City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **On the hills from the junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive. (APNs: 455-28-017, 455-09-057, 455-59-016, 455-59-017, 455-59-018, 455-59-007, 455-59-013, +++**

Permit/Project No.: **PDA14-035-04** Issuance Date: 7/26/17

Prepped By: **NTHOMAS** Closed By: **JPROVEDO** RSN: **1711215**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☒ (DR) Development Review (207)	☒ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☐ (MP) Maps ☐ (AP) Application ☐ (AC) Agency Correspondence ☐ (GC) General Correspondence ☒ (PL) Plans ☐ ST Approved Storm-Water Ctrl Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans ☐ SW Approved Storm-Water Ctrl Plan ☐ PK Parking Analysis
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs

COMMUNICATIONS HILL
San Jose, California

PLANNED DEVELOPMENT PERMIT AMENDMENT

FOR A PORTION OF THE APPROVED

COMMUNICATIONS HILL PHASE 2

A MIXED-USE DEVELOPMENT BY KB HOME WITHIN THE COMMUNICATIONS HILL SPECIFIC PLAN
AS ESTABLISHED IN ORDINANCE 29503, ESTABLISHING A PLANNED DEVELOPMENT ZONING DISTRICT

RECEIVED
JUN 05 2017
CITY OF SAN JOSE
PLANNING, BUILDING AND CODE ENFORCEMENT

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PROJECT DESCRIPTION

THIS PROPOSED PD AMENDMENT WILL ALLOW FOR THE DEVELOPMENT OF PHASE 2 OF THE COMMUNICATIONS HILL PROJECT APPROVED WITH PDC13-009. SPECIFICALLY, THIS APPLICATION WILL AMEND CERTAIN ELEMENTS OF THE PREVIOUSLY APPROVED PD PERMIT AMENDMENT (PDA14-035-03) AND THE MASTER PD PERMIT (PD14-035).

CHANGES TO THE PREVIOUSLY APPROVED PERMITS INCLUDE A REDUCTION IN THE NUMBER OF UNITS (FOR PHASE 2) FROM 648 TO 486 UNITS (A REDUCTION OF 162 UNITS), CHANGES IN SOME DWELLING UNIT TYPES, CHANGES IN SPECIFIC AREAS OF GRADING, MODIFICATION (ADD, REDUCE, MOVE) SOME RETAINING WALLS AND LANDSCAPING TO REFLECT THE CHANGES TO ALLOW FOR THE NEW DWELLING UNIT TYPES.

SPECIFIC PROPOSED CHANGES TO THE PREVIOUSLY APPROVED MASTER PD PERMIT/ PD AMENDMENT FOR PHASE 2 ARE SUMMARIZED BELOW AND ARE DEPICTED ON THIS PHASE 2 PD AMENDMENT PLAN SET:

- LLANO DE LOS ROBLES AVE. AND EMPOLI STREET INTERSECTION IS PROPOSED TO BE LOWERED.
- A PORTION OF EMPOLI STREET GRADE IS ADJUSTED AS A RESULT OF LOWERING LLANO DE LOS ROBLES AVE. AND EMPOLI STREET INTERSECTION. ADDITIONAL TIERED RETAINING WALLS ARE PROPOSED TO BE ADDED TO THE WEST SIDE OF EMPOLI STREET TO PROVIDE FOR THIS REVISION.
- MANUEL STREET, JAYHAWKERS PLACE AND HENRY MILLER STREET (ALL PRIVATE STREETS) ARE ADJUSTED TO ACCOMMODATE NEW PRIVATE ALLEYS TO SERVE THE 10-PLEX CONDO BUILDINGS
- BLOCK 44 - REPLACED 1 PODIUM BUILDING WITH FOUR 10-PLEX CONDO BUILDINGS AND ADDED 2 PRIVATE ALLEYS
- BLOCK 45 - REPLACED 1 PODIUM BUILDING WITH FOUR 10-PLEX CONDO BUILDINGS AND ADDED 1 PRIVATE ALLEY
- BLOCK 43 - REPLACED 4 CBC ATTACHED TOWNHOME BUILDINGS WITH 4 CRC ATTACHED TOWNHOME BUILDINGS
- BLOCK 42 - REPLACED 1 PODIUM BUILDING WITH FOUR 10-PLEX CONDO BUILDINGS AND ADDED 1 PRIVATE ALLEY. ALSO REPLACED 4 CBC ATTACHED TOWNHOME BUILDINGS WITH 4 CRC ATTACHED TOWNHOME BUILDINGS
- BLOCK 41 - REPLACED 1 PODIUM BUILDING WITH FOUR 10-PLEX CONDO BUILDINGS AND ADDED 1 PRIVATE ALLEY
- BLOCK 40 - REPLACED 2 CBC ATTACHED TOWNHOME BUILDINGS WITH 2 CRC ATTACHED TOWNHOME BUILDINGS
- BLOCK 39 - REPLACED 2 CBC ATTACHED TOWNHOME BUILDINGS WITH 2 CRC ATTACHED TOWNHOME BUILDINGS
- BLOCK 35 - REPLACED 2 CBC ATTACHED TOWNHOME BUILDINGS WITH 2 CRC ATTACHED TOWNHOME BUILDINGS
- BLOCK 36 - REPLACED 3 CBC ATTACHED TOWNHOME BUILDINGS WITH 3 CRC ATTACHED TOWNHOME BUILDINGS
- ADDITION OF 8 PREVIOUSLY OMITTED STORM DRAIN OUTFALLS THAT ARE REQUIRED FOR SLOPE DRAINAGE
- ADDITION OF PERIMETER FENCE ALONG PROJECT BOUNDARY TO DELINEATE BETWEEN INDUSTRIAL AND RESIDENTIAL USES

THIS PROPOSED PHASE 2 PD AMENDMENT PLAN SET INCLUDES AN UPDATE TO AN APPROVED RESIDENTIAL UNITS AND OVERALL PROJECT DENSITY TABLE DEPICTING UNIT COUNT (BY PHASE - SEE TABLE ON THIS SHEET).

NOTE: TENTATIVE MAP APPLICATION PT17-020 FOR CERTAIN AREAS OF PHASE 2 HAS BEEN FILED AND WILL BE PROCESSED CONCURRENTLY WITH THIS PD AMENDMENT TO ALLOW FOR THE IMPLEMENTATION OF THE CHANGES OUTLINE ABOVE.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS:	LOTS 4-10, 29-45, 57, J, K, M-V OF TRACT 10295
PROJECT LOCATION:	COMMUNICATIONS HILL (COMMUNICATIONS HILL BLVD. BETWEEN HILLSDALE AVE. & CURTNER AVE.)
PRIOR APPROVALS:	GP13-002, PDC13-009, PD14-035, PT14-030, PDA14-035-01, PT14-034, PDA14-035-02, PDA14-035-03, PT15-055
EXISTING GENERAL PLAN DESIGNATIONS:	COMMUNICATIONS HILL PLANNED COMMUNITY • MIXED USE NEIGHBORHOOD (UP TO 30 DU/AC) • URBAN RESIDENTIAL (30 - 95 DU/AC) • OPEN SPACE, PARKLAND AND HABITAT • INDUSTRIAL PARK • MIXED USE COMMERCIAL • PUBLIC / QUASI PUBLIC
EXISTING ZONING DESIGNATION:	A(PD) PLANNED DEVELOPMENT (PDC13-009)
PROPOSED USE:	UP TO 486 SINGLE FAMILY DETACHED AND ATTACHED HOMES, TOWNHOMES, CONDOMINIUMS, PUBLIC & PRIVATE STREETS, PUBLIC TRAILS, AND PUBLIC & PRIVATE OPEN SPACE
GROSS PROJECT AREA (PHASE 2 FOOTPRINT):	±125.0 AC
PROPOSED PUBLIC STREET:	±8.5 AC
EXISTING PUBLIC STREET:	±1.4 AC
PROPOSED PRIVATE STREET:	±0.8 AC
NET SITE AREA:	±114.3 AC
PROPOSED DENSITY:	486 DU/19.7 AC (NET RESIDENTIAL) = 24.7 DU / AC (NET DENSITY)
CONSTRUCTION SCHEDULE:	
START DATE:	TBD
COMPLETION DATE:	TBD

APPROVED
City of San Jose
PBCE - PLANNING
By: Stefanie Farmer
Date: 7/26/17

APPROVED RESIDENTIAL UNITS AND OVERALL PROJECT DENSITY

PHASE	FILE #	ROW DETACHED	TOWNS & FLATS	ALLEY DETACHED	CONDO	TOTAL RESIDENTIAL UNITS	NET AREA	NET DENSITY
PHASE 1	PDA14-035-01 PT14-034	27	195	92	0	314	14.4 AC	21.8 DU/AC
PHASE 2 APPROVED	PDA14-035-03 PT15-055	34	264	44	306	648	19.7 AC	32.9 DU/AC
PHASE 2 PROPOSED	PDA14-035-04 PT17-020	34	408	44	0	486	19.7 AC	24.7 DU/AC
PHASE 3	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
PHASE 4	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
TOTAL		61	603	136	0	800	34.1	23.5 DU/AC

DEVELOPMENT TEAM

DEVELOPER: KB HOME
CONTACT: PETER LEZAK
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583

ARCHITECT: KTGY
CONTACT: MANNY GONZALEZ
1733 OCEAN AVENUE, SUITE 250
SANTA MONICA, CA 90401

PLANNING CONSULTANT: HMH
CONTACT: TOM ARMSTRONG
1570 OAKLAND ROAD
SAN JOSE, CA 95131

CIVIL ENGINEER: HMH
CONTACT: DAVID WILSON
1570 OAKLAND ROAD
SAN JOSE, CA 95131

LANDSCAPE ARCHITECT: HMH
CONTACT: BRIAN GLICK
1570 OAKLAND ROAD
SAN JOSE, CA 95131

LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP, INC.
CONTACT: GARY LAYMON
181 GREENSICH STREET
SAN FRANCISCO, CA 94111

PDA 14-035-04

2ND SUBMITTAL

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

ktgy

HMH
HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance

KB HOME

PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	3636707S.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	TA
DATE:	MARCH 30, 2017
SCALE:	NTS

TITLE SHEET 1.0

COMMUNICATIONS HILL
San Jose, California

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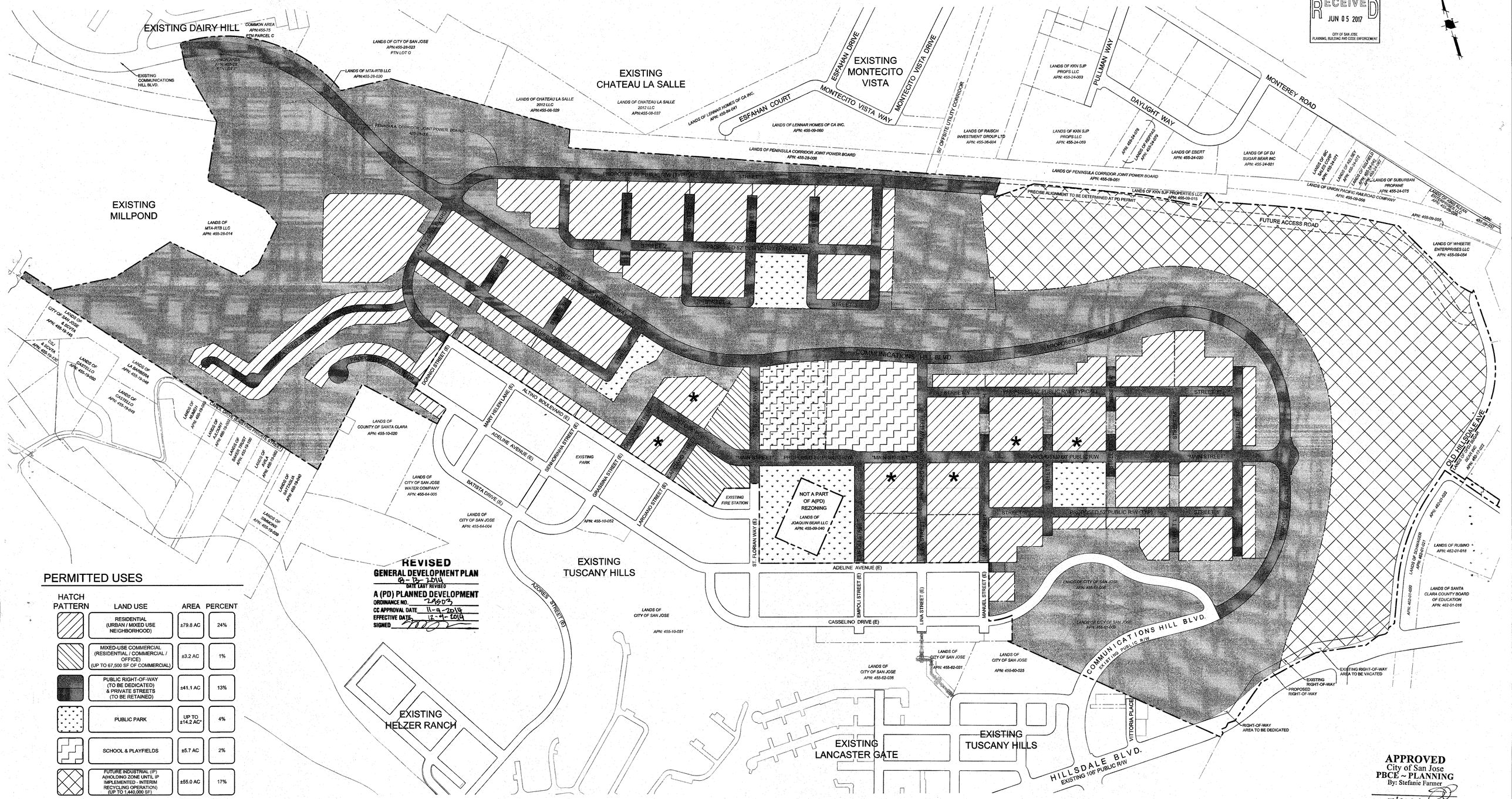
CITY OF SAN JOSE
PLANNING, BUILDING AND CODE ENFORCEMENT



REVISED
GENERAL DEVELOPMENT PLAN
10-15-2014
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29503
CC APPROVAL DATE 11-9-2014
EFFECTIVE DATE 12-9-2014
SIGNED

PERMITTED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
	RESIDENTIAL (URBAN / MIXED USE NEIGHBORHOOD)	±79.8 AC	24%
	MIXED-USE COMMERCIAL (RESIDENTIAL / COMMERCIAL / OFFICE) (UP TO 67,500 SF OF COMMERCIAL)	±3.2 AC	1%
	PUBLIC RIGHT-OF-WAY (TO BE DEDICATED) & PRIVATE STREETS (TO BE RETAINED)	±41.1 AC	13%
	PUBLIC PARK	UP TO ±14.2 AC*	4%
	SCHOOL & PLAYFIELDS	±5.7 AC	2%
	FUTURE INDUSTRIAL (IP) A/HOLDING ZONE UNTIL IP IMPLEMENTED - INTERIM RECYCLING OPERATION) (UP TO 1,440,000 SF)	±55.0 AC	17%
	PUBLIC / PRIVATE OPEN SPACE W/ WATER QUALITY FEATURES / STORAGE	±126.2 AC	38%
	EXISTING RIGHT-OF-WAY	±6.4 AC	1%
	GROSS SITE AREA:	±331.6 AC	100%

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- RIGHT-OF-WAY
- TYPE III BUILDING SITE *

0 100 200 400
1 INCH = 200 FEET

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

* FINAL PARK ACREAGE TO BE DETERMINED WITH THE PARKLAND AGREEMENT.

Stragnis Properties | KT | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

NO	DATE	DESCRIPTION
5	8/13/2014	PER CITY COMMENTS
4	4/30/2014	PER CITY COMMENTS
3	01/21/2014	PER CITY COMMENTS FOR USE WITH ADEIR
2	11/06/2013	PER CITY COMMENTS
1	6/14/2013	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660LU
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	MARCH 2, 2013
SCALE:	1" = 200'

LAND USE PLAN **2.0**

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/24/17

RECEIVED
JUN 05 2017
CITY OF SAN JOSE
PLANNING, BUILDING AND CODE ENFORCEMENT

COMMUNICATIONS HILL
San Jose, California

DEVELOPMENT STANDARDS (PDC13-009)

Sewage Treatment Demand. Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-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 Quality 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 approval authority.

Archaeology. 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.

Specific Plan Conformance. This project is intended to conform to the Communications Hill Specific Plan (CHSP), as amended, unless otherwise approved as part of this Planned Development (PD) Zoning and to the satisfaction of the Director of Planning.

Residential Density. The net average residential density for the total project shall not be less than 24 DU/AC or otherwise in accordance with the CHSP. A higher net average residential density is allowed with an approved Planned Development permit. An updated "running total" calculation of net density built under this Planned Development Zoning shall be provided with each Planned Development (PD) Permit for the construction of new residential units to demonstrate overall project density compliance. The actual density range of individual blocks or phases of the development may be below or above the average overall density.

Master Planning. A Master PD permit and Tentative Map is required prior to approval of the first final map to ensure a comprehensive and holistic approach is established for phased project build-out with the issuance of subsequent Planned Development Permits allowed for each discrete development phase. The master permit and tentative map shall address precise street placement, street landscaping, timing, interim conditions, etc.

Phasing. Phasing of project development is allowed subject to the following general criteria:
1. To ensure that the backbone urban structure is realized,
2. To ensure orderly, safe and sequential development
3. To minimize conflicts between new or existing development and on-going construction activities,
4. To minimize potential conflicts between new and existing uses, and
5. To encourage new development to occur as soon as feasible.

Fair Share. Each phase of development shall fulfill its "fair share" contribution towards the construction of on-site and off-site (non-ADP) required infrastructure (streets, stairs, pathways, parks, utilities, etc.) to the satisfaction of the Directors of Planning and Public Works as a condition of the approval of the Planned Development permit and Tentative Map for that phase. Methodology and details for fulfilling this obligation should be established in the Master Planned Development Permit and Tentative Map.

Prezoning. This Planned Development District includes "Prezoned territory" for purposes of conformance to San Jose Municipal Code Section 20.120.300.

Architecture. Final architectural design, materials and details shall be determined prior to the issuance of the PD permit for each development phase. Street elevations and renderings shall be provided with each PD permit.

Shuttle Service. In accordance with the intent of the CHSP, the overall project shall provide a shuttle bus program that links the residential neighborhood and industrial area to nearby Light Rail Transit and Caltrain stations and bus stops. An initial evaluation of the precise routes, frequency, financing mechanisms, management, operation, startup timing and feasibility of the service shall be analyzed and evaluated to the satisfaction of the Director of Planning and Public Works in conjunction with development of the TDM program or no later than prior to the issuance of the PD permit for the 1000th residential unit. The analysis should include a survey of existing residents. In the event that the initial evaluation indicates that ridership projections are not yet sufficient to support the shuttle service, the Director may require re-evaluation at a later phase of the project. The Director of Planning can effectuate, modify or remove this requirement with an approved PD permit subsequent to a determination of adequate assessment and consideration.

Grading. To meet the intended visual character of the developed hill consistent with the CHSP (vertical building elevation difference and multi-terraced development that provides vistas of the valley for residential units in close proximity to each other), the final grading should be as consistent as possible with that shown in the conceptual grading plans. Typically, steeper street grades are better, such as around the perimeter blocks 40, 41, 56 and 57. Detailed grading relationships including block layouts and adjacent public improvements shall be provided with each PD permit.

RESIDENTIAL

1. Permitted, Special and Conditional residential uses shall be those of the R-M Multiple Residence District. All Conditional and Special uses shall require an approved PD permit. "Mom & Pop" stores are allowed in the residential areas if consistent with the CHSP design standards and the issuance of a PD Permit.

2. Development Regulations and Standards

Attached Units and detached units with garages accessed off the side or rear of the unit

a. Encroachments into the setbacks are encouraged with varying horizontal distances intended to enhance building articulation and architectural detail. Permitted building projections include, but are not limited to, architectural elements, such as stairs, stoops, porches, eave overhangs, fireplaces, bay or bow windows and trellises. Bay windows, bow windows or any enclosed inhabited projections should be limited in length and must be separated by at least 2 ft. from one another. Stairs, stoops and porches may encroach the full 3 ft.

b. Minimum Lot Area - 1,500 square feet

c. Building Setbacks to Property Line-
i) Front - 3 feet
ii) Side - 3 feet
iii) Rear - 3 feet

d. Minimum Building Separations
i) Front to Front - typically 15 feet with variations allowed by the Director of Planning for porches, steps and architectural elements.
ii) Rear to Rear, Front to Rear and Side to Rear - typically 15 feet with variations allowed by the Director of Planning in conformance with Building and Fire Code requirements based on unit type with an approved Planned Development permit.
iii) Side to Side - (not applicable to detached units) - typically 15 feet variations allowed by the Director of Planning in conformance with Building and Fire Code requirements based on unit type with an approved Planned Development permit.

e. Maximum Height - 120 feet or ten (10) stories

f. Mechanical equipment, including but not limited to, pool equipment and HVAC equipment, must maintain a front and side setback of three feet and may be placed in the rear setback. Mechanical equipment placed where visible from a public right of way shall be screened from view to the satisfaction of the Director of Planning.

Detached Units with garages and primary entrances on the same facade
g. Minimum Lot Area - 1,500 square feet

h. Building Setbacks to Property Line-
i) Front - 5 feet.
ii) Side - 4 feet.
iii) Rear - 10 feet.
iv) Encroachments into the front and side setbacks are encouraged with varying horizontal distances intended to enhance building articulation and architectural detail. Permitted building projections include, but are not limited to, architectural elements, such as stairs, stoops, porches, eave overhangs, fireplaces, bay or bow windows and trellises. Bay windows, bow windows or any enclosed inhabited projections should be limited in length and must be separated by at least 2 ft. from one another. Stairs, stoops and porches may encroach into the full front setback. Encroachments into the rear setback shall be non habitable, limited to no more than 50% of the length of building and shall encroach into the required rear setback no more than 5 feet.

i. Driveway length - Driveways shall be 10 feet or less or 18 feet or greater in length.

j. Development should comply with the hillside development (Chapter 12) and grading (Chapter 13) provisions of the Residential Design Guidelines.

k. Level flat pad development and flat rear yards shall be avoided consistent with General Plan Hillside Preservation Goals and Policy LU-17.4.

l. Accessory Structures:
i) Accessory buildings and structures must be located behind the single family dwelling. No side or rear setback is required except to comply with Building and Fire Codes.
ii) No more than 30% of the rear yard shall be covered with above-grade accessory buildings or structures. No more than 60% of a rear yard shall be covered with accessory buildings or structures of any kind.
iii) Above-grade accessory structures shall be limited to 200 square feet in size each. Accessory structures that are visible from a public right of way shall be open in nature.
iv) No accessory buildings shall be visible from a public right-of-way. Accessory buildings shall be limited to 200 square feet in size each.
v) Height limitations for residential accessory buildings and structures shall be per the Zoning Ordinance standards, as amended.
vi) Retaining walls over 2' in height require issuance of a Planned Development Permit.

m. Modifications to these standards may be allowed by the Director of Planning through a Planned Development Permit to account for site specific topography to meet the grading intent of the Communications Hill Specific Plan.

n. Mechanical equipment, including but not limited to, pool equipment and HVAC equipment, must maintain a front setback of 5', a side setback of three feet and may be placed in the rear setback. Mechanical equipment placed where visible from a public right of way shall be screened from view to the satisfaction of the Director of Planning.

3. To enhance compatibility a minimum setback separation to pedestrian "stairs" shall be established on a case by case basis prior to the issuance of the Planned Development Permit for the applicable phase of stair construction.

4. Off-street residential parking requirements shall be two (2) covered spaces per unit, except for podium building units that shall be one (1) covered space per unit. Covered tandem parking spaces are permitted with no additional review by the Director of Planning required. The parking requirement may be reduced to the satisfaction of the Director of Planning as determined appropriate on a case by case basis through a Planned Development Permit by giving consideration to one or more of the following:
a) the particular unit or building type and design,
b) use of on-street parking to meet a portion of the requirements, or
c) a reduction as justified based on an adequate parking need analysis.
d) Alternative parking arrangements and reductions with TDM measures may be approved through a Planned Development Permit.

5. The amount of private and/or common open space provided shall conform to the CHSP or Residential Design Guidelines as applicable with variations allowed on case by case basis by Director of Planning with an approved PD permit.

6. A Home Owner's Association shall be provided for all residential development. The association shall control and maintain common area items, such as landscaping, towing cars parked in unauthorized private areas, etc.

MIXED- USE COMMERCIAL (VILLAGE CENTER)

1. Permitted, Special and Conditional commercial uses shall be those of the CP Commercial Pedestrian District with the following exceptions:
a) Permitted Use: Mixed use with attached residential units at densities consistent with those allowed under this PD zoning

b) Conditional Use: Driving school, hotel or motel, wholesale auto dealer

c) Prohibited Use: Pawn shop/broker, Emergency ambulance service, Bail bond establishment, Mortuary and funeral services, Payday lending establishment, Cemetery

2. All Conditional and Special uses shall require approval of a Planned Development Permit.

3. Development Regulations and Standards

a) Minimum Lot Area - As established by approved Planned Development Permit
b) Building Setbacks - As established by the Communications Hill Specific Plan
i) Front - None required
ii) Side - None required
iii) Rear - None required
c) Maximum Height - 120 feet

REVISED
GENERAL DEVELOPMENT PLAN
8-18-2014
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29503
CC APPROVAL DATE 11-4-2013
EFFECTIVE DATE 12-4-2013
SIGNED

4. Mixed Use Commercial Parking:

a) Non-residential uses: Typical parking requirements for non-residential uses should be no more than one (1) parking space per 500 sq. ft. net square feet of building floor area. Alternative parking arrangements and reductions due to TDM measures or demand analysis may be approved through a PD Permit.

b) Residential uses: Residential parking requirements shall be per Table 20-210 of the Zoning Ordinance, as amended. Alternative parking arrangements and reductions with TDM measures or demand analysis may be approved through a Planned Development Permit.

5. **Commercial Phasing.** Prior to the issuance of a Building Permit for any residential unit on Blocks 17, 18 or 29, the residential developer shall construct all site infrastructure and underground improvements for the 67,500 square foot mixed-use "village" retail development. The site infrastructure and underground improvements for the mixed-use commercial buildings shall be constructed as follows: a) public street improvements adjacent to the village center parcels, b) underground utilities in the public streets with manholes that can be utilized for connection of future service laterals by the commercial development, and c) sheet graded pads for the village center that conforms to the adjacent street elevations. The intent is to provide pads that are ready to build with the service sizing, locations, and foundation grading to be done by the commercial developer based on approved design.

INDUSTRIAL

1. Permitted, Special and Conditional industrial uses shall be those of the IP Industrial Park District. All conditional and special uses shall require an approved PD permit.

2. Industrial Development Regulations, Standards and Performance Standards shall be those of the IP Industrial Park District, except the maximum building height shall not project above the 250 feet elevation based upon the NVGD 29 to protect the view sheds from the top of the hill and perimeter trail.

3. Director of Planning has discretion to adjust industrial development standards with an approved PD permit.

4. Industrial Parking requirements shall be per Table 20-120 of the Zoning Ordinance, as amended. Alternative parking arrangements and reductions due to TDM measures or demand analysis may be approved through a Planned Development Permit.

5. A Planned Development permit to master plan the area designated for industrial development shall be required prior to the issuance of the first building permit for construction in said area. This Master PD permit and Tentative Map shall include, but not be limited to, details, final design and phasing of all related and required improvements, such as public streets, stairs, pedestrian connections, etc. as shown to be constructed in connection with development of the land area designated for industrial park use.

6. A design study for the stairs identified as No. 27 in the CHSP shall be completed to the satisfaction of the Director of Planning prior to the approval of a Planned Development permit or Tentative Map for the construction of adjacent industrial area streets and/or development. This condition shall apply in any case and regardless of any other parkland dedication or credit considerations. The final location, alignment and construction schedule of the stairway to the east of the intersection of Communications Hill Blvd and "Main Street" and the proposed temporary EVA road in the industrial area depicted on the Conceptual Site Plan should be included in the Master Planned Development Permit for the industrial area.

7. An off-street 'class I' pedestrian/bicycle connection, as defined in the CalTrans Highway Design Manual, shall be constructed through the industrial area to connect the Communications Hill Trail System to the CalTrain Station. The construction of this connection shall conform to the San Jose Trail Design Guidelines or other appropriate design guidelines approved by the Director of Public Works. The exact alignment of this connection and final dimensions shall be set forth in the Planned Development Permit and Tentative Map associated with the Master Plan for the industrial development and should be consistent with the intended non-vehicular connections of the CHSP and the approved ADP or as otherwise approved by the Director of Planning.

8. Improvements to Old Hillsdale Avenue must be completed no later than when 50% of the industrial development area along Old Hillsdale Avenue is constructed.

OPEN SPACE

1. Allowed use of areas designated as private or public open space shall be limited to those "non-structural" uses of the OS Open Space zoning district. Conditional or Special non-structural uses shall require a Planned Development permit.

2. Any Private Hillside Open Space areas shall not be developed and shall be preserved as open space in perpetuity via a conservation easement or through a property grant deed to a public or quasi-public entity, or similar legally binding mechanism to ensure the preservation, maintenance and management those areas as open space.

3. Prior to approval the landscaping plan and plant palette for the open hillsides shall be reviewed by a qualified biologist or botanist for appropriateness and suitability of plant materials given the physical characteristics of the site.

LEGAL NON-CONFORMING RECYCLING USE

Existing legal and conforming uses as approved by County of Santa Clara Use Permit File No. 4728-43-60-03P and Architecture & Site Approval File No. 4728-43-60-91A-03P shall be allowed to continue subject to full compliance with the existing County permit conditions. This Planned Development zoning allows for the existing surface mining permit/reclamation plan and County use permit operations (surface mine, concrete, asphalt and soil recycling facility) to continue. The general location of the existing recycling operations is in the area designated for Industrial Park use. The scope and location of the recycling operations shall be limited to those permitted and approved under the existing County permits. Upon cessation of the existing recycling operation and use, the allowed uses shall be those of the base zone until such time as the Industrial Park land is developed.

PARKS & TRAILS

1. **PDO/PIO:** 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.

2. The final public park and trail acreage, location, dedication and design will be determined in conjunction with the Planned Development permits, Tentative Maps and required Parkland Agreement(s).

3. A design study for the AT&T tower park site, including the stairs as proposed in the CHSP, shall be completed to the satisfaction of the Director of Planning prior to the approval of a Planned Development permit or Tentative Map for the construction of second phase of residential development. This condition shall apply in any case and regardless of any other parkland dedication or credit considerations.

4. In the event that the approximately ten-acre school and playfield site is not developed for a school as designated in the Communications Hill Specific Plan and this Planned Development zoning, consideration should be given to the potential use of some or all of that 10 acre land area for public parks purposes.

5. Consistent with the Communications Hill Specific Plan, the project shall construct a multi-modal trail system, including any necessary stairways, platforms, or ramps, within the open hillside area and largely separate from the road system. To the greatest extent feasible the trail segments should be constructed as off-street 'Class I' trails as defined by the CalTrans Highway Design Manual, or as a minimum standard should be constructed consistent with the San Jose Trail Design Guidelines. The exact alignment of the trails and final dimensions shall be set forth in the Planned Development Permits and/or Tentative Maps associated with that phase of development. A determination of credit for towards fulfillment of the parkland obligation will be made by the requisite parkland agreement.

PUBLIC WORKS

1. **Final Design.** Final right-of-way locations may be modified and will be determined prior to the issuance of a Planned Development permit to the satisfaction of the Director of Public Works.

2. **Tower Access.** Project shall provide permanent access to the future land locked parcel APN 455-09-040, Lands of Joaquin Bear, LLC to the satisfaction of the Director of Public Works.

3. **Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Maps 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 Public Works conditions.

4. **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.

5. **Grading/Geology:**
a) A grading permit is required prior to the issuance of a Public Works Clearance.
b) 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.
c) Because this project involves a land disturbance of one or more acres, 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.
d) A Certificate of Geologic Hazard Clearance was issued for the proposed project. Refer to the memo dated May 12, 2014 for additional information and conditions of the clearance.

6. **Transportation:**
a) A traffic report by Hexagon Transportation Consultants, Inc. dated May 28, 2014 was received and is under review. A final traffic memo that summarized the report and documents the transportation related conditions on the project shall be provided prior to environmental clearance.
b) The project includes an area development policy (Communications Hill Specific Plan Area Development Policy (CHSPADP)) to address infeasible traffic mitigation measures consistent with the Envision San José 2040 General Plan. Upon the adoption of the policy by City Council, the project will be required to construct transportation improvements as described in the CHSPADP. Development triggers will be established to determine construction phasing and to ensure the improvements are completed in a timely manner. The triggers will be generally described in the master PD Permit. Detailed trigger conditions of approval will be identified in subsequent PD permits.

7. **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 site design measures, source controls, and stormwater treatment measures to minimize stormwater pollutant discharges.
a) The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing and final Stormwater Control Plans.
b) The project proposes to modify the two (2) existing stormwater basins adjacent to the Dairy Hill Development and Tuscany Hill Development respectively to comply with Policy 6-29.
c) Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.

8. **Stormwater Peak Flow Control Measures**: The project is located in a Hydromodification Management (HM) area and will create and/or replace one acre or more of impervious surface. The project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14 which requires HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.

a) The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing, as well as final HM plans/reports. The submittals shall coincide with the phasing of the development.
b) This project proposes to modify the two (2) existing stormwater basins adjacent to the Dairy Hill Development and Tuscany Hills Development respectively to comply with Policy 8-14.
c) Final inspection and maintenance information for the HM controls must be included on the final HM plans.

9. **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.

10. **Assessments**: In order to facilitate the build-out of the parcels consistent with the Communications Hill Specific Plan, and to maintain the unique public features, elements or amenities contemplated in the CHSP, annexation into Community Facilities District No. 8 (Communications Hill) or the formation of a new district may be required.

11. **Sewer**: A conceptual sanitary and storm sewer plan for the overall project has been submitted. The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing, and final sanitary and storm sewer plans. The submittals shall coincide with the phasing of the development and the plans will be finalized with subsequent planning permits.

12. **Electrical**:
a) Electroliers along the proposed project street frontages will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
b) Provide clearance for electrical equipment from driveways, and relocate driveway or electrolier. The minimum clearance from driveways is 10' in commercial areas and 5' in residential areas.
c) Provide clearance for electroliers from overhead utilities and request clearance from utility companies. Clearance from electrolier(s) must provide a minimum of 10' from high voltage lines; 3' from secondary voltage lines; and 1' from communication lines.

13. **Street Trees**:
a) The locations of the street trees will be determined at the street improvement stage. Contact the City Arborist at (408) 794-1901 for the designated street tree. Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects".
b) Landscaping plan shall follow the guidelines detailed with the Communications Hill Specific Plan.
c) Show all existing trees by species and diameter that are to be retained or removed. Obtain a street tree removal permit for any street trees that are over 6 feet in height that are proposed to be removed.

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

RECEIVED
JUN 05 2017
CITY OF SAN JOSE
PLANNING, BUILDING AND CODE ENFORCEMENT

COMMUNICATIONS HILL
San Jose, California

DEVELOPMENT STANDARDS (PDC13-009) continued

14. Street Improvements:
a) Applicant shall be responsible to remove and replace curb, gutter and sidewalk damaged during construction of the project.
b) Construct necessary curb, gutter and sidewalk at locations within the project boundary.
c) Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
d) All in-tract improvements including all public streets, the Communications Hill Boulevard Bridge, stormwater facilities, sewer mains shall be completed in a timely manner and phased such that it coincides with the CHSPADP improvements as well as to the satisfaction of the Director of Public Works. To ensure these improvements are implemented in a timely manner:
i) The Applicant shall submit expenditure reports containing up-to-date accounting and schedules of all in-tract improvements.
ii) Expenditure reports shall be submitted both annually and per development phase.
iii) The expenditure reports shall be reviewed and approved by the Director of Public Works.

