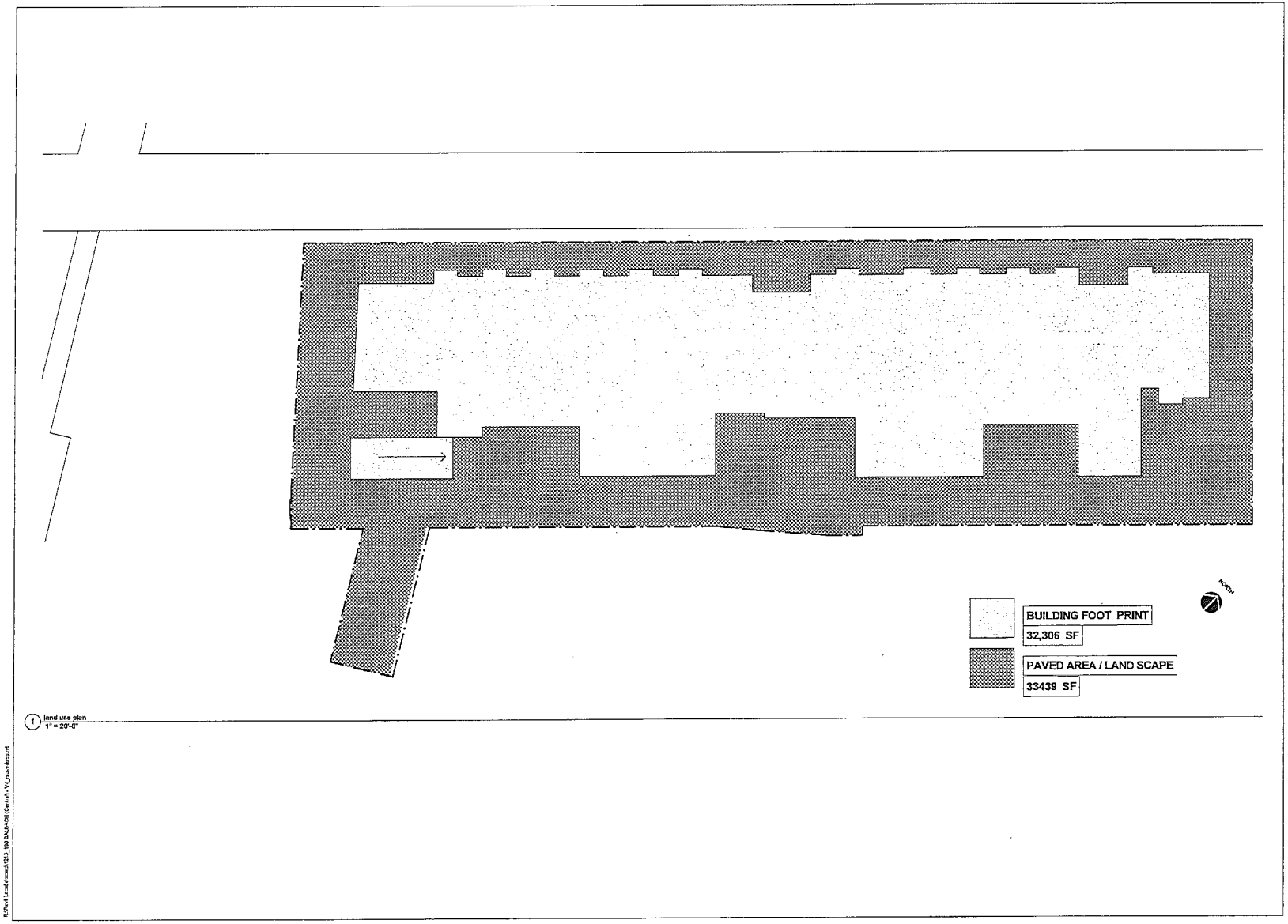

1 land use plan
1" = 20'-0"

12/19/2013 2:05:58 PM

SiliconSage™ Builders, LLC.
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Suite 130
Santa Clara, CA 95054
Tel. No. (408) 520-7695
Email: app@siliconsage.com

No.	Description	Date

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BALBACH CONDOMINIUMS
150-190 BALBACH STREET, SAN JOSE CALIFORNIA

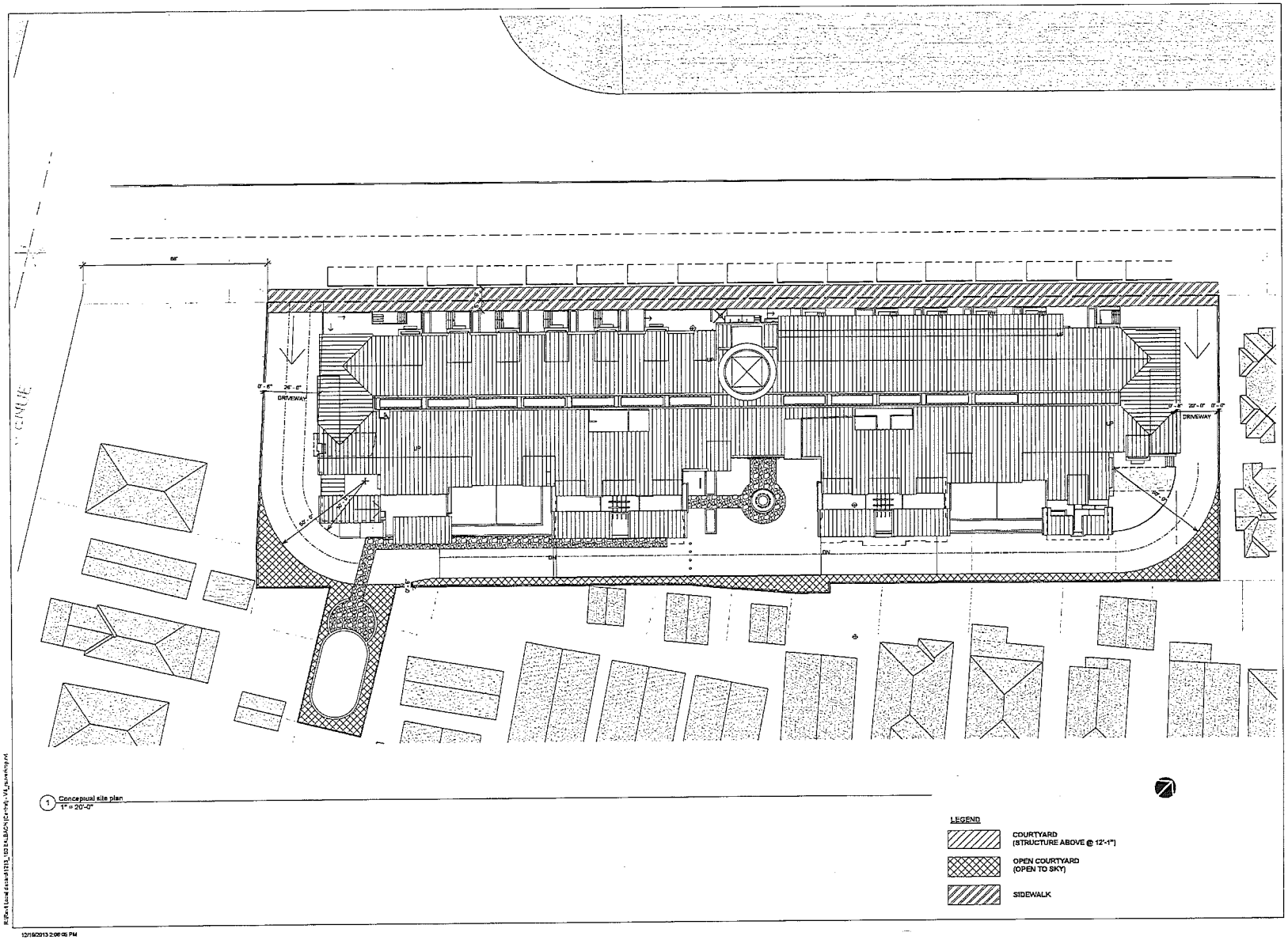
PLANNED DEVELOPMENT ZONING

SHEET TITLE
LAND USE PLAN

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	1" = 20'-0"

2

PDC13-027



1 Conceptual site plan
1" = 20'-0"

SiliconSage™ Builders, LLC.

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No.	Description	Date

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BALBACH CONDOMINIUMS
190-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

CONCEPTUAL SITE PLAN

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	As indicated

3

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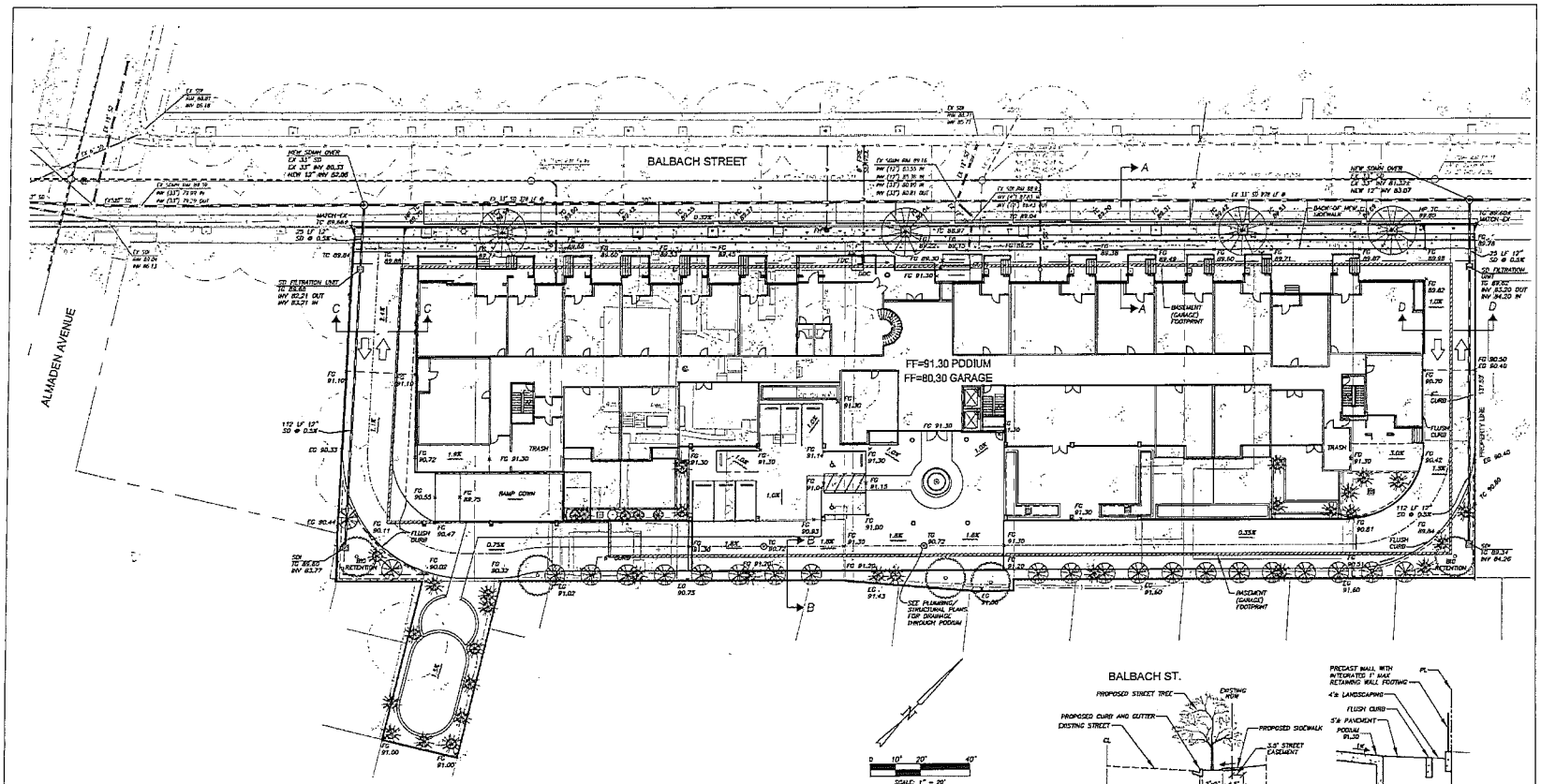

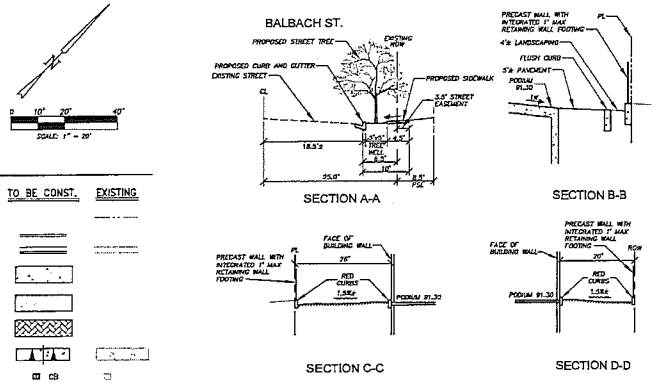

SCALE: 1" = 20'

NAME & LOCATION OF RECEIVING WATER BODY	GUADALUPE RIVER
POLLUTANTS & POLLUTANT SOURCE AREAS, INCLUDING LOADING DOCKS, FOOD SERVICE AREAS, PESTICIDE AREAS, OUTDOOR PROCESSES AND STORAGE, VEHICLE CLEANING, REPAIR OR MAINTENANCE, FUEL DISPENSING.	VEHICLE REPAIR, MAINTENANCE, AND STORAGE ON APPROXIMATELY 0.8 ACRES EXISTING. NONE ON PROPOSED.
EXISTING NATURAL HYDROLOGIC FEATURES (DEPRESSIONS, NAMES OF WATERCOURSES, ETC.) AND SIGNIFICANT NATURAL RESOURCES.	NONE.
PROJECT WITHIN FLOOD ELEVATION?	APPROXIMATELY 1/2 OF SITE IS ZONE X AND 1/2 ZONE D. FLOOD ZONE D IS AN UNSTUDIED AREA WHERE FLOOD HAZARD ARE UNDETERMINED, BUT FLOODING IS POSSIBLE. THERE ARE NO CITY FLOODPLAIN REQUIREMENTS FOR ZONE D. ZONE X IS AREA OF 0.2% CHANCE OF FLOODING, DEPTH LESS THAN 1 FOOT.
EXISTING AND PROPOSED TREES, SPECIFYING SIZE SPECIES, CONDITION AND DISPOSITION.	SEE LANDSCAPE PLAN FOR INFORMATION ON PROPOSED TREES.
DRAINAGE FLOWS AND OVERLAND RELEASE FLOWS	SEE PLAN FOR ARROWS.
EXISTING AND PROPOSED TOPOGRAPHIC CONTOURS WITH DRAINAGE AREAS AND SUB AREAS DELINEATED AND ARROWS SHOWING FLOW DIRECTION.	SEE PLAN SHEET 4A.
TYPES OF PAVING MATERIALS.	CONCRETE PODIUM
DETAILS OF PERVIOUS PAVEMENT	NONE
SEPARATE DRAINAGE AREAS DEPENDING ON COMPLEXITY OF DRAINAGE NETWORK.	SEE PLAN
FOR EACH DRAINAGE AREA SPECIFY TYPES OF IMPERVIOUS AREA (ROOF, PLAZA, SIDEWALK, STREETS, PARKING, ETC.) AND AREA OF EACH.	SEE PERVIOUS & IMPERVIOUS SURFACES COMPARISON CHART ON SHEET 4A.
LOCATION, SIZE, AND IDENTIFICATION OF TYPES OF SOURCE CONTROL MEASURES, WATER QUALITY TREATMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES.	SCMs INCLUDE NON-STORMWATER DISCHARGES, WASTE HANDLING & DISPOSAL, BUILDING & GROUND MAINTENANCE, PARKING MAINTENANCE, HOUSEKEEPING PRACTICES, POOL MAINTENANCE, LANDSCAPE MAINTENANCE, DRAINAGE SYSTEM MAINTENANCE, FLOW THROUGH PLANTERS, BIO RETENTION AND INLET FILTERS.
DETAILED MAINTENANCE PLAN AND MAINTENANCE SCHEDULE FOR ALL PROPOSED SCMs AND TCMs.	
DETAILS OF ALL PROPOSED WATER QUALITY TREATMENT MEASURES.	ALL ROOF AREAS WILL BE PIPED TO FLOW THROUGH PLANTERS LOCATED ON PODIUM. PODIUM WILL BE TREATED BY BIO RETENTION AREAS.
LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL	SEE PLAN AND ALSO LEGEND FOR LOCATION/SIZE OF PLANTING AREAS. SEE LANDSCAPE PLANS FOR INFORMATION ON PROPOSED PLANT MATERIAL.
ENSURE CONSISTENCE WITH GRADING & DRAINAGE PLAN & LANDSCAPE PLAN	DONE
CALCULATION ILLUSTRATING WATER QUALITY TREATMENT CONTROL MEASURES MEET NUMERICAL STANDARDS SET FORTH IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY No. 6-29.	SEE TABLE ON SHEET 4A – TREATMENT FACILITIES ARE SIZED AS 4% OF IMPERVIOUS AREAS.
LICENSED CERTIFICATION THAT THE SPECIFIC TCMs MEET THE REQUIREMENTS IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY 6-29	PLAN STAMPED BY LICENSED CIVIL ENGINEER.

LEGEND

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
CURB		
CURB AND GUTTER		
CONCRETE SIDEWALKS / WALKWAYS		
BUILDING CONCRETE SLAB		
PERVIOUS PAVERS (SEE DET. 1/4A)		
DRIVEWAY		
FLAT GRATE INLET CHRISTY U23 W/ TYRNO GRATE	CB	
AREA DRAIN (HARDSCAPE AREA USE NDS #839) (LANDSCAPE AREA USE NDS #80)	AD	
OVERLAND RELEASE		
SWALE FLOWLINE		

Bowman CONSULTING

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REGISTERED PROFESSIONAL ENGINEER DANIEL J. EDWARDS NO. C-62689 Exp. 06/30/14 CIVIL STATE OF CALIFORNIA

SiliconSage™ Builders, LLC.