15. Private Streets:
a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
b) Final private street improvement plans may be required to the satisfaction of the Director of Public Works.

LANDSCAPING

1. Low hedges, flowering shrubs and other appropriate plantings are encouraged within the building set back areas.
2. The rock outcroppings located below the County communications facility approximately 300 ft. from Carol Drive shall be preserved an amenity.
3. The project shall ensure the long-term viability and survivability of all landscaping due to unfavorable existing soil conditions. Specific landscaping measures, such as over excavation, shall be determined and required with a Planned Development Permit.

AREA DEVELOPMENT POLICY

The Communications Hill Specific Plan Area Development Policy (ADP) is the alternative means of project compliance with the City's Transportation Level of Service Policies and provides a partial basis for the adoption of a FSEIR CEQA Statement of Overriding Considerations for the project. The project is required to implement the improvements listed in the CHSPADP with an expenditure equal to $30 million dollars subject to an annual cost escalation on the unspent balance beginning on January 1, 2020 based on the Engineering News Record (ENR) Construction Cost Index for San Francisco, CA. The City and the Project Applicant will make a good faith effort to construct the ADP improvements within the 2014 cost estimate, including adjustments equivalent to the annual increase in the construction cost index every January 1 commencing on January 1, 2020. In order to construct the ADP improvements within the $30 million (including the periodic construction cost index increases) the City and Project Applicant may agree to value engineer any of the ADP improvements to the extent that such value engineering does not negatively affect the intended use of the improvements. Details regarding the implementation of the CHSPADP are included in that document and the Public Works transportation memo dated October 6, 2014.

REFERRAL TO COUNTY COMMUNICATIONS

The City will refer all development permit applications related to this Planned Development Zoning directly to the Director of Santa Clara County Communications at 2700 Carol Drive, San José, CA 95125, and email (bert.hildebrand@911.sccgov.org) for review and written comment. The County will have 30 days to review and comment on the permit application.

ENVIRONMENTAL MITIGATION MEASURES AS CONDITIONS OF APPROVAL

Transportation

MM TRAN-4.1: At the intersection of Communications Hill Boulevard and Curtner Avenue the necessary improvement shall include the addition of a second 650-foot long westbound left-turn lane. The improvement would require median modifications, removal of the "pork chop" islands, restriping of lanes, and traffic signal modifications. Sufficient right-of-way is available for this mitigation measure. These improvements are included in the Curtner Avenue Corridor improvements described in the CHSP Area Development Policy, which is included in the proposed project.

Noise

MM NOI-1.1: Site specific noise analyses shall be conducted prior to the issuance of a PD permit for future residences to be located along the railway near Esfahan Drive and near the Carol Drive residences to verify consistency with City noise standards. The study will identify site specific mechanisms to reduce interior noise to levels considered acceptable in the City's General Plan and Zoning Ordinance, such as forced air mechanical ventilation systems, window rating standards, and fences and/or noise barriers.

MM NOI-2.1: Future retail and industrial park uses on the project site will be required to maintain a noise level of 55 dBA at property lines located adjacent to sensitive receptors. Prior to the issuance of a PD permit for future retail and industrial park uses, the project applicant shall submit an acoustical study demonstrating compliance with the City's requirements.

MM NOI-3.1: The project shall implement the following measures to reduce construction noise impacts to a less than significant level:
- Limit construction activity to 7:00 am to 7:00 pm on weekdays, 9:00 am to 5:00 pm on Saturdays, and no construction activity on Sundays or holidays.
- Schedule highest noise-generating activity and construction activity along the site boundaries near Kurte Park, Tuscany Hills Residences, Esfahan Drive Residences, Millpond Community, and Carol Residences between 9:00 am and 3:00 pm wherever feasible.
- Install temporary construction noise barriers at residential property lines to reduce noise at locations closest to residences.
- Equip all internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.
- Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.
- Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses.
- Locate staging areas and construction material areas as far as practicable from noise-sensitive land uses.
- If impact pile-driving is proposed, temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield adjacent land uses. Foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the piles. All adjacent land uses shall be notified of any pile-driving schedule in writing.
- Utilize "quiet" air compressors and other stationary equipment where feasible and available.
- Designate a noise disturbance coordinator who will respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem.
- Conspicuously post a telephone number for the disturbance coordinator at the construction site.

Air Quality

MM AIR-1.1: Consistent with guidance from the BAAQMD, the following additional actions shall be required of construction contracts and specifications for the project:

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points;
- The project shall develop a plan, which will be implemented and adhered to during construction activities, demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average of at least 70 percent NOX reduction compared to unmitigated emissions. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such shall meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent;
- All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOX;
- All contractors shall use equipment that meets Air Resource Board's most recent certification standard for off-road heavy duty diesel engines; and
- Minimize the number of hours that equipment will operate, including the use of idling restrictions.

MM AIR-2.1: The project shall develop and implement a transportation demand management (TDM) Program, consistent with City requirements. At a minimum, the TDM program shall include the following measures:

- Consider providing transit stops on site, such as at convenient locations on Communications Hill Boulevard with pedestrian access no more than 0.25 mile from the project center. Also consider the posting of transit information at high pedestrian traffic areas on-site. Any resulting plans to modify transit stops would have to be made in accordance with the City and VTA;
- Bicycle amenities should be provided for the project. This would include secure bicycle parking for employees and multi-family residents along with the proposed bike lane connections;
- Provide on-site shower and locker room facilities for employee use to the extent feasible;
- Consider providing pedestrian signage and signalization. Enhanced pedestrian crossings at strategic areas with countdown signals should be considered;
- Encourage employers at the project site to purchase Eco Passes from VTA to provide transit incentives for employees. In addition, project site employers should be required to promote transit use by providing transit information and incentives to employees; and
- The applicant and City shall explore opportunities to implement a "car share program" and measures that would reduce vehicle travel by reducing parking availability (such as an employee parking cash out program).

MM AIR-2.2: A future heavy-duty truck route to the industrial portion of the site shall be designated, so as to minimize long-term disturbance and exposure of TAC pollutants to project residences and sensitive receptors.

Cultural Resources

MM CUL-1.1: The project proponent shall have a qualified archaeologist present to monitor subsurface construction excavation activities into native soils in the vicinity of CA-SCL-68, near Narvaez Avenue. The frequency and duration of the monitoring shall be at the discretion of the archaeologist and dependent on his/her subsurface observations during construction operations.

MM CUL-1.2: Construction personnel involved in all site clearing and subsequent grading and trenching associated with the proposed project shall be warned that there is a potential for the discovery of archaeological and paleontological materials. Indicators of archaeological site deposits include, but are not limited to, the following: darker than surrounding soils, evidence of fire (ash, fire altered rock and earth, carbon flecks), concentrations of stone, bone and shellfish, artifacts of these materials and burials, either animal or human. Potential fossil types that may be encountered will be discussed.

MM CUL-1.3: In the event any unanticipated prehistoric or significant historic era cultural materials are exposed during construction, all grading and/or excavation operations within 50 feet of the find shall be halted, the Director of PBCE shall be notified, and a qualified professional archaeologist shall examine the find and make appropriate recommendations regarding the significance of the find and the appropriate mitigation. The recommendation shall be implemented and could include collection, recordation, and analysis of any significant cultural materials.

MM CUL-1.4: In the event that human remains are found, all project-related construction shall cease within a 50-foot radius of the find in order to proceed with the testing and mitigation measures required. 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 landowner 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.*

MM CUL-1.5: If cultural resources or remains are discovered during any construction associated with the project, a final report shall be submitted to the satisfaction of the Director of PBCE. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusion, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the Director of PBCE.

MM CUL-4.1: If paleontological resources are discovered during construction, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The City will be responsible for ensuring that the recommendations of the paleontological monitor regarding treatment and reporting are implemented.

Hazards and Hazardous Materials

MM HAZ-1.1: The project applicant shall prepare an Asbestos Dust Mitigation Plan and submit the plan to BAAQMD for review and approval prior to grading activities. The plan must describe dust control measures during grading as well as long term dust control measures. The plan shall include, at a minimum, the following measures:

- Track-out prevention and control measures;
- Active stockpiles shall be adequately wetted or covered with tarps;
- Control for disturbed surface areas and storage piles that remain inactive for more than seven days;
- Control for traffic on unpaved roads, parking lots, and staging areas;
- Control for earthmoving activities; and,
- Control for off-site transport.

REVISED
GENERAL DEVELOPMENT PLAN
8-18-2014
DATE LAST REVISED
(PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29623
CC APPROVAL DATE 11-4-2014
EFFECTIVE DATE 12-4-2014
SIGNED

MM HAZ-1.2: Disturbed surfaces with NOA exceeding the BAAQMD threshold concentration of 0.25 percent shall be stabilized using one or more of the following methods:

- Establishment of a vegetative cover;
- Placement of at least three inches of non-asbestos-containing material;
- Paving;
- Any other measure deemed sufficient to prevent wind speeds of 10 miles per hour or greater from causing visible dust emission.

MM HAZ-2.1: Prior to issuance of a PD Permit, a soil management plan (SMP) shall be developed that identifies management practices for characterizing the impacted soil that may be encountered during site development activities. If, after characterizing the impacted soil, concentrations of chemicals are found above residential CHHSLs or other clean up level approved by a regulatory oversight agency, remedial measures are required. Possible remedial measures include: 1) excavation and off-site disposal of the impacted soil at a permitted facility; 2) use of engineering and administrative controls such as consolidation and capping of the soil on-site and land use covenants restricting certain activities/uses; and 3) a combination of the above. The project shall obtain regulatory agency oversight and approval of the remedial measure(s) prior to site development.

The SMP shall include the following elements:

- procedures for transporting and disposing the waste material generated during removal activities,
- procedures for stockpiling soil on-site,
- provisions for collecting additional soil samples in previously inaccessible areas to confirm the extent of soil contamination, following demolition activities,
- confirmation soil sampling to verify achievement of remediation goals,
- procedures to ensure that fill and cap materials are verified as clean,
- truck routes, and/or
- staging and loading procedures and record keeping requirements.

MM HAZ-3.1: To avoid the spread of harmful levels of contamination, the discharge of any water from dewatering activities will be required to comply with NPDES permit requirements, which may involve installation of a treatment system(s) at the dewatering location.

Biological Resources

MM BIO-1.1: To the maximum extent practicable, trees and large shrubs planned for removal shall be removed during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during the breeding season (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey in all trees, large shrubs, or other areas of potential nesting habitat within the construction footprint and within 250 feet of the footprint, if such disturbance will occur during the breeding season. This survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).

MM BIO-1.2: If nesting raptors or migratory birds are detected on the site during the survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer (a minimum of 150 feet, up to a maximum of 250 feet) would be determined at that time and may vary depending on location and species. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

MM BIO-2.1: *Regulatory Agency Mitigation.* If required by the pertinent regulatory agencies, the applicant shall satisfy agency mitigation requirements by compensating for aquatic impacts at a 1:1 replacement-to-loss ratio either on-site or offsite, in addition to payment of wetland fees via the HCP.

If the applicant chooses to complete its own mitigation on-site, several areas within designated open space on the site may have the potential to accommodate such mitigation. Potential opportunities for wetland/aquatic creation or restoration include, but are not limited to, as aquatic/wetland feature along the proposed water quality and detention basins, and creation of one or more aquatic/wetland features in the eastern part of the site designated as open space. These areas could offset some of the required wetland fee and/or may also satisfy a portion of the anticipated mitigation requirements by the CDFW and RWQCB.
An on-site mitigation and monitoring plan (MMP) would need to be developed to mitigate for impacts to these features. At a minimum, the MMP shall:

- Define the location of all restoration/creation activities;
- Provide evidence of a suitable water budget to support any created aquatic and riparian habitats;
- Identify the species, amount, and location of plants to be installed in the aquatic and riparian habitats;
- Identify the time of year for planting and method for supplemental watering during the establishment period;
- Identify the monitoring period. This should be not less than 5 years for aquatic restoration.
- Define success criteria that will be required for restoration efforts to be deemed a success;
- Identify adaptive management procedures that accommodate the uncertainty that comes with restoration projects. These include, but are not limited to, measures to address colonization by invasive species, unexpected lack of water, and excessive foraging of installed plants by native wildlife;
- Define management and maintenance activities (weeding of invasive plants, providing for supplemental water, repair of water delivery systems, etc.); and
- Provide for surety in funding the monitoring and ensuring that the created aquatic and riparian habitats fall within lands to be preserved and managed into perpetuity.

Any remaining mitigation required by these two agencies to satisfy the additional 1:1 replacement-to-loss ratio would need to be obtained offsite (e.g., via the purchase of credits from an approved mitigation bank).

MM BIO-3.1: Prior to approval of a PD Permit for any phase of development on the project site, an updated tree survey, which identifies the number of ordinance size trees on the site, prepared by a certified arborist or licensed landscape architect shall be completed. In locations where preservation of existing trees is not feasible due to site constraints, relocation and replanting of significant existing trees (especially native species) shall be incorporated into the project, where feasible and appropriate, to the satisfaction of the Director of PBCE.

MM BIO-3.2: Trees to be removed as part of the project shall be replaced at the following ratios:

Table 4.7-1: Tree Replacement Requirements

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 than12 inches	1:1	1:1	None	15-gallon container

Notes: x:x = tree replacement to tree loss ratio.
Trees greater than 18-inches in diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

MM BIO-3.3: The species and exact number of trees to be planted on the site shall be determined in consultation with the City Arborist and to the satisfaction of the Director of PBCE. In the event the sites do not have sufficient area to accommodate the required tree mitigation, one or both of the following measures shall be implemented at the PD Permit stage:

- The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting, with a priority placed on proximity to the project site. 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 PBCE.
- A donation equal to the replacement/installation cost per replacement tree will be made to Our City Forest or a similar organization 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 will be provided to the Planning Project Manager prior to issuance of a development permit.

Geology and Soils

MM GEO-1.1, 2.1, and 3.1: The project proponent shall have a qualified geotechnical professional complete a design-level geotechnical investigation to address the geologic hazards identified on the site. The investigation shall be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center (SCEC report). The investigation shall identify the specific design features that will be required for the future development on-site, including site preparation, compaction, trench excavations, foundation and subgrade design, drainage, and pavement design. Field exploration shall concentrate on obtaining engineering parameters of the site soils for determining site specific bearing capacity, settlement, and liquefaction potential. The geotechnical investigation shall be reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance.

Examples of measures to be included in the design-level geotechnical investigation include the following:

Slope Stability:
- The maximum inclination of cut and fill slopes shall be 2:1 (horizontal to vertical) unless retained by a retaining wall.
- For cut slopes in weak serpentinite or claystone, slopes higher than 40 feet inclined at 2:1 will require geogrid-reinforced fills. For cut slopes in stronger serpentinite, slopes higher than 50 feet inclined at 2:1 will require geogrid-reinforced fills.
- In general, fill slopes greater than 40 feet in height will require either flattening the slope to 2.5:1 or reinforcing the fill with geogrid.
- Benches shall be shown on the grading plans and shall be at least six feet wide and spaced at a maximum of 30 feet in vertical height.
- Every effort shall be made to reduce cut/fill transitions occurring in the slopes. These areas will require remedial grading.
- "V" ditches or "J" ditches shall be placed along the benches and the tops of the slopes to intercept surface water.
- Irrigation of the slope areas shall be kept to a minimum. Subdrains may be necessary to remove excess surface and subsurface water.
- Grading plans shall show locations of keyways, subdrains, and colluvium and fill removals. Grading plan details shall include geogrid type, strength, vertical spacing, and length, subdrain details, and keying and benching details.

Expansive Soils:
- Structures located on relatively flat building pads shall be founded on post-tensioned mat foundations.
- Structures located on slopes shall be designed on pier and grade beam foundation systems.
- Reuse of claystone and colluvium on the site shall be limited to deeper fill areas and not at the outer edges of new engineered fill slopes.

Compressible Soils:
- Quarry stockpiles and soils disturbed or loosened by quarry operations shall be excavated and recompacted.
- During mass grading, colluvium soils shall be removed down to bedrock.

Artificial Fill:
- Artificial fill shall be removed and replaced with engineered fill.

Shallow Groundwater:
- Routine earthwork procedures such as chemical treatment, drying/mixing soil before compaction, and installing subdrains shall be implemented during project construction.

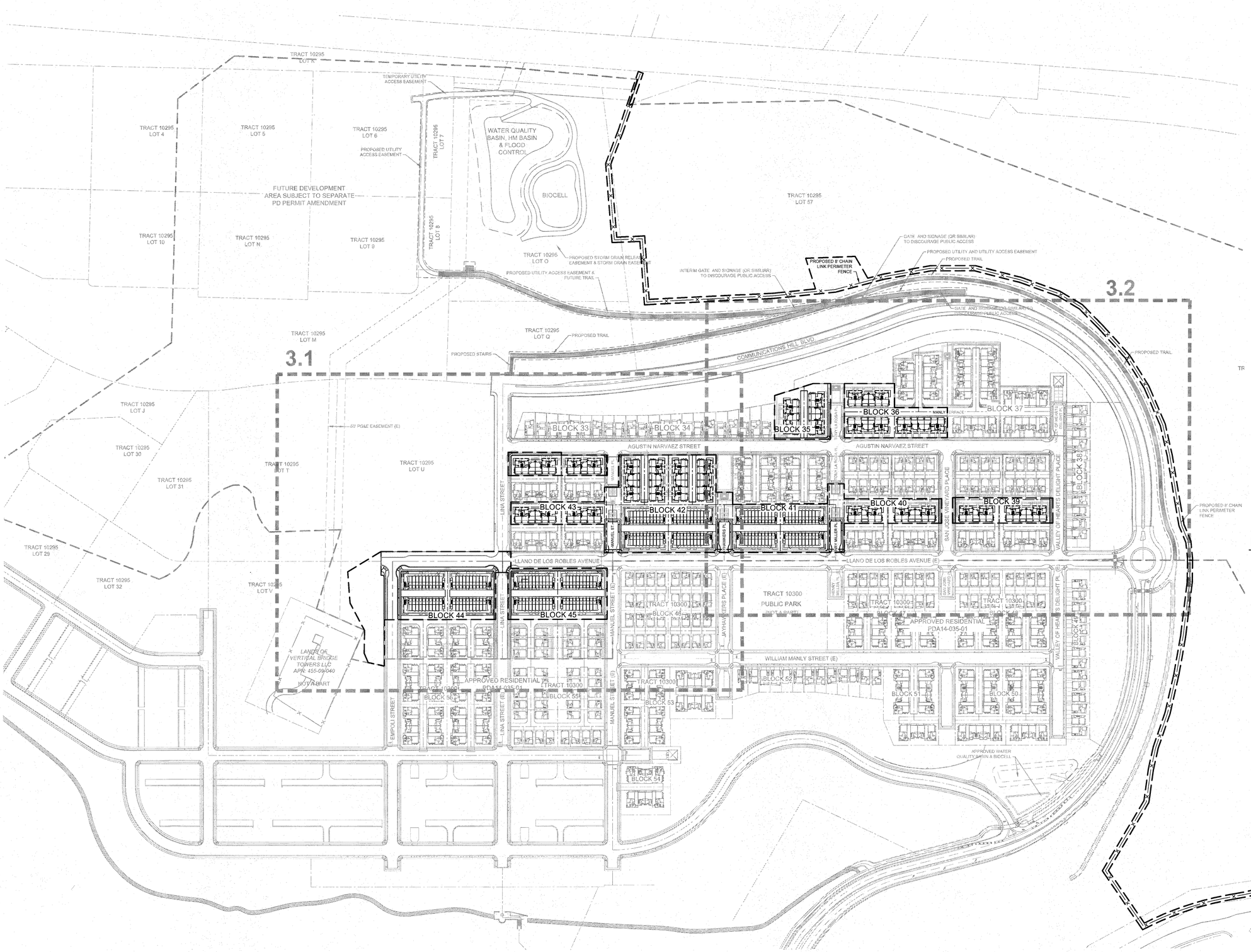
MM GEO-1.2 and 2.2: The proposed project shall be constructed in accordance with the standard engineering practices in the Uniform Building Code.

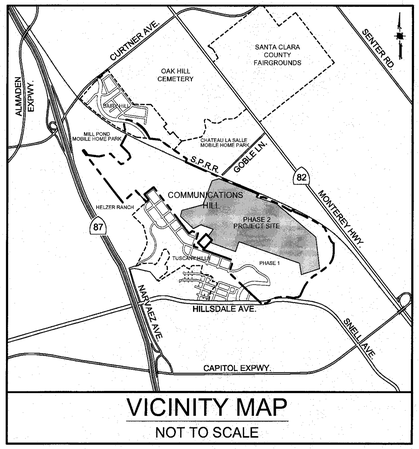
MM GEO-1.3 and 2.3: Prior to issuance of a Public Works Clearance and prior to commencement of excavation and construction, the project proponent shall obtain a grading permit. The grading permit requires implementation of standard grading and best management practices that would prevent substantial erosion and siltation during development of the site.

MM GEO-4.1: Quality Assurance and Construction Quality Control (QA/QC) shall be provided consistent with a Construction Quality Assurance (CQA) Plan for remediation of the abandoned mercury mine. The intent of the CQA Plan is to provide independent third party verification and testing to demonstrate that the Contractor has met its obligations in the supply and installation of earthwork (soils) materials according to the design and project specifications and Backfill Work Plan. Specific components of the QA/QC process are included in Appendix H-2 and will generally consist of the following:
- Assessment of the underground working stability;
- Assessing the quality and competence of the rock material encountered during over-excavation to confirm the over-excavation depth required.
- Addressing on-site queries and making recommendations as to any revisions to the original remediation plan;
- Working with on-site surveyors to develop initial estimate of backfill quantities;
- Issuing daily reports;
- Documentation of remediation quantities; and
- Issuing as-built report.

MM GEO-4.2: To avoid potential incidents, all MSHA and OSHA regulations and guidelines shall be followed for mine remediation. A qualified safety officer shall prepare a Worker Safety Program for the project and shall oversee all aspects of the program. The program will include at least the following measures:

- Proper Personnel Protection Equipment (PPE) shall be worn while working in the mine. PPE should include as a minimum:
  - Steel-toe boots;
  - Hard hat;
  - Safety glasses;
  - Gloves;
  - Battery lamp light; and
  - Hearing protection when mechanical equipment is working underground.
- Due to the abandoned nature of the workings, the following additional safety equipment shall be provided to the crew working underground:
  - Gas monitor;
  - Fresh ventilation air;
  - Pry bars for loose ground; and
  - Communication radio.
- Injury by ground fall is the single largest hazard underground, especially because ground conditions have not been verified for some time. Before any area can be accessed a crew member trained in ground control measures, tunnel conditions will be determined and any loose ground will be removed before other members of the crew have access to the area. It is important that crew members do not wander off into uninspected/secured areas.





VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

Block #	Land Use	Area (AC)	Product Type	# Units	Net Density (DU/AC)
33	Residential	0.5	Row DTH	8	17.22
34	Residential	0.6	Row DTH	10	17.62
35	Residential	0.8	Row DTH	4	18.58
	Residential		CRC Townhomes	11	
36	Residential	1.6	CRC Townhomes	19	20.28
	Residential	1.6	TH and Flats	13	
37	Residential	1.6	TH and Flats	37	23.08
38	Residential	0.7	Row DTH	12	16.68
39	Residential	2.0	CRC Townhomes	11	19.95
	Residential	2.0	TH and Flats	13	
	Residential		Alley DTH	16	
40	Residential	2.0	CRC Townhomes	11	19.95
	Residential		TH and Flats	13	
	Residential		Alley DTH	16	
41	Residential	2.0	TH and Flats	28	33.91
	Residential		Stacked Flats	40	
42	Residential	2.0	CRC Townhomes	24	31.91
	Residential		Stacked Flats	40	
43	Residential	2.0	CRC Townhomes	22	24.35
	Residential	2.0	TH and Flats	26	
44	Residential	1.8	Stacked Flats	40	32.96
	Residential		TH and Flats	20	
45	Residential	1.8	Stacked Flats	40	28.89
	Residential		Alley DTH	12	

LEGEND

- APPROVED PHASE 2 PROJECT BOUNDARY
- PROPOSED PDA PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT

0 60 120 240
1 INCH = 120 FEET

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PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

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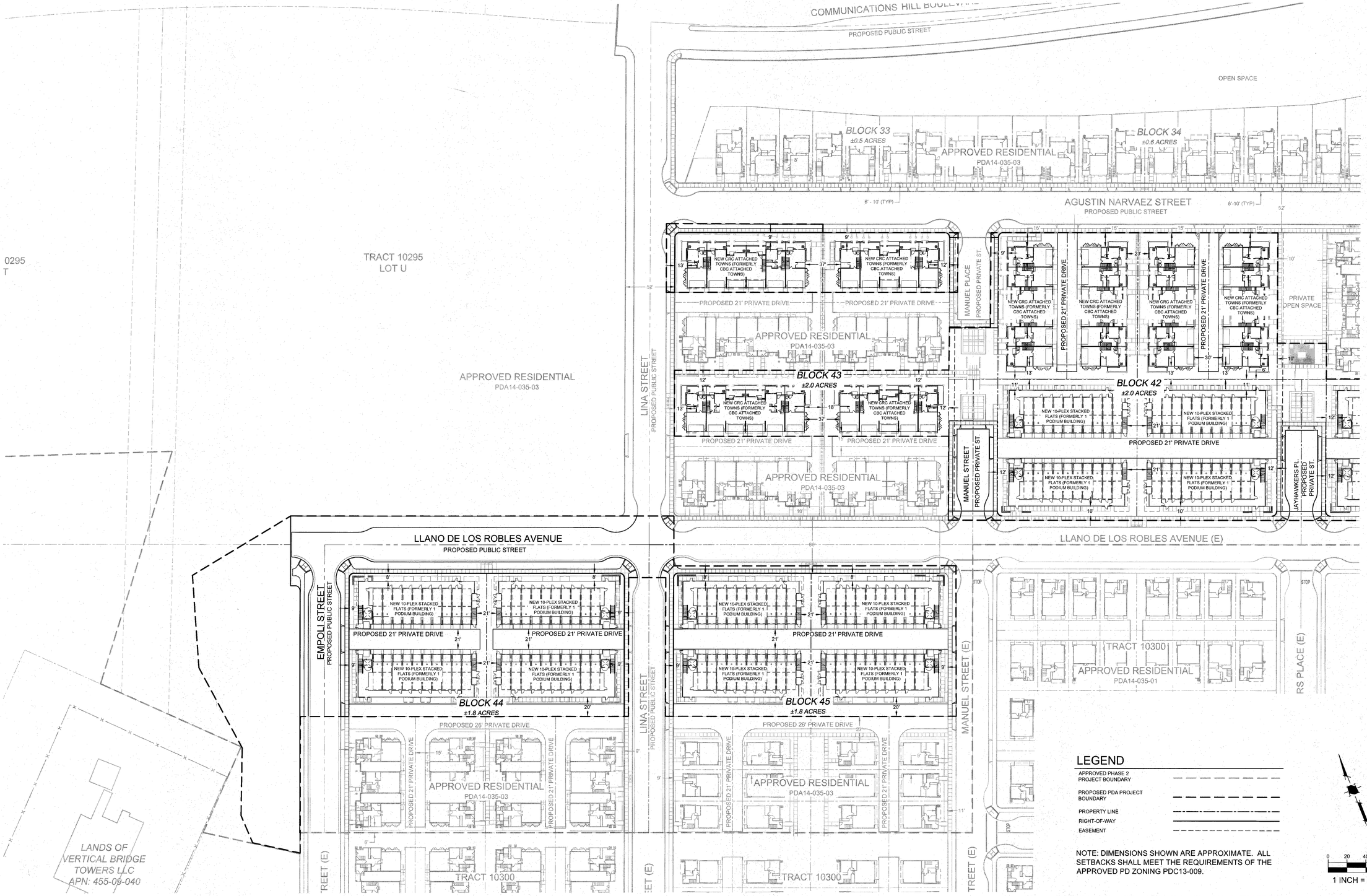
PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	3636705P.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	TA
DATE:	MARCH 30, 2017
SCALE:	1"=120'

PHASE 2 OVERALL SITE PLAN
(PROPOSED PDA AREA HIGHLIGHTED)

3.0



RESIDENTIAL UNITS PER BLOCK OF TRACT 10295														
	BLOCK 33	BLOCK 34	BLOCK 35	BLOCK 36	BLOCK 37	BLOCK 38	BLOCK 39	BLOCK 40	BLOCK 41	BLOCK 42	BLOCK 43	BLOCK 44	BLOCK 45	TOTAL
APPROVED UNITS (PDA14-035-03)	8	10	17	34	37	12	42	42	105	105	52	95	89	**648**
PROPOSED UNITS (PDA14-035-04)	8	10	15	32	37	12	40	40	68	64	48	60	52	**486**

LEGEND

- APPROVED PHASE 2 PROJECT BOUNDARY
- PROPOSED PDA PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.

NOTE: HIGHLIGHTED AREAS DEPICTED HEREON ARE THE AREAS PROPOSED TO BE AMENDED WITH THIS PDA APPLICATION. ALL OTHER AREAS (SHADED BACK) ARE NOT A PART OF THIS PDA APPLICATION AND ARE NOT PROPOSED FOR ANY CHANGES.

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PBCE ~ PLANNING
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Date: 7/26/17

0 20 40 80
1 INCH = 40 FEET

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PDA14-035-04
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CAD DWG FILE:	3636705P.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	TA
DATE:	MARCH 30, 2017
SCALE:	1"=40'

SITE PLAN

3.1

RESIDENTIAL UNITS PER BLOCK OF TRACT 10295														
	BLOCK 33	BLOCK 34	BLOCK 35	BLOCK 36	BLOCK 37	BLOCK 38	BLOCK 39	BLOCK 40	BLOCK 41	BLOCK 42	BLOCK 43	BLOCK 44	BLOCK 45	TOTAL
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LEGEND

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- EASEMENT

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0 20 40 80
1 INCH = 40 FEET

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SCALE:	1"=40'

SITE PLAN

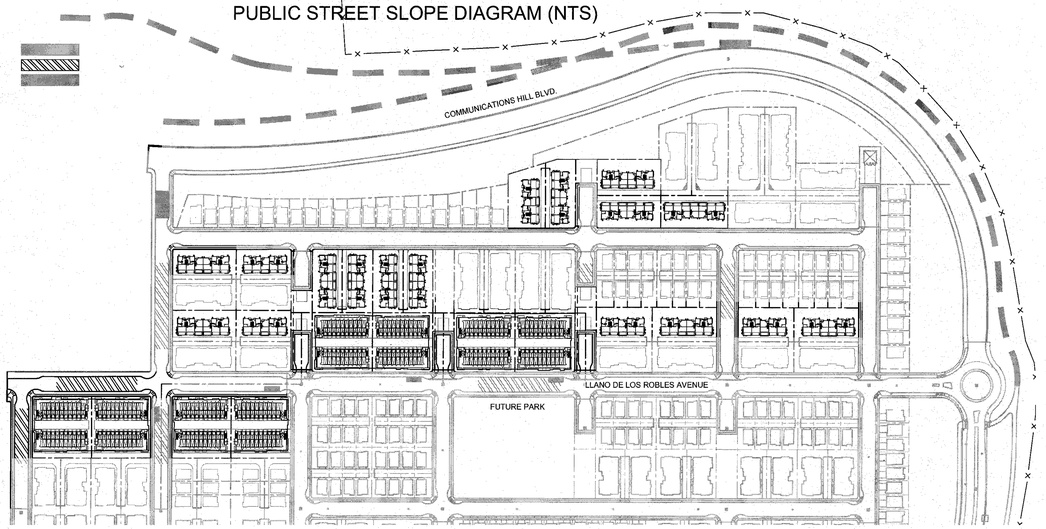
3.2

ABBREVIATIONS

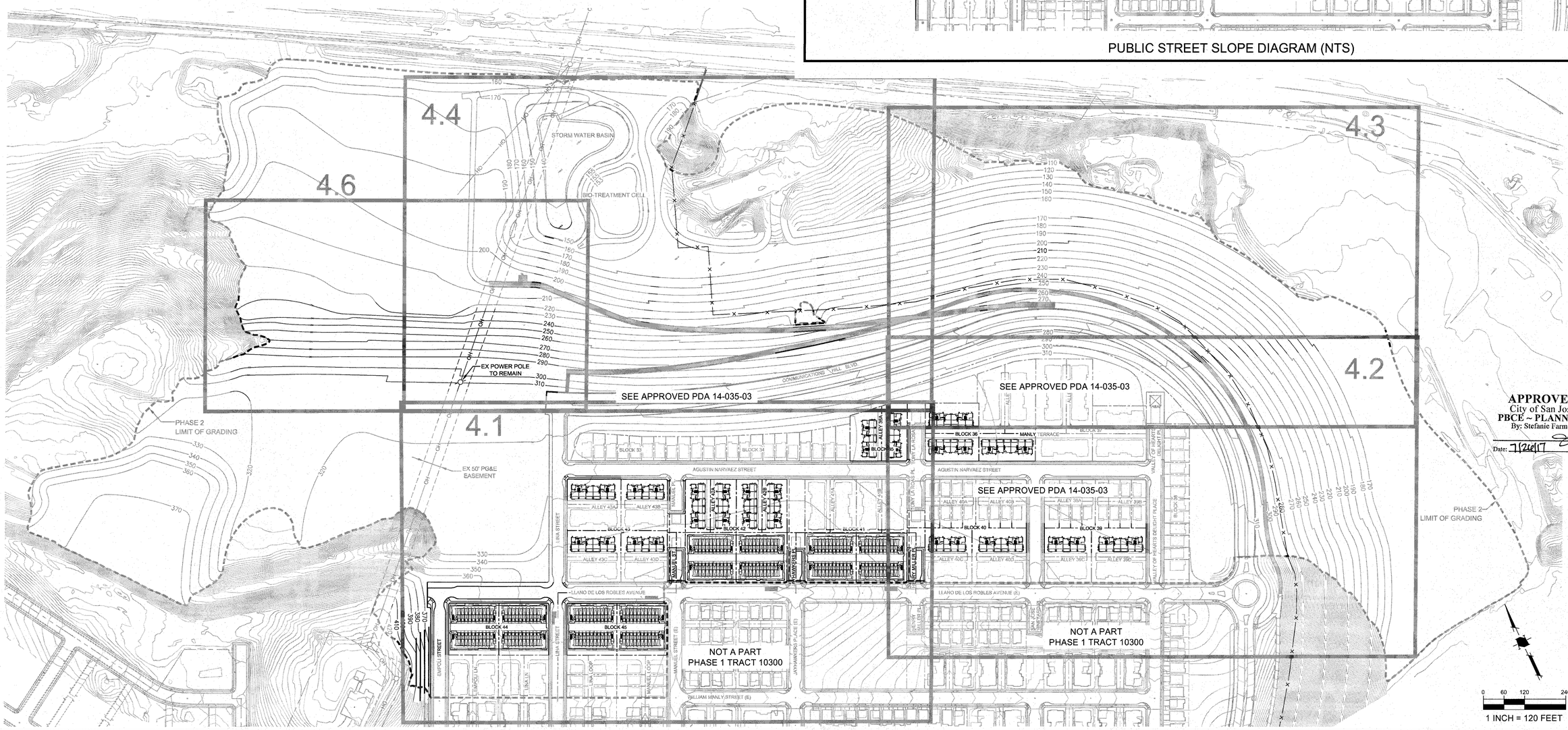
BW	BOTTOM OF WALL
C / CL	CENTERLINE
EG	EXISTING GROUND
EVA	EMERGENCY VEHICLE ACCESS
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
MFF	MID FINISHED FLOOR
NTS	NOT TO SCALE
P / PAD	PAD ELEVATION
PI	POINT OF VERTICAL INTERSECTION
RG	ROUGH GRADE
RW	RIGHT OF WAY
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL

PUBLIC STREET SLOPE DIAGRAM (NTS)

LEGEND
- STREET SLOPE ≤ 5.0%
- 5.0% < STREET SLOPE ≤ 10%
- STREET SLOPE >10%



PUBLIC STREET SLOPE DIAGRAM (NTS)



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By: Stefanie Farmer
Date: 7/26/17

0 60 120 240
1 INCH = 120 FEET

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PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
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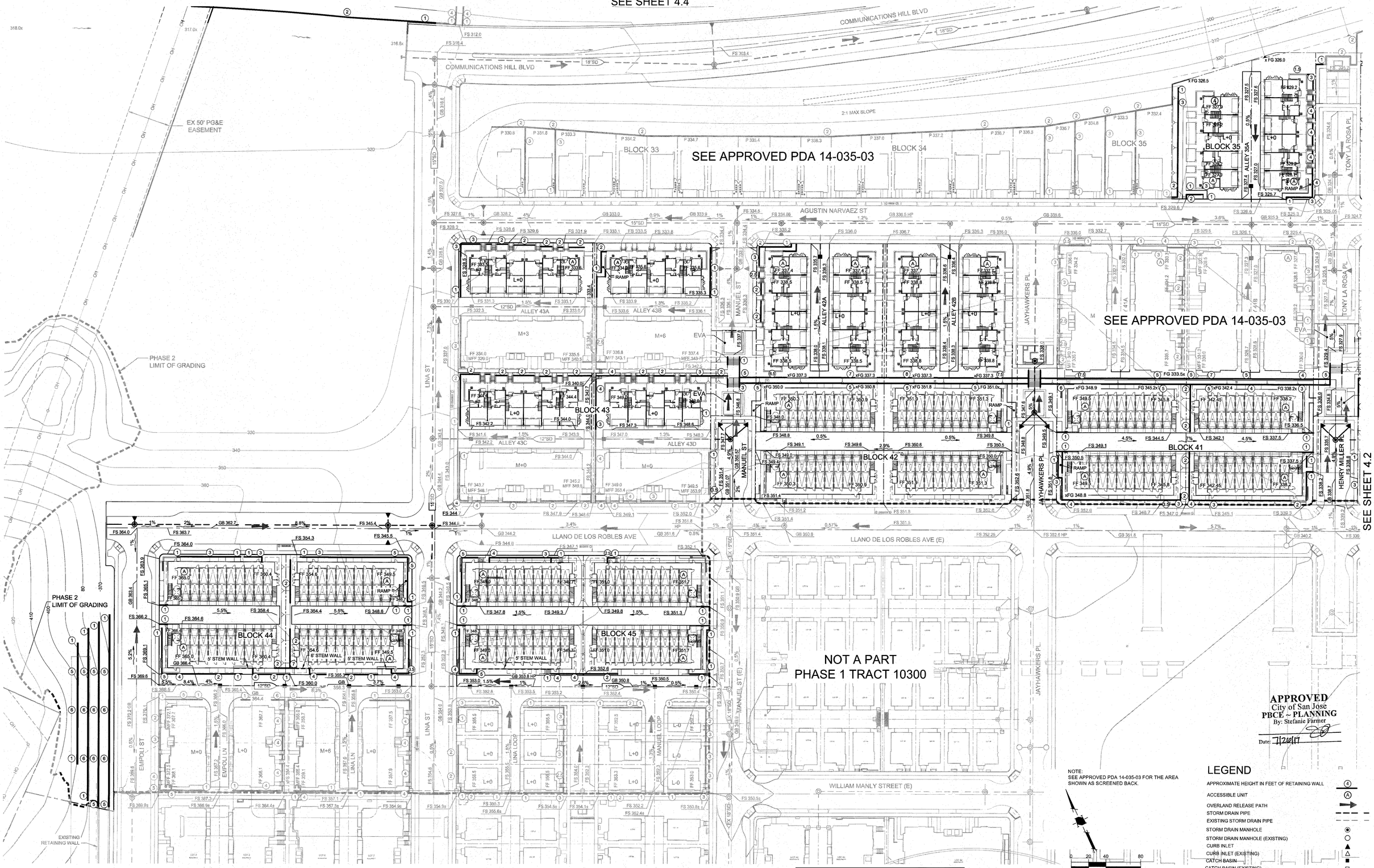
PROJECT NO:	3636.70
CAD DWG FILE:	363670GP_4.0.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	MARCH 30, 2017
SCALE:	1" = 120'

GRADING, DRAINAGE AND WALLS LOCATION KEY SHEET

4.0

SEE SHEET 4.4



NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

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PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/20/17

NOTE:
SEE APPROVED PDA 14-035-03 FOR THE AREA SHOWN AS SCREENED BACK.

LEGEND

- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
- ACCESSIBLE UNIT
- OVERLAND RELEASE PATH
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUILDING FOUNDATION TYPE

0 20 40 80
1 INCH = 40 FEET

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PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-04

COMMUNICATIONS HILL - PHASE 2

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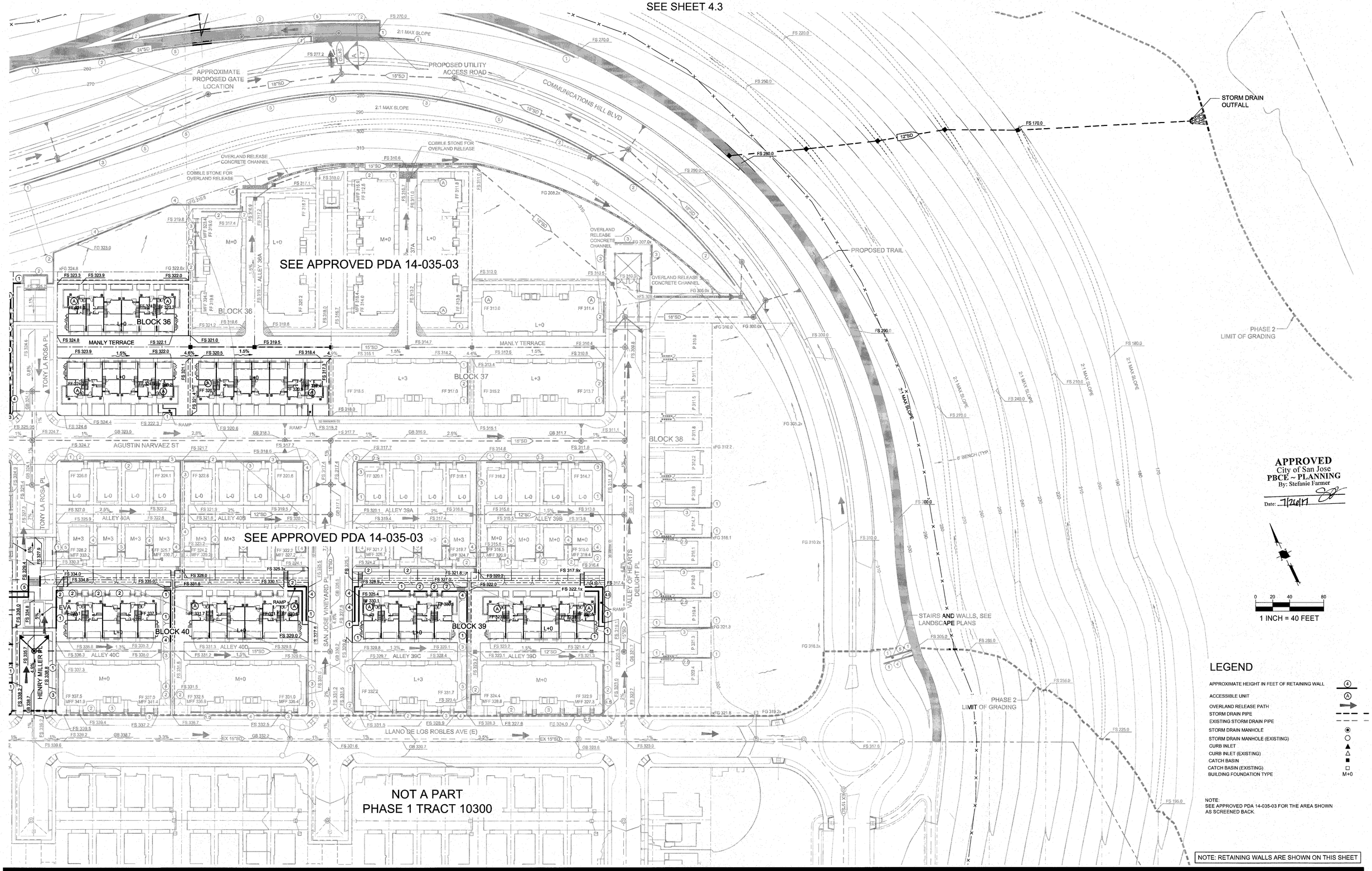
CAD DWG FILE:	363670GP.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	MARCH 30, 2017
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.1

SEE SHEET 4.3

SEE SHEET 4.1



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0 20 40 80
1 INCH = 40 FEET

LEGEND

APPROXIMATE HEIGHT IN FEET OF RETAINING WALL	④
ACCESSIBLE UNIT	Ⓐ
OVERLAND RELEASE PATH	
STORM DRAIN PIPE	
EXISTING STORM DRAIN PIPE	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
BUILDING FOUNDATION TYPE	M+0

NOTE:
SEE APPROVED PDA 14-035-03 FOR THE AREA SHOWN AS SCREENED BACK.

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

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PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-04

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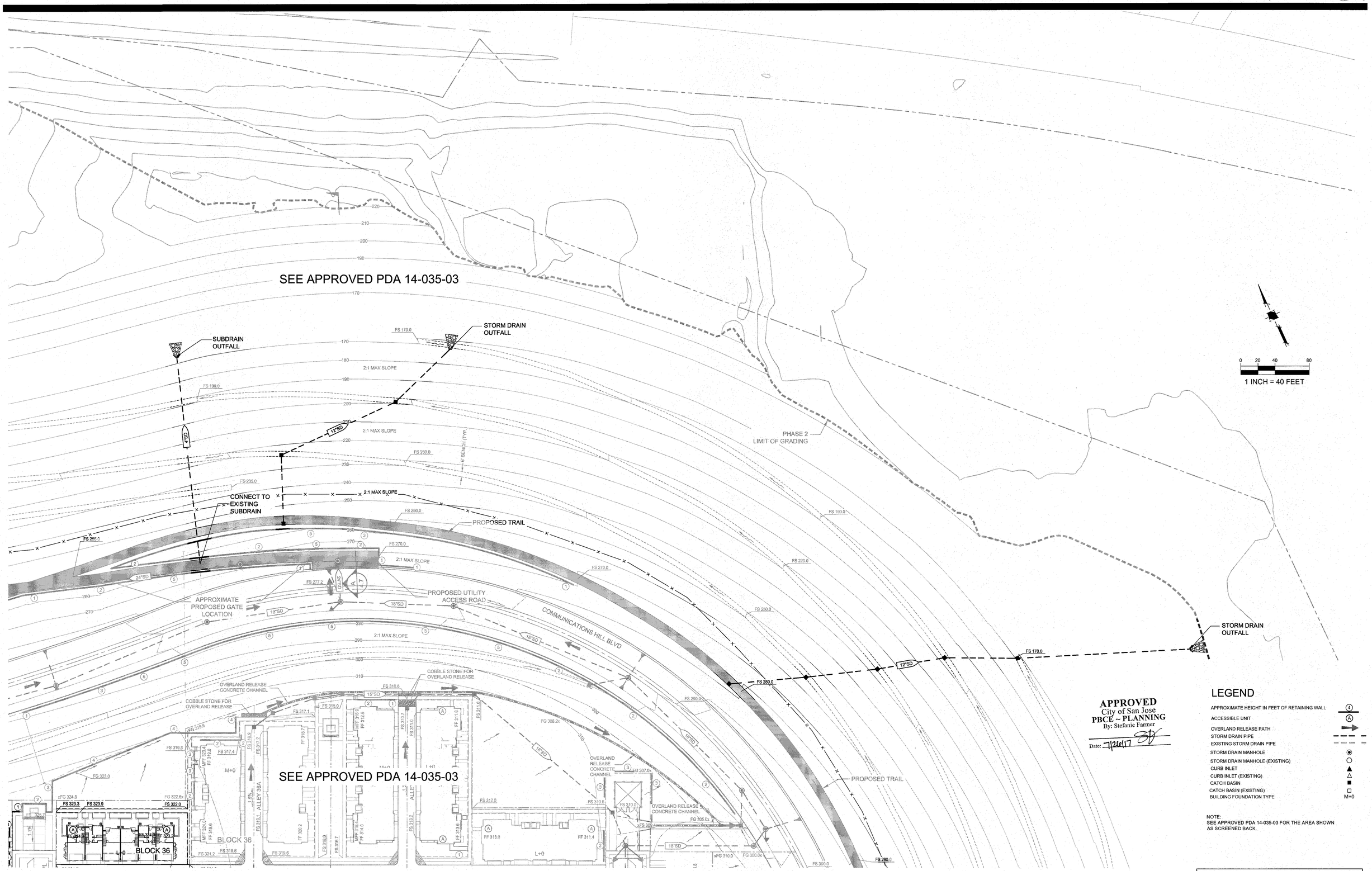
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	MARCH 30, 2017
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.2



0 20 40 80
1 INCH = 40 FEET

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PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

LEGEND

- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL — ④
- ACCESSIBLE UNIT — Ⓐ
- OVERLAND RELEASE PATH
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUILDING FOUNDATION TYPE — M+0

NOTE:
SEE APPROVED PDA 14-035-03 FOR THE AREA SHOWN AS SCREENED BACK.

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

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PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-04

COMMUNICATIONS HILL - PHASE 2

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CAD DWG FILE:	363670GP.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	MARCH 30, 2017
SCALE:	1" = 40'

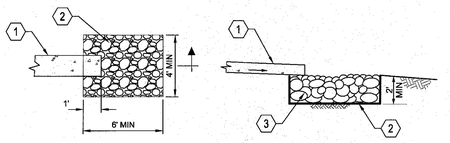
GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.3

COMMUNICATIONS HILL
San Jose, California

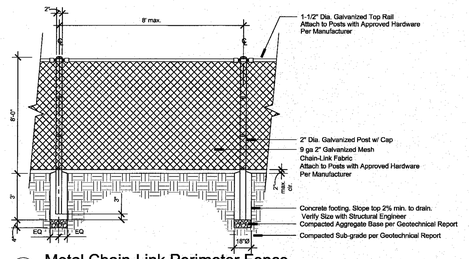
EX POWER POLE TO REMAIN
EX EARTH SWALE TO REMAIN
18" CMP RISER INV 144.0
ACCESS RAMP
HEADWALL WITH TRASH RACK
WATER QUALITY BASIN, HM BASIN & FLOOD CONTROL
WQ/HM WATER SURFACE 145.0
MAX WATER SURFACE (100 YEAR) 152.5
PUMP/SUMP TO BIOCELL INV. 134.0
OUTLET STRUCTURE
OVERFLOW
SEE APPROVED PDA 14-035-03
LIMIT OF GRADING
6" FORCE MAIN
BIOTREATMENT CELL OVERFLOW 154.0 FG 153.0
OUTLET STRUCTURE
15' TEMPORARY UTILITY MAINTENANCE ACCESS ROAD
STORM OUTFALL
SUBDRAIN OUTFALL
LIMIT OF GRADING EX POWER POLE TO REMAIN
OVERLAND RELEASE CONCRETE CHANNEL
PROPOSED UTILITY ACCESS ROAD AND FUTURE TRAIL
CONNECT TO EXISTING SUBDRAIN
PROPOSED TRAIL
STAIRS AND WALLS, SEE LANDSCAPE PLANS
STORM DRAIN OUTFALL
PROPOSED 8' CHAIN LINK PERIMETER FENCE
6' BENCH (TYP.)
PHASE 2 LIMIT OF GRADING
RETAINING WALL / RAILING
2:1 MAX SLOPE
COMMUNICATIONS HILL BLVD
SEE SHEET 4.1

1 CONCRETE DRAINAGE SWALE
2 NEATLY PLACE ROCK LEVEL (50% OF ROCK TO BE 6" MIN DIAMETER)
3 FILTER FABRIC (MIRAFI 700X OR EQUIVALENT)



PLAN SECTION

TYP STORM OUTFALL RIP-RAP DETAIL
NTS



Metal Chain-Link Perimeter Fence
Scale: NTS

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Date: 7/26/17

0 20 40 80
1 INCH = 40 FEET

LEGEND

APPROXIMATE HEIGHT IN FEET OF RETAINING WALL	4
ACCESSIBLE UNIT	A
OVERLAND RELEASE PATH	
STORM DRAIN PIPE	
EXISTING STORM DRAIN PIPE	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
BUILDING FOUNDATION TYPE	M+0

NOTE:
SEE APPROVED PDA 14-035-03 FOR THE AREA SHOWN AS SCREENED BACK.

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

SEE SHEET 4.3

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COMMUNICATIONS HILL - PHASE 2

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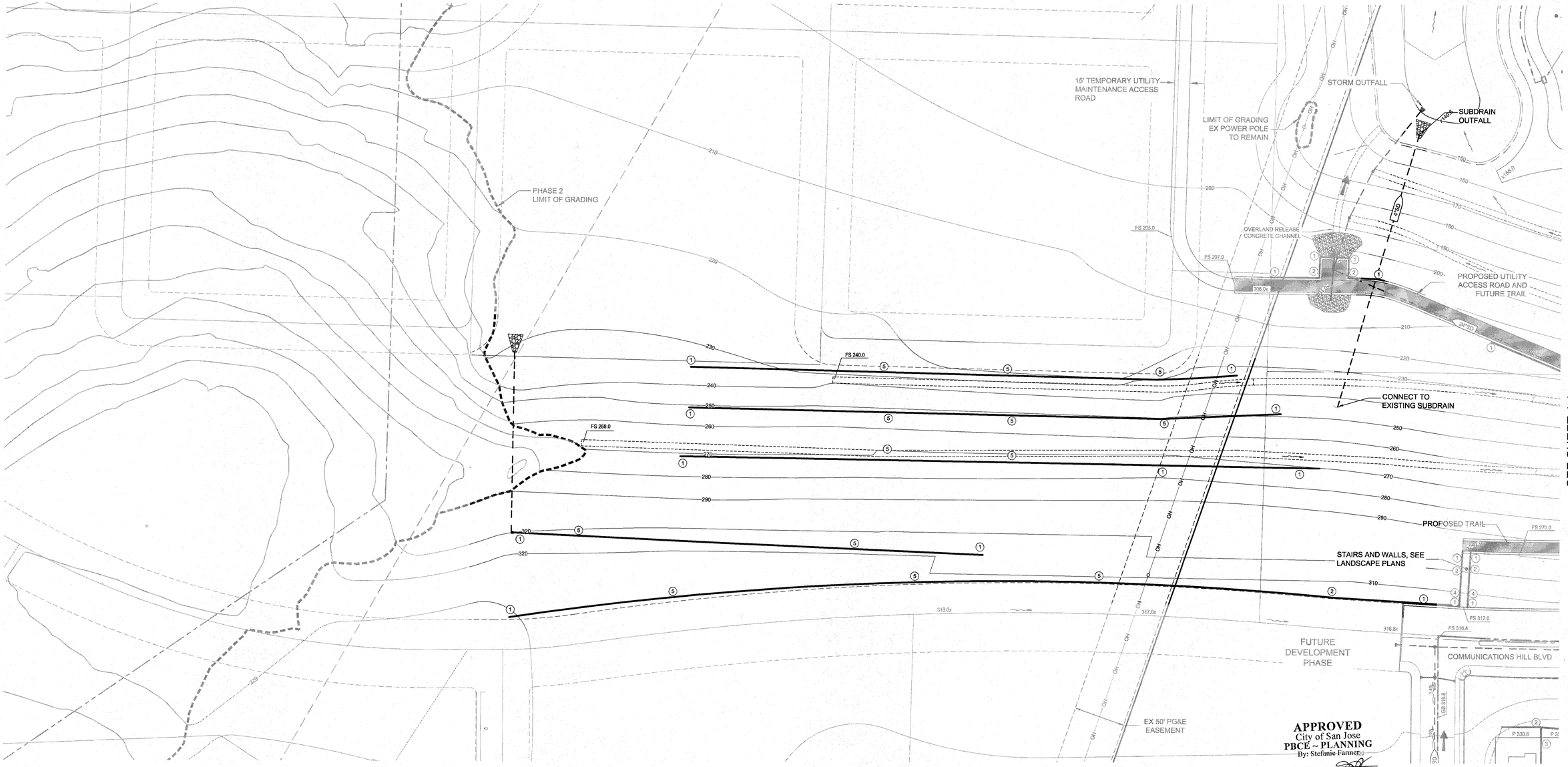
DRAWN BY:	JZ
CHECKED BY:	
DATE:	MARCH 30, 2017
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.4



APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

0 20 40 80
1 INCH = 40 FEET

LEGEND

- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
- ACCESSIBLE UNIT
- OVERLAND RELEASE PATH
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUILDING FOUNDATION TYPE
- LOADING ZONE

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PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
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PROJECT NO:	3638.70
CAD DWG FILE:	363670GP_6.0.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	MARCH 30, 2017
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.6

COMMUNICATIONS HILL
San Jose, California

COMMUNICATIONS HILL PHASE 02
SAN JOSE, CA

PLANNING SUBMITTAL
(ARCHITECTURAL ONLY)

SHEET INDEX	
Sheet Number	Sheet Title
DESIGN SET: 0 - GENERAL	
7 - 0.0	SHEET INDEX
7 - 0.1	ARCHITECTURAL SITE PLAN
7 - 0.2	UNIT MIX & FLOOR PLAN CALCULATIONS
7 - 0.3	ACCESSIBILITY ARCHITECTURAL SITE PLAN
7 - 0.4	TRASH ENCLOSURES
7 - 0.4.1	TRASH ENCLOSURES PERSPECTIVES
7 - 0.4.2	TRASH ENCLOSURES PERSPECTIVES
7 - 0.4.3	TRASH ENCLOSURES PERSPECTIVES
7 - 0.5	FIRE APPARATUS ACCESS
7 - 0.6	EMERGENCY VEHICLE ACCESS PLAN & HOSE PULL EXHIBIT
7 - 0.7	PROPOSED FIRE SPRINKLER VARIANCES
7 - 0.7.1	FIRE SPRINKLER VARIANCE APPLICATION FORMS
7 - 0.8	PRIVATE & PUBLIC OPEN SPACE EXHIBIT
7 - 0.9	NOT USED
7 - 0.10	NOT USED
DESIGN SET: 7 - DETACHED ROWHOMES	
7 - 1.0	STREETSCENE PERSPECTIVE
7 - 2.0	PLAN 1 FLOOR PLANS
7 - 3.0	PLAN 1 CONTEMPORARY A - COLOR OPTION 1
7 - 3.1	PLAN 1 CONTEMPORARY A - COLOR OPTION 2
7 - 4.0	PLAN 1 CONTEMPORARY B - COLOR OPTION 1
7 - 4.1	PLAN 1 CONTEMPORARY B - COLOR OPTION 2
7 - 5.0	PLAN 2 FLOOR PLANS
7 - 6.0	PLAN 2 CONTEMPORARY A - COLOR OPTION 1
7 - 6.1	PLAN 2 CONTEMPORARY A - COLOR OPTION 2
7 - 7.0	PLAN 2 CONTEMPORARY B - COLOR OPTION 1
7 - 7.1	PLAN 2 CONTEMPORARY B - COLOR OPTION 2
7 - 8.0	PLAN 2 CONTEMPORARY C - COLOR OPTION 1
7 - 8.1	PLAN 2 CONTEMPORARY C - COLOR OPTION 2
7 - 9.0	PLAN 3 FLOOR PLANS
7 - 10.0	PLAN 3 CONTEMPORARY A - COLOR OPTION 1
7 - 10.1	PLAN 3 CONTEMPORARY A - COLOR OPTION 2
7 - 11.0	PLAN 3 CONTEMPORARY B - COLOR OPTION 1
7 - 11.1	PLAN 3 CONTEMPORARY B - COLOR OPTION 2
7 - 12.0	PLAN 4 FLOOR PLANS
7 - 12.1	PLAN 4 ALTERNATE FLOOR PLANS
7 - 13.0	PLAN 4 CONTEMPORARY A - COLOR OPTION 1
7 - 13.1	PLAN 4 CONTEMPORARY A - COLOR OPTION 2
7 - 14.0	PLAN 4 CONTEMPORARY B - ALTERNATE - COLOR OPTION 1
7 - 14.1	PLAN 4 CONTEMPORARY B - ALTERNATE - COLOR OPTION 2
7 - 15.0	PLAN 4 CONTEMPORARY C - COLOR OPTION 1
7 - 15.1	PLAN 4 CONTEMPORARY C - COLOR OPTION 2
DESIGN SET: 8 - DETACHED TOWNHOMES	
8 - 1.0	STREETSCENE PERSPECTIVE
8 - 2.0	PLAN 1 - GL
8 - 2.1	PLAN 1 - ML
8 - 3.0	PLAN 1 CONTEMPORARY A - GL - COLOR OPTION 1
8 - 3.1	PLAN 1 CONTEMPORARY A - GL - COLOR OPTION 2
8 - 3.2	PLAN 1 CONTEMPORARY A - ML - COLOR OPTION 1
8 - 3.3	PLAN 1 CONTEMPORARY A - ML - COLOR OPTION 2
8 - 4.0	PLAN 1 CONTEMPORARY B - GL - COLOR OPTION 1
8 - 4.1	PLAN 1 CONTEMPORARY B - GL - COLOR OPTION 2
8 - 4.2	PLAN 1 CONTEMPORARY B - ML - COLOR OPTION 1
8 - 4.3	PLAN 1 CONTEMPORARY B - ML - COLOR OPTION 2
8 - 5.0	PLAN 1 TRANSITIONAL - GL - COLOR OPTION 1
8 - 6.0	PLAN 1 MEDITERRANEAN - GL - COLOR OPTION 1
8 - 6.1	PLAN 1 MEDITERRANEAN - GL - COLOR OPTION 2
8 - 7.0	PLAN 2 - GL
8 - 7.1	PLAN 2 - ML
8 - 8.0	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 1
8 - 8.1	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 2
8 - 8.2	PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 1
8 - 8.3	PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 2
8 - 9.0	PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 1
8 - 9.1	PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 1
8 - 10.0	PLAN 2 CONTEMPORARY C - GL - COLOR OPTION 1
8 - 10.1	PLAN 2 CONTEMPORARY C - GL - COLOR OPTION 2
8 - 10.2	PLAN 2 CONTEMPORARY C - ML - COLOR OPTION 1
8 - 11.0	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 1
8 - 11.1	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 2
8 - 12.0	PLAN 2 MEDITERRANEAN - GL - COLOR OPTION 1
8 - 12.1	PLAN 2 MEDITERRANEAN - GL - COLOR OPTION 2
8 - 13.0	PLAN 3 - GL
8 - 13.1	PLAN 3 - ML
8 - 14.0	PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 1
8 - 14.1	PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 1
8 - 15.0	PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 1
8 - 15.1	PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 2
8 - 15.2	PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 1
8 - 15.3	PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 2
8 - 16.0	PLAN 3 CONTEMPORARY C - GL - COLOR OPTION 1
8 - 16.1	PLAN 3 CONTEMPORARY C - GL - COLOR OPTION 2
8 - 16.2	PLAN 3 CONTEMPORARY C - ML - COLOR OPTION 1
8 - 16.3	PLAN 3 CONTEMPORARY C - ML - COLOR OPTION 2
8 - 17.0	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 1
8 - 17.1	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 2
8 - 18.0	PLAN 3 MEDITERRANEAN - GL - COLOR OPTION 2
DESIGN SET: 9 - ATTACHED TOWNHOMES	
9 - 1.0	STREETSCENE PERSPECTIVE
9 - 2.0	5-PLEX BUILDING PLANS - GL
9 - 2.1	5-PLEX BUILDING PLANS - ML
9 - 3.0	5-PLEX TRANSITIONAL - ML - MEZZ. L - COLOR OPTION 1
9 - 3.1	5-PLEX TRANSITIONAL - ML - MEZZ. L - COLOR OPTION 2
9 - 4.0	5-PLEX MEDITERRANEAN - GL - MEZZ. L - COLOR OPTION 1
9 - 4.1	5-PLEX MEDITERRANEAN - GL - MEZZ. L - COLOR OPTION 2
9 - 5.0	6-PLEX BUILDING PLANS - GL
9 - 5.1	6-PLEX BUILDING PLANS - ML
9 - 6.0	NOT USED
9 - 7.0	6-PLEX CONTEMPORARY B - ML - NO MEZZ. - COLOR OPTION 1
9 - 7.1	NOT USED
9 - 7.2	6-PLEX CONTEMPORARY B - GL - MEZZ. L&R - COLOR OPTION 1
9 - 7.3	6-PLEX CONTEMPORARY B - ML - MEZZ. L - COLOR OPTION 2
9 - 7.4	6-PLEX CONTEMPORARY B - ML - MEZZ. L&R - COLOR OPTION 1
9 - 7.5	6-PLEX CONTEMPORARY B - ML - MEZZ. L&R - COLOR OPTION 2
9 - 8.0	NOT USED
9 - 8.1	NOT USED
9 - 8.2	NOT USED
9 - 9.0	7-PLEX BUILDING PLANS - GL
9 - 9.1	7-PLEX BUILDING PLANS - ML
9 - 10.0	7-PLEX CONTEMPORARY A - GL - NO MEZZ. - COLOR OPTION 2
9 - 10.1	NOT USED
9 - 10.2	NOT USED
9 - 10.3	7-PLEX CONTEMPORARY A - GL - MEZZ.L&R - SIDE.L&R- COLOR OPTION 1
9 - 10.4	NOT USED
9 - 10.5	NOT USED
9 - 10.6	NOT USED
9 - 11.0	NOT USED
9 - 11.1	7-PLEX CONTEMPORARY B - ML - MEZZ.L&R - COLOR OPTION 1
9 - 11.2	7-PLEX CONTEMPORARY B - ML - MEZZ.L&R - COLOR OPTION 2
9 - 11.3	7-PLEX CONTEMPORARY B - GL - MEZZ. L&R - COLOR OPTION 1
9 - 11.4	NOT USED
9 - 11.5	NOT USED
9 - 12.0	7-PLEX CONTEMPORARY C - ML - MEZZ. L - COLOR OPTION 2
9 - 12.1	NOT USED
9 - 12.2	NOT USED
9 - 12.3	7-PLEX CONTEMPORARY C - ML - MEZZ.L&R - COLOR OPTION 1
9 - 12.4	7-PLEX CONTEMPORARY C - ML - MEZZ.L&R - COLOR OPTION 2
9 - 12.5	NOT USED
9 - 12.6	7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - SIDE. R -COLOR OPTION 1
9 - 12.7	7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - SIDE. R -COLOR OPTION 2
9 - 12.8	7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - COLOR OPTION 1
9 - 13.0	8-PLEX BUILDING PLANS - GL
9 - 13.1	8-PLEX BUILDING PLANS - ML
9 - 14.0	8-PLEX CONTEMPORARY B - GL - NO MEZZ - SIDE.L&R - COLOR OPTION 2
9 - 15.0	8-PLEX CONTEMPORARY C - ML - NO MEZZ. - COLOR OPTION 2
DESIGN SET: 10 - CRC TOWNHOMES	
10 - 1.0	STREETSCENE PERSPECTIVE
10 - 2.0	CRC 5-PLEX BUILDING PLANS
10 - 3.0	CRC 5-PLEX - A - COLOR OPT. 1
10 - 4.0	CRC 5-PLEX - B - COLOR OPT. 1
10 - 5.0	CRC 5-PLEX - C - COLOR OPT. 1
10 - 5.1	CRC 5-PLEX - C - COLOR OPT. 2
10 - 6.0	CRC 6-PLEX BUILDING PLANS
10 - 7.0	CRC 6-PLEX - A - COLOR OPT. 1
10 - 7.1	CRC 6-PLEX - A - COLOR OPT. 2
10 - 8.0	CRC 6-PLEX - B - COLOR OPT. 1
10 - 8.1	CRC 6-PLEX - B - COLOR OPT. 2
10 - 9.0	CRC 6-PLEX - C - COLOR OPT. 1
10 - 9.1	CRC 6-PLEX - C - COLOR OPT. 2
10 - 10.0	CRC 7-PLEX BUILDING PLANS
10 - 11.0	CRC 7-PLEX - C - COLOR OPT. 2
DESIGN SET: 11 - MATERIALS	
11 - 1.0	MATERIAL BOARD - CON A
11 - 2.0	MATERIAL BOARD - CON B
11 - 3.0	MATERIAL BOARD - CON C
11 - 4.0	MATERIAL BOARD - CRC A
11 - 5.0	MATERIAL BOARD - CRC B
11 - 6.0	MATERIAL BOARD - CRC C
11 - 7.0	MATERIAL BOARD - TRA
11 - 8.0	MATERIAL BOARD - MED
11 - 9.0	TYPICAL DETAILS
11 - 10.0	BLOCK 44 & 45 STREET SCENE
11 - 10.1	BLOCK 33, 34, 42 & 43 STREET SCENE
11 - 10.2	BLOCK 35, 40 & 41 STREET SCENE
11 - 10.3	BLOCK 38, 39 & 40 STREET SCENE
11 - 10.4	BLOCK 36 & 37 STREET SCENE
DESIGN SET: 12 - 10-PLEX BLDGS A & B - LOT 44	
12 - 1.0	STREET SCENE PERSPECTIVE
12 - 2.0	FRONT ELEVATION
12 - 2.1	REAR ALLEY ELEVATION
12 - 2.2	SIDE ELEVATIONS
12 - 3.0	NORTH-WEST BUILDING PERSPECTIVE
12 - 3.1	NORTH-EAST BUILDING PERSPECTIVE
12 - 4.0	SKYDECK EXHIBIT
12 - 5.0	MATERIAL BOARD
DESIGN SET: 13 - 10-PLEX BLDGS A & B - LOT 45	
13 - 1.0	STREET SCENE PERSPECTIVE
13 - 2.0	FRONT ELEVATION
13 - 2.1	REAR ALLEY ELEVATION
13 - 2.2	SIDE ELEVATIONS
13 - 3.0	NORTH-EAST BUILDING PERSPECTIVE
13 - 3.1	NORTH-WEST BUILDING PERSPECTIVE
13 - 4.0	SKYDECK EXHIBIT
13 - 5.0	MATERIAL BOARD
DESIGN SET: 14 - 10-PLEX BLDGS A & B - LOT 42	
14 - 1.0	STREET SCENE PERSPECTIVE
14 - 2.0	FRONT ELEVATION
14 - 2.1	REAR ALLEY ELEVATION
14 - 2.2	SIDE ELEVATIONS
14 - 3.0	SOUTH-WEST BUILDING PERSPECTIVE
14 - 3.1	NORTH-EAST BUILDING PERSPECTIVE
14 - 4.0	SKYDECK EXHIBIT
14 - 5.0	MATERIAL BOARD
DESIGN SET: 15 - 10-PLEX BLDGS A & B - LOT 41	
15 - 1.0	STREET SCENE PERSPECTIVE
15 - 2.0	FRONT ELEVATION
15 - 2.1	REAR ALLEY ELEVATION
15 - 2.2	SIDE ELEVATIONS
15 - 3.0	SOUTH-WEST BUILDING PERSPECTIVE
15 - 3.1	NORTH-WEST BUILDING PERSPECTIVE
15 - 4.0	SKYDECK EXHIBIT
15 - 5.0	MATERIAL BOARD
DESIGN SET: 16 - 10-PLEX TYPICAL BUILDING PLANS	
16 - 1.0	FIRST FLOOR PLAN
16 - 2.0	SECOND & THIRD FLOOR PLAN
16 - 3.0	FOURTH FLOOR PLAN
16 - 4.0	ROOF PLAN
16 -5.0	CODE ANALYSIS
16 - 6.0	BUILDING SEPARATION DISTANCE EXHIBIT

PD AMENDMENT SHEETS

REFER TO APPROVED PDA 14-035-03 DRAWING SET

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
3	03/30/2017	PD AMENDMENT
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