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BALBACH CONDIMINUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

GENERAL DEVELOPMENT PLAN - EXHIBIT C

PLANNED DEVELOPMENT ZONING XX.XX.2013

SHEET TITLE

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

PROJECT NO.	9645-01-001
DATE	10.18.2013
SCALE	AS SHOWN

4.0

PDC13-027

NON-STORMWATER DISCHARGES

* STENCIL OR DEMARCATE STORM DRAINS, WHERE APPLICABLE, TO PREVENT ILLEGAL DISPOSAL OF POLLUTANTS. STORM DRAIN INLETS SHOULD HAVE MESSAGES SUCH AS "DUMP NO WASTE DRAINS TO STREAM" STENCILED OR DEMARCATED NEXT TO THEM TO WARN AGAINST IGNORANT OR INTENTIONAL DUMPING OF POLLUTANTS INTO THE STORM DRAINAGE SYSTEM.

ILLICIT CONNECTIONS

* LOCATE DISCHARGES FROM THE INDUSTRIAL STORM DRAINAGE SYSTEM TO THE MUNICIPAL STORM DRAIN SYSTEM THROUGH REVIEW OF "AS-BUILT" PIPING SCHEMATICS.

* ISOLATE PROBLEM AREAS AND PLUG ILLICIT DISCHARGE POINTS.

VISUAL INSPECTION AND INVENTORY

* INVENTORY AND INSPECT EACH DISCHARGE POINT DURING DRY WEATHER.

* KEEP IN MIND THAT DRAINAGE FROM A STORM EVENT CAN CONTINUE FOR A DAY OR TWO FOLLOWING THE END OF A STORM AND GROUNDWATER MAY INFILTRATE THE UNDERGROUND STORMWATER COLLECTION SYSTEM. ALSO, NON-STORMWATER DISCHARGES ARE OFTEN INTERMITTENT AND MAY REQUIRE PERIODIC INSPECTIONS.

WASTE HANDLING & DISPOSAL

COVER STORAGE CONTAINERS WITH LEAK PROOF LIDS OR SOME OTHER MEANS. IF WASTE IS NOT IN CONTAINERS, COVER ALL WASTE PILES (PLASTIC TARPS ARE ACCEPTABLE COVERING) AND PREVENT STORMWATER RUN-ON AND RUNOFF WITH A BERM. THE WASTE CONTAINERS OR PILES MUST BE COVERED EXCEPT WHEN IN USE.

* USE DRIP PANS OR ABSORBENT MATERIALS WHENEVER GREASE CONTAINERS ARE EMPTIED BY VACUUM TRUCKS OR OTHER MEANS. GREASE CANNOT BE LEFT ON THE GROUND. COLLECTED GREASE MUST BE PROPERLY DISPOSED OF AS GARBAGE.

* CHECK STORAGE CONTAINERS WEEKLY FOR LEAKS AND TO ENSURE THAT LIDS ARE ON TIGHTLY. REPLACE ANY THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING.

* SWEEP AND CLEAN THE STORAGE AREA REGULARLY. IF IT IS PAVED, DO NOT HOSE DOWN THE AREA TO A STORM DRAIN.

* DISPOSE OF RINSE AND WASH WATER FROM CLEANING WASTE CONTAINERS INTO A SANITARY SEWER IF ALLOWED BY THE LOCAL SEWER AUTHORITY. DO NOT DISCHARGE WASH WATER TO THE STREET OR STORM DRAIN.

* TRANSFER WASTE FROM DAMAGED CONTAINERS INTO SAFE CONTAINERS.

* TAKE SPECIAL CARE WHEN LOADING OR UNLOADING WASTES TO MINIMIZE LOSSES. LOADING SYSTEMS CAN BE USED TO MINIMIZE SPILLS AND FUGITIVE EMISSION LOSSES SUCH AS DUST OR MIST. VACUUM TRANSFER SYSTEMS CAN MINIMIZE WASTE LOSS.

CONTROLLING LITTER

* POST "NO LITTERING" SIGNS AND ENFORCE ANTI-LITTER LAWS.

* PROVIDE A SUFFICIENT NUMBER OF LITTER RECEPTACLES FOR THE FACILITY.

* CLEAN OUT AND COVER LITTER RECEPTACLES FREQUENTLY TO PREVENT SPILLAGE.

WASTE COLLECTION

* KEEP WASTE COLLECTION AREAS CLEAN.

* INSPECT SOLID WASTE CONTAINERS FOR STRUCTURAL DAMAGE REGULARLY. REPAIR OR REPLACE DAMAGED CONTAINERS AS NECESSARY.

* SECURE SOLID WASTE CONTAINERS. CONTAINERS MUST BE CLOSED TIGHTLY WHEN NOT IN USE.

* DO NOT FILL WASTE CONTAINERS WITH WASHOUT WATER OR ANY OTHER LIQUID.

* ENSURE THAT ONLY APPROPRIATE SOLID WASTES ARE ADDED TO THE SOLID WASTE CONTAINER. CERTAIN WASTES SUCH AS HAZARDOUS WASTES, APPLIANCES, FLUORESCENT LAMPS, PESTICIDES, ETC. MAY NOT BE DISPOSED OF IN SOLID WASTE CONTAINERS (SEE CHEMICAL/ HAZARDOUS WASTE COLLECTION SECTION BELOW).

* DO NOT MIX WASTES THAT CAN CAUSE CHEMICAL REACTIONS, MAKE RECYCLING IMPOSSIBLE, AND COMPLICATE DISPOSAL.

BUILDING & GROUNDS MAINTENANCE

COVER STORAGE CONTAINERS WITH LEAK PROOF LIDS OR SOME OTHER MEANS. IF WASTE IS NOT IN CONTAINERS, COVER ALL WASTE PILES (PLASTIC TARPS ARE ACCEPTABLE COVERING) AND PREVENT STORMWATER RUN-ON AND RUNOFF WITH A BERM. THE WASTE CONTAINERS OR PILES MUST BE COVERED EXCEPT WHEN IN USE.

* USE DRIP PANS OR ABSORBENT MATERIALS WHENEVER GREASE CONTAINERS ARE EMPTIED BY VACUUM TRUCKS OR OTHER MEANS. GREASE CANNOT BE LEFT ON THE GROUND. COLLECTED GREASE MUST BE PROPERLY DISPOSED OF AS GARBAGE.

* CHECK STORAGE CONTAINERS WEEKLY FOR LEAKS AND TO ENSURE THAT LIDS ARE ON TIGHTLY. REPLACE ANY THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING.

* SWEEP AND CLEAN THE STORAGE AREA REGULARLY. IF IT IS PAVED, DO NOT HOSE DOWN THE AREA TO A STORM DRAIN.

* DISPOSE OF RINSE AND WASH WATER FROM CLEANING WASTE CONTAINERS INTO A SANITARY SEWER IF ALLOWED BY THE LOCAL SEWER AUTHORITY. DO NOT DISCHARGE WASH WATER TO THE STREET OR STORM DRAIN.

* TRANSFER WASTE FROM DAMAGED CONTAINERS INTO SAFE CONTAINERS.

* TAKE SPECIAL CARE WHEN LOADING OR UNLOADING WASTES TO MINIMIZE LOSSES. LOADING SYSTEMS CAN BE USED TO MINIMIZE SPILLS AND FUGITIVE EMISSION LOSSES SUCH AS DUST OR MIST. VACUUM TRANSFER SYSTEMS CAN MINIMIZE WASTE LOSS.

PARKING MAINTENANCE

KEEP THE PARKING AND STORAGE AREAS CLEAN AND ORDERLY. REMOVE DEBRIS IN A TIMELY FASHION.

* ALLOW SHEET RUNOFF TO FLOW INTO BIOFILTERS (VEGETATED STRIP AND SWALE) AND/OR INFILTRATION DEVICES.

* UTILIZE SAND FILTERS OR OLEOPHILIC COLLECTORS FOR OILY WASTE IN LOW QUANTITIES.

* ARRANGE ROOFTOP DRAINS TO PREVENT DRAINAGE DIRECTLY ONTO PAVED SURFACES.

* DESIGN LOT TO INCLUDE SOIL-PERMEABLE LANDSCAPE.

* DISCHARGE SCRAPY WATER REMAINING IN HOSE ON WASH BUCKETS TO THE SANITARY SEWER THROUGH A SINK, TOILET, CLEAN-OUT, OR WASH AREA WITH DRAIN.

SURFACE CLEANING

* USE DRY CLEANING METHODS (E.G., SWEEPING, VACUUMING) TO PREVENT THE DISCHARGE OF POLLUTANTS INTO THE STORMWATER CONVEYANCE SYSTEM IF POSSIBLE.

* ESTABLISH FREQUENCY OF PUBLIC PARKING LOT SWEEPING BASED ON USAGE AND FIELD OBSERVATIONS OF WASTE ACCUMULATION.

* SWEEP ALL PARKING LOTS AT LEAST ONCE BEFORE THE ONSET OF THE WET SEASON.

* FOLLOW THE PROCEDURES BELOW IF WATER IS USED TO CLEAN SURFACES:

– BLOCK THE STORM DRAIN OR CONTAIN RUNOFF.

– COLLECT AND PUMP WASH WATER TO THE SANITARY SEWER OR DISCHARGE TO A PERVIOUS SURFACE. DO NOT ALLOW WASH WATER TO ENTER STORM DRAINS.

– DISPOSE OF PARKING LOT SWEEPING DEBRIS AND DIRT AT A LANDFILL.

* FOLLOW THE PROCEDURES BELOW WHEN CLEANING HEAVY OILY DEPOSITS:

– CLEAN ONLY SPOTS WITH ABSORBENT MATERIALS.

– USE A SCREEN OR FILTER FABRIC OVER INLET, THEN WASH SURFACES.

– DO NOT ALLOW DISCHARGES TO THE STORM DRAIN.

– VACUUM/PUMP DISCHARGES TO A TANK OR DISCHARGE TO SANITARY SEWER.

– APPROPRIATELY DISPOSE OF SPILLED MATERIALS AND ABSORBENTS.

SURFACE REPAIR

* PREHEAT, TRANSFER OR LOAD HOT BITUMINOUS MATERIAL AWAY FROM STORM DRAIN INLETS.

* APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINATION FROM CONTACTING STORMWATER RUNOFF.

* COVER AND SEAL NEARBY STORM DRAIN INLETS WHERE APPLICABLE (WITH WATERPROOF MATERIAL OR MESH) AND MANHOLES BEFORE APPLYING SEAL COAT, SLURRY SEAL, ETC. LEAVE COVERS IN PLACE UNTIL JOB IS COMPLETE AND ALL WATER FROM EMULSIFIED OIL SEALANTS HAS DRAINED OR EVAPORATED. CLEAN ANY DEBRIS FROM THESE COVERED MANHOLES AND DRAINS FOR PROPER DISPOSAL.

* USE ONLY AS MUCH WATER AS NECESSARY FOR DUST CONTROL TO AVOID RUNOFF.

* CATCH DRIPS FROM PARKED EQUIPMENT THAT IS NOT IN USE WITH PANS OR ABSORBENT MATERIAL PLACED UNDER THE MACHINES. DISPOSE OF COLLECTED MATERIAL AND ABSORBENTS PROPERLY.

DRAINAGE SYSTEMS MAINTENANCE

CATCH BASINS/INLET STRUCTURES

* STAFF SHOULD REGULARLY INSPECT FACILITIES TO ENSURE COMPLIANCE WITH THE FOLLOWING:

– IMMEDIATE REPAIR OF ANY DETERIORATION THREATENING STRUCTURAL INTEGRITY.

– CLEANING BEFORE THE SUMP IS 40% FULL. CATCH BASINS SHOULD BE CLEANED AS FREQUENTLY AS NEEDED TO MEET THIS STANDARD.

* CLEAN CATCH BASINS, STORM DRAIN INLETS, AND OTHER CONVEYANCE STRUCTURES BEFORE THE WET SEASON TO REMOVE SEDIMENTS AND DEBRIS ACCUMULATED DURING THE SUMMER.

* CONDUCT INSPECTIONS MORE FREQUENTLY DURING THE WET SEASON FOR PROBLEM AREAS WHERE SEDIMENT OR TRASH ACCUMULATES MORE OFTEN. CLEAN AND REPAIR AS NEEDED.

* KEEP ACCURATE LOGS OF THE NUMBER OF CATCH BASINS CLEANED.

* STORE WASTES COLLECTED FROM CLEANING ACTIVITIES OF THE DRAINAGE SYSTEM IN APPROPRIATE CONTAINERS OR TEMPORARY STORAGE SITES IN A MANNER THAT PREVENTS DISCHARGE TO THE STORM DRAIN.

* DEWATER THE WASTES IF NECESSARY WITH OUTFLOW INTO THE SANITARY SEWER IF PERMITTED. WATER SHOULD BE TREATED WITH AN APPROPRIATE FILTERING DEVICE PRIOR TO DISCHARGE TO THE SANITARY SEWER. IF DISCHARGE TO THE SANITARY SEWER IS NOT ALLOWED, WATER SHOULD BE PUMPED OR VACUUMED TO A TANK AND PROPERLY DISPOSED. DO NOT DEWATER NEAR A STORM DRAIN OR STREAM.

STORM DRAIN CONVEYANCE SYSTEM

* LOCATE REACHES OF STORM DRAIN WITH DEPOSIT PROBLEMS AND DEVELOP A FLUSHING SCHEDULE THAT KEEPS THE PIPE CLEAR OF EXCESSIVE BUILDUP.

* COLLECT AND PUMP FLUSHED EFFLUENT TO THE SANITARY SEWER FOR TREATMENT WHENEVER POSSIBLE.

ILLICIT CONNECTIONS AND DISCHARGES

* LOOK FOR EVIDENCE OF ILLEGAL DISCHARGES OR ILLICIT CONNECTIONS DURING ROUTINE MAINTENANCE OF CONVEYANCE SYSTEM AND DRAINAGE STRUCTURES:

– IS THERE EVIDENCE OF SPILLS SUCH AS PAINTS, DISCOLORING, ETC?

– ARE THERE ANY ODORS ASSOCIATED WITH THE DRAINAGE SYSTEM?

– RECORD LOCATIONS OF APPARENT ILLEGAL DISCHARGES/ILLICIT CONNECTIONS?

– TRACE FLOWS BACK TO POTENTIAL DISCHARGERS AND CONDUCT NEIGHBORHOOD INSPECTIONS. THIS CAN BE DONE THROUGH VISUAL INSPECTION OF UPGRADIENT MANHOLES OR ALTERNATE TECHNIQUES INCLUDING ZINC CHLORIDE SMOKE TESTING, FLUOROMETRIC DYE TESTING, PHYSICAL INSPECTION TESTING, OR TELEVISION CAMERA INSPECTION.

– ELIMINATE THE DISCHARGE ONCE THE ORIGIN OF FLOW IS ESTABLISHED.

* STENCIL OR DEMARCATE STORM DRAINS, WHERE APPLICABLE, TO PREVENT ILLEGAL DISPOSAL OF POLLUTANTS. STORM DRAIN INLETS SHOULD HAVE MESSAGES SUCH AS "DUMP NO WASTE DRAINS TO STREAM" STENCILED NEXT TO THEM TO WARN AGAINST IGNORANT OR INTENTIONAL DUMPING OF POLLUTANTS INTO THE STORM DRAINAGE SYSTEM.

ILLEGAL DUMPING

* INSPECT AND CLEAN UP HOT SPOTS AND OTHER STORM DRAINAGE AREAS REGULARLY WHERE ILLEGAL DUMPING AND DISPOSAL OCCURS.

* ESTABLISH A SYSTEM FOR TRACKING INCIDENTS. THE SYSTEM SHOULD BE DESIGNED TO IDENTIFY THE FOLLOWING:

– ILLEGAL DUMPING HOT SPOTS

– TYPES AND QUANTITIES (IN SOME CASES) OF WASTES

– PATTERNS IN TIME OF OCCURRENCE (TIME OF DAY/NIGHT, MONTH, OR YEAR)

– MODE OF DUMPING (ABANDONED CONTAINERS, "MIDNIGHT DUMPING" FROM MOVING VEHICLES, DIRECT DUMPING OF MATERIALS, ACCIDENTS/SPILLS)

– RESPONSIBLE PARTIES

* POST "NO DUMPING" SIGNS IN PROBLEM AREAS WITH A PHONE NUMBER FOR REPORTING DUMPING AND DISPOSAL. SIGNS SHOULD ALSO INDICATE FINES AND PENALTIES FOR ILLEGAL DUMPING.

TRAINING

* TRAIN CREWS IN PROPER MAINTENANCE ACTIVITIES, INCLUDING RECORD KEEPING AND DISPOSAL.

* ALLOW ONLY PROPERLY TRAINED INDIVIDUALS TO HANDLE HAZARDOUS MATERIALS/WASTES.

* HAVE STAFF INVOLVED IN DETECTION AND REMOVAL OF ILLICIT CONNECTIONS TRAINED IN THE FOLLOWING:

– OSHA-REQUIRED HEALTH AND SAFETY TRAINING (29 CFR 1910.120) PLUS ANNUAL REFRESHER TRAINING (AS NEEDED).

– OSHA CONFINED SPACE ENTRY TRAINING (CAL-OSHA CONFINED SPACE, TITLE 8 AND FEDERAL OSHA 29 CFR 1910.146).

– PROCEDURAL TRAINING (FIELD SCREENING, SAMPLING, SMOKE/DYE TESTING, TV INSPECTION).

SPILL RESPONSE AND PREVENTION

* INVESTIGATE ALL REPORTS OF SPILLS, LEAKS, AND/OR ILLEGAL DUMPING PROMPTLY.

* CLEAN UP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS AND/OR RAGS) OR DIG UP, REMOVE, AND PROPERLY DISPOSE OF CONTAMINATED SOIL.

* HAVE SPILL CLEANUP MATERIALS READILY AVAILABLE AND IN A KNOWN LOCATION.

* DEVELOP PROCEDURES TO PREVENT/MITIGATE SPILLS TO STORM DRAIN SYSTEMS. DEVELOP AND STANDARDIZE REPORTING PROCEDURES, CONTAINMENT, STORAGE, AND DISPOSAL ACTIVITIES, DOCUMENTATION, AND FOLLOW-UP PROCEDURES.

* IF CONSISTENT ILLEGAL DUMPING IS OBSERVED AT THE FACILITY:

– POST "NO DUMPING" SIGNS WITH A PHONE NUMBER FOR REPORTING ILLEGAL DUMPING AND DISPOSAL. SIGNS SHOULD ALSO INDICATE FINES AND PENALTIES APPLICABLE FOR ILLEGAL DUMPING.

– LANDSCAPING AND BEAUTIFICATION EFFORTS MAY ALSO DISCOURAGE ILLEGAL DUMPING.

– BRIGHT LIGHTING AND/OR ENTRANCE BARRIERS MAY ALSO BE NEEDED TO DISCOURAGE ILLEGAL DUMPING.

* STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF THE TANK IS RUPTURED, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER.

* IF THE LIQUID IS OIL, GAS, OR OTHER MATERIAL THAT SEPARATES FROM AND FLOATS ON WATER, INSTALL A SPILL CONTAINMENT DEVICE (AS A TEE SECTION) IN THE CATCH BASINS THAT COLLECTS RUNOFF FROM THE STORAGE TANK AREA.

POLLUTION PREVENTION

* PREVENT ALGAE PROBLEMS WITH REGULAR CLEANING, CONSISTENT ADEQUATE CHLORINE LEVELS, AND WELL-MAINTAINED WATER FILTRATION AND CIRCULATION SYSTEMS.

* MANAGE PH AND WATER HARDNESS TO MINIMIZE CORROSION OF COPPER PIPES.

POOLS AND FOUNTAINS

* DO NOT USE COPPER-BASED ALGAECIDES. CONTROL ALGAE WITH CHLORINE OR OTHER ALTERNATIVES, SUCH AS SODIUM BROMIDE.

* DO NOT DISCHARGE WATER TO A STREET OR STORM DRAIN WHEN DRAINING POOLS OR FOUNTAINS. DISCHARGE TO THE SANITARY SEWER IF PERMITTED TO DO SO. IF WATER IS DECHLORINATED WITH A NEUTRALIZING CHEMICAL OR BY ALLOWING CHLORINE TO DISSIPATE FOR A FEW DAYS (DO NOT USE THE FACILITY DURING THIS TIME), THE WATER MAY BE RECYCLED/REUSED BY DRAINING IT GRADUALLY ONTO A LANDSCAPED AREA. WATER MUST BE TESTED PRIOR TO DISCHARGE TO ENSURE THAT CHLORINE IS NOT PRESENT.

* PREVENT BACKFLOW IF DRAINING A POOL TO THE SANITARY SEWER BY MAINTAINING AN "AIR GAP" BETWEEN THE DISCHARGE LINE AND THE SEWER LINE (DO NOT SEAL THE CONNECTION BETWEEN THE HOSE AND SEWER LINE). BE SURE TO CALL THE LOCAL WASTEWATER TREATMENT PLANT FOR FURTHER GUIDANCE ON FLOW RATE RESTRICTIONS, QUANTITY PREVENTION, AND HANDLING SPECIAL CLEANING WASTE (SUCH AS ACID WASH). DISCHARGE FLOWS SHOULD BE KEPT TO THEIR LOW LEVELS TYPICALLY POSSIBLE THROUGH A GARDEN HOSE. HIGHER FLOW RATES MAY BE PROHIBITED BY LOCAL ORDINANCE.

* PROVIDE DRIP PANS OR BUCKETS BENEATH DRAIN PIPE CONNECTIONS TO CATCH LEAKS. THIS WILL BE ESPECIALLY PERTINENT IF POOL OR SPA WATER THAT HAS NOT BEEN DECHLORINATED IS PUMPED THROUGH PIPING TO A DISCHARGE LOCATION.

* NEVER CLEAN A FILTER IN THE STREET OR NEAR A STORM DRAIN.

* RINSE CARTRIDGE FILTERS ONTO A DIRT AREA, AND SPADE FILTER RESIDUE INTO SOIL.

* BACKWASH DIATOMACEOUS EARTH FILTERS ONTO DIRT. DISPOSE OF SPENT DIATOMACEOUS EARTH IN THE GARBAGE. SPENT DIATOMACEOUS EARTH CANNOT BE DISCHARGED TO SURFACE WATERS, STORM DRAINAGE SYSTEMS, SEPTIC SYSTEMS, OR ON THE GROUND.

* IF THERE IS NOT A SUITABLE DIRT AREA DISCHARGE FILTER BACKWASH OR RINSE WATER TO THE SANITARY SEWER IF PERMITTED TO DO SO BY THE LOCAL SEWERAGE AGENCY.

TRAINING

* TRAIN MAINTENANCE PERSONNEL TO TEST CHLORINE LEVELS AND TO APPLY NEUTRALIZING CHEMICALS.

* TRAIN PERSONNEL REGARDING PROPER MAINTENANCE OF POOLS, PONDS AND LAKES.

NAME & LOCATION OF RECEIVING WATER BODY	GUADALUPE RIVER
POLLUTANTS & POLLUTANT SOURCE AREAS, INCLUDING LOADING DOCKS, FOOD SERVICE AREAS, NOISY AREAS, OUTDOOR PROCESSES AND STORAGE, VEHICLE CLEANING, REPAIR OR MAINTENANCE, FUEL DISPENSING.	VEHICLE REPAIR, MAINTENANCE, AND STORAGE ON APPROXIMATELY 0.8 ACRES EXISTING. NONE ON PROPOSED.
EXISTING NATURAL HYDROLOGIC FEATURES (DEPRESSIONS, MAKES OF WATERCOURSES, ETC.) AND SIGNIFICANT NATURAL RESOURCES.	NONE.
PROJECT WITHIN FLOOD ELEVATION?	APPROXIMATELY 1/3 OF SITE IS ZONE A AND 1/2 ZONE D. FLOOD ZONE D IS AN UNSTUDIED AREA WHERE FLOOD HAZARD AND CONDITIONS, BUT FLOODING IS POSSIBLE. THERE ARE NO CITY FLOODPLAIN REQUIREMENTS FOR ZONE D. ZONE A IS AREA OF 0.2% CHANCE OF FLOODING, DEPTH LESS THAN 1 FOOT.
EXISTING AND PROPOSED TREES, SPECIFYING SIZE SPECIES, CONDITION AND DISPOSITION.	SEE LANDSCAPE PLAN FOR INFORMATION ON PROPOSED TREES.
DRAINAGE FLOWS AND OVERLAND RELEASE FLOWS	SEE PLAN FOR ARROWS.
EXISTING AND PROPOSED TOPOGRAPHIC CONTOURS WITH DRAINAGE AREAS AND SUB AREAS DELINEATED AND ARROWS SHOWING FLOW DIRECTION.	SEE PLAN SHEET 4A.
TYPES OF PAVING MATERIALS.	CONCRETE PODIUM
DETAILS OF PERVIOUS PAVEMENT	NONE
SEPARATE DRAINAGE AREAS DEPENDING ON COMPLEXITY OF DRAINAGE NETWORK.	SEE PLAN
FOR EACH DRAINAGE AREA, SPECIFY TYPES OF IMPERVIOUS AREA (ROOF, PLAZA, SIDEWALK, STREETS, PARKING, ETC.) AND AREA OF EACH.	SEE PERVIOUS & IMPERVIOUS SURFACES COMPARISON CHART ON SHEET 4A.
LOCATION, SIZE, AND IDENTIFICATION OF TYPES OF SOURCE CONTROL MEASURES, WATER QUALITY TREATMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES.	SCMs INCLUDE NON-STORMWATER DISCHARGES, WASTE HANDLING & DISPOSAL, BUILDING & GROUND MAINTENANCE, PARKING MAINTENANCE, HOUSEKEEPING PRACTICES, POOL MAINTENANCE, LANDSCAPE MAINTENANCE, DRAINAGE SYSTEM MAINTENANCE, FLOW THROUGH PLANTERS, BIO RETENTION AND INLET FILTERS.
DETAILED MAINTENANCE PLAN AND MAINTENANCE SCHEDULE FOR ALL PROPOSED SCMs AND TCMs.	
DETAILS OF ALL PROPOSED WATER QUALITY TREATMENT MEASURES.	ALL ROOF AREAS WILL BE PIPED TO FLOW THROUGH PLANTERS LOCATED ON PODIUM. PODIUM WILL BE TREATED BY BIO RETENTION AREAS.
LOCATION, SIZE, AND IDENTIFICATION OF PROPOSED LANDSCAPING/PLANT MATERIAL	SEE PLAN AND ALSO LEGEND FOR LOCATION/SIZE OF PLANTING AREAS. SEE LANDSCAPE PLANS FOR INFORMATION ON PROPOSED PLANT MATERIAL.
ENSURE CONSISTENCE WITH GRADING & DRAINAGE PLAN & LANDSCAPE PLAN	DONE
CALCULATION ILLUSTRATING WATER QUALITY TREATMENT CONTROL MEASURES MEET NUMERICAL STANDARDS SET FORTH IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY No. 6-28.	SEE TABLE ON SHEET 4A – TREATMENT FACILITIES ARE SIZED AS 4% OF IMPERVIOUS AREAS.
LICENSED CERTIFICATION THAT THE SPECIFIC TCMs MEET THE REQUIREMENTS IN POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY 6-29	PLAN STAMPED BY LICENSED CIVIL ENGINEER.

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No.	Description	Date

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BALBACH CONDIMINUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

GENERAL DEVELOPMENT PLAN - EXHIBIT C

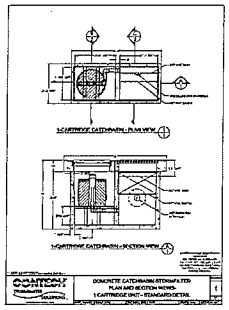
PLANNED DEVELOPMENT ZONING XX.XX.2013

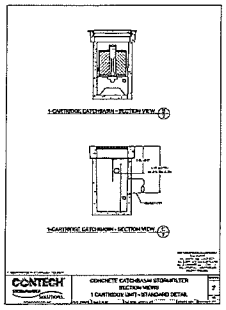
SHEET TITLE

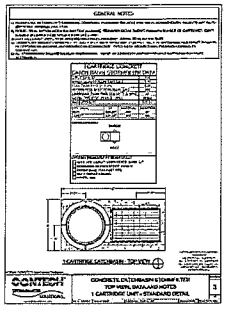
STORMWATER POLLUTION PREVENTION NOTES

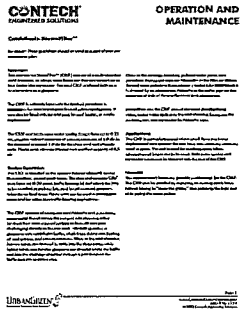
PROJECT NO.	9945-01-001
DATE	10.18.2013
SCALE	AS SHOWN

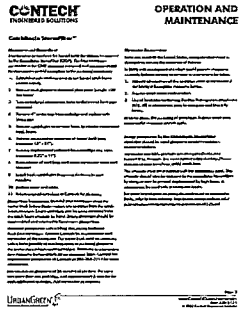
4.1

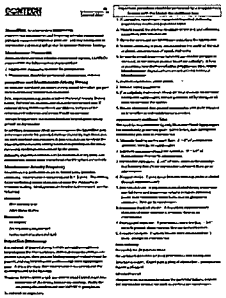


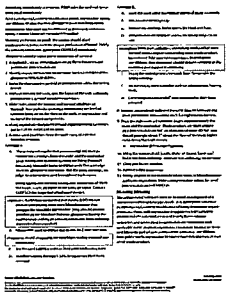












HOMEOWNERS ASSOCIATION (RESPONSIBLE PARTY)

A MAINTENANCE AND MONITORING PROGRAM SHALL BE IMPLEMENTED TO ENSURE THAT ALL STORMWATER TREATMENT BMP'S WILL BE PERMANENTLY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA). FOR THE LIFE OF THE DEVELOPMENT, TO THE SATISFACTION OF THE DIRECTOR OF PLANNING.

BEST MANAGEMENT PRACTICES (BMP'S)

CONSTRUCTION BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCE/STRAW WADDLES AROUND PERIMETER OF SITE FOR SEDIMENT CONTROL. REGULAR STREET CLEANING, AND INLET PROTECTION DURING CONSTRUCTION.

STORMWATER TREATMENT STATEMENT

THIS PROJECT IS A TYPICAL MID-SIZE URBAN INFILL SITE WITH HIGH DENSITY REQUIRED BY THE CITY'S GENERAL PLAN. APPROXIMATELY 70% OF THE SITE IS PRESENTLY IMPERVIOUS. THE USE OF BELOW GROUND MECHANICAL STORMWATER TREATMENT UNITS SUCH AS THOSE MANUFACTURED BY CONTECH INC., FLOWTHROUGH PLANTERS AND BIORETENTION CELLS WILL BE USED FOR THIS PROJECT. ALL STORMWATER RUNOFF FROM THIS PROJECT, INCLUDING THE ROOF COLLECTED WATER AND GROUND LEVEL RUNOFF, WILL BE TREATED BEFORE IT ENTERS THE COLLECTION SYSTEM.

THE PROPOSED MIXED USE PROJECT WILL INCREASE THE AMOUNT OF IMPERVIOUS SURFACES AND RUNOFF QUANTITY.

STORMFILTER UNIT SIZING (AREA A10)

THE FOLLOWING STEPS FOR SIZING THE PROPOSED STORMFILTER UNITS ARE TAKEN FROM THE PRODUCT DESIGN GUIDELINES BY CONTECH INC.STORMWATER MANAGEMENT, INC. (PRODUCT MANUFACTURER). THE RATIONAL METHOD INFORMATION CONTAINED IN STEP 1 IS BASED ON THE METHODOLOGY PROVIDED BY THE SANTA CLARA VALLEY RUNOFF POLLUTION PREVENTION PROGRAM FOR CALCULATING TREATABLE FLOW RATES.

DETERMINE THE NUMBER OF CARTRIDGES FOR A HIGHLY DRAINAGE AREA (>75% IMPERVIOUS)

TOTAL DRAINAGE AREA

STEP 1

CALCULATE THE TREATABLE FLOW RATE FROM THE WATER QUALITY STORM (Q-treat) FOR THE SITE.

USE THE RATIONAL METHOD TO SOLVE FOR Q.

$Q = CIA$

$C = 0.9$ (PAVED SURFACE RUNOFF COEFFICIENT)
$I = 0.2$ (RAINFALL INTENSITY, INCHES/HOUR)
$A = 0.06$ ACRES

$Q = 0.9 \times 0.2 \times 0.06$
$Q = 0.011$ CFS (TOTAL TREATABLE FLOWRATE)

STEP 2

CALCULATE THE NUMBER OF CARTRIDGES REQUIRED TO TREAT THE PEAK WATER QUALITY FLOW RATE (N-flow) FOR THE SITE.

N-flow = Q-treat (449gpm/cfs / Q-cart gpm/cart)

NOTES:

ASSUME Q-cart=15gpm/cart, WHICH IS THE MAXIMUM FLOW RATE THAT AN INDIVIDUAL CARTRIDGE CAN TREAT.

IF THE NUMBER OF CARTRIDGES IS NOT A WHOLE NUMBER, ROUND THE NUMBER OF CARTRIDGES UP TO THE NEXT WHOLE NUMBER.

N-flow = (0.011 CFS) X (449gpm/cfs / 15 gpm/cart) =

N-flow = 0.33 = 1 CARTRIDGE

STEP 3

CALCULATE THE FLOW RATE FROM 10 YEAR STORM.

USE THE RATIONAL METHOD TO SOLVE FOR Q.

$Q = CIA$

$C = 0.9$ (PAVED SURFACE RUNOFF COEFFICIENT)
$I = 1.80$ (RAINFALL INTENSITY, INCHES/HOUR)
$A = 0.06$ ACRES

$Q = 0.9 \times 1.80 \times 0.06$
$Q = 0.097$ CFS (TOTAL FLOWRATE)

STORMWATER TREATMENT CERTIFICATION

REGISTERED PROFESSIONAL ENGINEER DANIEL J. EDWARDS NO. C-69369 Exp. 06/30/08 CIVIL STATE OF CALIFORNIA

THE SIZING, SELECTION AND PRELIMINARY DESIGN OF THE PROPOSED TREATMENT BEST MANAGEMENT PRACTICES AND CONTROL MEASURES IN THE STORM WATER MANAGEMENT PLAN MEET THE REQUIREMENTS OF THE CITY OF SAN JOSE POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY 6-19.