SHEET INDEX

7 - 0.0

COMMUNICATIONS HILL
San Jose, California

PHASE 2
BOUNDARY

COMMUNICATIONS HILL BLVD
DETACHED ROWHOMES
BLOCK 33
BLOCK 34
BLOCK 35
BLOCK 36
BLOCK 37
TRASH ENCLOSURE
AGUSTIN NARVAEZ STREET
BLOCK 43
BLOCK 42
BLOCK 41
BLOCK 40
BLOCK 39
SAN JOSE VINEYARD PLACE
VALLEY OF HEARTS DELIGHT PLACE
DETACHED ROWHOMES
LLANO DE LOS ROBLES AVE
EMPOLI ST
LINA ST
BLOCK 44
BLOCK 45
BLOCK 46
JAYHAWKERS PLACE
PUBLIC PARK
APPROVED RESIDENTIAL PDA 14-035-01
BLOCK 47
BLOCK 48
APPROVED RESIDENTIAL PHASE 1

BUILDING TYPES

- DETACHED ROWNHOMES — Blocks 33, 34, 35, & 38
- DETACHED TOWNHOMES — Blocks 39, 40, 44, & 45
- ATTACHED R2 TOWNHOMES 5-PLEX — Block 44
- ATTACHED R2 TOWNHOMES 6-PLEX — Blocks 36, 39, 40, & 43
- ATTACHED R2 TOWNHOMES 7-PLEX — Blocks 36, 37, 39, 40, 41, & 43
- ATTACHED R2 TOWNHOMES 8-PLEX — Block 37
- 10-PLEX STACKED FLATS — Blocks 41, 42, 43, & 44
- ATTACHED R3 TOWNHOMES 5-PLEX — Block 43, 40, 39, & 35
- ATTACHED R3 TOWNHOMES 6-PLEX — Blocks 43, 42, 36, & 35
- ATTACHED R3 TOWNHOMES 7-PLEX — Block 36

ARCHITECTURAL STYLES

- MEDITERRANEAN — Blocks 44 & 45
- TRANSITIONAL — Blocks 44 & 45
- CONTEMPORARY A — Blocks 43, 42, 40, 39, 38, 37, 36, 35, 34, & 33
- CONTEMPORARY B — Blocks 43, 41, 40, 39, 38, 37, 36, 35, 34, & 33
- CONTEMPORARY C — Blocks 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, & 33
- CRC (R3) TOWNHOMES - STYLE 'A' — Blocks 43, 42, 40, 39, 36, & 35
- CRC (R3) TOWNHOMES - STYLE 'B' — Blocks 43, 42, 36, & 35
- CRC (R3) TOWNHOMES - STYLE 'C' — Blocks 43, 42, 40, 39, & 36
- 10-PLEX - BUILDING STYLE 'A' — Blocks 41, 42, 44 & 45
- 10-PLEX - BUILDING STYLE 'B' — Blocks 41, 42, 44 & 45

LEGEND

- DETACHED PLAN TYPE NO. (2R)
- REVERSED PLAN TYPE
- E — ENHANCED ELEVATION
- A — ALTERNATE PLANS WITH WRAP-AROUND PORCHES
- SIDE ENTRY (ATTACHED R2 TOWNS)
- 4TH STORY MEZZANINE — Attached R2 Townhomes Plan 1
- MID LEVEL
- APPROVED RESIDENTIAL IN PHASE 1 (PDA 14-035-01)
- R — REVERSED BUILDING PLAN (ATTACHED TOWNS)

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 32 64 128

ARCHITECTURAL SITE PLAN

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | kt gly | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
4	03/30/2017	PD AMENDMENT
3	03/15/2016	PER CITY COMMENTS
2	03/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3836.60
CAD DWG FILE:	D150647_7-0.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

7 - 0.1

COMMUNICATIONS HILL
San Jose, California

PREVIOUSLY APPROVED UNIT MIX

LOW DENSITY

(DETACHED ROWHOMES, DETACHED TOWNHOMES & ATTACHED TOWNHOMES)

UNIT MIX BY BUILDING TYPE

Detached Rowhomes	No. Beds	No. Baths	Total Units	Mix
Plan 1	4	3.5	9	3%
Plan 2	4	3.5	9	3%
Plan 3	4	3.5	7	2%
Plan 4	4	3.5	9	3%
Total Detached Rowhomes			*34*	

Detached Townhomes	No. Beds	No. Baths	Total Units	Mix
Plan 1	4	3.5	14	4%
Plan 2	4	3.5	14	4%
Plan 3	5	4	16	5%
Total Detached Townhomes			*44*	

Attached Townhomes	No. Beds	No. Baths	5-Plex w/ Mez	6-Plex	6-Plex w/ Mez	6-Plex w/ 2 Mez	7-Plex	7-Plex w/ Mez	7-Plex w/ 2 Mez	8-Plex	Total Units	Mix
Plan 1	2	2	1	2	1		2	1		2	45	13%
Plan 1 w/ Mezzanine	2	2	1		1	2		1	2		35	10%
Plan 2	3	3	2	2	2	2	2	2	2	2	80	23%
Plan 3	4	3.5	1	1	1	2	2	2	2	2	66	19%
Plan 4	4	3.5		1	1	1	1	1	1	2	38	11%
Total Units Per Building Type			5	6	6	6	7	7	7	8		
Building Count			4	1	6	3	1	6	17	2		
Total Attached Townhomes			*20*	*6*	*36*	*18*	*7*	*42*	*119*	*16*	*264*	

FLOOR AREA CALCULATIONS BY UNIT PLAN TYPE

Unit Plan Type	1st Floor (sq. ft.)	2nd Floor (sq. ft.)	3rd Floor (sq. ft.)	Mezz. (sq. ft.)	Subtotal Interior (sq. ft.)	Garage (sq. ft.)	Deck (sq. ft.)	Gross Area	No. Units	Total Floor Area
Detached Rowhomes										
Plan 1	475	880	901		2,256	438	134	2,828	9	25,452
Plan 2	611	931	1046		2,588	398	140	3,126	9	28,134
Plan 3	591	917	1160		2,668	441	182	3,291	7	23,037
Plan 4	567	986	1208		2,761	491	92	3,344	9	30,096
Detached Townhomes - Ground Level Entry										
Plan 1	408	872	868		2,148	485	138	2,771	9	24,939
Plan 2	353	870	930		2,153	512	78	2,743	9	24,687
Plan 3	393	921	864		2,178	472	80	2,730	10	27,300
Detached Townhomes - Mid Level Entry										
Plan 1	409	872	868		2,149	484	103	2,736	5	13,680
Plan 2	410	870	930		2,210	455	78	2,743	5	13,715
Plan 3	393	921	864		2,178	472	80	2,730	6	16,380
Attached Townhomes - Ground Level Entry										
Plan 1	147	125	1396		1,668	447	97	2,212	29	64,148
Plan 1 w/ Mezzanine	147	125	1396	237	1,905	447	109	2,461	15	36,915
Plan 2	517	1296			1,813	441	92	2,346	24	56,304
Plan 2 - Side Entry	517	1301			1,818	441	92	2,351	20	47,020
Plan 3	367	771	864		2,002	479	52	2,533	38	96,254
Plan 4	360	771	864		1,995	486	52	2,533	21	53,193
Attached Townhomes - Mid Level Entry										
Plan 1	137	125	1396		1,658	456	97	2,211	16	35,376
Plan 1 w/ Mezzanine	137	125	1396	237	1,895	456	97	2,448	20	48,960
Plan 2	517	1296			1,813	441	92	2,346	36	84,456
Plan 3	367	771	864		2,002	479	52	2,533	28	70,924
Plan 4	360	771	864		1,995	486	52	2,533	17	43,061
Total Floor Area										*864,031*

HIGH DENSITY

(PODIUM BUILDINGS 1 - 4)

BUILDING 1 (BLOCK 44) UNIT AND BUILDING SUMMARY

	UNIT TYPE					BUILDING (GROSS AREA) (STAIRWELLS AND ELEVATORS INCLUDED ONLY ON G2)						
	A1	B1	B2	C1	TOTAL	UNIT	GARAGE	COMMON	LOBBY	AMENITIES	PODIUM COURTYARD	TOTAL
BEDROOMS	1BR		2BR	3BR								
GROSS AREA	940	1181	1228	1470								
NET RENTABLE AREA	879	1098	1157	1396								
PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	103	111	70	124								
ALLOWABLE/COUNTED PRIVATE OPEN SPACE AREA	60	60	60	60								
GARAGE FLOOR G2							23,889	194				24,083
GARAGE FLOOR G1							33,509	194				33,703
FIRST FLOOR	2	2	4	5	13	16,504		3,975	1,024	2,453	7,847	31,803
SECOND FLOOR	2	2	5	5	14	17,732		4,110				21,842
THIRD FLOOR	3	2	6	5	16	19,900		4,103				24,003
FOURTH FLOOR	4	2	5	5	16	19,612		4,229				23,841
FIFTH FLOOR	4	2	5	5	16	19,612		4,229				23,841
TOTAL UNITS	15	10	25	25	**75**							
TOTAL GROSS AREA	14,100	11,810	30,700	36,750	**93,360**	93,360	57,398	21,034	1,024	2,453	7,847	**183,116**
TOTAL NET AREA	13,185	10,980	28,925	34,900	**87,990**							
% MIX	20%	13%	33%	33%	**100%**							
BEDROOM TYPE % MIX	20%	47%		33%	**100%**							
TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	1,545	1,110	1,750	3,100	**7,505**							
TOTAL ALLOWABLE/ COUNTED PRIVATE OPEN SPACE	900	600	1,500	1,500	**4,500**							

BUILDING 2 (BLOCK 45) UNIT AND BUILDING SUMMARY

	UNIT TYPE					BUILDING (GROSS AREA) (STAIRWELLS AND ELEVATORS INCLUDED ONLY ON G2)						
	A1	B1	B2	C1	TOTAL	UNIT	GARAGE	COMMON	LOBBY	AMENITIES	PODIUM COURTYARD	TOTAL
BEDROOMS	1BR		2BR	3BR								
GROSS AREA	940	1181	1228	1470								
NET RENTABLE AREA	879	1098	1157	1396								
PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	103	111	70	124								
ALLOWABLE/COUNTED PRIVATE OPEN SPACE AREA	60	60	60	60								
GARAGE FLOOR G2							24,796	253				25,049
GARAGE FLOOR G1							29,898	250	3,035			33,183
FIRST FLOOR	2	1	6	5	14	17,779		3,657		2,334	7,627	31,397
SECOND FLOOR	3	1	6	5	15	18,719		3,676				22,395
THIRD FLOOR	3	2	6	5	16	19,900		3,676				23,576
FOURTH FLOOR	3	2	6	5	16	19,900		3,675				23,575
FIFTH FLOOR	3	2	6	5	16	19,900		3,675				23,575
TOTAL UNITS	14	8	30	25	**77**							
TOTAL GROSS AREA	13,160	9,448	36,840	36,750	**96,198**	96,198	54,694	18,862	3,035	2,334	7,627	**182,750**
TOTAL NET AREA	12,306	8,784	34,710	34,900	**90,700**							
% MIX	18%	10%	39%	33%	**100%**							
BEDROOM TYPE % MIX	18%	49%		32%	**100%**							
TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	1,442	888	2,100	3,100	**7,530**							
TOTAL ALLOWABLE/ COUNTED PRIVATE OPEN SPACE	840	480	1,800	1,500	**4,620**							

BUILDING 3 (BLOCK 42) UNIT AND BUILDING SUMMARY

	UNIT TYPE						BUILDING (GROSS AREA) (STAIRWELLS AND ELEVATORS INCLUDED ONLY ON G2)						
	A1	B1	B2	B3	C1	TOTAL	UNIT	GARAGE	COMMON	LOBBY	AMENITIES	PODIUM COURTYARD	TOTAL
BEDROOMS	1BR		2BR		3BR								
GROSS AREA	940	1181	1228	1180	1470								
NET RENTABLE AREA	879	1098	1157	1091	1396								
PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	103	111	70	111	124								
ALLOWABLE/COUNTED PRIVATE OPEN SPACE AREA	60	60	60	60	60								
GARAGE FLOOR G2								25,111					25,111
GARAGE FLOOR G1								32,639	351	649			33,639
FIRST FLOOR	2	1	6		5	14	17,779		3,758		2,345	8,424	32,306
SECOND FLOOR	3	1	6		5	15	18,719		3,766				22,485
THIRD FLOOR	3	1	6	1	5	16	19,899		3,763				23,662
FOURTH FLOOR	3	1	6	1	5	16	19,899		3,772				23,671
FIFTH FLOOR	3	1	6	1	5	16	19,899		3,771				23,670
TOTAL UNITS	14	5	30	3	25	**77**							
TOTAL GROSS AREA	13,160	5,905	36,840	3,540	36,750	**96,195**	96,195	57,730	19,181	649	2,345	8,424	**184,524**
TOTAL NET AREA	12,306	5,490	34,710	3,273	34,900	**90,679**							
% MIX	18%	8%	39%	4%	32%	**100%**							
BEDROOM TYPE % MIX	18%		49%		32%	**100%**							
TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	1,442	555	2,100	333	3,100	**7,530**							
TOTAL ALLOWABLE/ COUNTED PRIVATE OPEN SPACE	840	300	1,800	180	1,500	**4,620**							

BUILDING 4 (BLOCK 41) UNIT AND BUILDING SUMMARY

	UNIT TYPE						BUILDING (GROSS AREA) (STAIRWELLS AND ELEVATORS INCLUDED ONLY ON G2)						
	A1	B1	B2	B3	C1	TOTAL	UNIT	GARAGE	COMMON	LOBBY	AMENITIES	PODIUM COURTYARD	TOTAL
BEDROOMS	1BR		2BR		3BR								
GROSS AREA	940	1181	1228	1180	1470								
NET RENTABLE AREA	879	1098	1157	1091	1396								
PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	103	111	70	111	124								
ALLOWABLE/COUNTED PRIVATE OPEN SPACE AREA	60	60	60	60	60								
GARAGE FLOOR G2								25,089					25,089
GARAGE FLOOR G1								33,639	228				33,867
FIRST FLOOR	3	1	6		4	14	17,249		3,845	674	2,297	8,106	32,171
SECOND FLOOR	4	1	6		4	15	18,189		3,850				22,039
THIRD FLOOR	3	1	6	1	5	16	19,899		3,847				23,746
FOURTH FLOOR	3	1	6	1	5	16	19,899		3,846				23,745
FIFTH FLOOR	3	1	6	1	5	16	19,899		3,843				23,742
TOTAL UNITS	16	5	30	3	23	**77**							
TOTAL GROSS AREA	15,040	5,905	36,840	3,540	33,810	**95,135**	95,135	58,728	19,459	674	2,297	8,106	**184,399**
TOTAL NET AREA	14,064	5,490	34,710	3,273	32,308	**89,645**							
% MIX	21%	8%	39%	4%	30%	**100%**							
BEDROOM TYPE % MIX	21%		49%		30%	**100%**							
TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	1,648	555	2,100	333	2,852	**7,488**							
TOTAL ALLOWABLE/ COUNTED PRIVATE OPEN SPACE	960	300	1,800	180	1,380	**4,620**							

PODIUM PRODUCT TOTALS

AVERAGE UNIT NET RENTABLE AREA PER UNIT TYPE	940	1217			1470	
OVERALL AVERAGE UNIT NET RENTABLE AREA	1245					
GRAND TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	6,077	3,108	8,050	666	12,152	30,053
GRAND TOTAL ALLOWABLE/COUNTED PRIVATE OPEN SPACE	3,540	1,680	6,900	360	5,880	**18,360**
GRAND TOTAL UNITS	59	28	115	6	98	**306**
% MIX	19%	9%	38%	2%	32%	**100%**

UNIT SUMMARY

UNIT TYPE	A1	B1	B2	B3	C1
BEDROOMS	1	2	2	2	3
BATHS	1	2	2	2	2.5
GROSS AREA	940	1181	1228	1180	1470
NET AREA	879	1098	1157	1091	1396
TOTAL PROVIDED BALCONY (PRIVATE OPEN SPACE) AREA	103	111	70	111	124

PARKING REQUIRED

AUTOMOBILE PARKING					
UNIT TYPE	SPACE PER UNIT	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
1 BEDROOM	1	15	14	14	16
2 BEDROOM	1	35	38	38	38
3 BEDROOM	1	25	25	25	23
TOTAL REQUIRED RESIDENTIAL STALLS		**75**	**77**	**77**	**77**
ACCESSIBLE STALLS (2% OF PROVIDED)	2%	3	3	3	3
BIKE PARKING					
1 PER 4 LIVING UNITS	0.25	**18.75**	**19.25**	**19.25**	**19.25**
MOTORCYCLE PARKING					
1 PER 4 LIVING UNITS	0.25	**18.75**	**19.25**	**19.25**	**19.25**

PARKING PROVIDED

TYPE OF PARKING	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4	
	LEVEL G1	LEVEL G2	LEVEL G1	LEVEL G2	LEVEL G1	LEVEL G2	LEVEL G1	LEVEL G2
AUTOMOBILE PARKING								
UNIVERSAL STALLS PROVIDED	84	54	73	66	80	65	83	64
ACCESSIBLE STALLS PROVIDED	2	1	2	1	2	1	2	1
SUBTOTAL	86	55	75	67	82	66	85	65
TOTAL PROVIDED RESIDENTIAL STALLS	**141**		**142**		**148**		**150**	
BIKE PARKING								
SHORT-TERM (40% MAX)	6		6		6		6	
LONG-TERM (60% MIN)	24		14		18		20	
TOTAL PROVIDED BIKE SPACES	**30**		**20**		**24**		**26**	
MOTORCYCLE PARKING								
MOTORCYCLE SPACES	17	3	17	3	11	9	14	12
TOTAL PROVIDED MOTORCYCLE SPACES	**20**		**20**		**20**		**26**	

TOTAL UNITS IN PREVIOUSLY APPROVED PD SUBMITTAL = 648

PD AMENDMENT UNIT MIX

LOW DENSITY

(DETACHED ROWHOMES, DETACHED TOWNHOMES, ATTACHED TOWNHOMES & CRC TOWNHOMES)

UNIT MIX BY BUILDING TYPE

Detached Rowhomes	Area	No. Beds	No. Baths	Total Units	Mix
Plan 1	2256	4	3.5	9	2%
Plan 2	2588	4	3.5	9	2%
Plan 3	2668	4	3.5	7	1%
Plan 4	2761	4	3.5	9	2%
Total Detached Rowhomes				*34*	

Detached Townhomes	Area	No. Beds	No. Baths	Total Units	Mix
Plan 1	2148	4	3.5	14	3%
Plan 2	2153	4	3.5	14	3%
Plan 3	2178	5	4	16	3%
Total Detached Townhomes				*44*	

Attached Towns & Flats	Area	No. Beds	No. Baths	5-Plex w/ Mez	6-Plex	6-Plex w/ Mez	6-Plex w/ 2 Mez	7-Plex	7-Plex w/ Mez	7-Plex w/ 2 Mez	8-Plex	Total Units	Mix
Plan 1	1668	2	2	1	2	1		2	1		2	14	3%
Plan 1 w/ Mezzanine	1905	2	2	1		1	2		1	2		32	7%
Plan 2	1813	3	3	2	2	2	2	2	2	2	2	46	9%
Plan 3	2002	4	3.5	1	1	1	1	2	2	2	2	37	8%
Plan 4	1995	4	3.5		1	1	1	1	1	1	2	21	4%
Total Units Per Building Type				5	6	6	6	7	7	7	8		
Building Count				4	1	1	3	1	1	10	2		
Total Attached Towns & Flats				*20*	*6*	*6*	*18*	*7*	*7*	*70*	*16*	*150*	

CRC Townhomes	Area	No. Beds	No. Baths	5-Plex	6-Plex	7-Plex	Total Units	Mix
Plan 1	1698	2 to 3	2.5	1	2	3	30	6%
Plan 2	1807	3	2.5	2	2	2	34	7%
Plan 3	1901	4	3.5	2	2	2	34	7%
Total Units Per Building Type				5	6	7		
Building Count				5	11	1		
Total Attached Townhomes (NEW)				*25*	*66*	*7*	*98*	

HIGH DENSITY

(10-PLEX BUILDINGS)

10-Plex Stacked Flats	Area	No. Beds	No. Baths	Count Per Bldg	Total Units	Mix
Plan A1	875	1	1.5	2	32	7%
Plan B1	1156	2	2	2	32	7%
Plan B2	1267	2	2	3	48	10%
Plan C1	1298	3	2	3	48	10%
Total Units Per Building Type				10		
Building Count				16		
Total 10-Plex Stacked Flats					*160*	

TOTAL UNITS IN PD AMENDMENT = 486

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By: Stefanie Farmer
Date: 4/26/17

UNIT MIX & FLOOR PLAN CALCULATIONS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
3	03/30/2017	PD AMENDMENT
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
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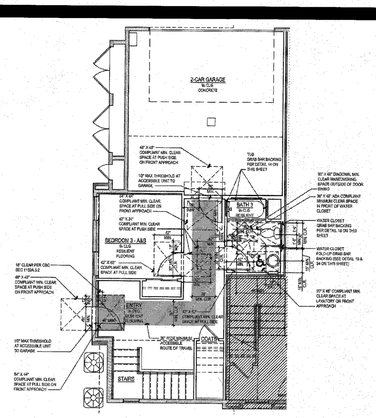
San Jose, California



TYPICAL PROPOSED MULTISTORY UNIT

PHASE 2
Total units proposed = 486

Total Single Family Detached R3 Units = 78 (No Accessibility Requirements)

Total 10-Plex Stacked Flats R2 Units = 160 (All units are covered multifamily dwelling units per CBC 1106A.1 and must meet all accessibility requirements in CBC Chapter 11A and FHA.)

Total Attached R2 Townhome Units = 150 (Multistory per CBC 1102A.3)
Total Attached R3 Townhome Units = 98 (Multistory per CBC 1102A.3)
248 units x 10% = 24.8 units required to meet all accessibility requirements in CBC 1102A.3 (25 units proposed)

LEGEND:

- ACCESSIBLE UNIT PER CBC 1102A.3
- 10-PLEX ENTRY LOBBY
- ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY PER CBC 1110A

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PROPOSED TRAIL
PROPOSED STAIRS
COMMUNICATIONS HILL BLVD.
BLOCK 33
BLOCK 34
BLOCK 35
BLOCK 36
BLOCK 37
TONY LA ROSA PL.
MANLY TERRACE
VALLEY OF HEARTS DELIGHT PL.
AGUSTIN NARVAEZ STREET
AGUSTIN NARVAEZ STREET
TRACT 10295
LOT U
MANUEL PL.
LINA STREET
BLOCK 43
BLOCK 42
BLOCK 41
BLOCK 40
BLOCK 39
BLOCK 38
MANUEL ST.
JAYHAWKERS PL.
HENRY MILLER PL.
SAN JOSE VINEYARD PLACE
VALLEY OF HEARTS DELIGHT PLACE
LLANO DE LOS ROBLES AVENUE
LLANO DE LOS ROBLES AVENUE (E)
BLOCK 44
BLOCK 45
LINA STREET
MANUEL STREET (E)
TRACT 10300
BLOCK 46
JAYHAWKERS PLACE (E)
TRACT 10300
PUBLIC PARK
(NOT A PART)
HENRY MILLER PL. (E)
SAN JOSE VINEYARD PL. (E)
TRACT 10300
BLOCK 47
TRACT 10300
BLOCK 48
APPROVED RESIDENTIAL
PDA14-035-01
VALLEY OF HEARTS DELIGHT PL. (E)
BLOCK 49
WILLIAM MANLY STREET (E)
0 30 60 120
1 INCH = 60 FEET

ACCESSIBILITY ARCHITECTURAL SITE PLAN

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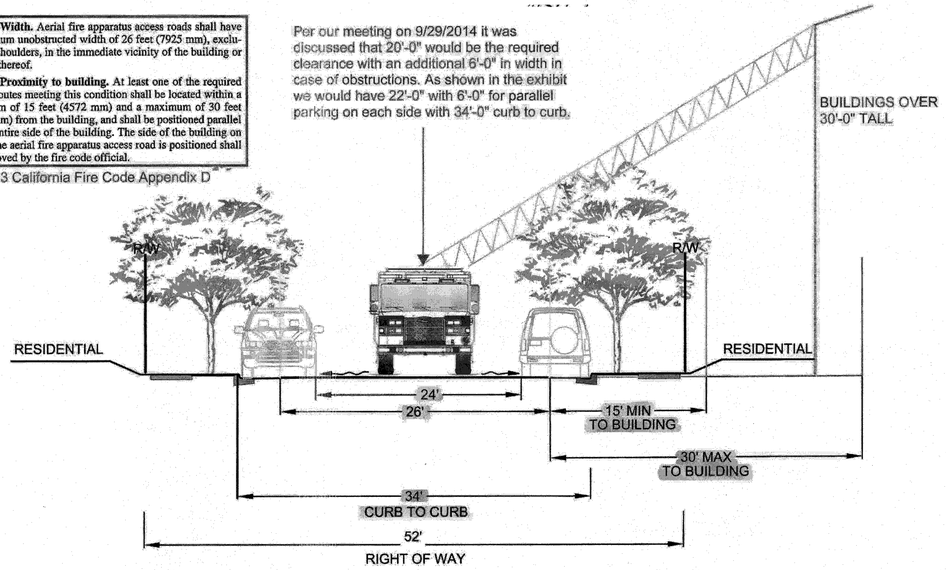
7 - 0.3

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

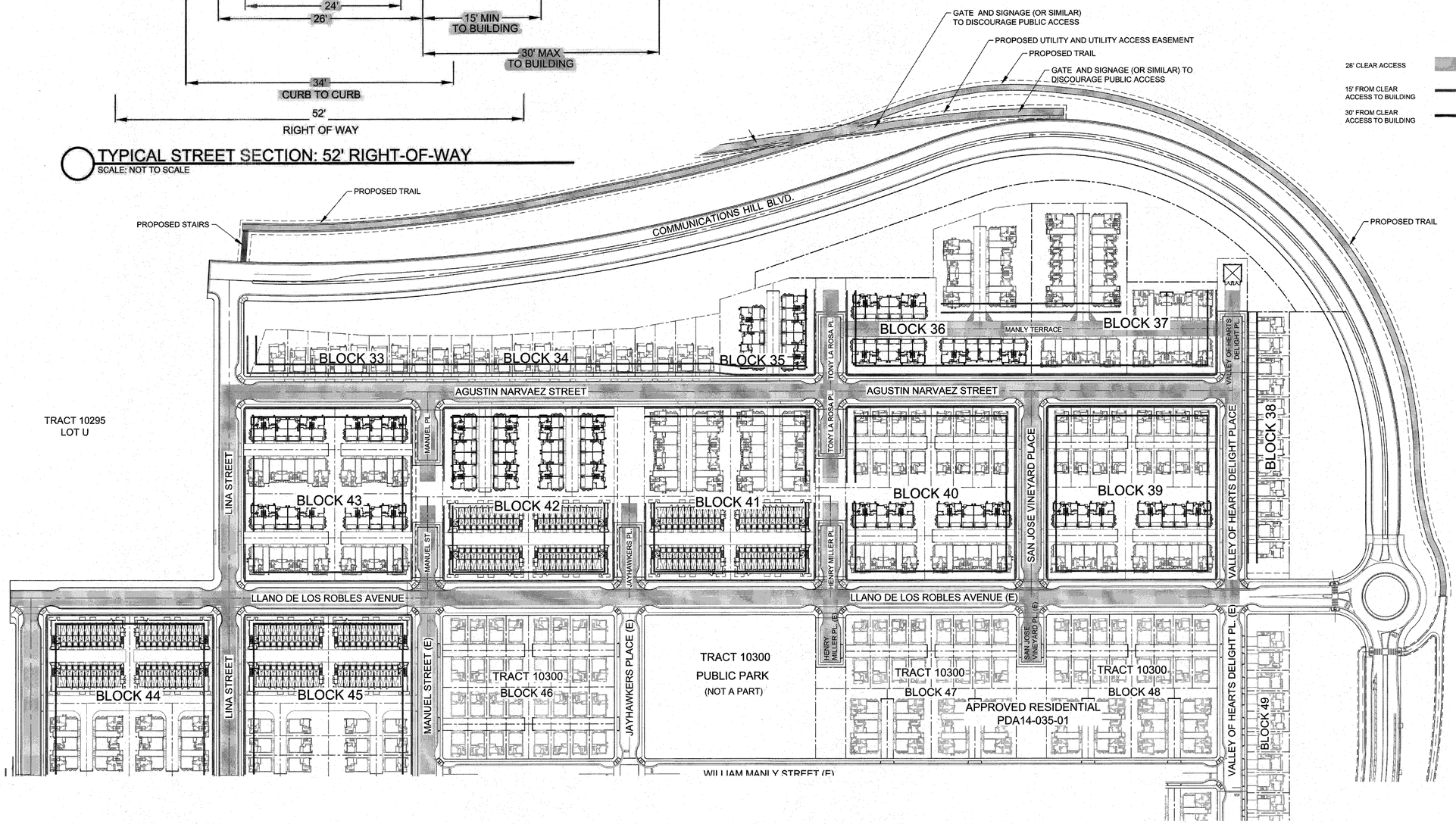
D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

2013 California Fire Code Appendix D

Per our meeting on 9/29/2014 it was discussed that 20'-0" would be the required clearance with an additional 6'-0" in width in case of obstructions. As shown in the exhibit we would have 22'-0" with 6'-0" for parallel parking on each side with 34'-0" curb to curb.



TYPICAL STREET SECTION: 52' RIGHT-OF-WAY
SCALE: NOT TO SCALE



26' CLEAR ACCESS
15' FROM CLEAR ACCESS TO BUILDING
30' FROM CLEAR ACCESS TO BUILDING

0 40 80 160
1 INCH = 80 FEET

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Date: 7/26/17

FIRE APPARATUS ACCESS

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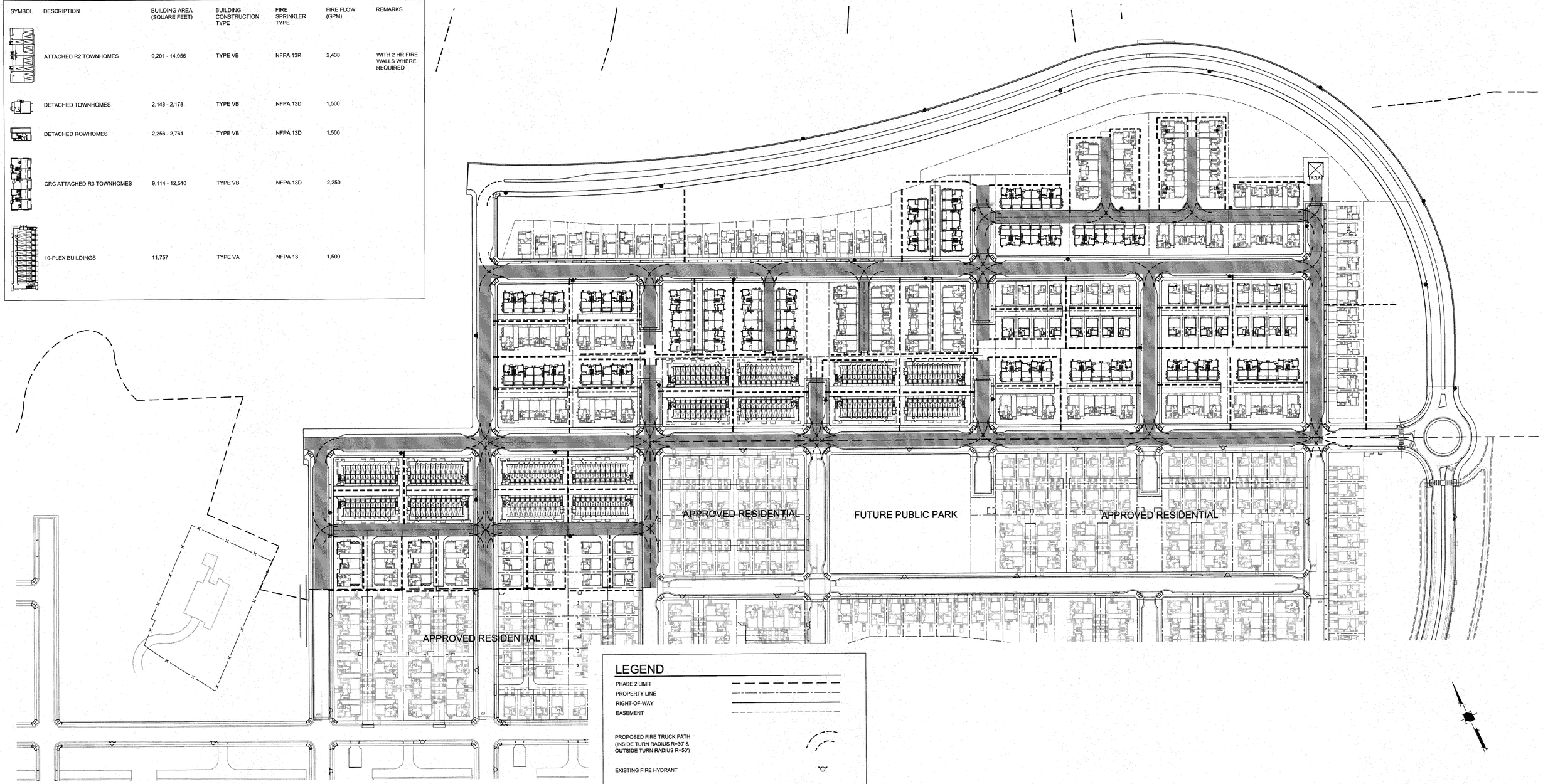
San Jose, California

BUILDING TYPE TABLE

SYMBOL	DESCRIPTION	BUILDING AREA (SQUARE FEET)	BUILDING CONSTRUCTION TYPE	FIRE SPRINKLER TYPE	FIRE FLOW (GPM)	REMARKS
	ATTACHED R2 TOWNHOMES	9,201 - 14,956	TYPE VB	NFPA 13R	2,438	WITH 2 HR FIRE WALLS WHERE REQUIRED
	DETACHED TOWNHOMES	2,148 - 2,178	TYPE VB	NFPA 13D	1,500	
	DETACHED ROWHOMES	2,256 - 2,761	TYPE VB	NFPA 13D	1,500	
	CRC ATTACHED R3 TOWNHOMES	9,114 - 12,510	TYPE VB	NFPA 13D	2,250	
	10-PLEX BUILDINGS	11,757	TYPE VA	NFPA 13	1,500	



LEGEND

- PHASE 2 LIMIT
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED FIRE TRUCK PATH (INSIDE TURN RADIUS R=30' & OUTSIDE TURN RADIUS R=50')
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT (350' MAXIMUM SPACING)
- FIRE HOSE (150' MAXIMUM LENGTH)
- EMERGENCY VEHICLE ACCESS PATH
- TURF BLOCK

FIRE ACCESS NOTES:

1. FIRE ACCESS ROADS TO HAVE AN APPROVED ALL WEATHER SURFACE
2. PRIVATE ROADS TO BE A MINIMUM OF 21' WIDE
3. FIRE ACCESS ROADS TO HAVE A MINIMUM OF 13'6" VERTICAL CLEARANCE
4. FIRE ACCESS ROADS TO BE DESIGNED AND MAINTAINED TO SUPPORT THE LOADS OF FIRE APPARATUS OF AT LEAST 75,000 LBS
5. LOCATIONS OF RED CURBS AND FIRE LANE SIGNS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
6. THE MAXIMUM STREET GRADE FOR FIRE ACCESS ROADS SHALL BE 10%.