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PDC13-027

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No.	Description	Date

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BALBACH CONDIMINUMS
150-160 BALBACH STREET, SAN JOSE CALIFORNIA

GENERAL DEVELOPMENT PLAN - EXHIBIT C

PLANNED DEVELOPMENT ZONING 12.19.2013

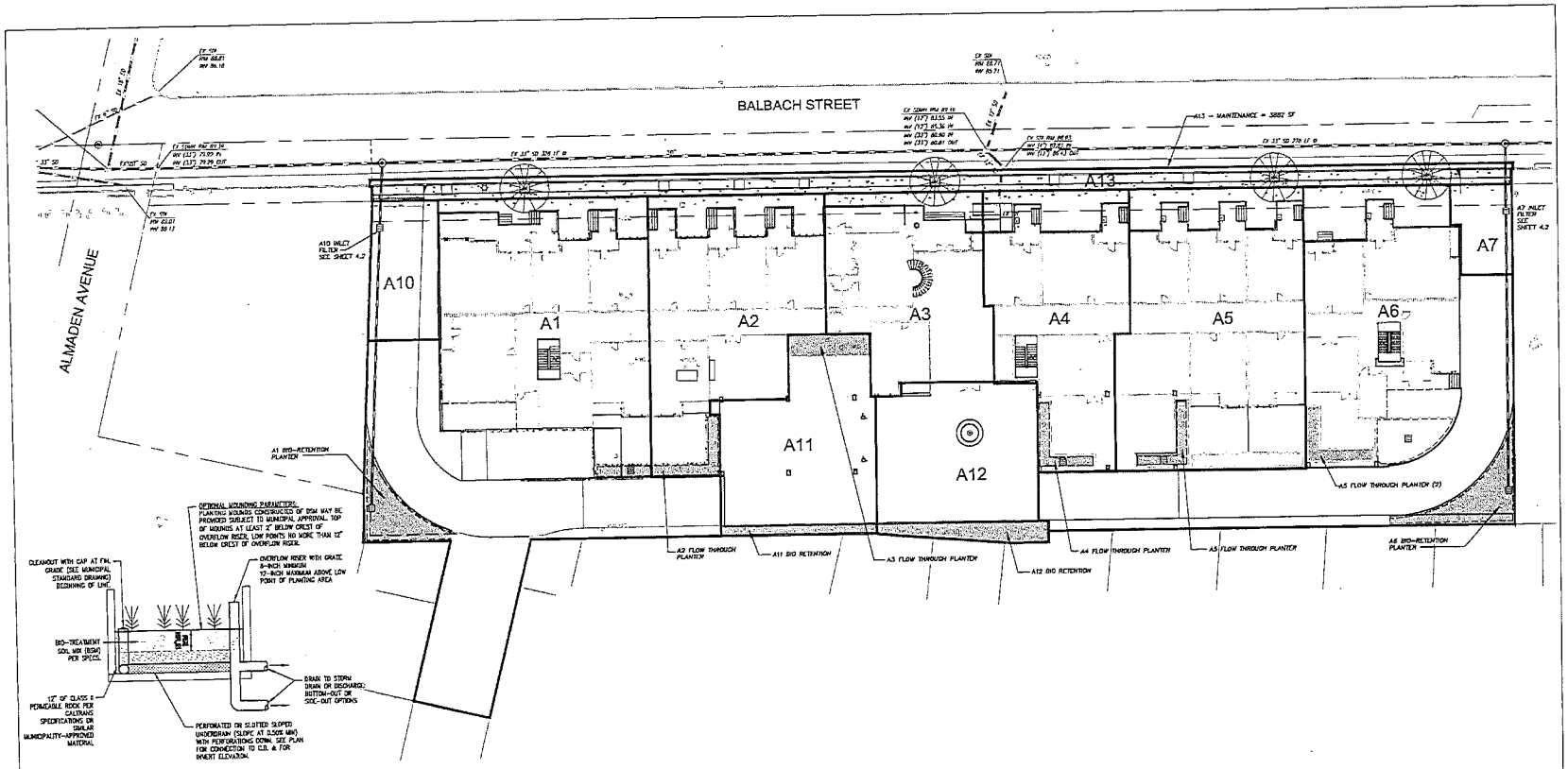
SHEET TITLE

CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS

PROJECT NO.	9648-01-001
DATE	12.18.2013
SCALE	AS SHOWN

4.2

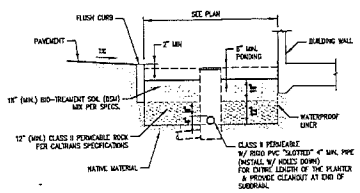
PDC13-027



1 PLANTER BOX DETAIL
NTS

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE				
		PROJECT PHASE NUMBER:		ONE (1)
TOTAL SITE (ACRES):	1.500	TOTAL AREA OF SITE DISTURBED (ACRES):		1.505
	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)		
IMPERVIOUS SURFACES		REPLACED	NEW	
ROOF AREA(S)	12550	12,550	27,034	
PARKING	31569	15,643	0	
SIDEWALKS, PATIOS, PATHS, ETC	1825	1825	1764	
STREETS (PUBLIC)	—0—	—0—	—0—	
STREETS (PRIVATE)	—0—	—0—	—0—	
TOTAL IMPERVIOUS SURFACES:	45875	30,018	28,798	
PERVIOUS SURFACES				
LANDSCAPED AREAS	19700	6730	5182	
PERVIOUS PAVERS	—0—	—0—	—0—	
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	—0—	—0—	—0—	
TOTAL PERVIOUS SURFACES:	19700	6730	0	
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			58,816	
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			6730	

AREA CALCULATION											
ID AREA	LANDSCAPE AREA (SF)	ROOF AREA (SF)	PERVIOUS PAVERS STREETS (PRIVATE) AREA (SF)	IMPERVIOUS SIDEWALK/WALKWAY AREA (SF)	TOTAL AREA (SF)	TOTAL AREA (ACRE)	TOTAL IMPERVIOUS AREA (SF)	TREATMENT TYPE	4% TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
A1	3185	9177	0	4401	16,773	0.385	13,578	BIO RETENTION	543	623
A2	200	6100	0	0	6300	0.145	6100	FLOW THROUGH PLANTER	244	250
A3	0	4664	0	0	4664	0.107	4664	FLOW THROUGH PLANTER	187	0
A4	190	5285	0	0	5475	0.126	5285	FLOW THROUGH PLANTER	211	220
A5	182	8201	0	0	8383	0.192	8201	FLOW THROUGH PLANTER	328	320
A6	1946	6157	0	0	13,195	0.157	6157	BIO RETENTION	450	500
A7	0	0	0	5062	830	0.303	11,249	MATT FILTER	N/A	N/A
A10	0	0	0	1550	1550	0.036	1550	MATT FILTER	N/A	N/A
A11	341	0	0	3770	4311	0.098	3770	BIO RETENTION	151	160
A12	476	0	0	3589	4065	0.093	3589	BIO RETENTION	144	150
TOTAL AREA	6735	39,584	0	19,232	65,546	1.505	19,232		2353	2948



2 BIO-RETENTION DETAIL
NTS

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No.	Description	Date

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BALBACH CONDIMINUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

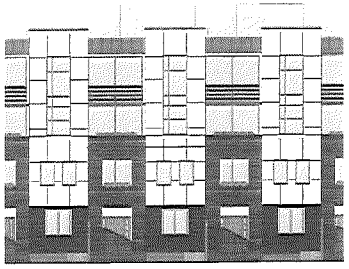
GENERAL DEVELOPMENT PLAN - EXHIBIT C

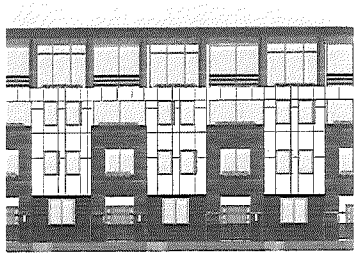
PLANNED DEVELOPMENT ZONING 12.19.2013

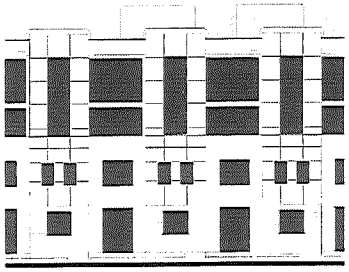
SHEET TITLE
CONCEPTUAL STORMWATER CONTROL PLAN

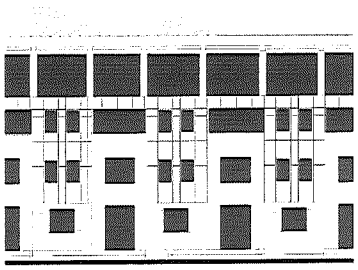
PROJECT NO.	9845-01-001
DATE	12.19.2013
SCALE	AS SHOWN

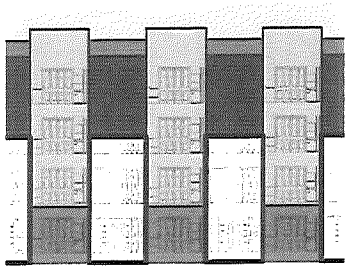
4A

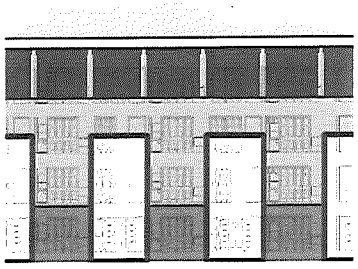










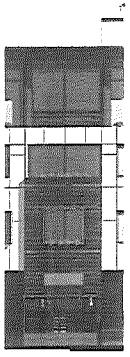


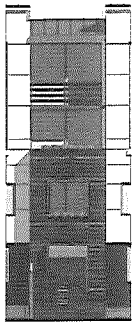
VOLUME & ARTICULATION

By varying the roofline in heights, the continuous volume is articulated to create smaller sections thereby following the rhythm & spacing set in the interior streets of the neighborhood.

Photo montage using Foster City's Metro Center as an example of the use of vertical windows and complex, layered volumes (See Market-Almaden plan, pg.30)

2 Design Context - Graphic 1
1" = 1'-0"





1 ENTRY PORCHES
1/8" = 1'-0"

ARCHITECTURAL DESIGN CONTEXT (Per Market- Almaden Plan 2003)

I. NEIGHBORHOOD PROFILE

A.Continue to protect and strengthen the character of the residential neighborhood environment.
B.Retain the small town, historic atmosphere that characterizes the San Jose valley within its residential core.
C.Reflects the smaller "bungalow" profiles featuring high step-up entrances, front porches, and prominent sloped rooflines establishing the general historical character of the neighborhood.
D.Revitalize the properties along Balbach street by creating a new village township of residences. This will eliminate the existing structures that have been identified as generally in disrepair.

II. SITE

A.The design is visually intriguing and encapsulates the overall ambiance of downtown.
B.An intimate pedestrian experience is a key design element at the street level along Balbach Street, which is achieved by incorporating separate entrances/porches to breakup the geometry of the building.
C.The pedestrian level also integrates contemporary building elements and landscaping to further enhance theviewer's experience.
D.The rear of the building addresses the privacy of the existing neighbors by mimimizing views into the other properties and blends natural elements, such as vertical plants, for a calming atmosphere.
E.Separation of vehicular and pedestrian access is a must.

III. BUILDING MASSING

A.The building mass is well articulated by the juxtaposition of solid and void spaces that create a rhythm ofshadows throughout the building.
B. Balbach Street Elevation: The composition of the front elevation is broken down into three components. The main entrance, located in the center of the building, is grand and helps to punctuate the overall look of the façade. The two other components that flank the main entrance consist of different design rhythms that breaks up the building façade, but both ties in similar elements to create a unified design scheme.
C.Rear Elevation: The rear side aims to achieve a highly articulated, layered and three-dimensional character by deep setbacks and height variations. Portions of the rear allow for deep landscaped courtyards to block views to neighboring residences.
D.Varied combination of volumes and planes generate a rich pattern of textures and shadows.

IV. STYLE, AESTHETICS & MATERIALS

The design concept for the style and aesthetics derives from, protects and respects the architectural assets that contribute to the neighborhood's special identity, as well as intregrating contemporary features.

A.Front facade responds to San Jose urban fabric, while rear facade responds to the older neighborhood.
B.Aesthetics: The building patterns, features, proportions and elements contribute further to the uniqueness of the residential core.
C.Balconies & Terraces: Balconies and terraces create shadow and depth to the façade. Elevations exhibit acombination of cantilevered/projecting balconies within the perforated building envelope.
D.Materials: The exterior consist of stucco and wood lap siding with variation of textures, colors and finishes.
E.Colors: The design calls for warm and modern colors (shades of brown, white and grey, with touches of strong accents) to compliment the aesthetics of the existing residences and to enhance the overall look of the neighborhood.

PDC13-027

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No.	Description	Date

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BALBACH CONDOMINIUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

DESIGN CONTEXT

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	As indicated

5A

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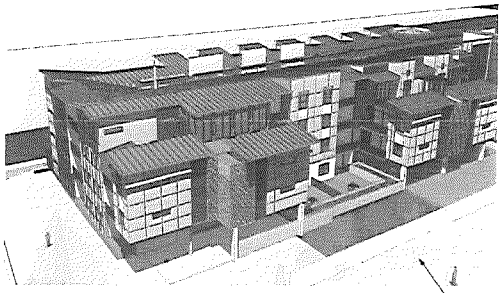
PDC13-027

FRONT ELEVATION

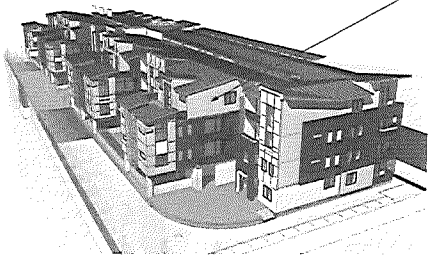


5 DC View 4

Row of trees at rear create visual privacy from neighbors and also provide softness to the project.

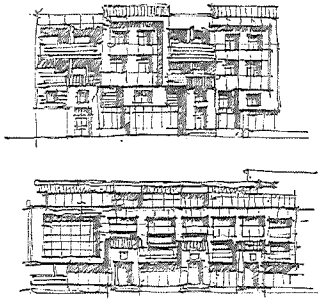
11 DC View 1

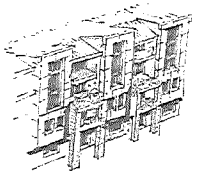
Various raised entry porches used to emphasize the entry and provide indentity for each unit.

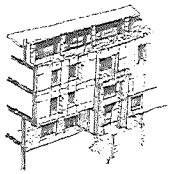


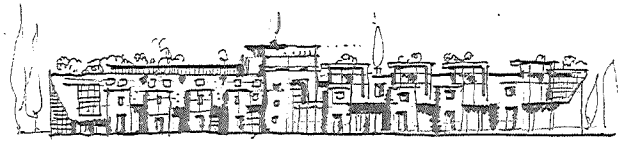
4 DC View 3

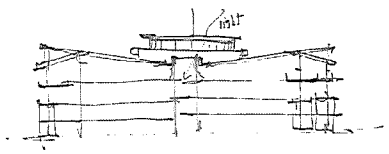
Four- story building steps down to create a smooth transition to single family homes











Front facade responds to San Jose urban fabric while rear facade responds to the older neighborhood.

Various raised entry porchs used to empasise the entry and provide indentity for each unit.

12 DC View 2

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BALBACH CONDOMINIUMS

150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

DESIGN CONCEPT

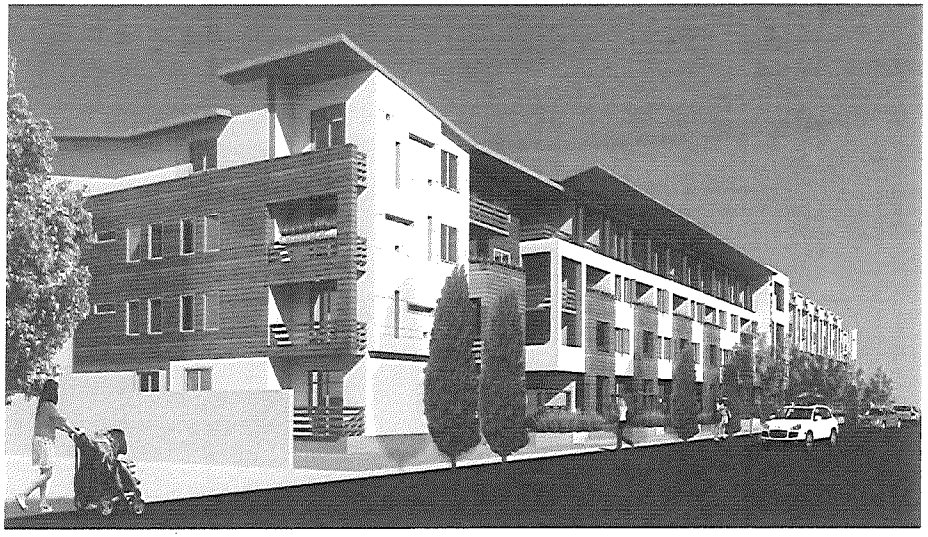
PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	As indicated

5B

R:\SiliconSage\1213_180 BALBACH\Cad\Arch_V2.pln-Sheet-4

12/19/2013 12:18:04 PM

ENTRANCE - LOOKING NORTHEAST



NORTH WEST CORNER - LOOKING SOUTHEAST

NORTH WEST CORNER - LOOKING SOUTHEAST

R:\2-4 Used Based\1213_180 BALBACH\Concepts - V4_pushing.rvt

12/19/2013 12:16:06 PM

PDC13-027

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BALBACH CONDOMINIUMS

150-180 BALBACH STREET, SAN JOSE CALIFORNIA

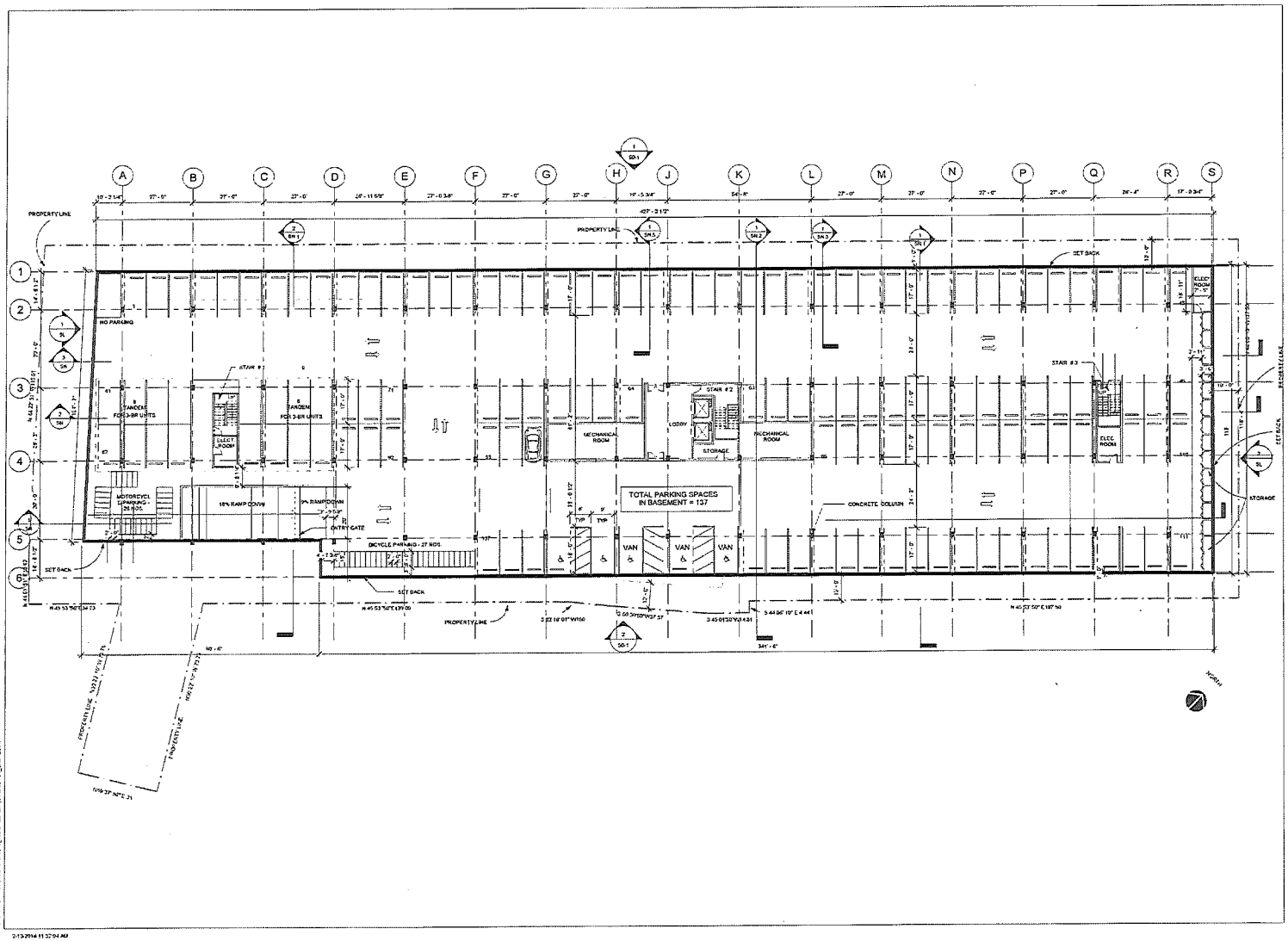
PLANNED DEVELOPMENT ZONING

SHEET TITLE

PERSPECTIVE VIEWS

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	

5C



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BALBACH CONDOMINIUMS

150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

GARAGE / BASEMENT FLOOR PLAN

PROJECT NO	1213_180
DATE	12.19.2013
SCALE	1/16" = 1'-0"

5D

C:\Users\work\Documents\1213_180 BALBACH (Central) v4.0.rvt
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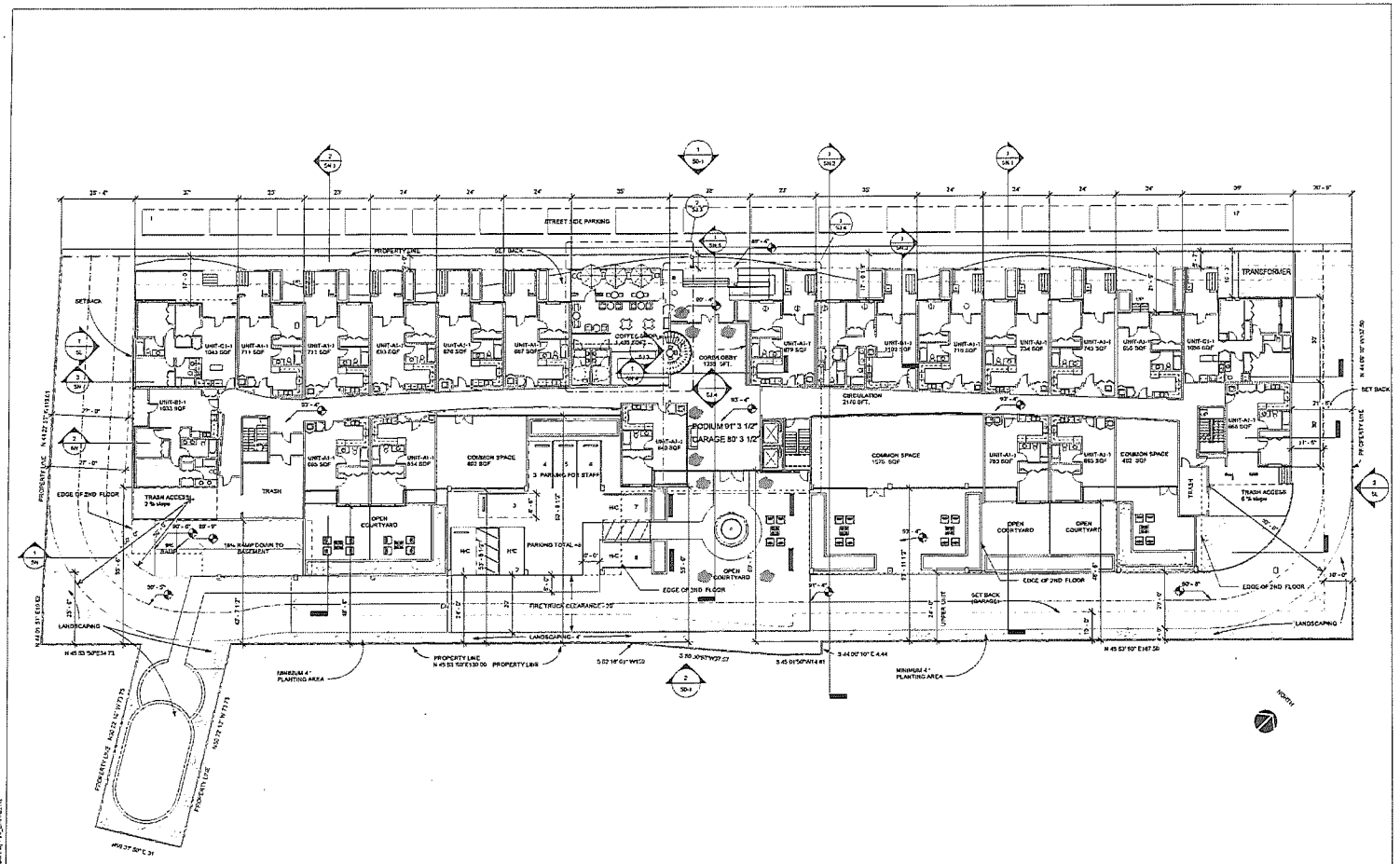

1 PODIUM FIRST LEVEL PLAN
1/16" = 1'-0"

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BALBACH CONDOMINIUMS
160-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

BUILDING PODIUM / FIRST FLOOR PLAN

PROJECT NO	1213_180
DATE	12.19.2013
SCALE	1/16" = 1'-0"

5E

S:\Architectural Drawings\1213_180 BALBACH-Condo\1-V1_Plan.dwg
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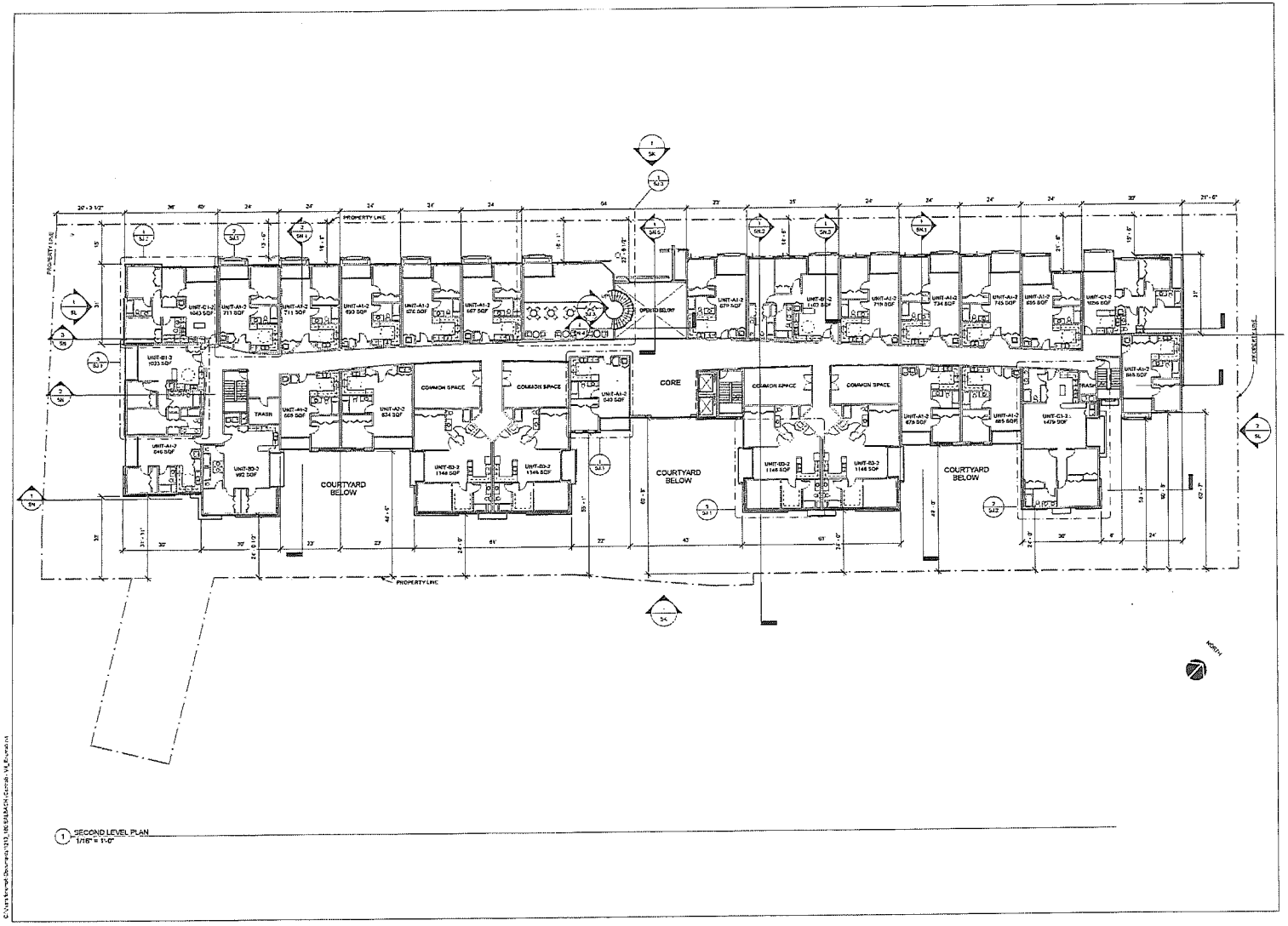

1 SECOND LEVEL PLAN
1/16" = 1'-0"

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No.	Description	Date

BALBACH CONDOMINIUMS
150-160 BALBACH STREET, SAN JOSE CALIFORNIA

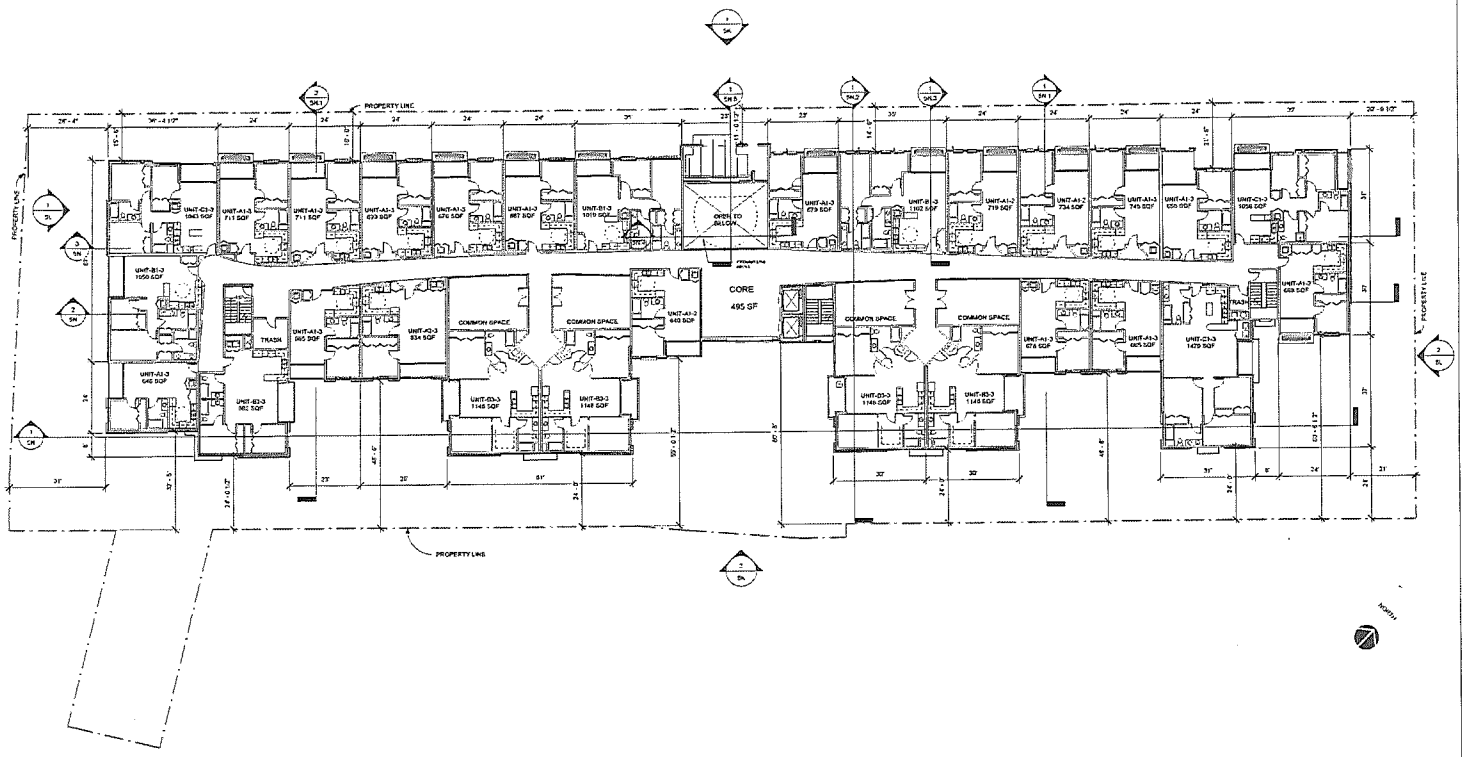
PLANNED DEVELOPMENT ZONING

SHEET TITLE

BUILDING SECOND FLOOR PLAN

PROJECT NO	1213_150
DATE	12.19.2013
SCALE	1/16" = 1'-0"

5F



1 / 5G THIRD LEVEL PLAN
1/10" = 1'-0"

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BALBACH CONDOMINIUMS
150-160 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

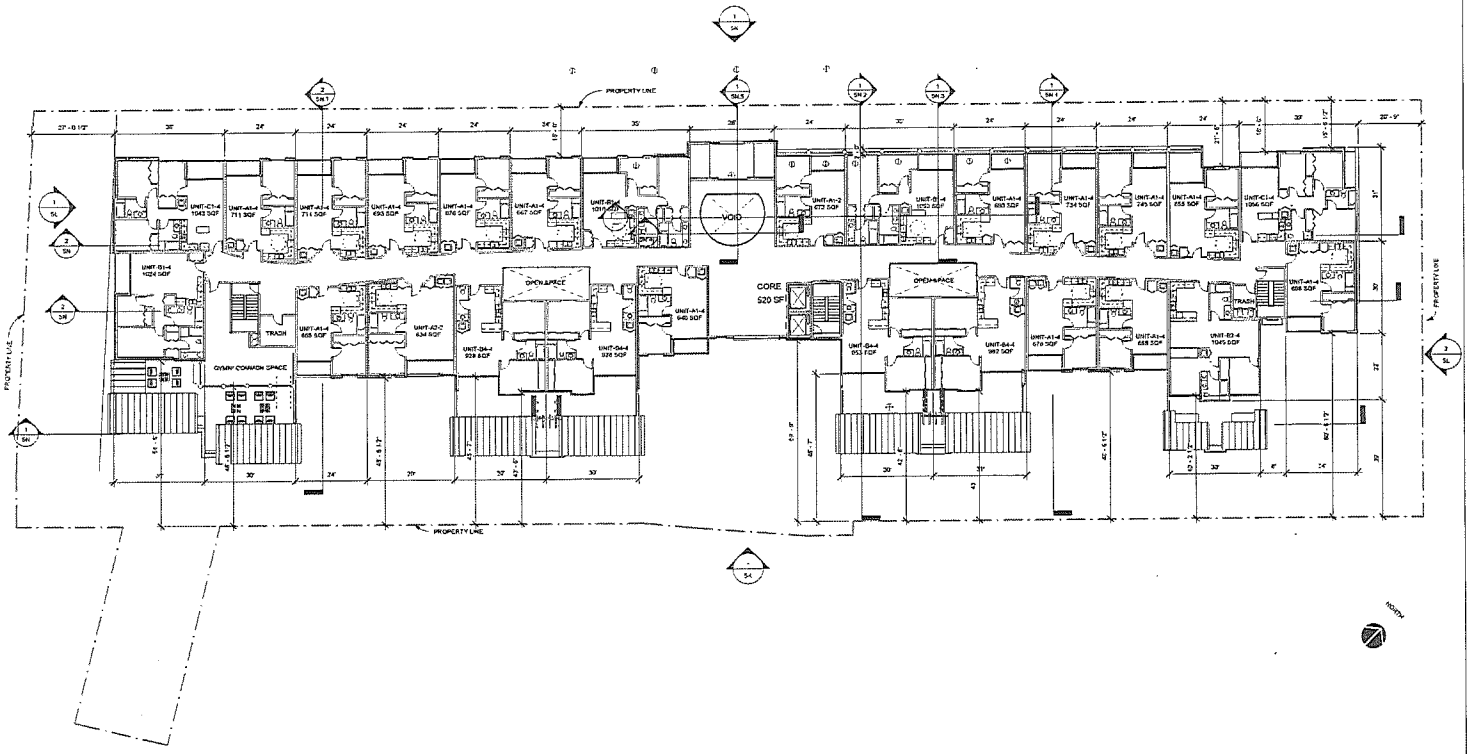
SHEET TITLE

BUILDING THIRD FLOOR PLAN

PROJECT NO.	1213_160
DATE	12.19.2013
SCALE	1/10" = 1'-0"

5G

2/12/2014 9:07:05 PM



1 FOURTH LEVEL PLAN
1/16" = 1'-0"

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BALBACH CONDOMINIUMS
150-160 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