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0 40 80 160
1 INCH = 80 FEET

EMERGENCY VEHICLE ACCESS PLAN & HOSE PULL EXHIBIT

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PLANNED DEVELOPMENT PERMIT
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COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
4	03/30/2017	PD AMENDMENT
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
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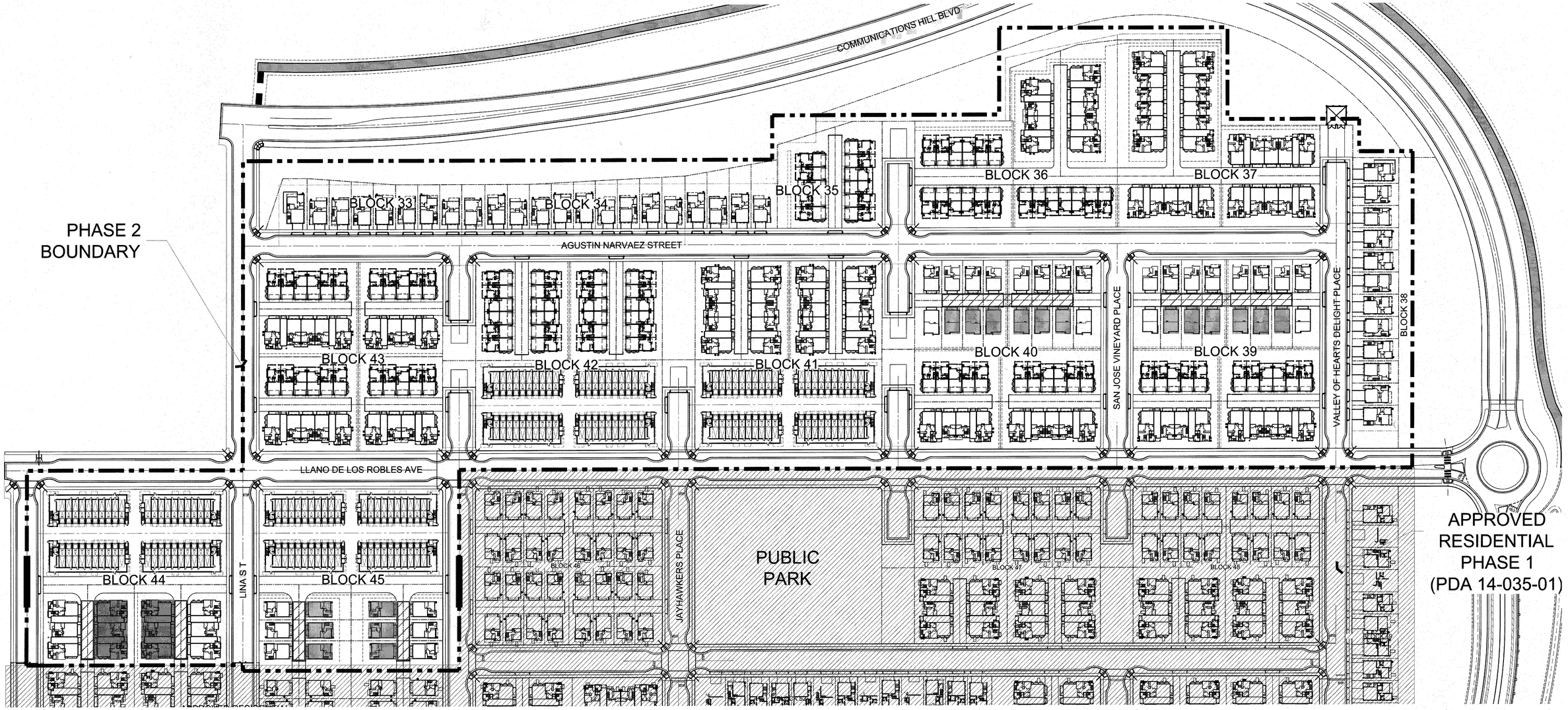

20'-0" WIDE ALLEY

Scale 0 32 64 128

LOTS WITH 3-STORY, MULTI-FAMIILY, ATTACHED TOWNHOMES OVER 30'-0" AND DO NOT HAVE AERIAL FIRE APPARATUS ACCESS. FIRE VARIANCE APPLICATION SHALL BE FILED PROPOSING AN INCREASE IN THE FIRE SPRINKLERS ABOVE THE REQUIRED NFPA 13R SPRINKLER SYSTEM FOR THESE BUILDINGS IN LIEU OF 26'-0" AERIAL APPARATUS ACCESS ROAD AND HAVING ROOFS UNDER 30'-0". INCREASE TO NFPA 13 FIRE SPRINKLER SYSTEM SHALL BE PROPOSED FOR THESE BUILDINGS, AS HAS BEEN APPROVED FOR SAME CONDITIONS IN PHASE 1.

LOTS WITH 3-STORY, SINGLE FAMILY, DETACHED TOWNHOMES OVER 30'-0" AND DO NOT HAVE AERIAL FIRE APPARATUS ACCESS. FIRE VARIANCE APPLICATION SHALL BE FILED PROPOSING AN INCREASE IN THE FIRE SPRINKLERS ABOVE THE REQUIRED NFPA 13D SYSTEM FOR THESE BUILDINGS IN LIEU OF 26'-0" AERIAL APPARATUS ACCESS ROAD AND HAVING ROOFS UNDER 30'-0". THE FOLLOWING INCREASES SHALL BE PROPOSED FOR THESE BUILDINGS, AS HAS BEEN APPROVED FOR SAME CONDITIONS IN PHASE 1:

1. 4 HEAD FIRE SPRINKLER CALCULATION

2. ADDITIONAL FIRE SPRINKLER HEADS IN BEDROOM CLOSETS, HALL CLOSETS AND ALL BATHROOMS.

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Date: 7/26/17

PROPOSED FIRE SPRINKLER VARIANCES

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0	12/09/2015	PER CITY COMMENTS

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By: Stefanie Farmer
Date: 7/26/17

Submit by Email | Print Form

CITY OF SAN JOSE CAPITAL OF SILICON VALLEY

Variance Application

Fee required: **Hourly Rate (min. 3 hours) $618.00**
Fees must be submitted with application

San Jose Fire Department
Bureau of Fire Prevention
200 E. Santa Clara St., 2nd Fl. Tower
San Jose, CA 95113-1905
Phone: (408) 535-7750
Fax: (408) 292-6067

Plan Check# _____ **Associated Folder# (Permit#)** PDA14-035-04

PROJECT INFORMATION
Project Name: Communications Hill (Phase 2) Attached Townhome
Address: _____ City: San Jose Zip: 95113-1002
Type of Construction: VB Sprinklered: Yes ☑ No ☐
Building Floor Area: ± 9,201s.f Tenant Area: _____ Number of stories: 3
Describe Use: Attached three story Multi-Family Attached Townhomes

1. Code Requirement (Include code reference)
AERIAL FIRE APPARATUS ACCESS ROADS Section D105
Where vertical distance between the grade plane and the highest roof surface exceeds 30'-0", approved fire apparatus access roads must be provided. Section D105.2 Aerial fire apparatus access roads must have minimum unobstructed width of 26'-0"

2. Variance Proposed (A brief description shall be included even if additional documentation is attached)
In lieu of the 26'-0" aerial apparatus access road and having roofs under [illegible] propose an increase in the fire sprinklers above the required NFPA 13R system. Proposed NFPA 13D system to be applied to lots: TBD and TBD at Block #44.

1. Provide hydraulic calculations with submitted fire [illegible] to produce the greatest hydraulic demand.

3. Justification (A brief description shall be included even if additional documentation is attached)
The NFPA 13 fire sprinkler far exceeds the standard NFPA 13D system and therefore increases the time for persons to safely exit the building in the event of a fire.

DRAFT

APPLICANT INFORMATION
Manny Gonzalez — Requested by (Print Name)
Signature
June / 2 / 2017 — Date
Mailing Address: 12555 West Jefferson City: Los Angeles Zip: 90066 Phone: (310) 394 - 2623

Note: **Attach plans showing the details of the proposed variance and** copies of any reference, test reports, expert opinion, etc. **Submit all documents, including plans in 11x17 or 8.5x11 format**. The Fire Chief may require that a consultant be hired by the applicant to perform all applicable test, research and analysis and submit a full report of evaluation to the Fire Department for consideration and approval.

Additional City requirements or notes: _____

Reviewed by Inspector/Engineer — Fire Marshal Signature — Denied ☐ Approved ☐ — _____ / _____ / _____ Date

X:ENGINEERING:FORMS: Variance Rev. 03.28.11

Submit by Email | Print Form

CITY OF SAN JOSE CAPITAL OF SILICON VALLEY

Variance Application

Fee required: **Hourly Rate (min. 3 hours) $618.00**
Fees must be submitted with application

San Jose Fire Department
Bureau of Fire Prevention
200 E. Santa Clara St., 2nd Fl. Tower
San Jose, CA 95113-1905
Phone: (408) 535-7750
Fax: (408) 292-6067

Plan Check# _____ **Associated Folder# (Permit#)** PDA14-035-04

PROJECT INFORMATION
Project Name: Communications Hill (Phase 1) Detached Townhome
Address: _____ City: San Jose Zip: 95113-1002
Type of Construction: VB Sprinklered: Yes ☑ No ☐
Building Floor Area: 2,148s.f - 2,178s.f Tenant Area: _____ Number of stories: 3
Describe Use: Detached three story single family townhomes

1. Code Requirement (Include code reference)
AERIAL FIRE APPARATUS ACCESS ROADS CFC/Section D105
1. Where vertical distance between the grade plane and the highest roof surface exceeds 30'-0", approved fire apparatus access roads must be provided. Section D105.2 Aerial fire apparatus access roads must have minimum unobstructed width of 26'-0"

2. Variance Proposed (A brief description shall be included even if additional documentation is attached)
In lieu of the 26'-0" aerial apparatus access road and having roofs under [illegible] the fire sprinklers above the required NFPA 13D system. Proposed increase shall apply to the following on lots: TBD.
1a. Provide 4 head fire sprinkler calculation, which produce the greatest hydraulic demand, to be submitted for approval.
1b. Provided additional sprinkler heads in all bedroom closets, hallways

3. Justification (A brief description shall be included even if additional documentation is attached)
1. The additional fire sprinkler coverage and increase far exceed the standard NFPA 13D system and increase the time for persons to safely exit the building in the event of a fire.

DRAFT

APPLICANT INFORMATION
Manny Gonzalez — Requested by (Print Name)
Signature
June / 2 / 2017 — Date
Mailing Address: 12555 West Jefferson City: Los Angeles Zip: 90066 Phone: (310) 394 - 2623

Note: **Attach plans showing the details of the proposed variance and** copies of any reference, test reports, expert opinion, etc. **Submit all documents, including plans in 11x17 or 8.5x11 format**. The Fire Chief may require that a consultant be hired by the applicant to perform all applicable test, research and analysis and submit a full report of evaluation to the Fire Department for consideration and approval.

Additional City requirements or notes: _____

Reviewed by Inspector/Engineer — Fire Marshal Signature — Denied ☐ Approved ☐ — _____ / _____ / _____ Date

X:ENGINEERING:FORMS: Variance Rev. 03.28.11

FIRE SPRINKLER VARIANCE APPLICATION FORMS

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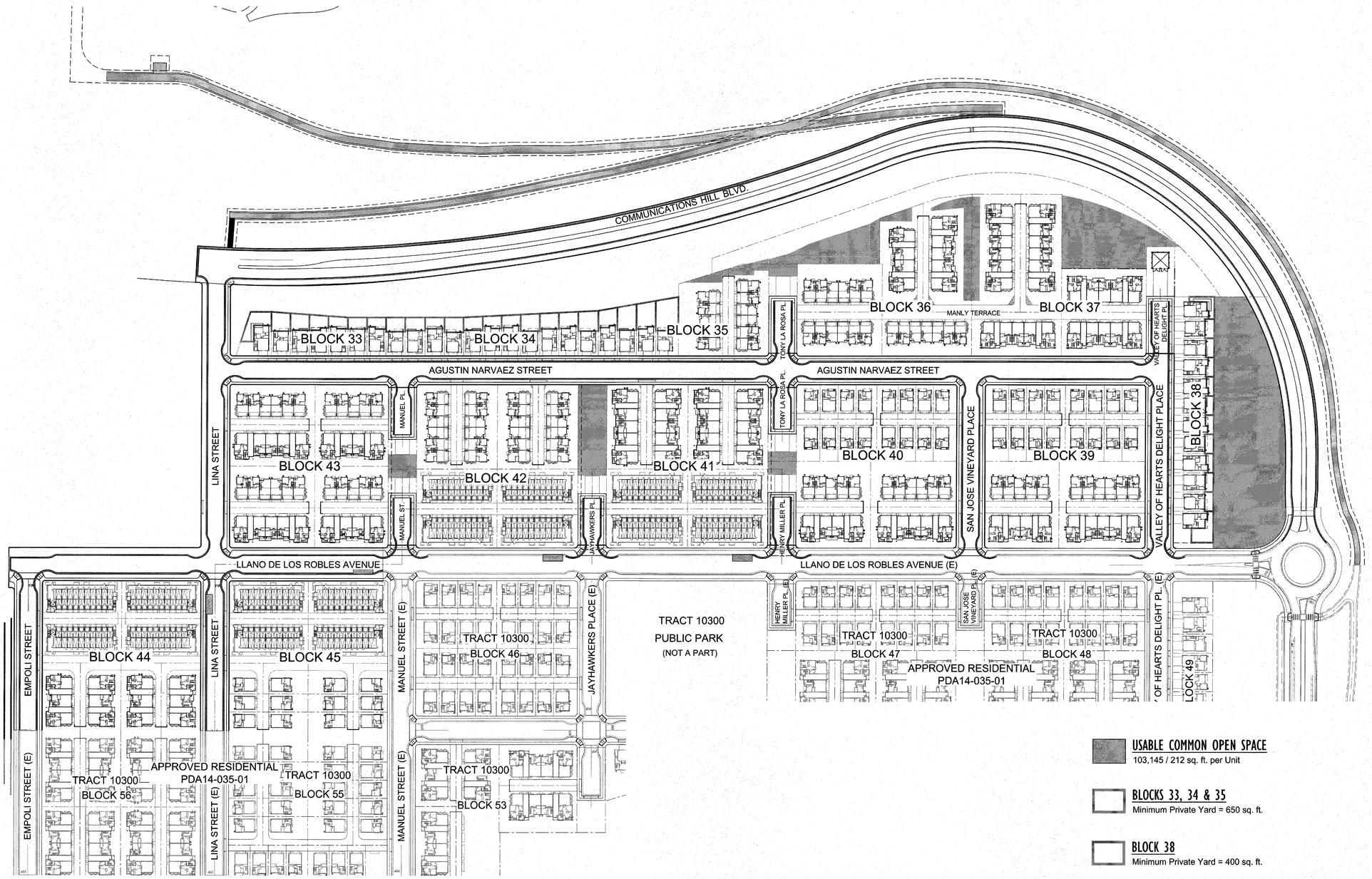
PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
3	03/30/2017	PD AMENDMENT
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.7.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	



USABLE COMMON OPEN SPACE
103,145 / 212 sq. ft. per Unit

BLOCKS 33, 34 & 35
Minimum Private Yard = 650 sq. ft.

BLOCK 38
Minimum Private Yard = 400 sq. ft.

PRIVATE OPEN SPACE

Unit Plan Type	Total Deck/Patio (sq. ft.)
Detached Rowhomes	
Plan 1	214
Plan 2	185
Plan 3	246
Plan 4	160
Detached Townhomes - Ground Level Entry	
Plan 1	138
Plan 2	131
Plan 3	80
Detached Townhomes - Mid Level Entry	
Plan 1	103
Plan 2	131
Plan 3	80
Attached R2 Townhomes - Ground Level Entry	
Plan 1	133
Plan 1 w/ Mezzanine	145
Plan 2	92
Plan 3	52
Plan 4	52
Attached R2 Townhomes - Mid Level Entry	
Plan 1	97
Plan 1 w/ Mezzanine	97
Plan 2	92
Plan 3	52
Plan 4	52
Attached R3 Townhomes	
Plan 1	245 - 255
Plan 2	180
Plan 3	180 - 285
10-Plex Stacked Flats	
Plan A1	50
Plan B1	50
Plan B2	90
Plan C1	80
Roof Deck	2014

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 12/6/17

PRIVATE & PUBLIC OPEN SPACE EXHIBIT

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.8.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

COMMUNICATIONS HILL
San Jose, California

STREETSCENE PERSPECTIVE

Strangis Properties

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
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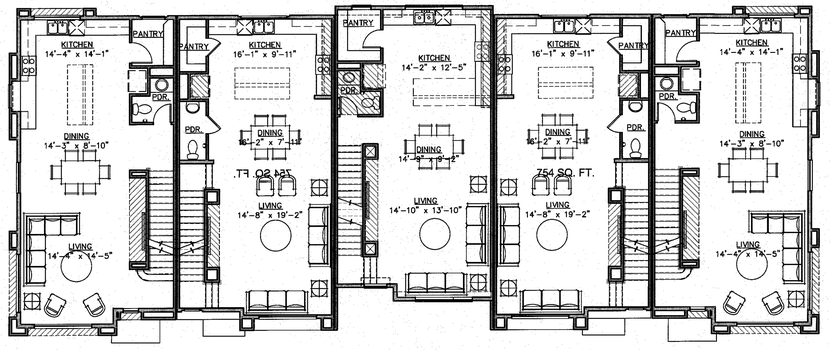
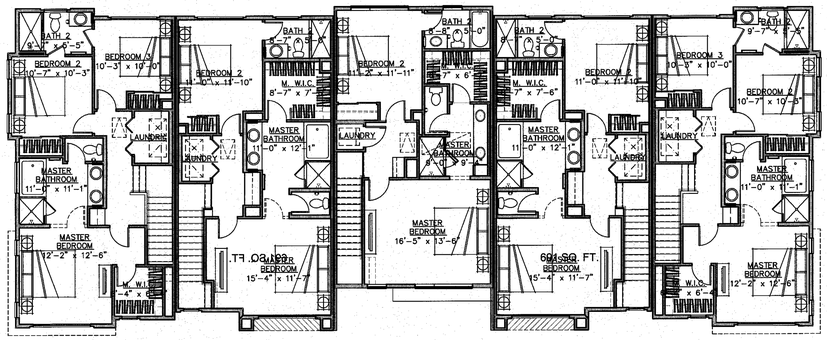
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

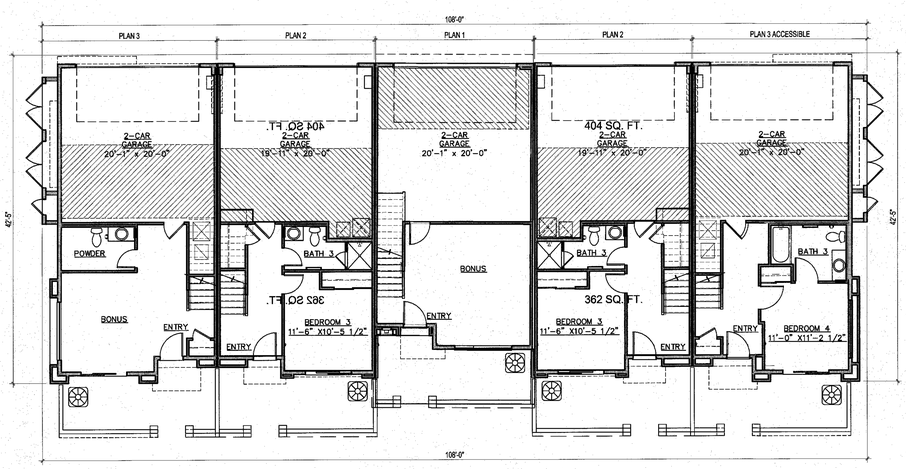
CRC TOWNHOMES 10 - 1.0



2ND LEVEL



3RD LEVEL



1ST LEVEL

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

5-PLEX ATTACHED TOWNHOMES						
Plans	1st Floor	2nd Floor	3rd Floor	Garage	Patio	Total Interior
Plan 1	311	733	654	390	161	1698
Plan 2	362	754	691	404	162	1807
Plan 3	374	778	749	487	153	1901

Scale 0 4 8 16

CRC 5-PLEX BUILDING PLANS

Strangis Properties
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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
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PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 2.0

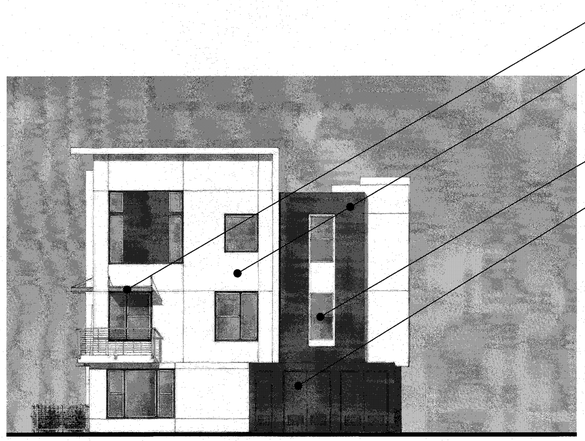
APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

COMMUNICATIONS HILL
San Jose, California

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



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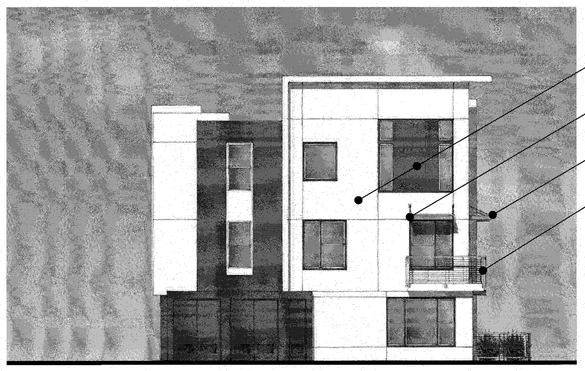

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REAR

Scale 0 4 8 16

CRC 5-PLEX - A - COLOR OPT. 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
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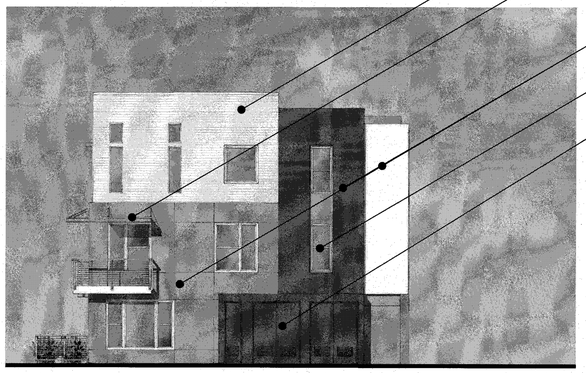
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 3.0

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



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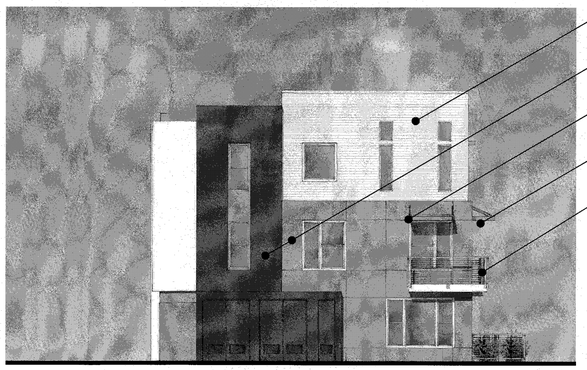

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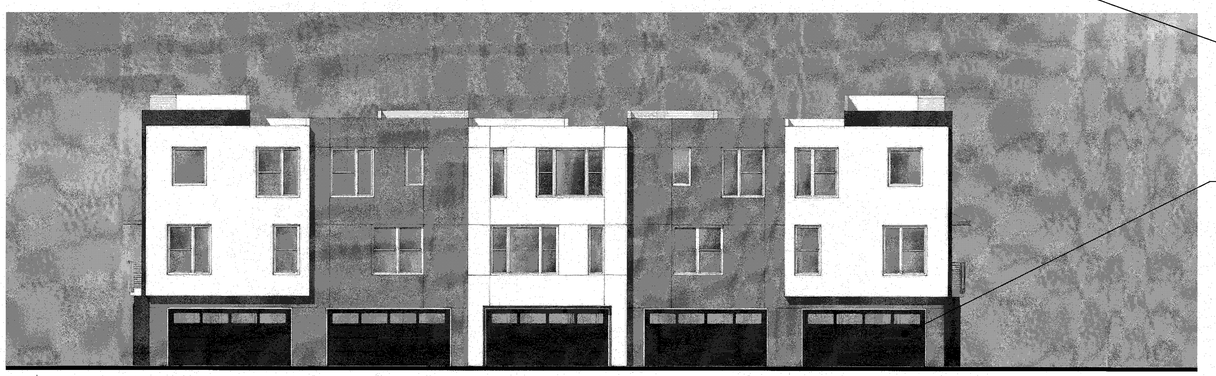

REAR

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

CRC 5-PLEX - B - COLOR OPT. 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
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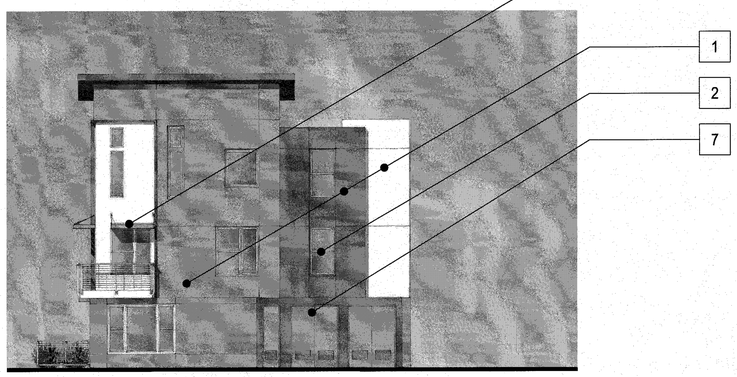
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 4.0

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



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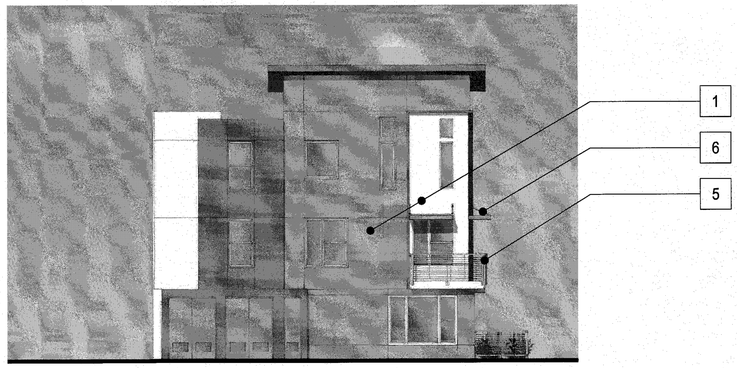

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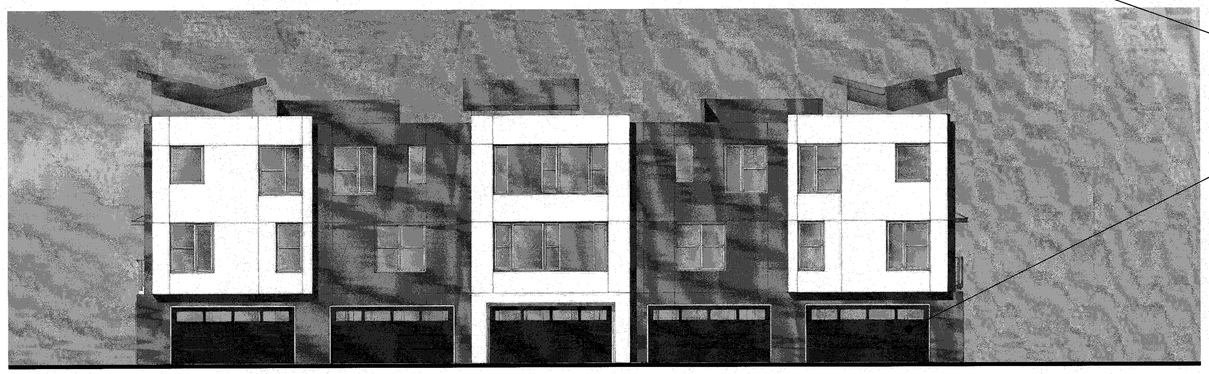

REAR

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

CRC 5-PLEX - C - COLOR OPT. I

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
3	03/30/2017	PD AMENDMENT
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

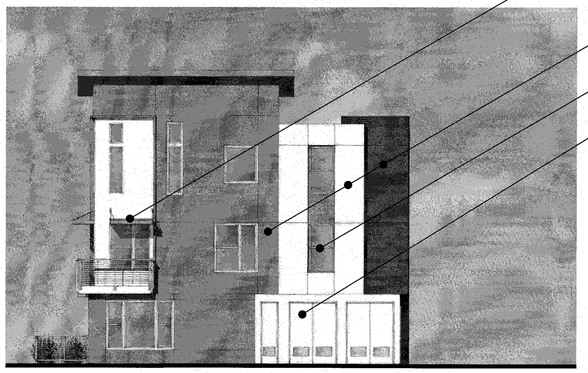
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 5.0

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



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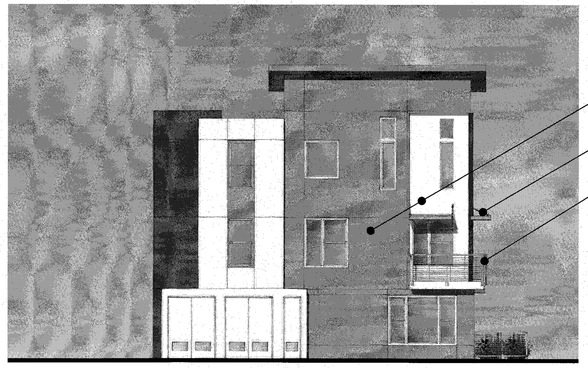

LEFT

FRONT

REAR

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

CRC 5-PLEX - C - COLOR OPT. 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1	06/02/2017	PER CITY COMMENTS
1	03/30/2017	PD AMENDMENT
1	03/15/2016	PER CITY COMMENTS
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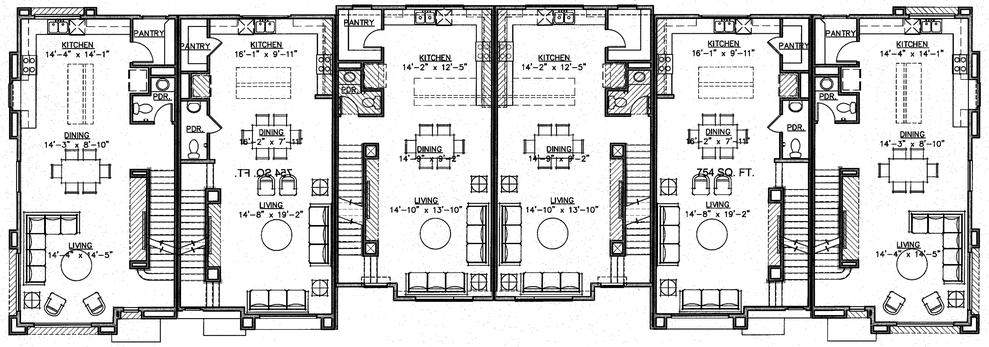
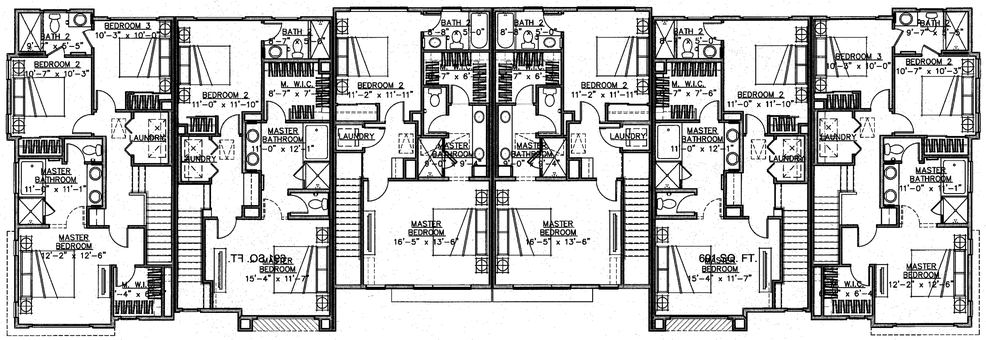
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-5.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

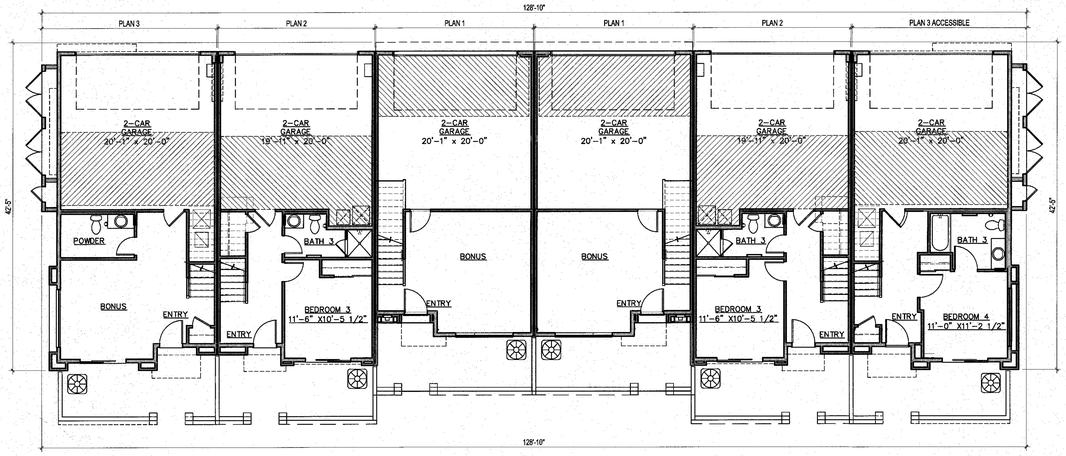
CRC TOWNHOMES 10 - 5.1



2ND LEVEL



3RD LEVEL



1ST LEVEL

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

6-PLEX ATTACHED TOWNHOMES						
Plans	1st Floor	2nd Floor	3rd Floor	Garage	Patio	Total Interior
Plan 1	311	733	654	390	161	1698
Plan 2	362	754	691	404	162	1807
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Scale 0 4 8 16

CRC 6-PLEX BUILDING PLANS

Strangis Properties
DAHLIN group
THE GUZZARDO PARTNERSHIP INC.
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Land Planning
Landscape Architecture
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KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
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PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 6.0

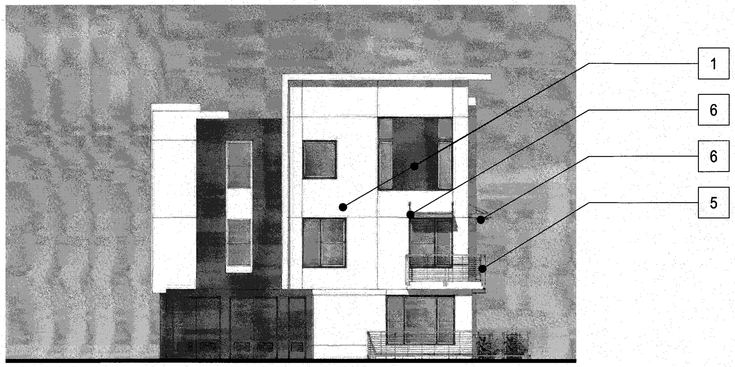
MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE

RIGHT

FRONT



LEFT

REAR

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

CRC 6-PLEX - A - COLOR OPT. I

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

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PROJECT NO:	3636.60
CAD DWG FILE:	D150947_10-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 7.0

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
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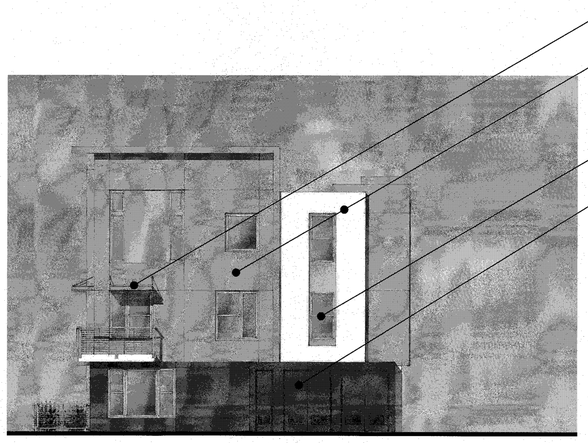
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



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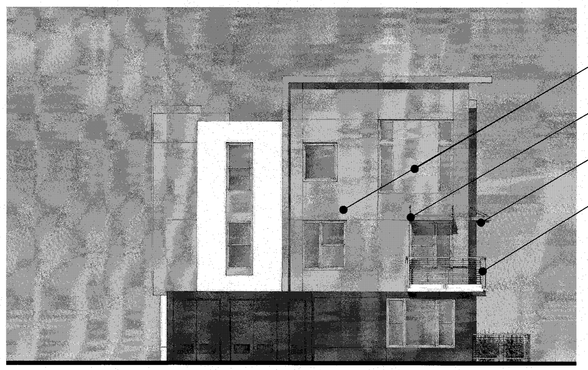

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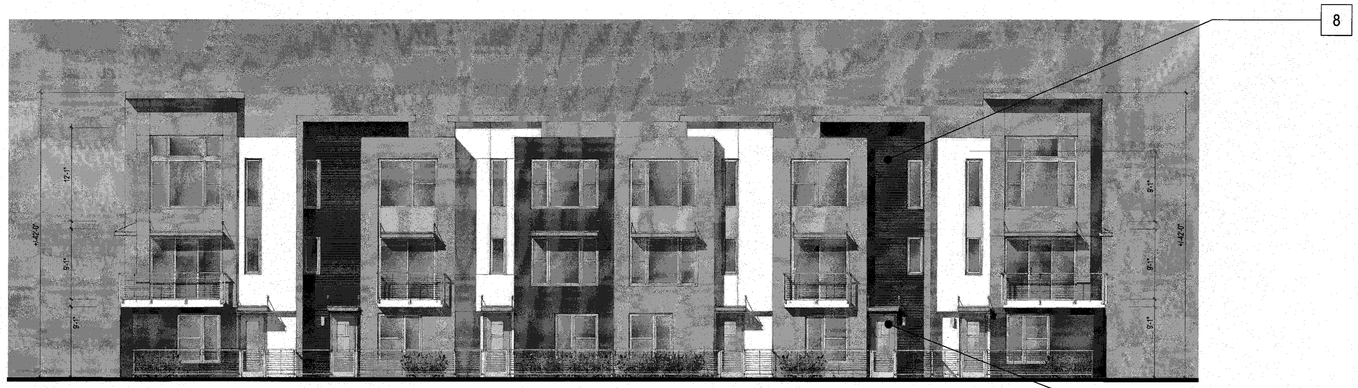

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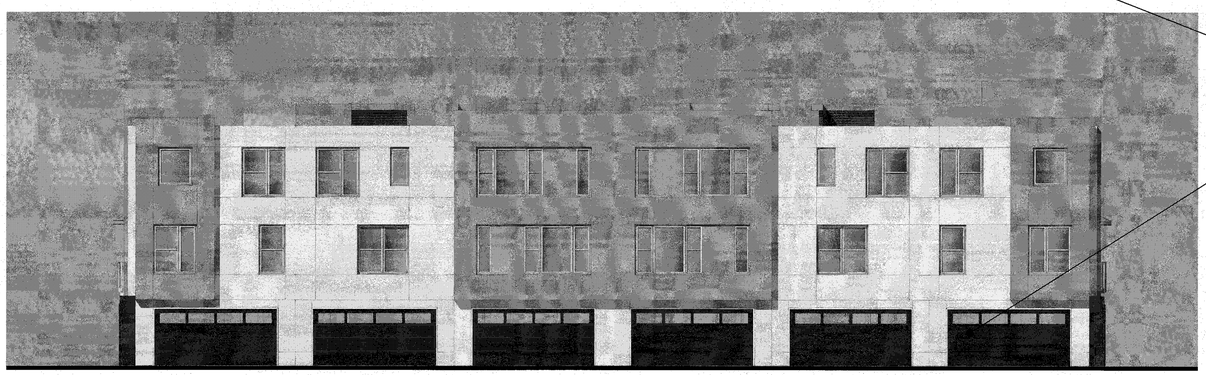

REAR

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

CRC 6-PLEX - A - COLOR OPT. 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
4	03/30/2017	PD AMENDMENT
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

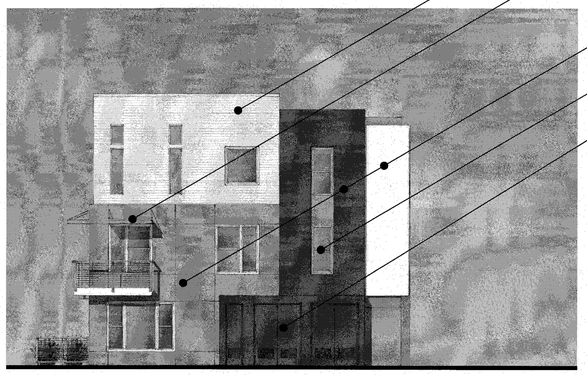
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-7.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 7.1

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



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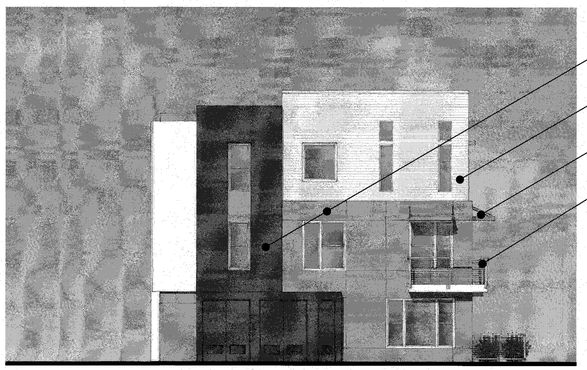

LEFT

FRONT

REAR

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

CRC 6-PLEX - B - COLOR OPT. 1

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PDA14-035-04
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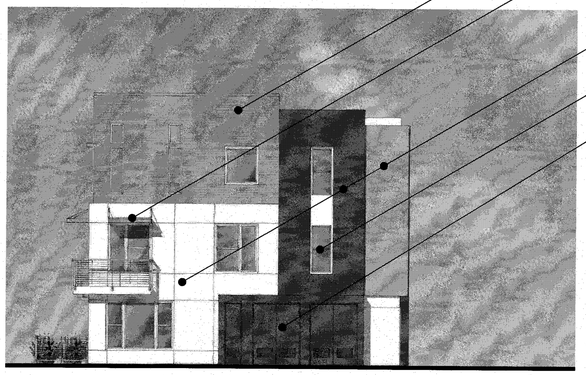
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 8.0

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



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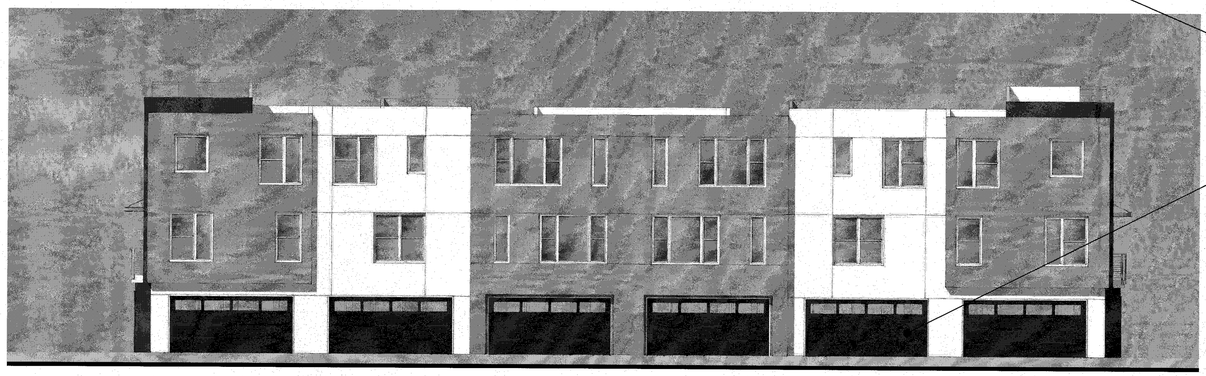
LEFT

FRONT



REAR

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 11/20/17

Scale 0 4 8 16

CRC 6-PLEX - B - COLOR OPT. 2

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COMMUNICATIONS HILL - PHASE 2

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PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-8.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 8.1

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
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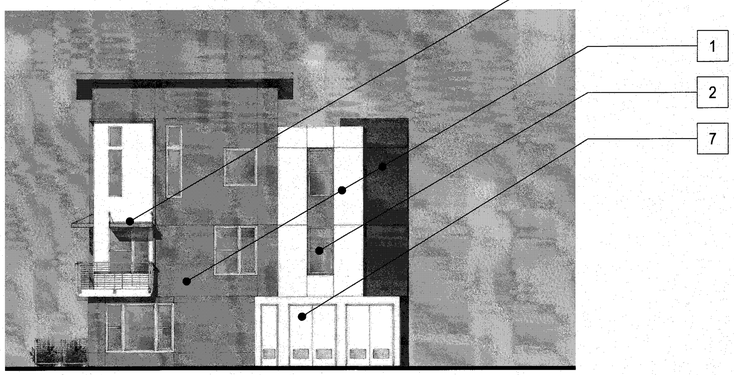
PERSPECTIVE



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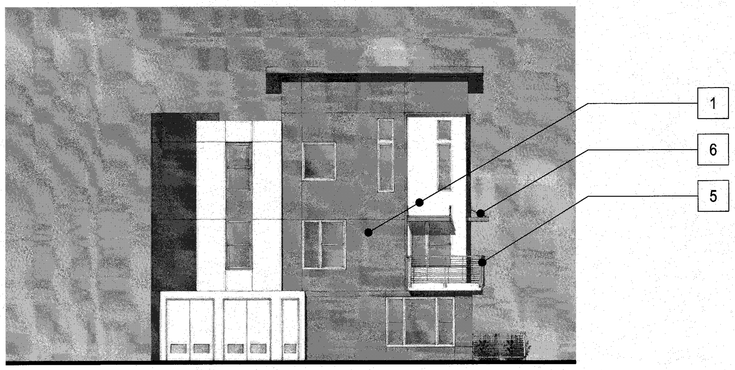

LEFT

FRONT

REAR

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

CRC 6-PLEX - C - COLOR OPT. I

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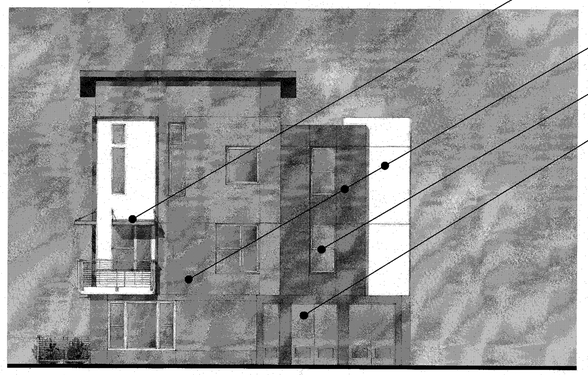
PROJECT NO:	3636.69
CAD DWG FILE:	D150647_10-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 9.0

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
3. METAL SECTIONAL GARAGE DOOR
4. DOWNWARD DIRECTED LIGHT FIXTURE
5. METAL GUARD RAIL
6. METAL AWNING
7. UTILITY CLOSET
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



RIGHT

LEFT

FRONT

REAR

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

CRC 6-PLEX - C - COLOR OPT. 2

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PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

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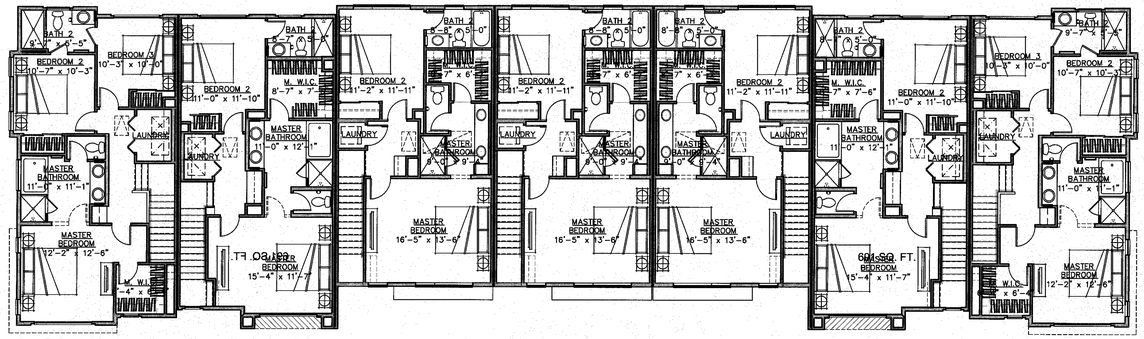
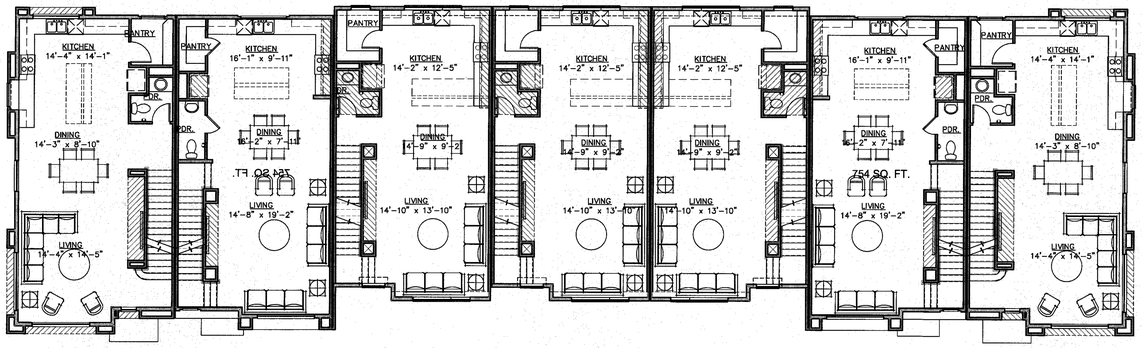
PROJECT NO:	3636.00
CAD DWG FILE:	D150647_10-9.1.DWG
DESIGNED BY:	Ryan Floutz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

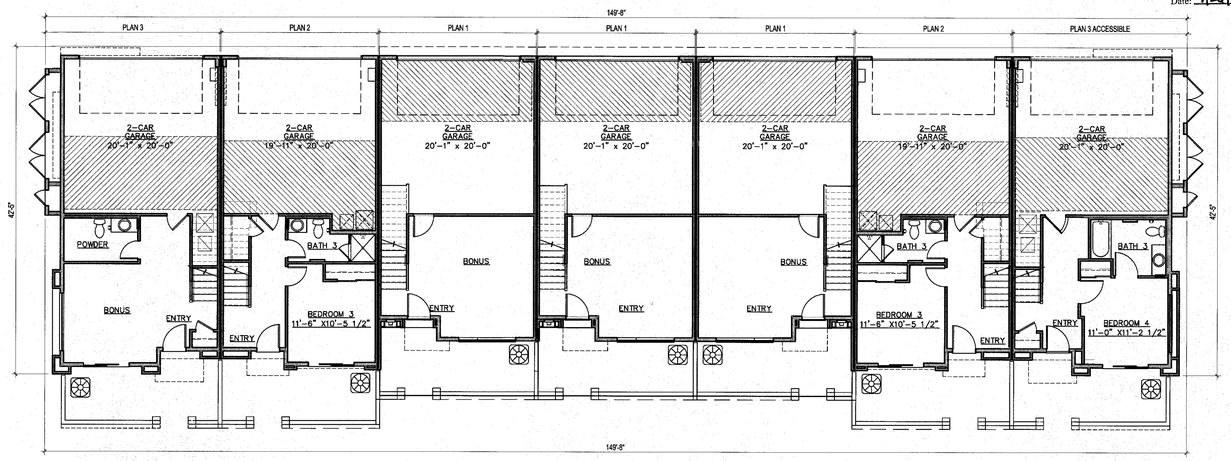
CRC TOWNHOMES 10 - 9.1



3RD LEVEL



2ND LEVEL



1ST LEVEL

Scale 0 4 8 16

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

7-PLEX ATTACHED TOWNHOMES						
Plans	1st Floor	2nd Floor	3rd Floor	Garage	Patio	Total Interior
Plan 1	311	733	654	390	161	1698
Plan 2	362	754	691	404	162	1807
Plan 3	374	778	749	487	153	1901

CRC 7-PLEX BUILDING PLANS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 10.0

MATERIAL LEGEND

1. OMEGA STUCCO MEDIUM SAND FINISH
2. VINYL WINDOW SYSTEM
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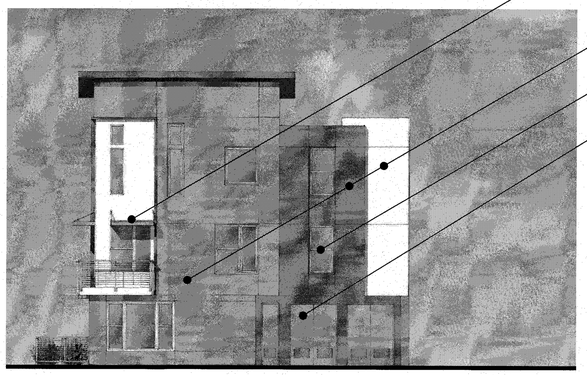
8. JAMES HARDIE FIBER CEMENT ARTISAN SIDING

PERSPECTIVE



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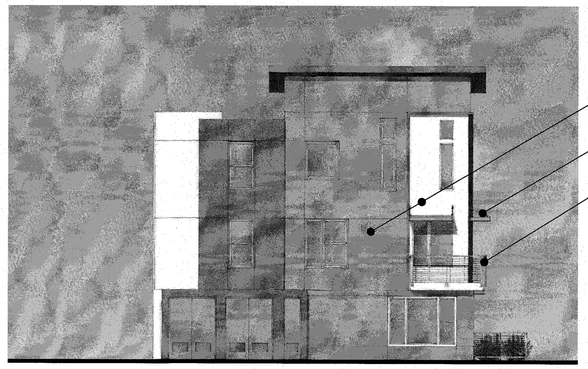

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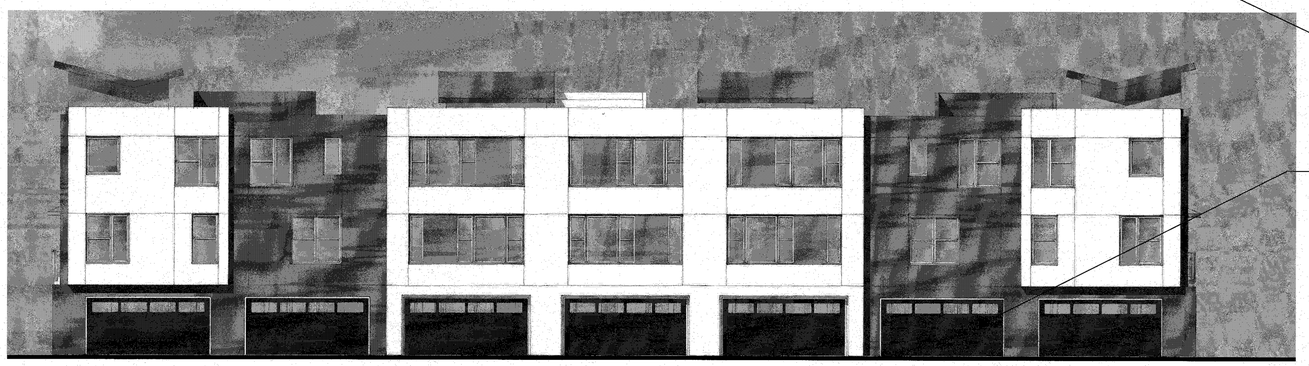
FRONT



REAR

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City of San Jose
PBCE – PLANNING
By: Stefanie Farmer
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Scale 0 4 8 16

CRC 7-PLEX - C - COLOR OPT. 2

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DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

CRC TOWNHOMES 10 - 11.0

COMMUNICATIONS HILL
San Jose, California

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

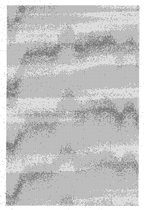
SIDING: DALTILE

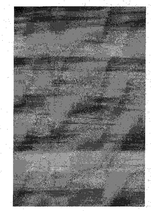
SIDING: CORONADO STONE
(ALTERNATE SIDING OPTIONS)

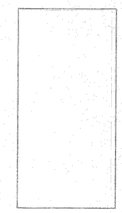
GUTTERS & DOWNSPOUTS: CUSTOM BILT

COLOR OPTION 1

MEDIUM SAND FINISH

STUCCO - 1	STUCCO - 2	STUCCO - 3	STUCCO - 4	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR
					
PEPPERCORN (SW 7674)	DOVETAIL (SW 7018)	SHOJI WHITE (SW 7042)	PURE WHITE (SW 7005)	URBANE BRONZE (SW 7048)	SUMMIT GRAY (SW 7669)

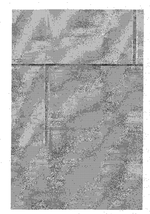
ACACIA VALLEY COLORBODY PORCELAIN	WOOD STONE
	
ARK	RED OAK
	OTHER ALTERNATIVE SIDING OPTION: FIBER CEMENT COLORMAX STAIN - MAHOGANY & MAPLE BLEND

GUTTERS	DOWNSPOUTS
	
SATIN WHITE (*WHERE APPLICABLE*)	COLONIAL GRAY

COLOR OPTION 2

MEDIUM SAND FINISH

STUCCO - 1	STUCCO - 2	STUCCO - 3	STUCCO - 4	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR
RYEGRASS (SW 6423)	DOVETAIL (SW 7018)	PURE WHITE (SW 7005)	STICKS & STONES (SW 7503)	SUMMIT GRAY (SW 7669)

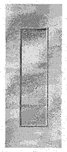
TERRACE COLORBODY PORCELAIN	WOOD STONE
	
BIANCO P100	ANTIQUE WHITE
	OTHER ALTERNATIVE SIDING OPTION: ALLURE : FIBER CEMENT - 007 DESERT TAN

GUTTERS	DOWNSPOUTS
OLD TOWN GRAY (*WHERE APPLICABLE*)	COLONIAL GRAY

LIGHTING

SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH CLEAR TEMPERED GLASS

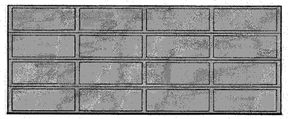
ENTRY DOORS



THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)
(DOOR COLOR - SW 7669 SUMMIT GRAY)

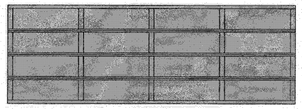
GARAGE DOORS

WAYNE DALTON
16' WIDE GARAGE DOORS



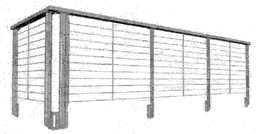
(STANDARD GARAGE DOOR - COLOR PER PD ELEVATION STYLE)
(GARAGE COLOR - SW 7069 IRON ORE)

4 PANEL WITH WHITE LAMINATED PRIVACY GLASS
GARAGE FRAME: CLEAR ANODIZED ALUMINUM



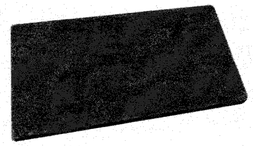
(OCCURS AT DETACHED ROWHOMES ONLY)

BALCONY RAILING



METAL RAILING

CONCRETE BLOCK VENEER



CORONADO STONE
PRECISION BLOCK
1 X 8 X 16
COLOR: COMMUNICATION HILL

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

MATERIAL BOARD - CON A

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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

11 - 1.0

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

SIDING: DALTILE

SIDING: CORONADO STONE
(ALTERNATE SIDING OPTIONS)

GUTTERS & DOWNSPOUTS: CUSTOM BILT

COLOR OPTION 1

	STUCCO	STUCCO - 1	STUCCO - 2	STUCCO - 3	TRIM	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	TERRACE COLORBODY PORCELAIN	WOOD STONE	GUTTERS	DOWNSPOUTS
	MEDIUM SAND FINISH	DORIAN GRAY (SW 7017)	NUANCE (SW 7049)	PURE WHITE (SW 7005)	GRIFFIN (SW 7026)	NEW COLONIAL YELLOW (SW 2853)	SUMMIT GRAY (SW 7669)	ESPRESSO P105	BLACKENED OAK OTHER ALTERNATIVE SIDING OPTION: FIBER CEMENT COLORMAX STAIN - MAHOGANY & MAPLE BLEND	COLONIAL GRAY *(WHERE APPLICABLE)*	COLONIAL GRAY

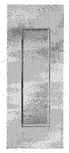
COLOR OPTION 2

	STUCCO	STUCCO - 1	STUCCO - 2	STUCCO - 3	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	FABRIQUE COLORBODY PORCELAIN	GUTTERS	DOWNSPOUTS
	MEDIUM SAND FINISH	PURE WHITE (SW 7005)	STONE LION (SW 7507)	NATURAL CHOICE (SW 7011)	GRIFFIN (SW 7026)	SUMMIT GRAY (SW 7669)	NOIR LINEN P689	COLONIAL GRAY *(WHERE APPLICABLE)*	COLONIAL GRAY

LIGHTING

SEAGULL LIGHTING
8413891S-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

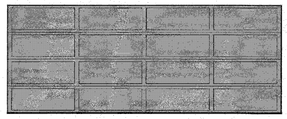
ENTRY DOORS



THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)
(DOOR COLOR - SW 7669 SUMMIT GRAY)

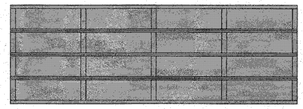
GARAGE DOORS

WAYNE DALTON
16' WIDE GARAGE DOORS



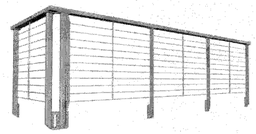
(STANDARD GARAGE DOOR - COLOR PER PD ELEVATION STYLE)
(GARAGE COLOR - SW 6006 BLACK BEAN)

4 PANEL WITH WHITE LAMINATED PRIVACY GLASS
GARAGE FRAME: CLEAR ANODIZED ALUMINUM



(OCCURS AT DETACHED ROWHOMES ONLY)

BALCONY RAILING



METAL RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 11/22/17

MATERIAL BOARD - CON B

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements Land Planning Landscape Architecture Civil Engineering Land Surveying Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

COMMUNICATIONS HILL
San Jose, California

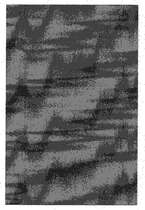
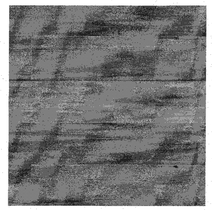
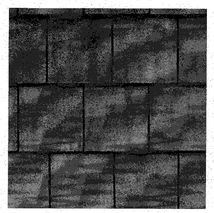
STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

SIDING: DALTILE

ROOFING: BORAL

COLOR OPTION 1

	STUCCO - 1	STUCCO - 2	TRIM - 1	TRIM - 2	AWNINGS	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	SADDLE BROOK GLAZED PORCELAIN	900 SAXONY SLATE
									
MEDIUM SAND FINISH	SUMMIT GRAY (SW 7669)	TOQUE WHITE (SW 7003)	CHELSEA GRAY (SW 2850)	EXTRA WHITE (SW 7006)	URBANE BRONZE (SW 7048)	BLUE BAUBLE (SW 6948)	SOFTWARE (SW 7074)	GRAVEL ROAD SS 1504	CHARCOAL

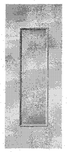
COLOR OPTION 2

	STUCCO - 1	STUCCO - 2	STUCCO - 3	TRIM	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	SADDLE BROOK GLAZED PORCELAIN	900 SAXONY SLATE
MEDIUM SAND FINISH	PURE WHITE (SW 7005)	FOOTHILLS (SW 7514)	MUDDLED BASIL (SW 7745)	SUMMIT GRAY (SW 7669)	ROOKWOOD TERRA COTTA (SW 2803)	SUMMIT GRAY (SW 7669)	WALNUT CREEK SD15	CHARCOAL

LIGHTING

SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

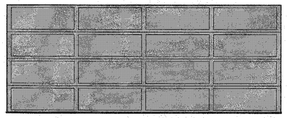
ENTRY DOORS



THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

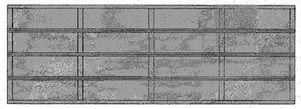
GARAGE DOORS

WAYNE DALTON
16' WIDE GARAGE DOORS



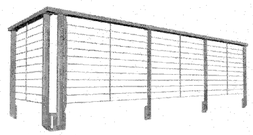
(STANDARD GARAGE DOOR - COLOR PER PD ELEVATION STYLE)
(GARAGE COLOR - SW 2849 WESTCHESTER GRAY)

4 PANEL WITH WHITE LAMINATED PRIVACY GLASS
GARAGE FRAME: CLEAR ANODIZED ALUMINUM



(OCCURS AT DETACHED ROWHOMES ONLY)

BALCONY RAILING



METAL RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

MATERIAL BOARD - CON C

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects - Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

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1		

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

COMMUNICATIONS HILL
San Jose, California

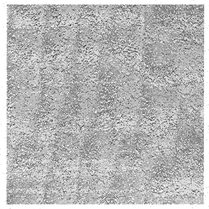
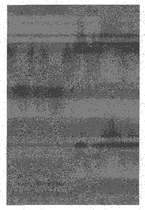
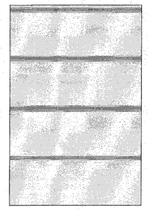
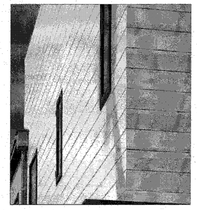
STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

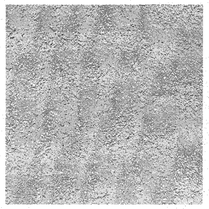
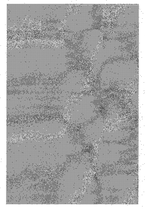
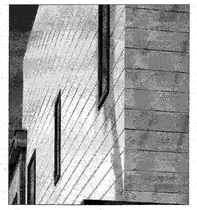
SIDING: JAMES HARDIE

GUTTERS & DOWNSPOUTS: CUSTOM BILT

COLOR OPTION 1

	STUCCO	STUCCO - 1	STUCCO - 2	TRIM	ACCENT - 1	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	JAMESHARDIE: ARTISAN V-RUSTIC EXTERIOR SIDING		GUTTERS	DOWNSPOUTS
	MEDIUM SAND FINISH									
		EXTRA WHITE (SW 7006)	SABLE (SW 6083)	EXTRA WHITE (SW 7006)	SAUCY GOLD (SW 6370)	SUMMIT GRAY (SW 7669)	SW 6000 SNOWFALL		SATIN WHITE *(WHERE APPLICABLE)*	COLONIAL GRAY

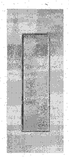
COLOR OPTION 2

	STUCCO	STUCCO - 1	STUCCO - 2	STUCCO - 3	TRIM	ACCENT - 1	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	JAMESHARDIE: ARTISAN V-RUSTIC EXTERIOR SIDING		GUTTERS	DOWNSPOUTS
	MEDIUM SAND FINISH										
		EXTRA WHITE (SW 7006)	DORIAN GRAY (SW 7017)	FOGGY DAY (SW 6235)	EXTRA WHITE (SW 7006)	COMPOSED (SW 6472)	SUMMIT GRAY (SW 7669)	SW 6235 FOGGY DAY		OLD TOWN GRAY *(WHERE APPLICABLE)*	COLONIAL GRAY

LIGHTING

SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

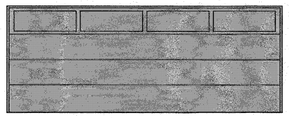
ENTRY DOORS



THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)
(DOOR COLOR - SW 7669 SUMMIT GRAY)

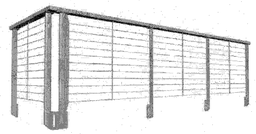
GARAGE DOORS

WAYNE DALTON
16' WIDE GARAGE DOORS



(STANDARD GARAGE DOOR - COLOR PER PD ELEVATION STYLE)
(GARAGE COLOR - SW 7069 IRON ORE)

BALCONY RAILING



METAL RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

MATERIAL BOARD - CRC A

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
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5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS
1		

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

11 - 4.0

COMMUNICATIONS HILL
San Jose, California

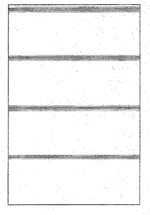
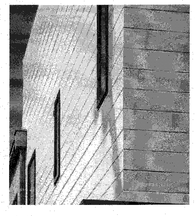
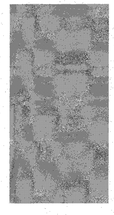
STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

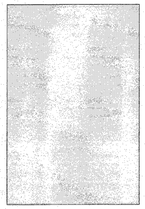
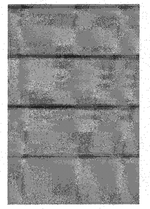
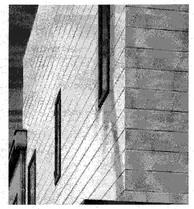
SIDING: JAMES HARDIE

GUTTERS & DOWNSPOUTS: CUSTOM BILT

COLOR OPTION 1

	STUCCO - 1	STUCCO - 2	STUCCO - 3	TRIM	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	JAMES HARDIE: ARTISAN V-RUSTIC EXTERIOR SIDING	GUTTERS	DOWNSPOUTS
									
MEDIUM SAND FINISH	MEGA GREIGE (SW 7031)	PORPOISE (SW 7047)	EXTRA WHITE (SW 7006)	EXTRA WHITE (SW 7006)	VERDANT (SW 6173)	SUMMIT GRAY (SW 7669)	EXTRA WHITE (SW 7006)	COLONIAL GRAY *(WHERE APPLICABLE)*	COLONIAL GRAY

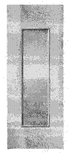
COLOR OPTION 2

	STUCCO - 1	STUCCO - 2	STUCCO - 3	TRIM	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	JAMES HARDIE: ARTISAN V-RUSTIC EXTERIOR SIDING	GUTTERS	DOWNSPOUTS
									
MEDIUM SAND FINISH	MEGA GREIGE (SW 7031)	JAVA (SW 6090)	EXTRA WHITE (SW 7006)	EXTRA WHITE (SW 7006)	SECURE BLUE (SW 6508)	SUMMIT GRAY (SW 7669)	MEGA GREIGE (SW 7031	COLONIAL GRAY *(WHERE APPLICABLE)*	COLONIAL GRAY

LIGHTING

SEAGULL LIGHTING
8413891S-753
PAINTED BRUSHED NICKEL WITH CLEAR TEMPERED GLASS

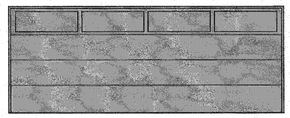
ENTRY DOORS



THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)
(DOOR COLOR - SW 7669 SUMMIT GRAY)

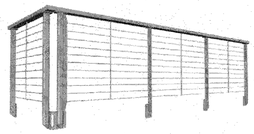
GARAGE DOORS

WAYNE DALTON
16' WIDE GARAGE DOORS



(STANDARD GARAGE DOOR - COLOR PER PD ELEVATION STYLE)
(GARAGE COLOR - SW 7069 IRON ORE)

BALCONY RAILING



METAL RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

MATERIAL BOARD - CRC B

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COMMUNITIES HILL - PHASE 2

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4	03/15/2016	PER CITY COMMENTS
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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

COMMUNICATIONS HILL
San Jose, California

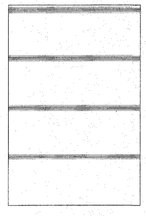
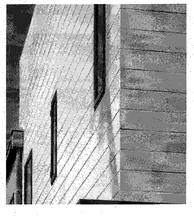
STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

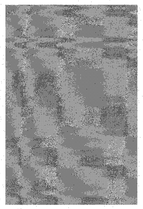
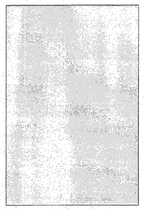
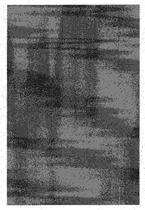
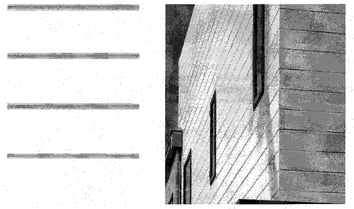
SIDING: JAMES HARDIE