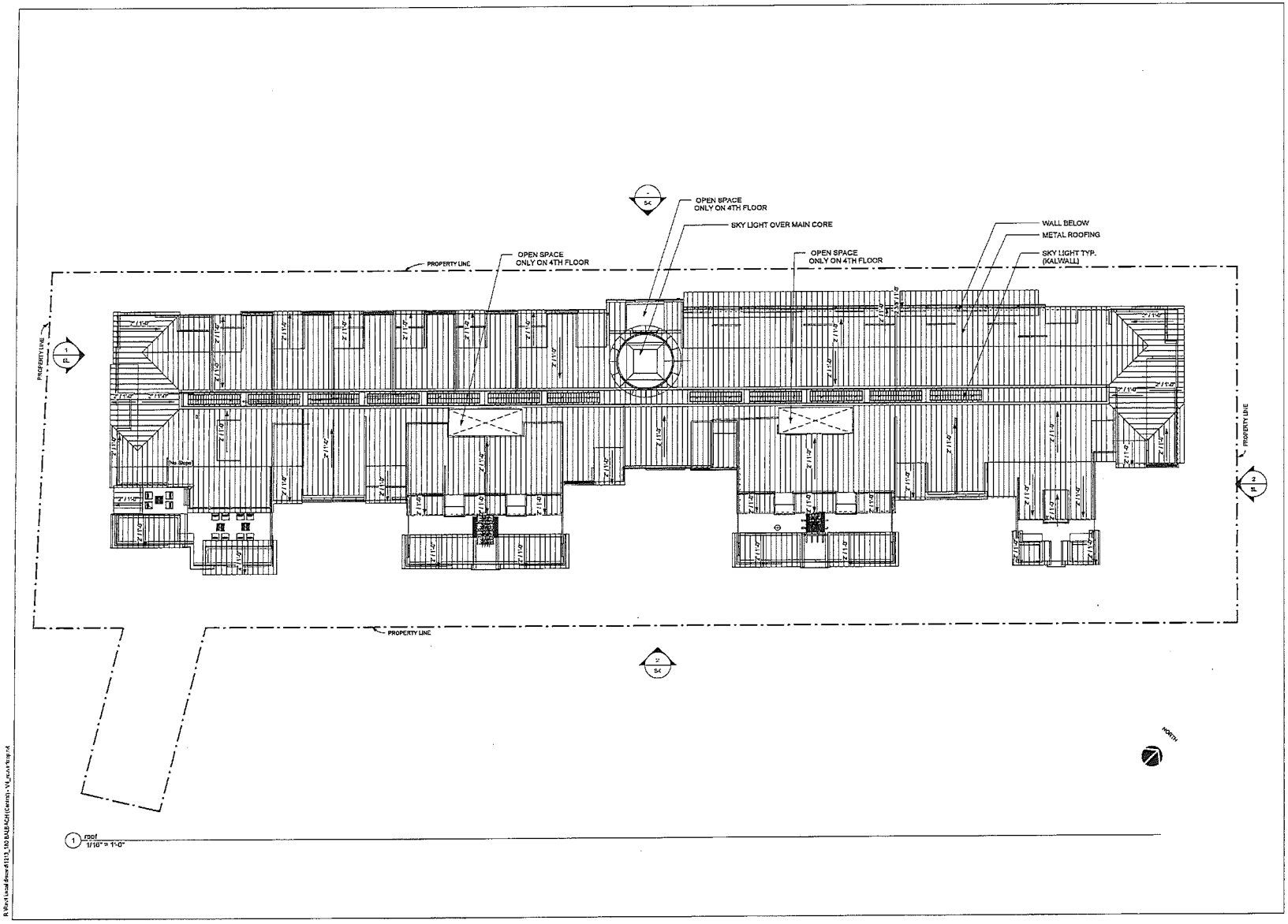
SHEET TITLE

BUILDING FOURTH FLOOR PLANS

PROJECT NO	1213_180
DATE	12.19.2013
SCALE	1/16" = 1'-0"

5H

PDC13-027



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BALBACH CONDOMINIUMS
130-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED
DEVELOPMENT
ZONING

SHEET TITLE

BUILDING ROOF
PLAN

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	1/16" = 1'-0"

5I

R:\Revit\Local files\1213_180 BALBACH\(Central)_V18_rvt\Page 4

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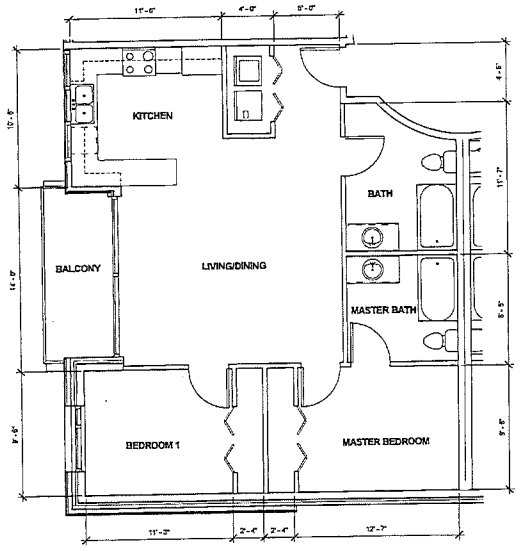
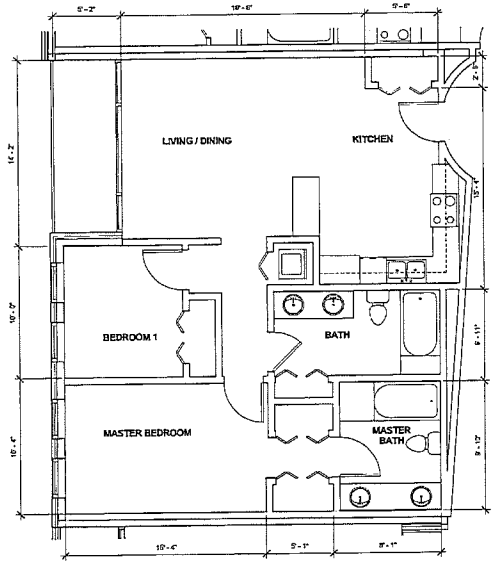
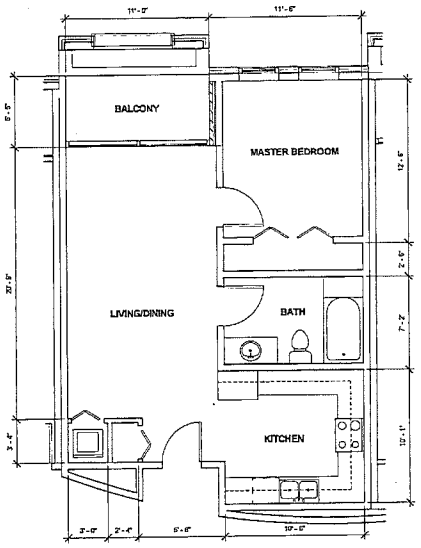


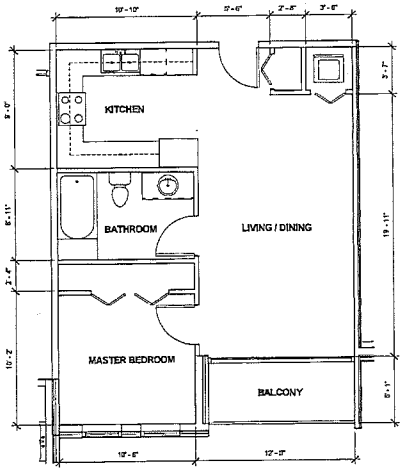
5 ENLARGED PLAN - UNIT B 992 SQF
1/4" = 1'-0"



3 ENLARGED PLAN - UNIT B 1033 SQF
1/4" = 1'-0"



2 ENLARGED PLAN - UNIT A 711 SQF
1/4" = 1'-0"



1 ENLARGED PLAN - UNIT A 640 SQF
1/4" = 1'-0"

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12/19/2013 2:10:42 PM

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BALBACH CONDOMINIUMS

150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

ENLARGED UNIT PLANS A & B

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	1/4" = 1'-0"

5J.1

PDC13-027

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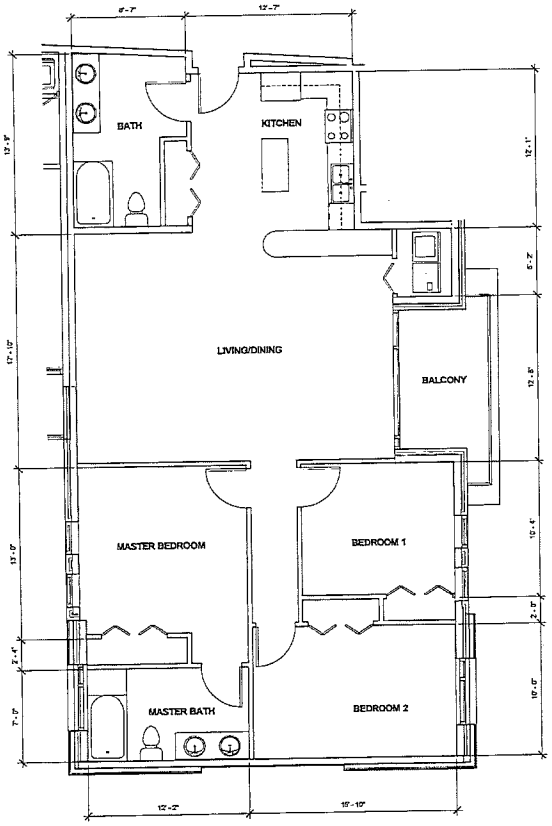
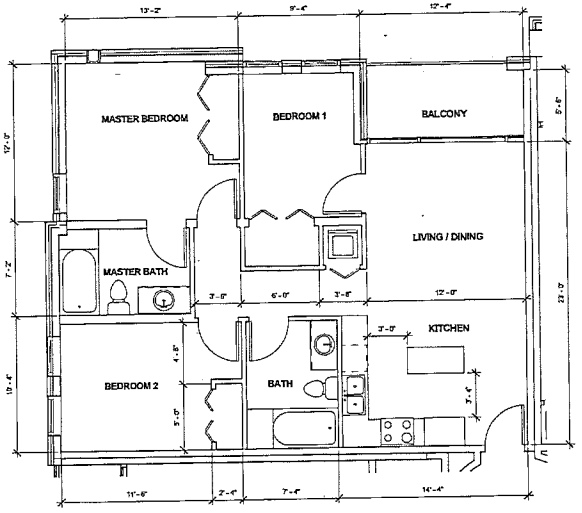
BALBACH CONDOMINIUMS

150-160 BALBACH STREET, SAN JOSE CALIFORNIA



2 ENLARGED PLAN - UNIT C 1479 SQF
1/4" = 1'-0"



1 ENLARGED PLAN - UNIT C 1043 SQF
1/4" = 1'-0"

PLANNED DEVELOPMENT ZONING

SHEET TITLE

ENLARGED UNIT PLANS C

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	1/4" = 1'-0"

5J.2

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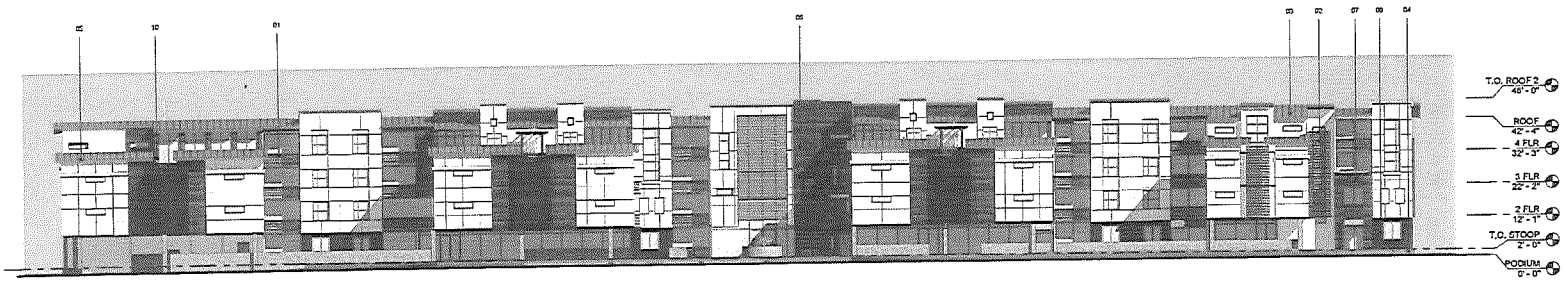
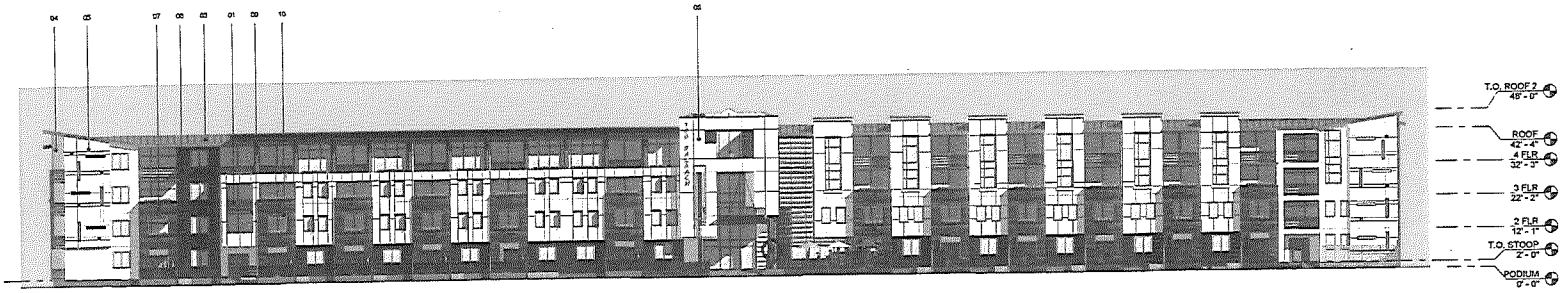
PDC13-027



2 REAR ELEVATION
1/16" = 1'-0"



1 FRONT ELEVATION
1/16" = 1'-0"

12/19/2013 1:23:00 PM

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No.	Description	Date

BALBACH CONDOMINIUMS
150-160 BALBACH STREET, SAN JOSE CALIFORNIA

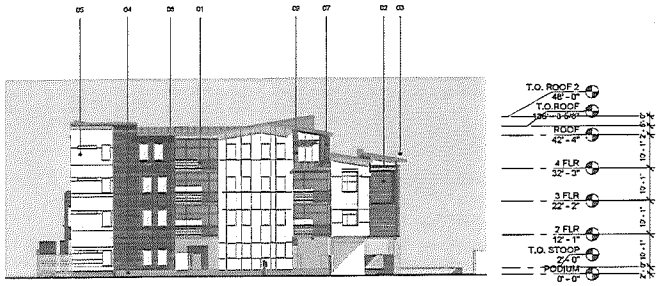
PLANNED DEVELOPMENT ZONING

SHEET TITLE

BUILDING ELEVATIONS FRONT & REAR

PROJECT NO.	1213_160
DATE	12_19_2013
SCALE	As indicated

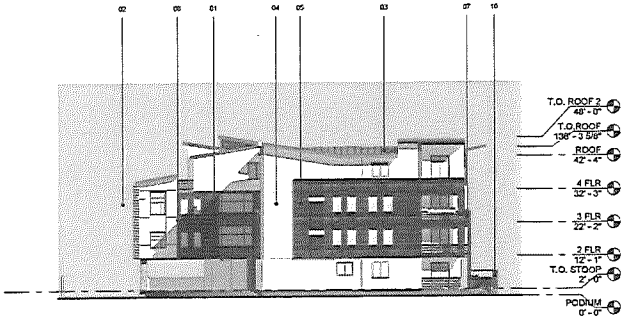
5K



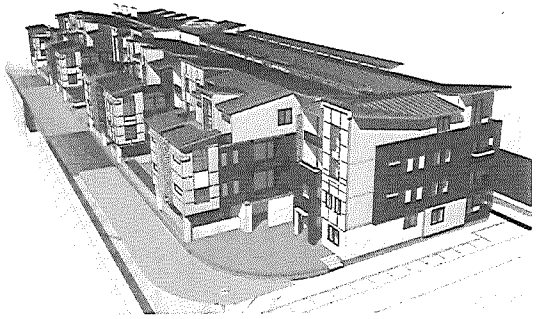
1 RIGHT ELEVATION
1/16" = 1'-0"

3 Front - Right Side

01 WOOD PLANK RAILING
02 WOOD FOR CLIMBING PLANTS
03 METAL ROOF
04 OFF-WHITE PLASTER
05 WHITE PLASTER
06 BEIGE PLASTER
07 WOOD SIDING
08 WOOD SIDING
09 COPPER
10 STEEL FRAME



2 LEFT ELEVATION
1/16" = 1'-0"



4 Bird's Eye View from North East - Rear

12/19/2013 1:24:39 PM

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BALBACH CONDOMINIUMS
150-160 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

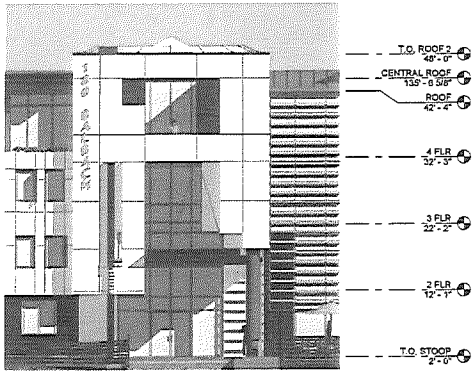
SHEET TITLE

BUILDING ELEVATIONS LEFT & RIGHT

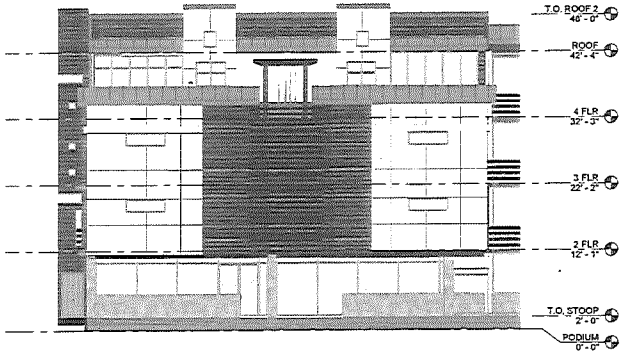
PROJECT NO.	1213_160
DATE	12.19.2013
SCALE	As indicated

5L

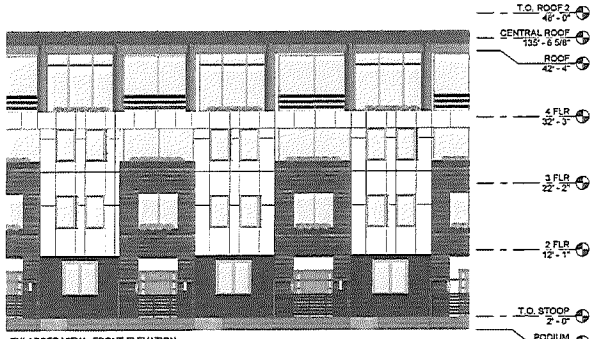
PDC13-027



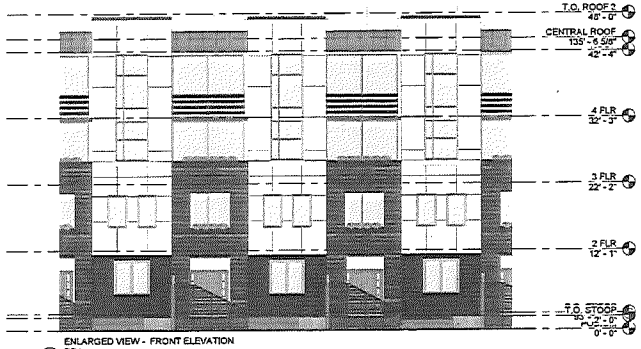
1 ENLARGED VIEW - FRONT ELEVATION
1/8" = 1'-0"