GUTTERS & DOWNSPOUTS: CUSTOM BILT

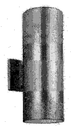
COLOR OPTION 1

	STUCCO - 1	STUCCO - 2	STUCCO - 3	TRIM	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	JAMES HARDIE: ARTISAN V-RUSTIC EXTERIOR SIDING	GUTTERS	DOWNSPOUTS
									
MEDIUM SAND FINISH	PROPER GRAY (SW 6003)	BREVITY BROWN (SW 6068)	EXTRA WHITE (SW 7006)	PROPER GRAY (SW 6003)	RURAL GREEN (SW 6418)	SUMMIT GRAY (SW 7669)	EXTRA WHITE SW 7006	COLONIAL GRAY *(WHERE APPLICABLE)*	COLONIAL GRAY

COLOR OPTION 2

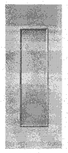
	STUCCO - 1	STUCCO - 2	STUCCO - 3	TRIM	ACCENT	ENTRY DOORS, METAL RAILING, AWNINGS AT ENTRY DOOR	JAMES HARDIE: ARTISAN V-RUSTIC EXTERIOR SIDING	GUTTERS	DOWNSPOUTS
									
MEDIUM SAND FINISH	MEGA GEORGE (SW 7031)	DOVETAIL (SW 7018)	EXTRA WHITE (SW 7006)	DOVETAIL (SW 7018)	SAUCY GOLD (SW 6370)	SUMMIT GRAY (SW 7669)	EXTRA WHITE SW 7006	COLONIAL GRAY *(WHERE APPLICABLE)*	COLONIAL GRAY

LIGHTING



SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH CLEAR TEMPERED GLASS

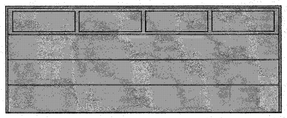
ENTRY DOORS



THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)
(DOOR COLOR - SW 7669 SUMMIT GRAY)

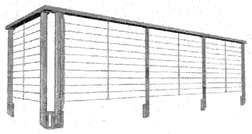
GARAGE DOORS

WAYNE DALTON
16' WIDE GARAGE DOORS



(STANDARD GARAGE DOOR - COLOR PER PD ELEVATION STYLE)
(GARAGE COLOR - SW 7069 IRON ORE)

BALCONY RAILING



METAL RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/24/17

MATERIAL BOARD - CRC C

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNITY HILL - PHASE 2

NO	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
4	03/30/2017	PD AMENDMENT
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

11 - 6.0

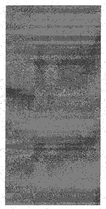
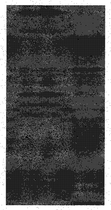
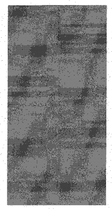
STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

ROOFING: BORAL

GUTTERS & DOWNSPOUTS: CUSTOM

COLOR OPTION 1

	STUCCO - 1	STUCCO - 2	STUCCO - 3	TRIM	ACCENT	FRONT DOOR	GARAGE	WROUGHT IRON	METAL RAILING
MEDIUM SAND FINISH	EXTRA WHITE (SW 7006)	GRAY MATTERS (SW 7066)	WORLDLY GRAY (SW 7043) *"WHERE APPLICABLE"*	SMOKEHOUSE (SW 7040)	 TRANQUIL AQUA (SW 7611)	RIVERWAY (SW 6222)	 SMOKEHOUSE (SW 7040)	IRON ORE (SW 7069)	 SUMMIT GRAY (SW 7669)

BARCELONA	GUTTERS	DOWNSPOUTS
VERONA CLAY - 1HBCS7330	WEATHERED COPPER *(WHERE APPLICABLE)*	COLONIAL GRAY

COLOR OPTION 2

	STUCCO - 1	TRIM - 1	TRIM - 2	ACCENT	FRONT DOOR	GARAGE	WROUGHT IRON	METAL RAILING
MEDIUM SAND FINISH	PURE WHITE (SW 7005)	CLOUDBURST (SW 6487)	BRAINSTORM BRONZE (SW 7033)	STATUS BRONZE (SW 7034)	TURKISH COFFEE (SW 6076)	TURKISH COFFEE (SW 6076)	IRON ORE (SW 7069)	SUMMIT GRAY (SW 7669)

BARCELONA	GUTTERS	DOWNSPOUTS
BROWN BLEND - 1HBCS3233	WEATHERED COPPER *(WHERE APPLICABLE)*	COLONIAL GRAY

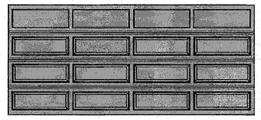
LIGHTING

SEAGULL LIGHTING
89136PBLE-08
TEXTURED RUST PATINA (08)

ENTRY DOORS

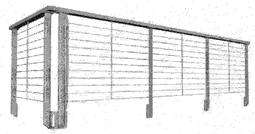
THERMA-TRU® DOOR
FIBERGLASS ENTRY DOOR SYSTEM
CCR8005
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



WAYNE DALTON
RANCH W/ CLEAR II PANELS
(COLOR PER PD ELEVATION STYLE)

BALCONY RAILING



METAL RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 1/26/17

MATERIAL BOARD - TRA

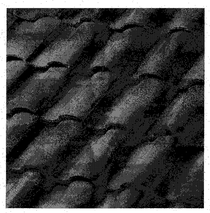
Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements Land Planning Landscape Architecture Civil Engineering Land Surveying Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

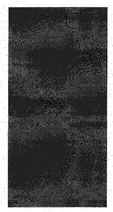
NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

COLOR OPTION 1

STUCCO: OMEGA STUCCO	PAINT: SHERWIN WILLIAMS				ROOFING: BORAL	STONE: BORAL	GUTTERS & DOWNSPOUTS: CUSTOM BILT	
	STUCCO - 1	STUCCO - 2	TRIM	ACCENT	WROUGHT IRON	BARCELONA	OLD COUNTRY FIELDSTONE	GUTTERS	DOWNSPOUTS
									
MEDIUM SAND FINISH	LOGGIA (SW 7506)	SANDERLING (SW 7513)	TONY TAUPE (SW 7038)	STATUS BRONZE (SW 7034)	IRON ORE (SW 7069)	VERONA CLAY - 1HBCS7330	CHARDONNAY	BEAVER BROWN	BEAVER BROWN

COLOR OPTION 2

	STUCCO - 1	STUCCO - 2	TRIM - 1	TRIM - 2	ACCENT	WROUGHT IRON	BARCELONA	COUNTRY LEDGESTONE	GUTTERS	DOWNSPOUTS
										
MEDIUM SAND FINISH	PURE WHITE (SW 7005)	WINDFRESH WHITE (SW 7628)	KAFFEE (SW 6104)	STATUS BRONZE (SW 7034)	ECLIPSE (SW 6166)	IRON ORE (SW 7069)	SALERNO CLAY - 1HBCS6330	HUDSON BAY	BEAVER BROWN	BEAVER BROWN

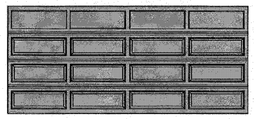
LIGHTING

SEAGULL LIGHTING
89136PBLE-08
TEXTURED RUST PATINA (08)

ENTRY DOORS

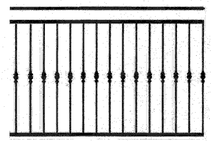
THERMA-TRU® DOOR
FIBERGLASS ENTRY DOOR SYSTEM
CCR8005
(COLOR PER ELEVATION STYLE)
(DOOR COLOR - SW 7675 SEALSKIN)

GARAGE DOORS



WAYNE DALTON
RANCH W/ CLEAR II PANELS
(COLOR PER PD ELEVATION STYLE)
(GARAGE COLOR - SW 7048 URBANE BRONZE)

BALCONY RAILING



WROUGHT IRON RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

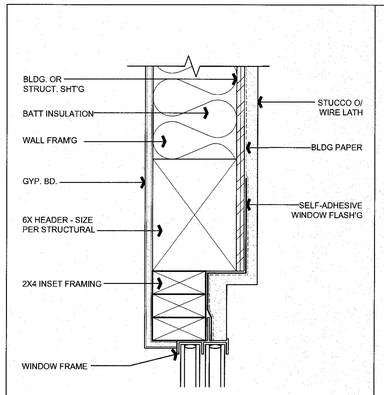
MATERIAL BOARD - MED

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO.	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
4	03/30/2017	PD AMENDMENT
3	02/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	



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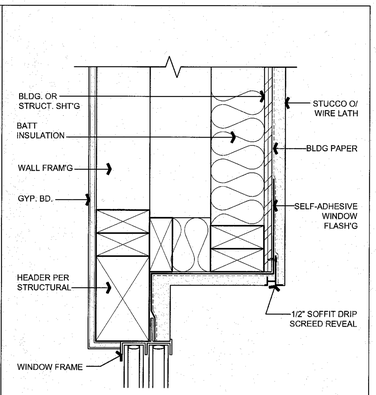

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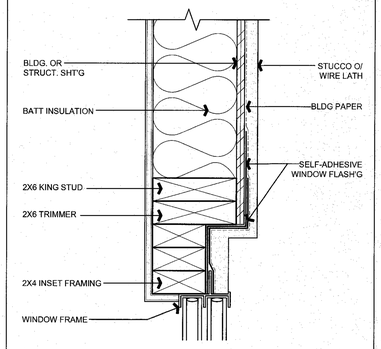
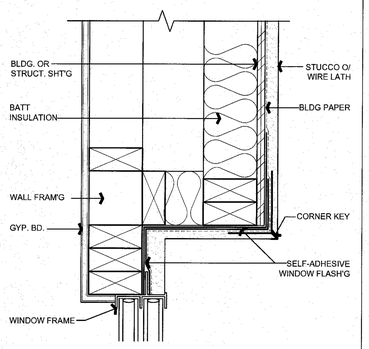


JAMB



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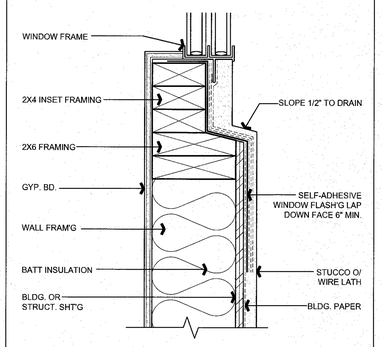

SILL

NOTE: FOR WINDOW FLASHING SEQUENCE, RERER TO DETAIL: 14 A909

INSET WINDOW DETAIL

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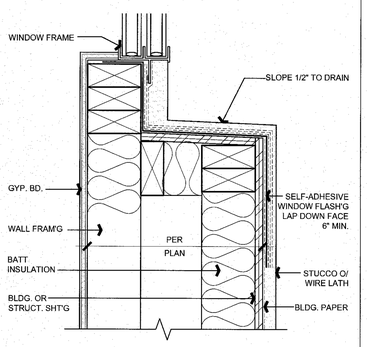

SILL

NOTE: FOR WINDOW FLASHING SEQUENCE, RERER TO DETAIL: 14 A909

RECESSED WINDOW AT STUCCO

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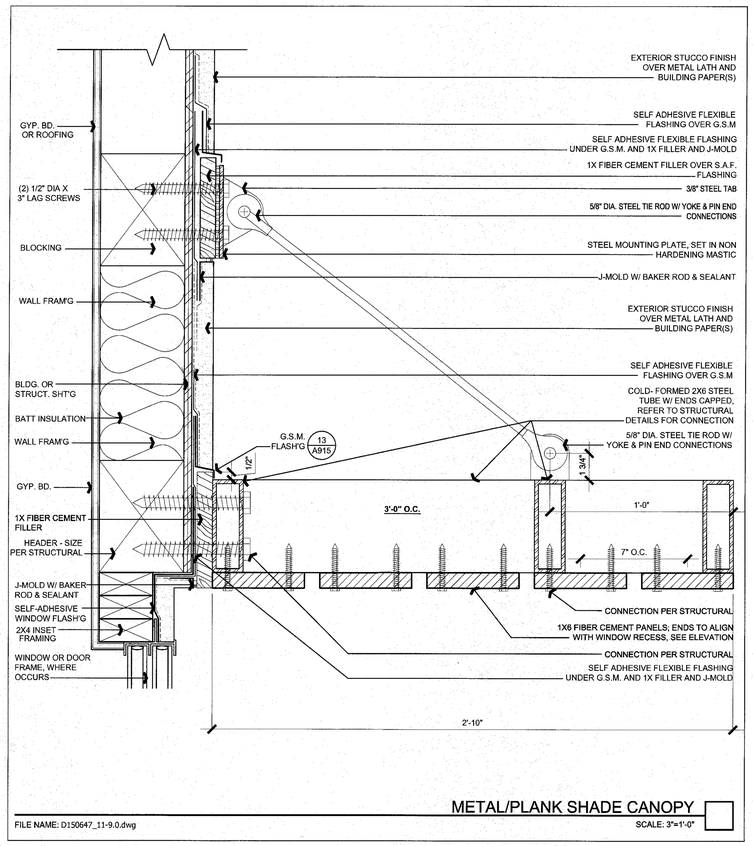

METAL/PLANK SHADE CANOPY

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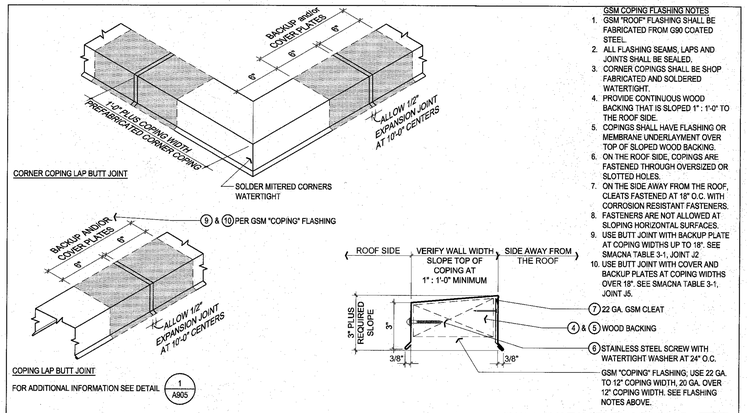
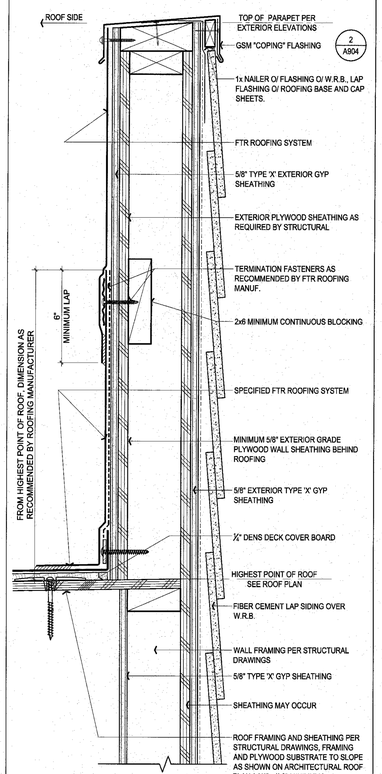


GSM COPING FLASHING NOTES

1. GSM "ROOF" FLASHING SHALL BE FABRICATED FROM G90 COATED STEEL.
2. ALL FLASHING SEAMS, LAPS AND JOINTS SHALL BE SEALED.
3. CORNER COPINGS SHALL BE SHOP FABRICATED AND SOLDERED WATERTIGHT.
4. PROVIDE CONTINUOUS WOOD BACKING THAT IS SLOPED 1" : 1'-0" TO THE ROOF SIDE.
5. COPINGS SHALL HAVE FLASHING OR MEMBRANE UNDERLAYMENT OVER TOP OF SLOPED WOOD BACKING.
6. ON THE ROOF SIDE, COPINGS ARE FASTENED THROUGH OVERSIZED OR SLOTTED HOLES.
7. ON THE SIDE AWAY FROM THE ROOF, CLEATS FASTENED AT 18" O.C. WITH CORROSION RESISTANT FASTENERS.
8. FASTENERS ARE NOT ALLOWED AT SLOPING HORIZONTAL SURFACES.
9. USE BUTT JOINT WITH BACKUP PLATE AT COPING WIDTHS UP TO 18". SEE SMACNA TABLE 3-1, JOINT J2.
10. USE BUTT JOINT WITH COVER AND BACKUP PLATES AT COPING WIDTHS OVER 18". SEE SMACNA TABLE 3-1, JOINT J5.

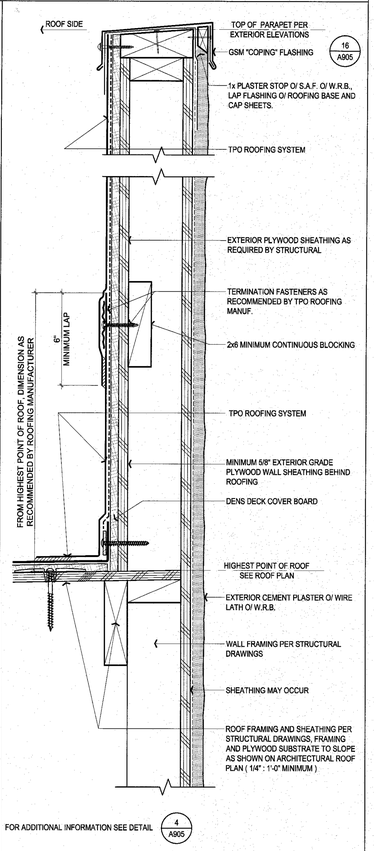
GSM COPING FLASHING

FILE NAME: D150647_11-9.0.dwg SCALE: 1 1/2"=1'-0"



SIDING PARAPET FLASHING

FILE NAME: D150647_11-9.0.dwg SCALE: 3"=1'-0"



FOR ADDITIONAL INFORMATION SEE DETAIL 4 A905

STUCCO PARAPET FLASHING

FILE NAME: D150647_11-9.0.dwg SCALE: 3"=1'-0"

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

TYPICAL DETAILS

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS
1		

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

COMMUNICATIONS HILL
San Jose, California

330
340
350
360

ALLEY 43C
ALLEY 43D
MANUEL STREET
STOP
STOP
STOP
EMPOLI STREET
EMPOLI LN
LINA LN
LINA STREET
LINA LOOP
MANUEL LOOP
MANUEL STREET (E)
ENTRY

SCALE: 1" = 20'

BLOCK 44 & 45 STREET SCENE

Strangis Properties
DAHLIN group
THE GUZZARDO PARTNERSHIP INC.
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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
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Stormwater Compliance
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

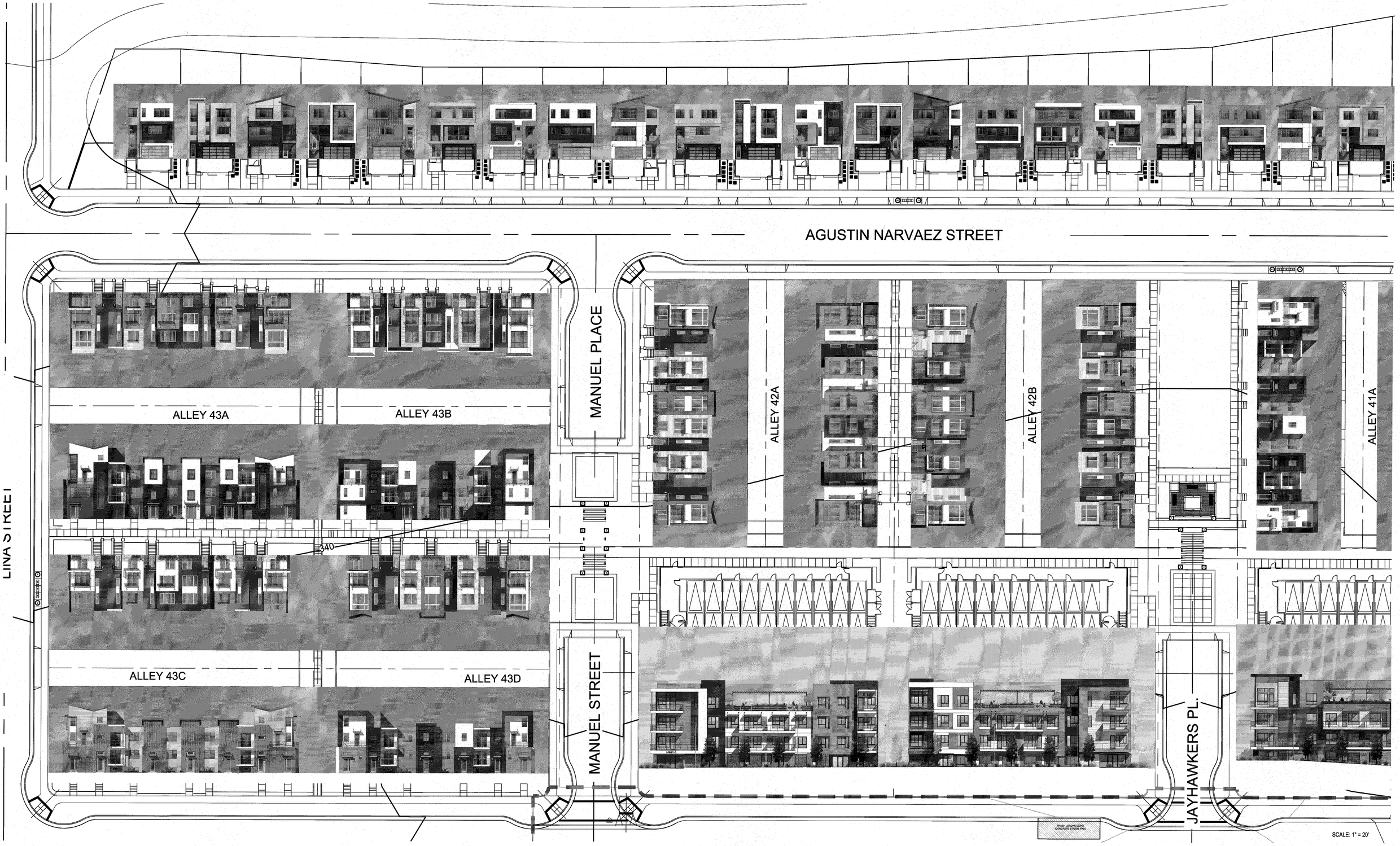
NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS
1		

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

APPROVED
City of San Jose
PBCE – PLANNING
By: Stefanie Farmer
Date: 7/26/17

11 - 10.0

COMMUNICATIONS HILL
San Jose, California



BLOCK 33, 34, 42 & 43 STREET SCENE

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
4	03/30/2017	PD AMENDMENT
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150547_11-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

11 - 10.1

COMMUNICATIONS HILL
San Jose, California

SCALE: 1" = 20'

BLOCK 35, 40 & 41 STREET SCENE

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Landscape Architecture
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Land Surveying
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PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
3	03/30/2017	PD AMENDMENT
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D1150647_11-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/20/17

11 - 10.2

COMMUNICATIONS HILL
San Jose, California

SCALE: 1" = 20'

BLOCK 38, 39 & 40 STREET SCENE

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

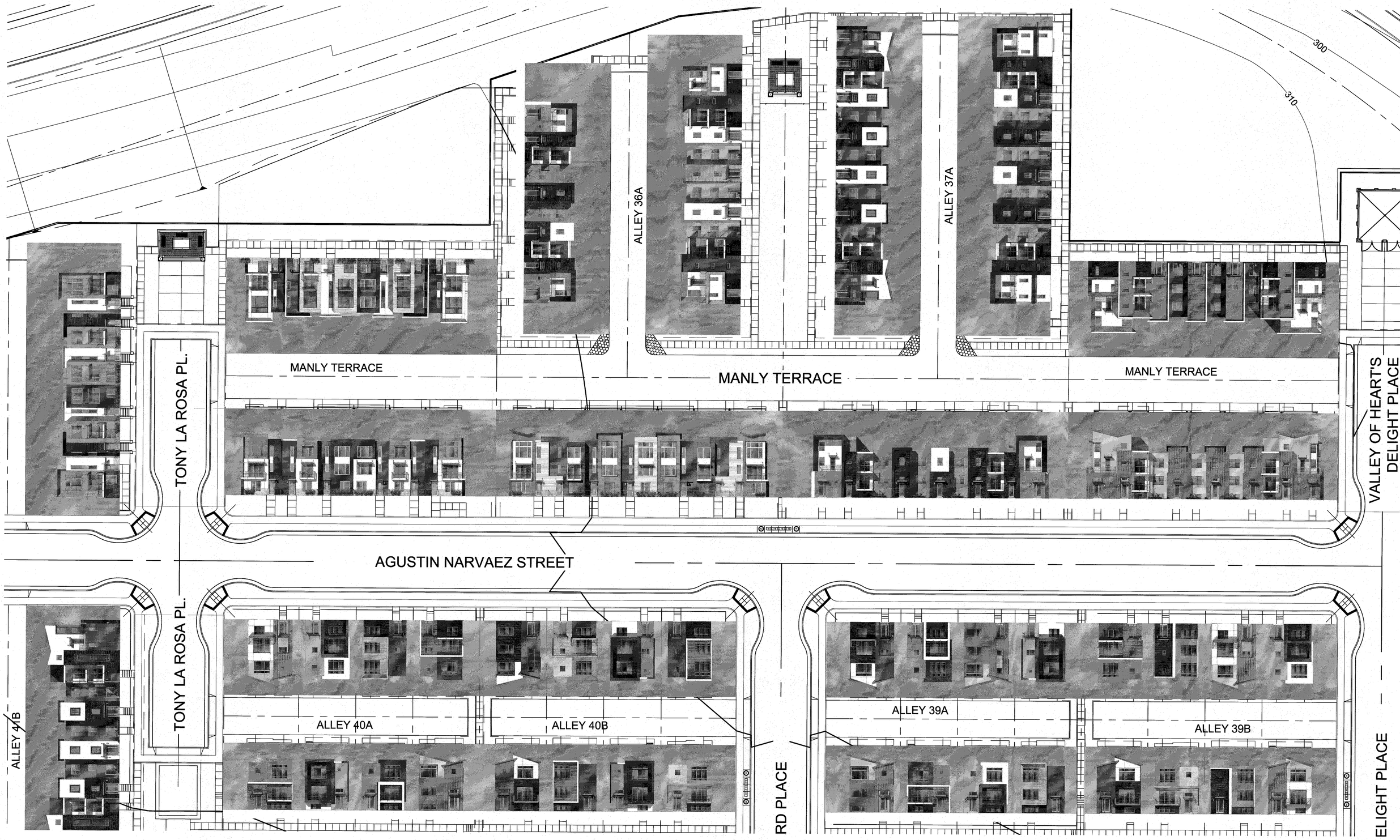
NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
3	03/30/2017	PD AMENDMENT
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

11 - 10.3

COMMUNICATIONS HILL
San Jose, California



SCALE: 1" = 20'

BLOCK 36 & 37 STREET SCENE

Strangis Properties

DAHLIN group

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PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

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1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

11 - 10.4

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

COMMUNICATIONS HILL
San Jose, California

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

STREET SCENE PERSPECTIVE

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COMMUNICATIONS HILL - PHASE 2

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2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 44

12 - 1.0

BUILDING A
FRONT ELEVATION

BUILDING B
FRONT ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

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FRONT ELEVATION

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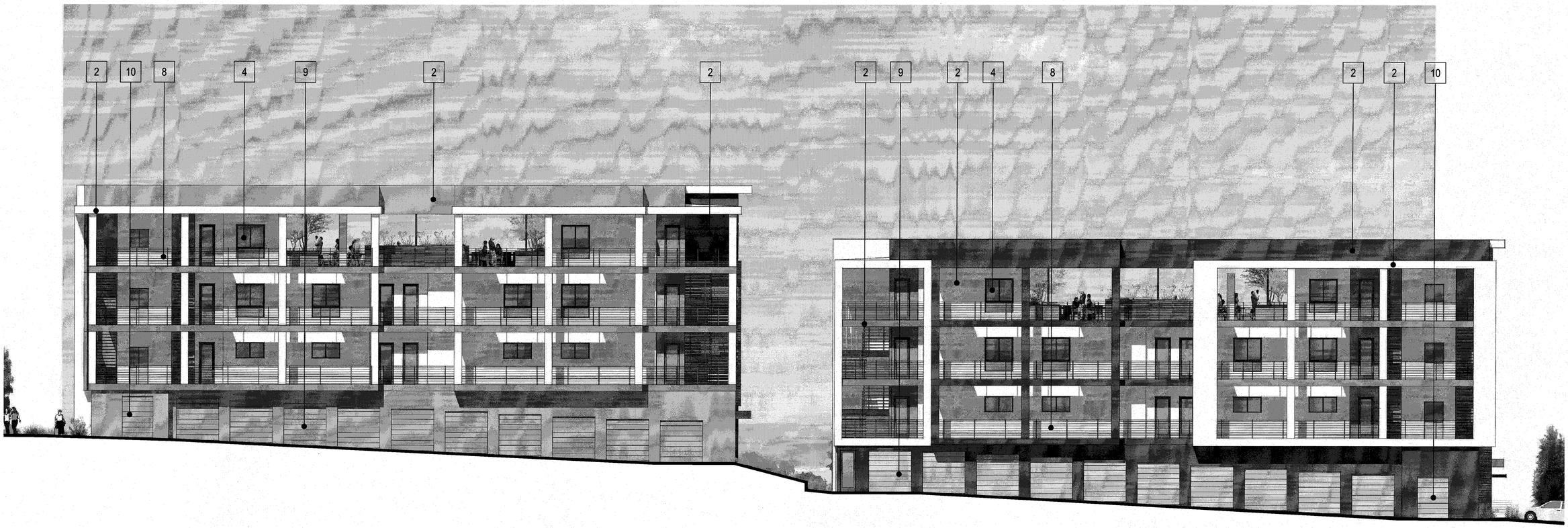
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 44

12 - 2.0



BUILDING B
REAR ALLEY ELEVATION

BUILDING A
REAR ALLEY ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 12/6/17

Scale 0 4 8 16

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REAR ALLEY ELEVATION

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
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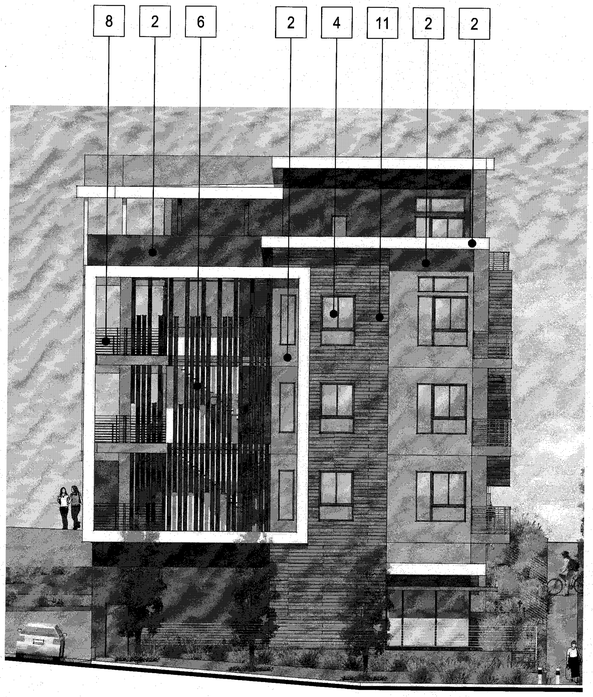
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS

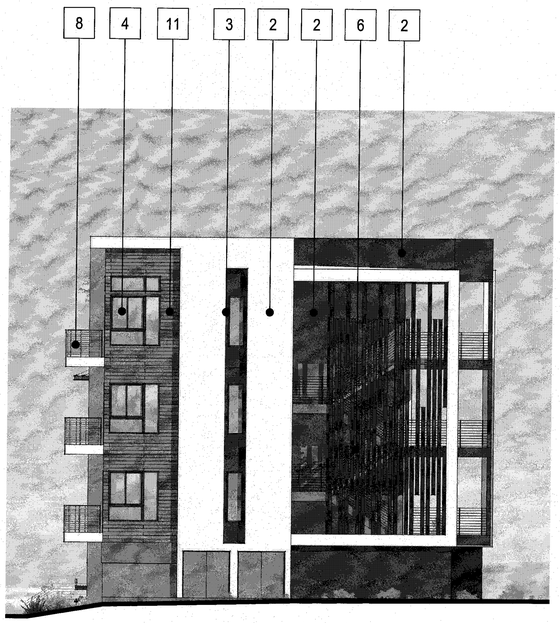
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-2.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 44

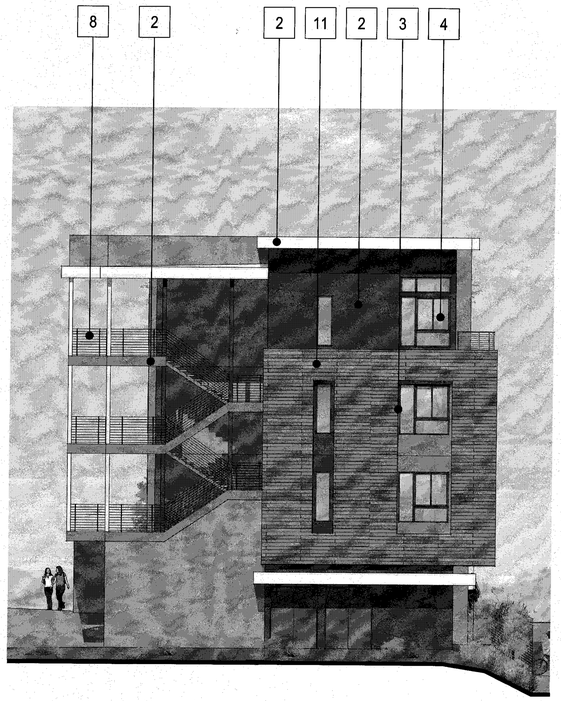
12 - 2.1



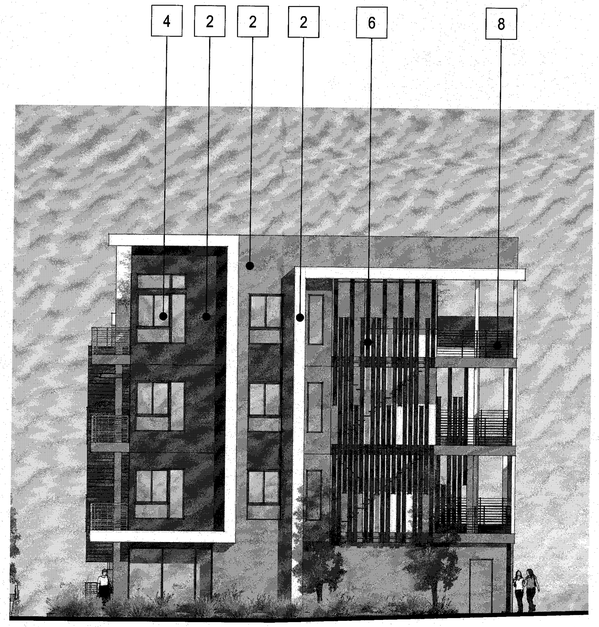
BUILDING A
LEFT ELEVATION



BUILDING A
RIGHT ELEVATION



BUILDING B
LEFT ELEVATION



BUILDING B
RIGHT ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

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SIDE ELEVATIONS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

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4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-2.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 44

12 - 2.2

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City of San Jose
PBCE ~ PLANNING
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Date: 7/14/17

COMMUNICATIONS HILL
San Jose, California

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NORTH-WEST BUILDING PERSPECTIVE

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PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

IO-PLEX BUILDINGS
LOT 44

12 - 3.0

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/24/17

COMMUNICATIONS HILL
San Jose, California

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NORTH-EAST BUILDING PERSPECTIVE