2 ENLARGED VIEW - REAR ELEVATION
1/8" = 1'-0"



3 ENLARGED VIEW - FRONT ELEVATION
LL1
1/8" = 1'-0"



4 ENLARGED VIEW - FRONT ELEVATION
RR1
1/8" = 1'-0"

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BALBACH CONDOMINIUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

BUILDING PARTIAL ELEVATIONS

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	1/8" = 1'-0"

5M

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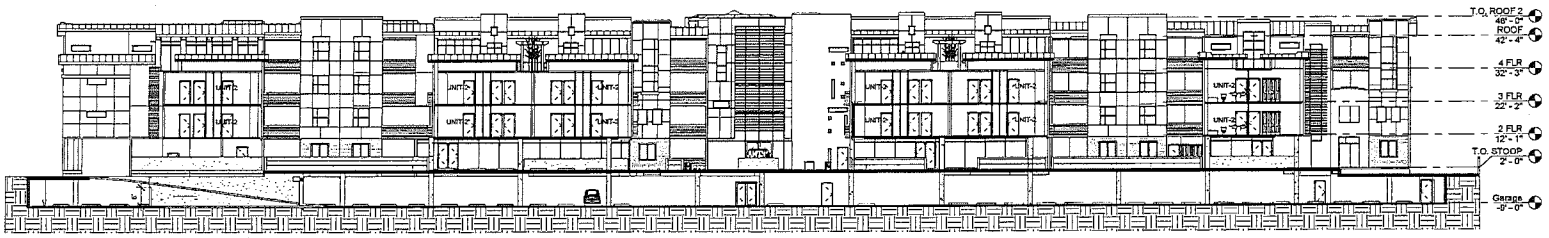
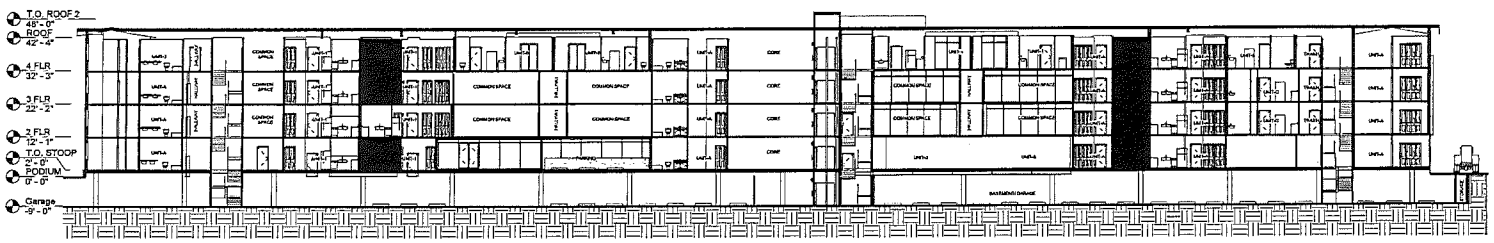
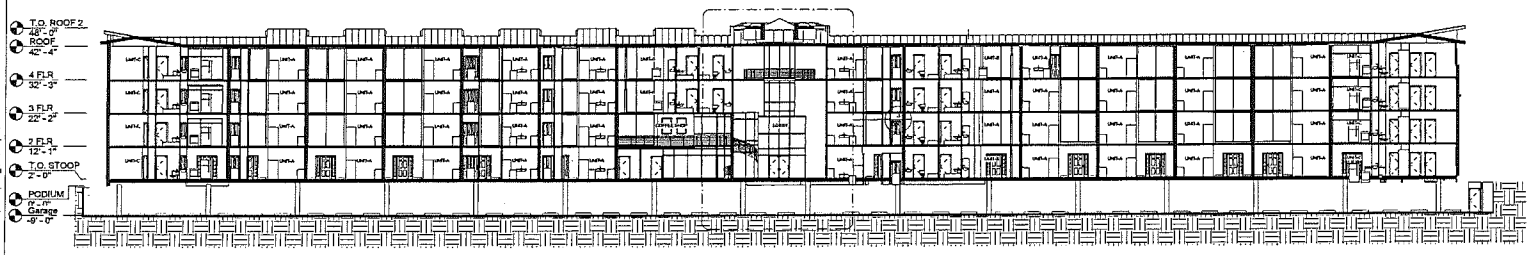


1 SECTION
1/16" = 1'-0"



2 LONGITUDINAL SECTION
1/16" = 1'-0"



3 LONGITUDINAL SECTION
1/16" = 1'-0"

12/19/2013 2:14:22 PM

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Email: epp@siliconsage.com

No.	Description	Date

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BALBACH CONDOMINIUMS
150-160 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

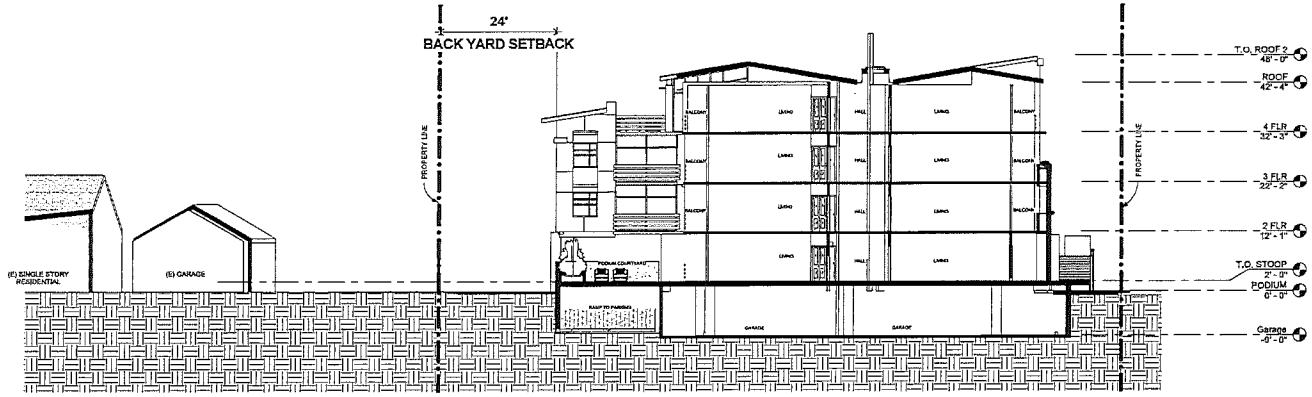
SHEET TITLE

BUILDING SECTIONS

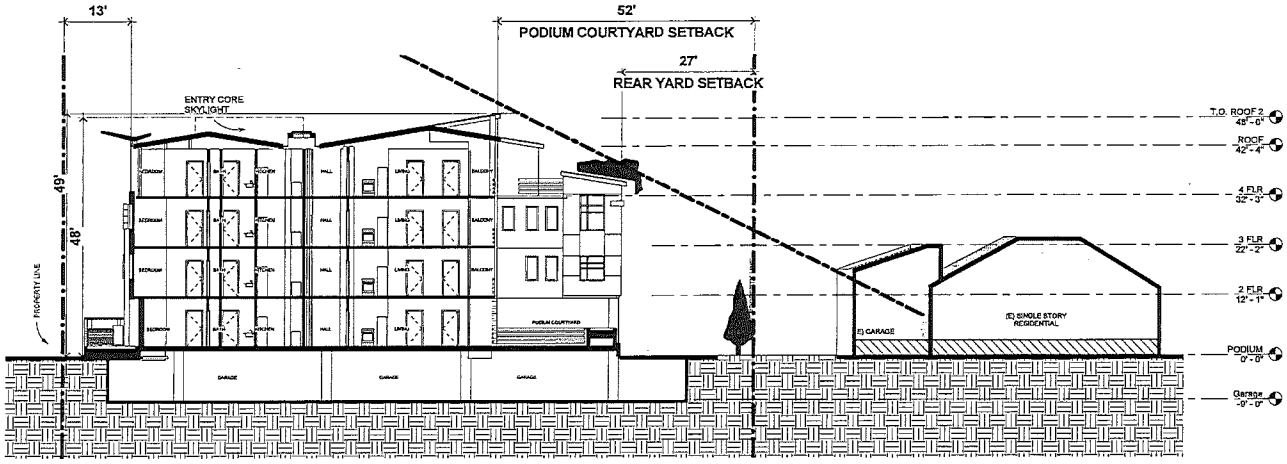
PROJECT NO.	1213_160
DATE	12.19.2013
SCALE	1/16" = 1'-0"

5N

PDC13-027



2 TRANSVERSE SECTION
3/32" = 1'-0"



1 TRANSVERSE SECTION
3/32" = 1'-0"

SiliconSage™ Builders, LLC.
3333 Bowers Ave,
Suite 130
Santa Clara, CA 95054
Tel. No. (408) 520-7685
Email: app@siliconsage.com

No.	Description	Date

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BALBACH CONDOMINIUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

BUILDING SECTIONS

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	3/32" = 1'-0"

5N.1

R:\Revit Local Files\1213_180 BALBACH\Central_V6_jacob.rvt

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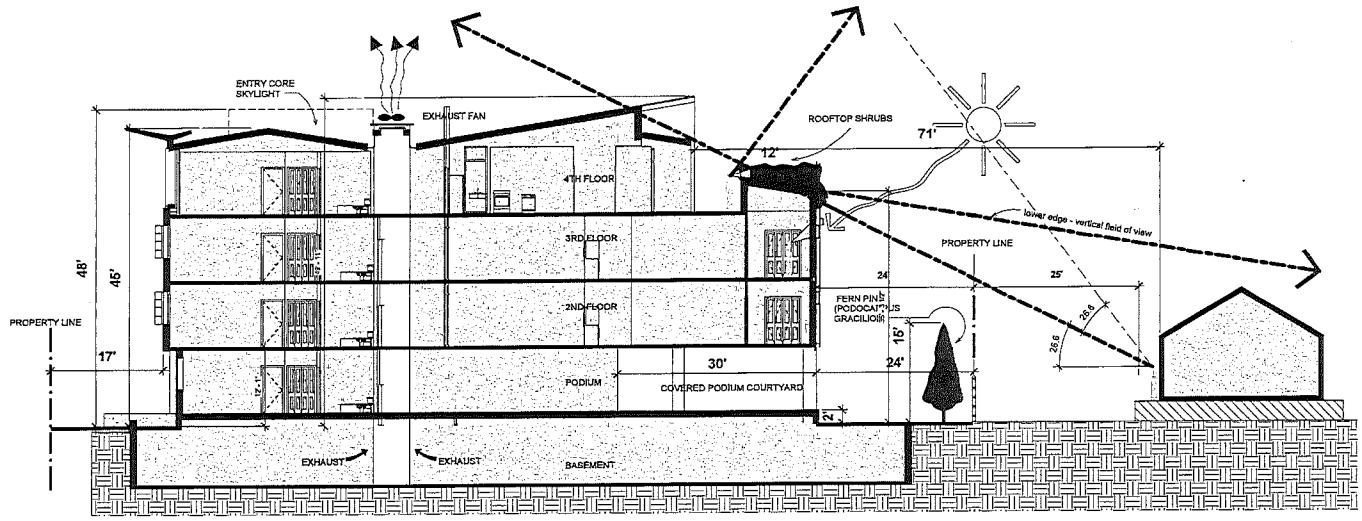

1 Section - LINE OF SIGHT DIAGRAM
1/8" = 1'-0"

SiliconSage™ Builders, LLC.

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Santa Clara, CA 95054
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BALBACH CONDOMINIUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

FIELD OF VIEW SECTION

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	1/8" = 1'-0"

5N.2

R:\Revit Local Files\1213_180 BALBACH\Cards_VL.rvt

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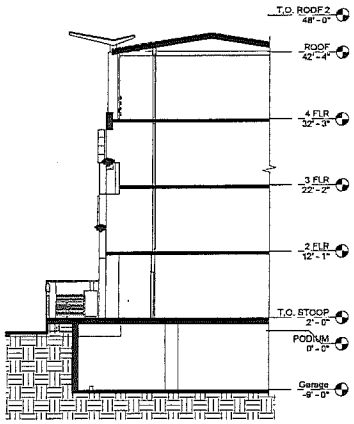
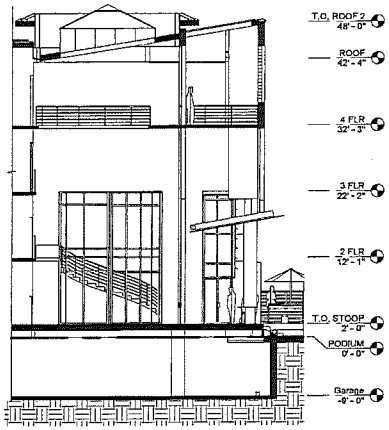
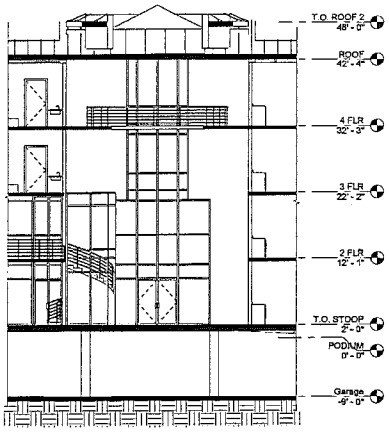
PDC13-027



1 Partial Section 1
1/8" = 1'-0"



2 Partial Section 2
1/8" = 1'-0"



3 Partial Section 3
1/8" = 1'-0"

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BALBACH CONDOMINIUMS
150-190 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

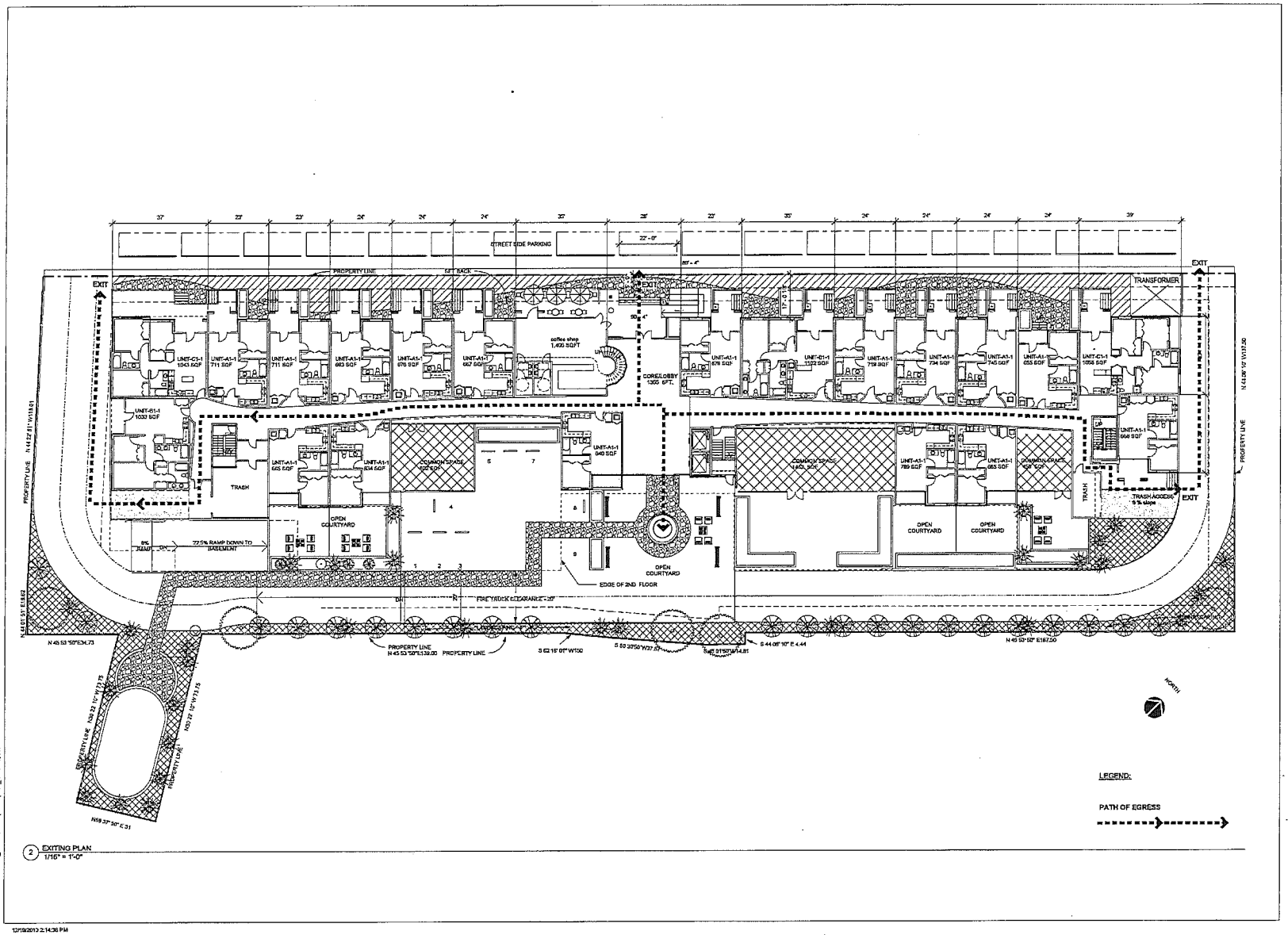
BUILDING PARTIAL SECTIONS

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	1/8" = 1'-0"

5N.3

12/19/2013 2:14:28 PM

PDC13-027



2 EXITING PLAN
1/16" = 1'-0"

12/19/2013 2:14:36 PM

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BALBACH CONDOMINIUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

PLANNED DEVELOPMENT ZONING

SHEET TITLE

EXITING PLAN

PROJECT No.	1213_180
DATE	12.19.2013
SCALE	1/16" = 1'-0"

5P

PDC13-027

BALBACH ST. (50' WIDE)

ALMADEN AVE. (60' WIDE)

EMERGENCY ACCESS WITH LADDER

HOSTING DISTANCE 150' - 0"

HOSTING DISTANCE 150' - 0"

HOSTING DISTANCE OF 150' FROM ⊕ FIRETRUCK STAGING AREA COVERS ENTIRE BUILDING

EMERGENCY ACCESS WITH LADDER

EMERGENCY ACCESS WITH LADDER

COMMON SPACE

COMMON SPACE

OPEN COURTYARD

OPEN COURTYARD

OPEN COURTYARD = TOTAL 6,000 SF

TRASH

LOADING AREA

RAMP DN.

DRIVEWAY

STAIR

STREET SIDE PARKING

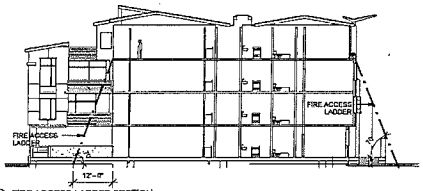
EXISTING SIDEWALK

PROPERTY LINE

OPEN SPACE - LOOKING TRACK AND CHILDREN PLAY AREA - 2,133 SF

NORTH

1 Fire/Emergency Access Diagram
1" = 20'-0"



2 FIRE ACCESS LADDER SECTION
1/16" = 1'-0"

LEGEND

FIRETRUCK STAGING AREA

LADDER ACCESS

OPEN COURTYARD

12/19/2013 2:15:11 PM

SiliconSage™ Builders, LLC.

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BALBACH CONDOMINIUMS

150-180 BALBACH STREET, SAN JOSE CALIFORNIA

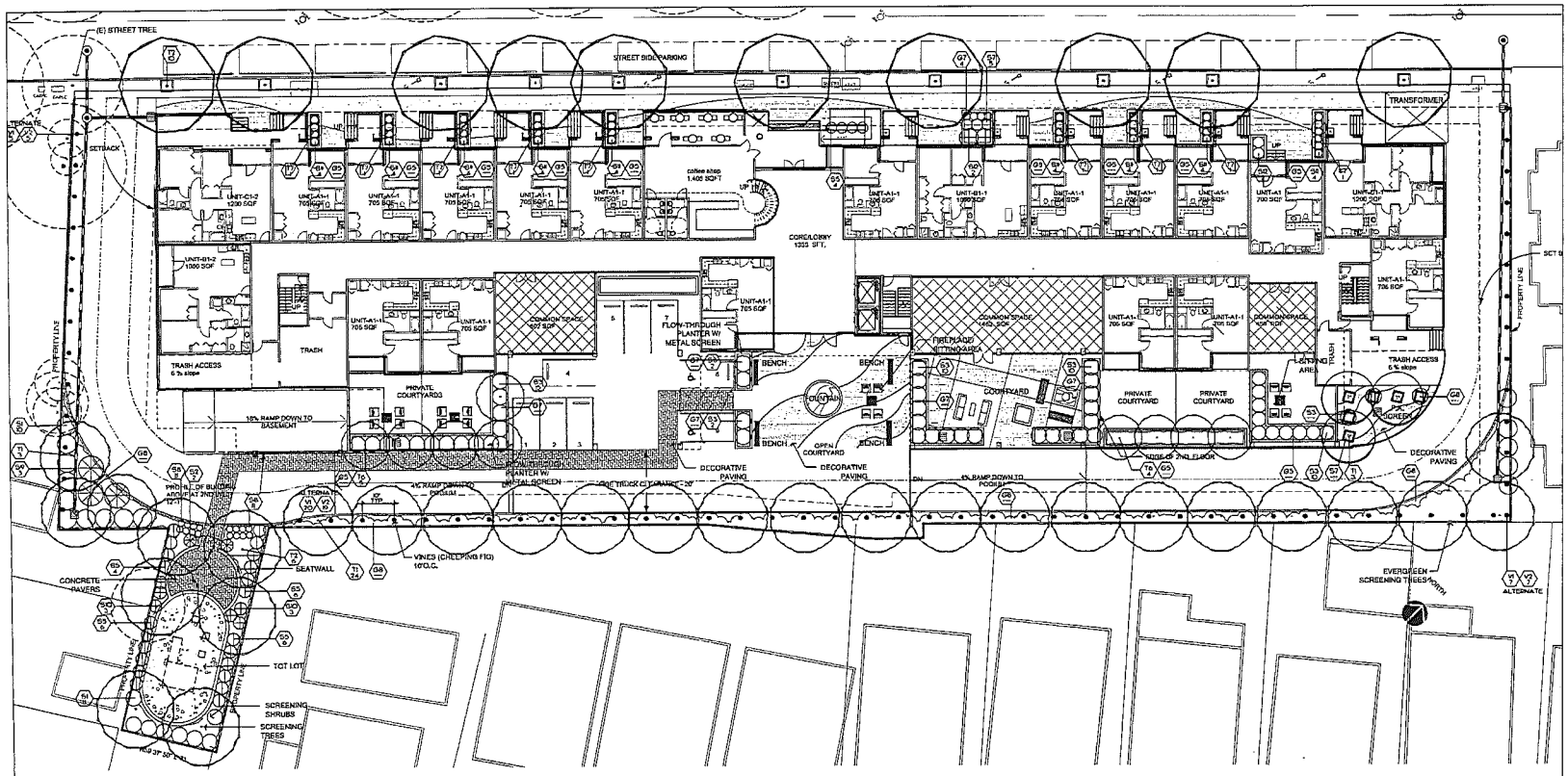
PLANNED DEVELOPMENT ZONING

SHEET TITLE

FIRETRUCK/ EMERGENCY ACCESS DIAGRAM

PROJECT NO.	1213_180
DATE	12.19.2013
SCALE	As Indicated

5Q



PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	SUCCUL.
	TREES					
T1	PODOCARPUS GRACILIOR	FERN PINE	30	36"BOX	NATURAL	MEDIUM
T2	PLATANUS A. SOLUTINA*	LONDON PLANE TREE	16	36"BOX	PLANCERO	MEDIUM
T4	LAGERSTRO MEDIO	CRAPEMYRTLE TREE	5	24"BOX	MULTI-TRUNK	LOW
T1	PODOCARPUS MACROPHYLLUS	YEW PINE	5	24"BOX	COLUMNAR	MEDIUM
	SHRUBS					
S1	PITTOSPORUM T. "WILDONE" DWARFON	NOVA	35	5 GAL		LOW
S2	PHORMIUM "YELLOW WAVE"	HYBRID FLAX	16	5 GAL		LOW
S3	CHRYSOTHAMNUS QUADRANGULARIS	SQUARE BUNDOD	---	15 GAL	24" O.C.	LOW
S4	PITTOSPORUM T. "VARIEGATA"	MOCK ORANGE	---	5 GAL		LOW
S5	EUONYMUS J. "SILVER KING"	EVERGREEN EUONYMUS	26	5 GAL		LOW
S6	ACANTHUS TAURICUS	VARIEGATED ACANTHUS	---	5 GAL		MEDIUM
S7	IBERIS WHITE CARPET	WHITE CARPET ROSE	---	5 GAL	24" O.C.	LOW
S8	LAVANDULA S. "OTTO QUAST"	SPANISH LAVENDER	16	5 GAL		LOW
S9	PHORMIUM "PURPUREUM"	HYBRID FLAX	3	5 GAL		LOW
S10	CALLISTEMON C. "WHITH PINK"	LEMON BOTTLEBRUSH	4	5 GAL		LOW
S1	LONICERA FLAVA C. "HUGH DELITE"	HONEYSUCKLE	36	5 GAL		LOW
S2	CHAMAEROPS HUMILIS TECTORUM	SMALL FAN PALM	4	5 GAL		MEDIUM
	GROUND COVERS					
G1	COTONEASTER D. "LOWFAST"	BEARBERRY COTONEASTER	---	1 GAL	24" O.C.	LOW
G2	LIRIOPE MUSCARI	BLADE	---	1 GAL		LOW
G3	DYCHONDRA REPENS "SILVER"	"MUTANG" AFRICAN DAISY	---	FLATS	18" O.C.	LOW
G4	HYPERICUM ELOBICUM "EVERGREEN PINK"	DAISLEY	---	1 GAL	24" O.C.	MEDIUM
G5	OPHIOPOGON JAPONICUS	BLACK MONDO GRASS	---	1 GAL	18" O.C.	MEDIUM
G6	MEXICAN PEBBLE 1" DIA		---	1" DIA	3" DEEP	
G7	JUNCUS P. "BLUE ELF"	BLUE ELF CALIFORNIA GRAY RUSH	---	1 GAL		MEDIUM
G8	NO-MOW NATIVE FILTRATION SOD	BY DELTA BLUEGRASS	---	SOD		LOW
	VINES					
V1	FICUS REPENS	CREEPING FIG	10	1 GAL		MEDIUM
V2	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	10	1 GAL		MEDIUM

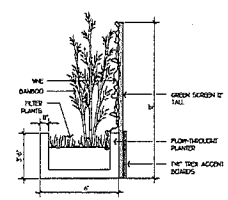
PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT, 1-800-227-2600
13. PROTECT EXISTING STORM DRAIN INLETS DRAIN INLETS, WITH FILTER FABRIC, FOR THE DURATION OF THE PROJECT.

PLANT SYMBOLS

S3 — INDICATES PLANT KEY
XX — INDICATES PLANT QUANTITY

EXISTING TREE TO REMAIN



FLOW-THROUGH PLANTER DETAIL
1" = 4'-0"

800-227-2600

0 16 32 48
Scale 1" = 16 ft

PDC13-027

SiliconSage™ Builders, LLC.
3333 Bowers Ave,
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Email: spp@siliconsage.com

No.	Description	Date

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
47 SOUTH SANTA STREET
SUNNYVALE, CALIFORNIA 94086

BALBACH CONDIMINUMS
150-180 BALBACH STREET, SAN JOSE CALIFORNIA

GENERAL DEVELOPMENT PLAN - EXHIBIT C

PLANNED DEVELOPMENT ZONING 07.17.2013

SHEET TITLE

PLANTING PLAN

PROJECT NO.	1213 180
DATE	12.18.13
SCALE	1" = 20'-0"

6a

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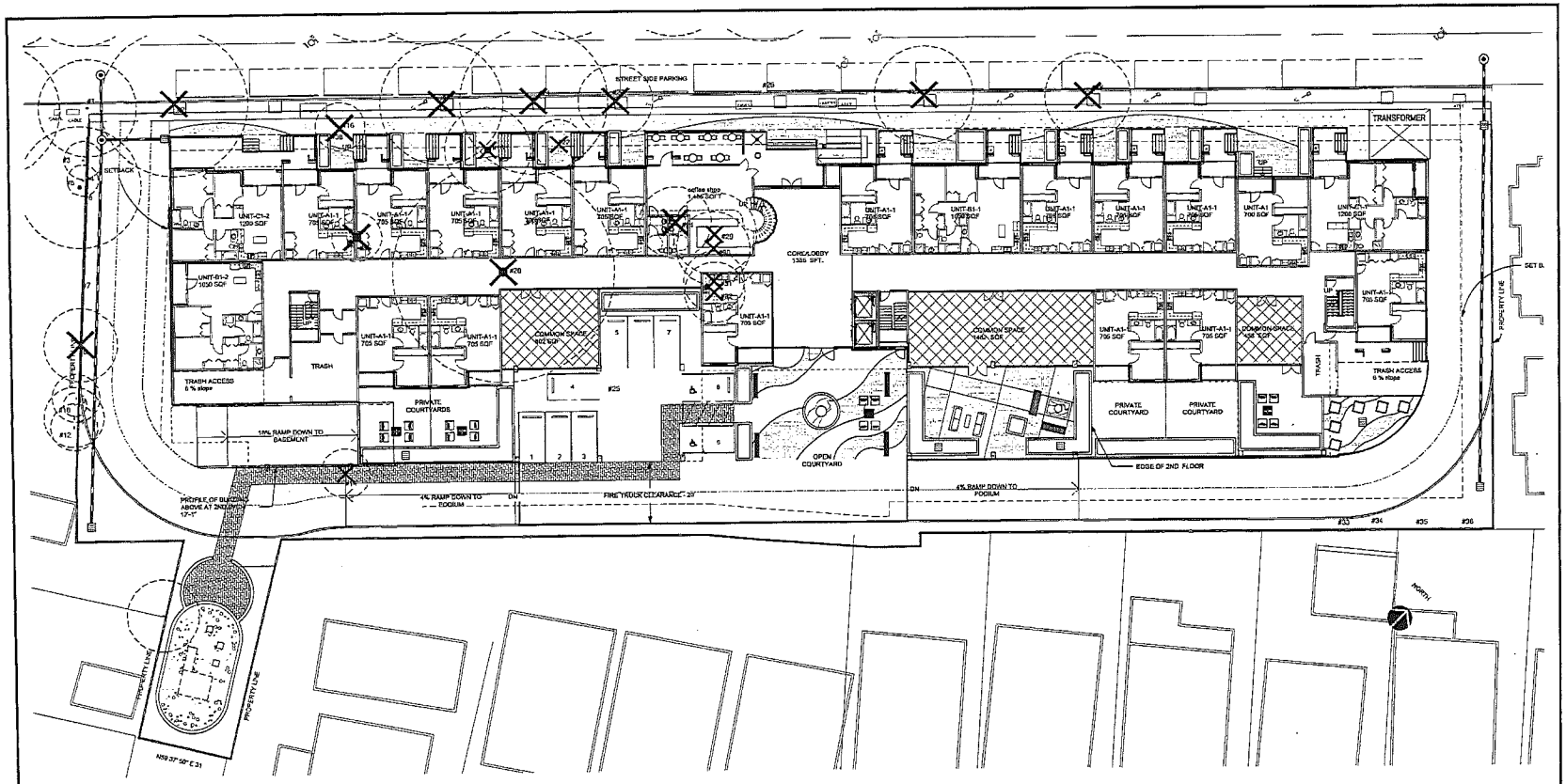
PDC13-027



EXISTING TREE LIST:

TREE	BOTANICAL NAME	COMMON NAME	DBH	CONDITIONS	NOTES
01	PISTACIA CHINENSIS	CHINESE PISTACHE	9.8"	FAIR	TO REMAIN
02	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	8.6"	FAIR	TO REMAIN
03	ALANTHUS ALTISSIMA	TREE OF HEAVEN	6.7"	FAIR	TO REMAIN
04	ALANTHUS ALTISSIMA	TREE OF HEAVEN	7.1"	FAIR	TO REMAIN
05	ALANTHUS ALTISSIMA	TREE OF HEAVEN	8.5"	POOR	TO REMAIN
06	ALANTHUS ALTISSIMA	TREE OF HEAVEN	5.8"	FAIR	TO REMAIN
07	ALANTHUS ALTISSIMA	TREE OF HEAVEN	5.3"	POOR	TO REMAIN
08	ALANTHUS ALTISSIMA	TREE OF HEAVEN	5.6"	POOR	TO REMAIN
09	ALANTHUS ALTISSIMA	TREE OF HEAVEN	4,7,3.4"	FAIR	TO REMAIN
10	ALANTHUS ALTISSIMA	TREE OF HEAVEN	3,7,4.9"	FAIR	TO REMAIN
11	ALANTHUS ALTISSIMA	TREE OF HEAVEN	4,7,3.4"	POOR	TO REMAIN
12	ALANTHUS ALTISSIMA	TREE OF HEAVEN	3,9*3.0"	POOR	TO REMAIN
13	PRUNUS CERASIFERA	CHERRY PLUM	4,7,5.7"	FAIR	TO REMAIN
14	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6.3"	GOOD	TO BE REMOVED
15	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	4.5",9.6",3.7"	FAIR	TO BE REMOVED
16	ALANTHUS ALTISSIMA	TREE OF HEAVEN	9",4"	POOR	TO BE REMOVED
17	PISTACIA CHINENSIS	CHINESE PISTACHE	5.7"	GOOD	TO REMAIN
18	PINUS PINEA	ITALIAN STONE PINE	21.5"	GOOD	TO BE REMOVED
19	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	8.5"	FAIR	TO BE REMOVED
20	PINUS PINEA	ITALIAN STONE PINE	37.6"	GOOD	TO BE REMOVED

21	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	16.4"	FAIR	TO REMAIN
22	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6.7"	FAIR	TO BE REMOVED
23	PISTACIA CHINENSIS	CHINESE PISTACHE	9.5"	POOR	TO REMAIN
24	LIGUSTRUM LUCIDUM	PRIVET	14.0"	FAIR	TO BE REMOVED
25	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6.3"	FAIR	TO BE REMOVED
26	PISTACIA CHINENSIS	CHINESE PISTACHE	12.5"	FAIR	TO REMAIN
27	QUERCUS RUBRA	RED OAK	5.4"	GOOD	TO REMAIN
28	QUERCUS RUBRA	RED OAK	13.6"	GOOD	TO REMAIN
29	ALANTHUS ALTISSIMA	TREE OF HEAVEN	9.0"	VERY POOR	TO BE REMOVED
30	ALANTHUS ALTISSIMA	TREE OF HEAVEN	5.5"	VERY POOR	TO BE REMOVED
31	ALANTHUS ALTISSIMA	TREE OF HEAVEN	5.7"	VERY POOR	TO BE REMOVED
32	ALANTHUS ALTISSIMA	TREE OF HEAVEN	6.2"	VERY POOR	TO BE REMOVED
33	ALANTHUS ALTISSIMA	TREE OF HEAVEN	5.5"	FAIR	TO BE REMOVED
34	ALANTHUS ALTISSIMA	TREE OF HEAVEN	6",4"	POOR	TO BE REMOVED
35	ALANTHUS ALTISSIMA	TREE OF HEAVEN	6"	FAIR	TO BE REMOVED
36	PRUNUS CERASIFERA	CHERRY PLUM (FRUITING)	8"	FAIR	TO BE REMOVED
37	SEQUOIA SEMPERVIRENS	COAST REDWOOD	35"	POOR	TO REMAIN
38	ALANTHUS ALTISSIMA	TREE OF HEAVEN	3.7",3.4",3.4"	VERY POOR	TO BE REMOVED

800-227-2600

0 16 32 48

Scale 1" = 16 ft

REED ASSOCIATES
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477 SOUTH MATHEWS STREET
SUNNYVALE, CALIFORNIA 94086
408.481.9888 / 408.481.9887 FAX
web: www.reedassoc / e-mail: jim@reedassoc

BALBACH PROJECT

180 BALBACH ST,
SAN JOSE, CA

ISSUE	DATE

REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/13
STATE OF CALIFORNIA

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Approved	PJR		
Drawn	JH	Reviewed	PJR
Project No.	10L.W		
Scale 1"=16'		Issue Date	12.18.13

TREE INVENTORY /REMOVAL PLAN

6b

Sheet of