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
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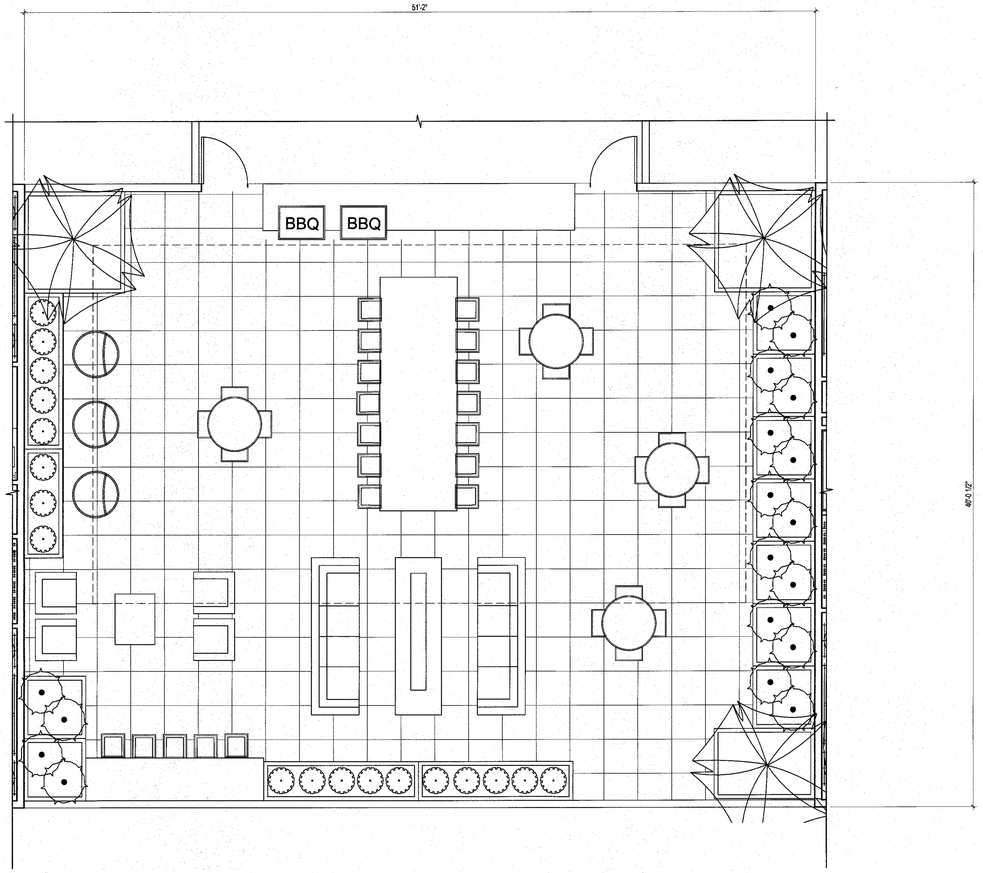
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 44

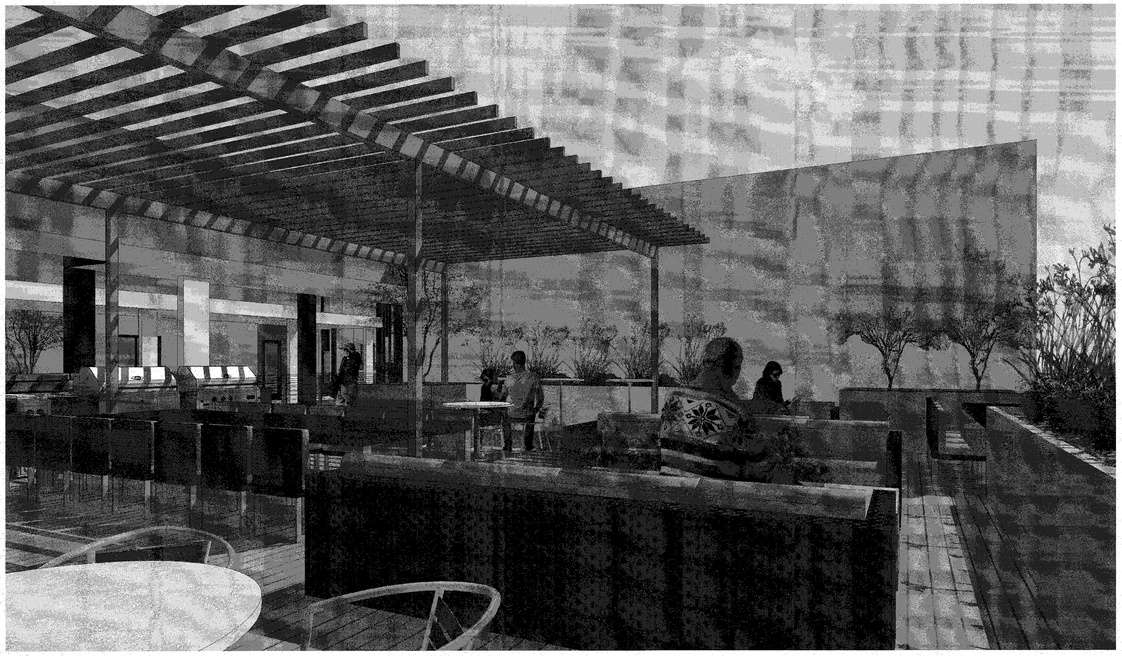
12 - 3.1



TYPICAL FLOOR PLAN

Scale 0 2 4 8

BIRD'S EYE PERSPECTIVE



HUMAN SCALE PERSPECTIVE

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

SKYDECK EXHIBIT

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PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

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PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 44

12 - 4.0

COMMUNICATIONS HILL
San Jose, California

STUCCO: OMEGA STUCCO

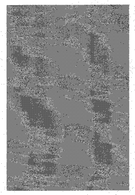
MEDIUM SAND FINISH

PAINT: SHERWIN WILLIAMS

STUCCO - 1

EXTRA WHITE
(SW 7006)

STUCCO - 2

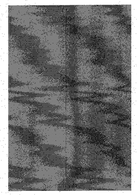


NETWORK GRAY
(SW 7073)

STUCCO - 3

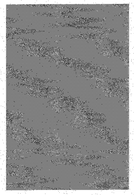
CYBERSPACE
(SW 7076)

ACCENT



RHUMBA ORANGE
(SW 6642)

GARAGE DOOR



NETWORK GRAY
(SW 7073)

ENTRY DOORS, METAL RAILING, METAL AWNINGS

SUMMIT GRAY
(SW 7669)

BRICK VENEER: HC MUDDOX

BRICK VENEER BLEND

TUMBLE WEED

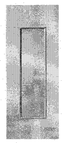
TULE FOG

SPANISH MOSS

LIGHTING

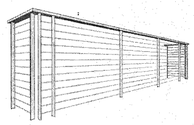
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



THERMA-TRU® DOOR
STEEL BALCONY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

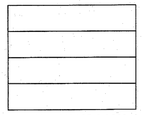
BALCONY RAILING



METAL RAILING

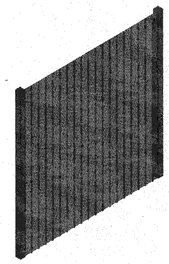
GARAGE DOORS

WAYNE DALTON



8' WIDE GARAGE DOORS

(STANDARD CONTEMPORARY GARAGE DOOR - COLOR PER PD ELEVATION STYLE)



PERFORATED SHEET METAL PANEL

GRIZZLE GRAY
(SW 7068)

GUTTERS

COLONIAL GRAY
(WHERE APPLICABLE)

DOWNSPOUTS

COLONIAL GRAY

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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/24/17

MATERIAL BOARD

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COMMUNITY HILL - PHASE 2

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PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
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DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 44

12 - 5.0

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APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

STREET SCENE PERSPECTIVE

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PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 45

13 - 1.0

BUILDING A
FRONT ELEVATION

BUILDING B
FRONT ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

FRONT ELEVATION

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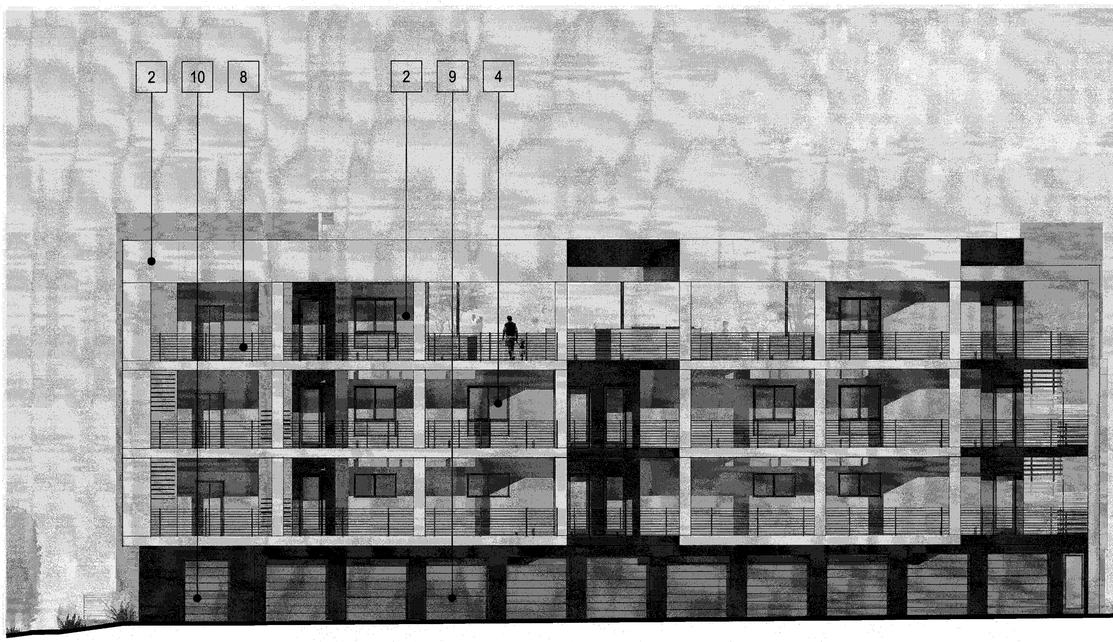
PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS
1		

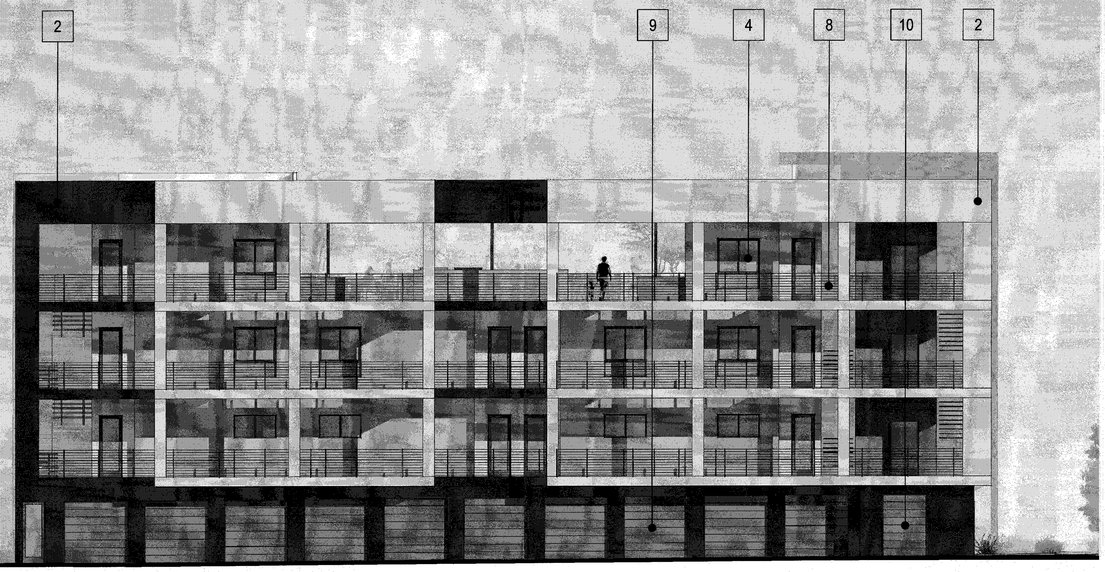
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

IO-PLEX BUILDINGS
LOT 45

13 - 2.0



BUILDING B
REAR ALLEY ELEVATION



BUILDING A
REAR ALLEY ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

APPROVED
City of San Jose
PBCE ~ PLANNING
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Scale 0 4 8 16

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REAR ALLEY ELEVATION

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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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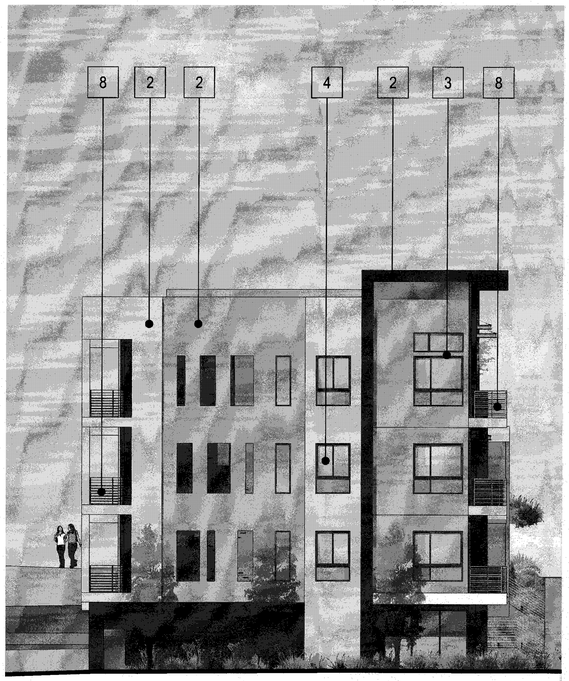
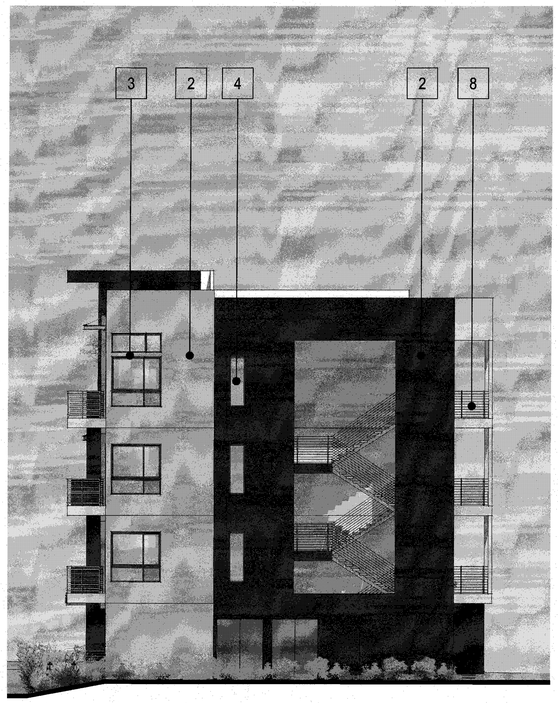
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 45

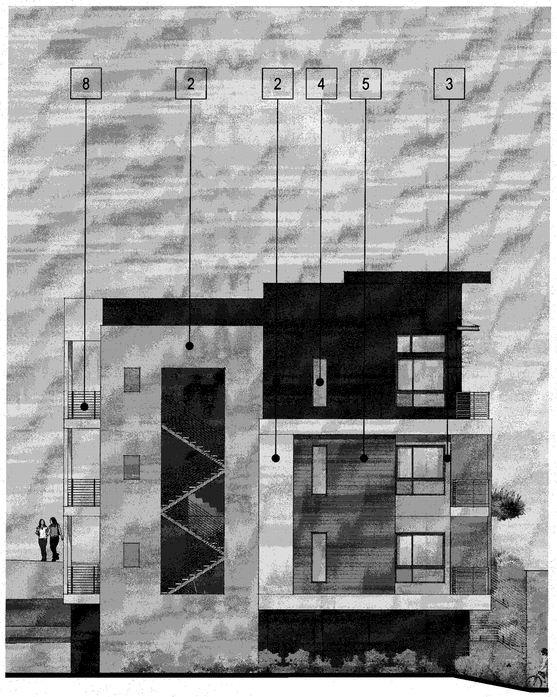
13 - 2.1



BUILDING A
LEFT ELEVATION



BUILDING A
RIGHT ELEVATION



BUILDING B
LEFT ELEVATION

BUILDING B
RIGHT ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

SIDE ELEVATIONS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
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1	06/02/2017	PER CITY COMMENTS
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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 45

13 - 2.2

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NORTH-EAST BUILDING PERSPECTIVE

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DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 45

13 - 3.0

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Date: 7/21/17

COMMUNICATIONS HILL
San Jose, California

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NORTH-WEST BUILDING PERSPECTIVE

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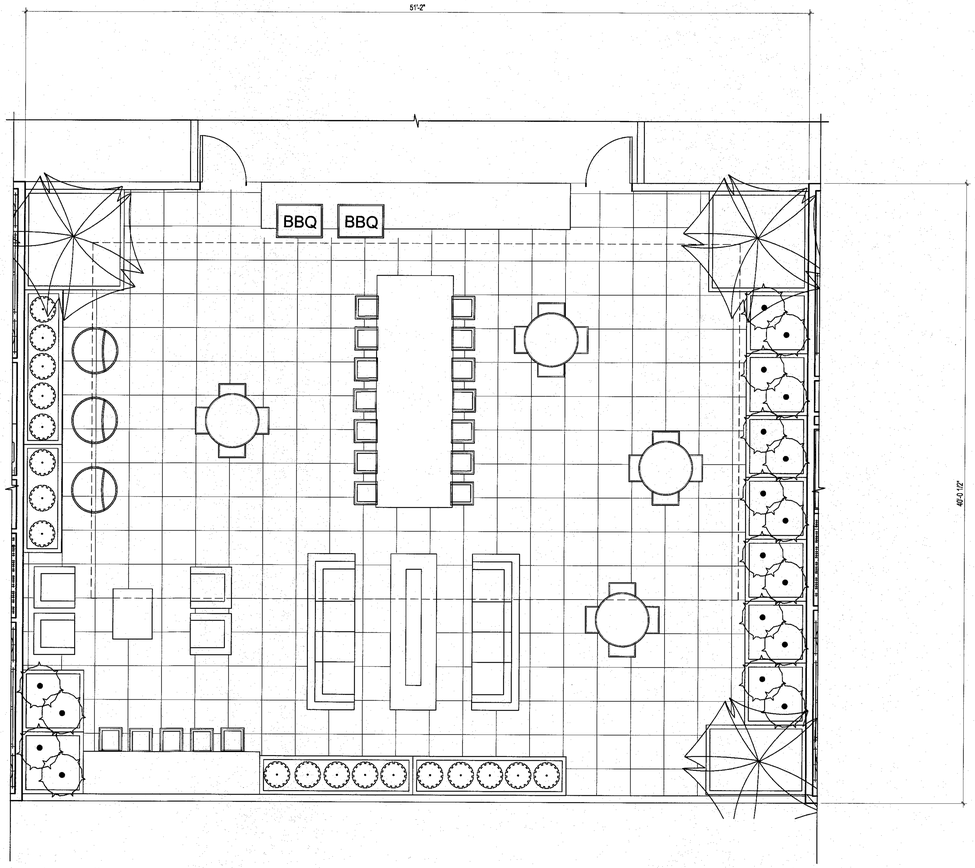
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

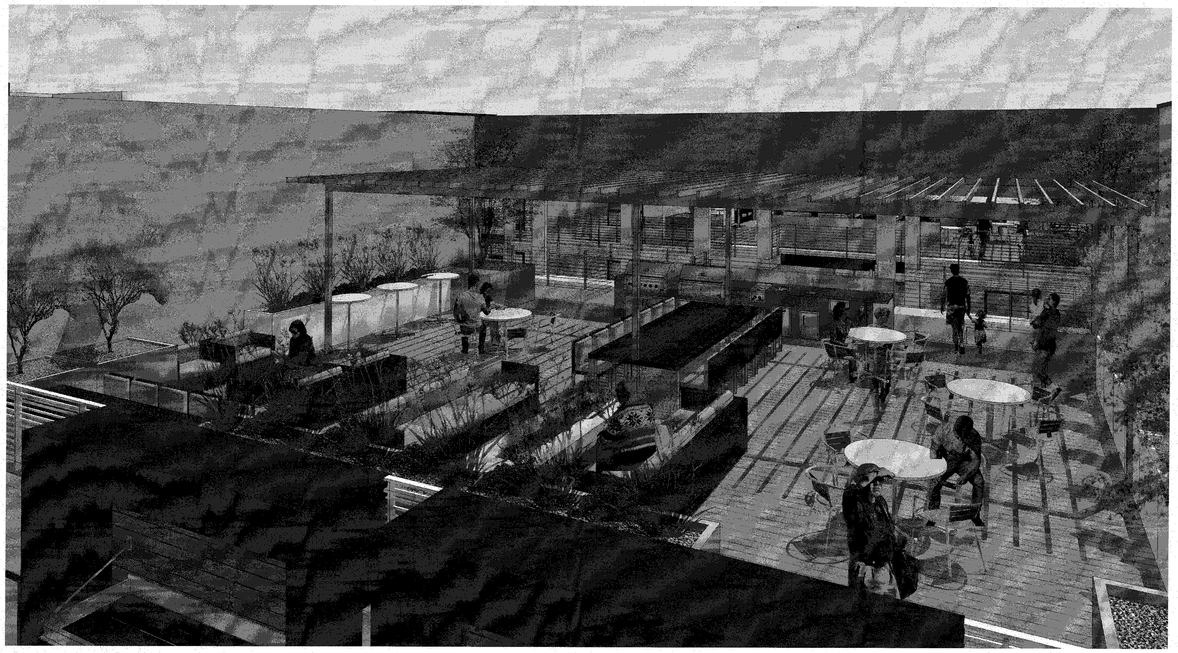
10-PLEX BUILDINGS
LOT 45

13 - 3.1



TYPICAL FLOOR PLAN

Scale 0 2 4 8



BIRD'S EYE PERSPECTIVE

HUMAN SCALE PERSPECTIVE

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Date: 7/20/17

SKYDECK EXHIBIT

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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

IO-PLEX BUILDINGS
LOT 45

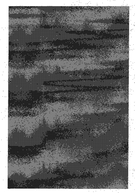
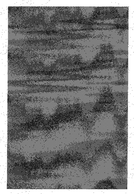
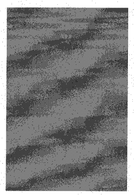
13 - 4.0

COMMUNICATIONS HILL
San Jose, California

STUCCO: OMEGA STUCCO

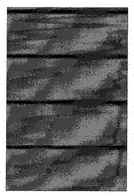
MEDIUM SAND FINISH

PAINT: SHERWIN WILLIAMS

STUCCO - 1	STUCCO - 2	ACCENT	TRIM	ACCENT	GARAGE	METAL RAILING	AWNINGS, ENTRY DOORS,
							
SNOWBOUND (SW 7004)	USEFUL GRAY (SW 7050)	URBANE BRONZE (SW 7048)	SNOWBOUND (SW 7004)	SAUCEY GOLD (SW 6370)	DOVETAIL (SW 7018)	URBANE BRONZE (SW 7048)	SUMMIT GRAY (SW 7669)

SIDING: JAMES HARDIE

SMOOTH LAP SIDING



SAUCEY GOLD (SW 6370)

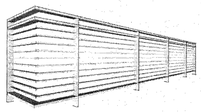
LIGHTING

SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS

THERMA-TRU® DOOR
STEEL BALCONY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

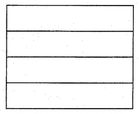
BALCONY RAILING



METAL RAILING

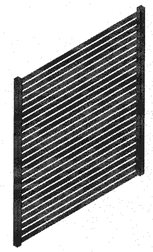
GARAGE DOORS

WAYNE DALTON



8' WIDE GARAGE DOORS

(STANDARD CONTEMPORARY GARAGE DOOR - COLOR PER PD ELEVATION STYLE)



PERFORMATED SHEET METAL PANEL

GRIZZLE GRAY
(SW 7068)

GUTTERS

COLONIAL GRAY
(WHERE APPLICABLE)

DOWNSPOUTS

COLONIAL GRAY

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By: Stefanie Farmer
Date: 7/26/17

MATERIAL BOARD

Strangis Properties

DAHLIN group

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

ktgy

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HMHca.com 408.487.2200
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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNITIONS HILL - PHASE 2

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PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
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DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 45

13 - 5.0

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 11/20/17

COMMUNICATIONS HILL
San Jose, California

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STREET SCENE PERSPECTIVE

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PROJECT NO:	3636.69
CAD DWG FILE:	D150647_14-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 42

14 - 1.0

BUILDING A
FRONT ELEVATION

BUILDING B
FRONT ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

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City of San Jose
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Scale 0 4 8 16

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FRONT ELEVATION

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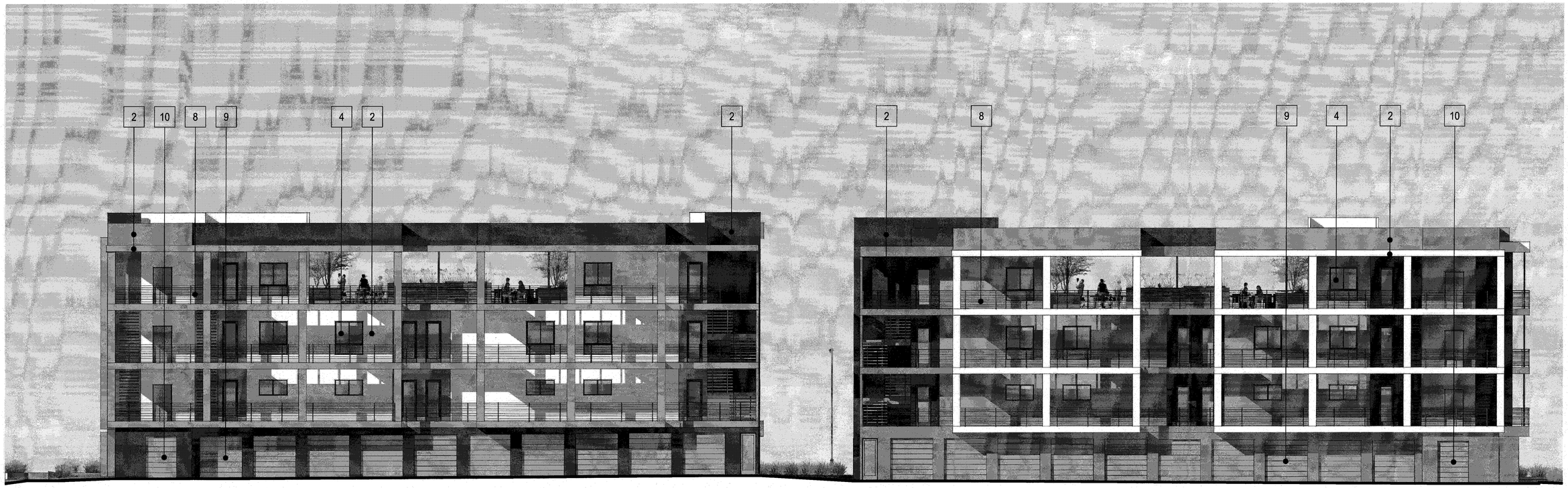
IO-PLEX BUILDINGS
LOT 42

14 - 2.0



BUILDING B
REAR ALLEY ELEVATION

BUILDING A
REAR ALLEY ELEVATION

MATERIAL LEGEND

1 TPO ROOFING
2 OMEGA STUCCO MEDIUM SAND FINISH
3 OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4 VINYL WINDOW SYSTEM
5 FIBER CEMENT LAP SIDING
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7 PERFORATED METAL PANEL
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REAR ALLEY ELEVATION

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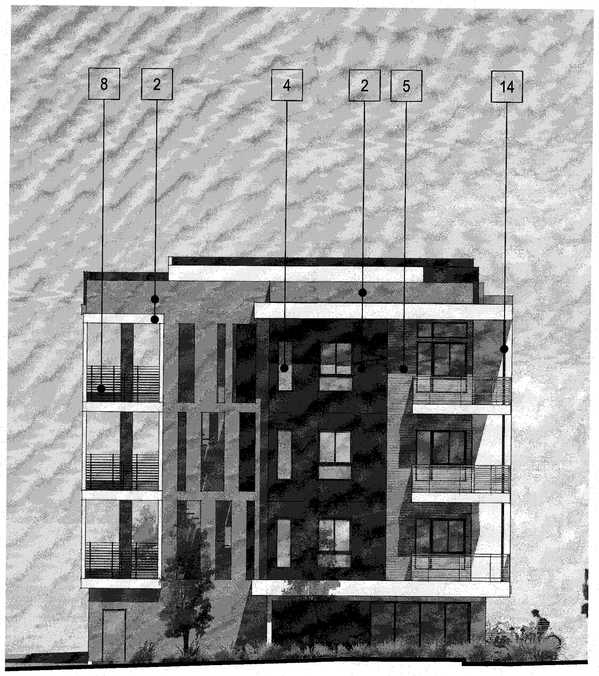
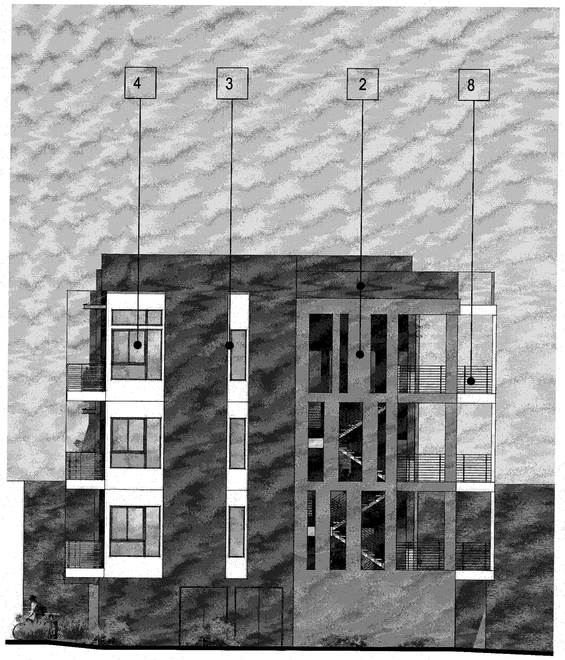
10-PLEX BUILDINGS
LOT 42

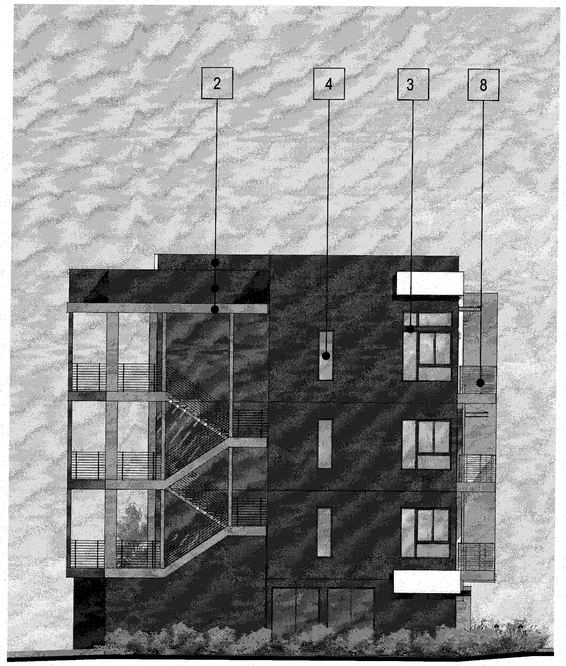
14 - 2.1



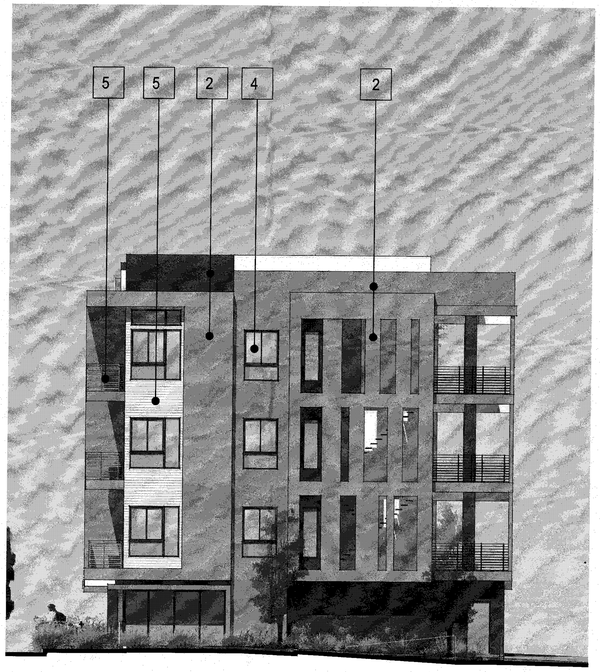
BUILDING A
LEFT ELEVATION



BUILDING A
RIGHT ELEVATION



BUILDING B
LEFT ELEVATION



BUILDING B
RIGHT ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
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City of San Jose
PBCE ~ PLANNING
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SIDE ELEVATIONS

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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 42

14 - 2.2

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

COMMUNICATIONS HILL
San Jose, California

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

SOUTH-WEST BUILDING PERSPECTIVE

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
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10-PLEX BUILDINGS
LOT 42

14 - 3.0

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

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NORTH-EAST BUILDING PERSPECTIVE

Strangis Properties

DAHLIN group

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

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HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
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Stormwater Compliance

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10-PLEX BUILDINGS
LOT 42

14 - 3.1

APPROVED
City of San Jose
PBCE ~ PLANNING
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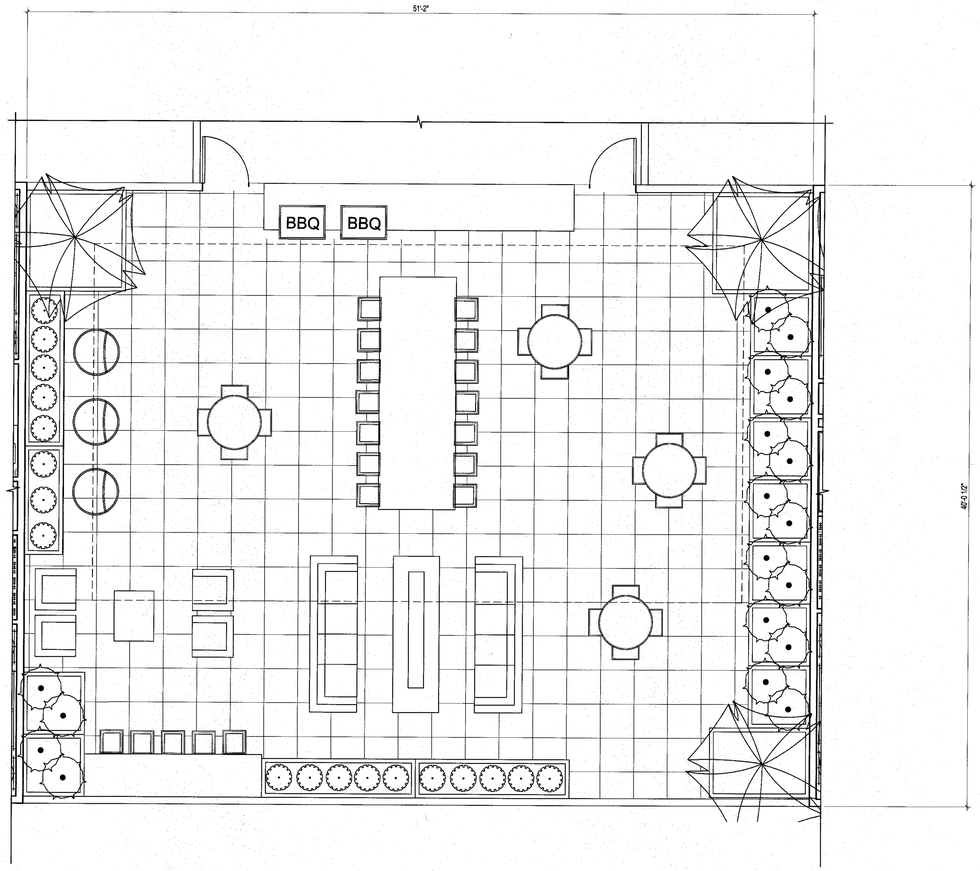
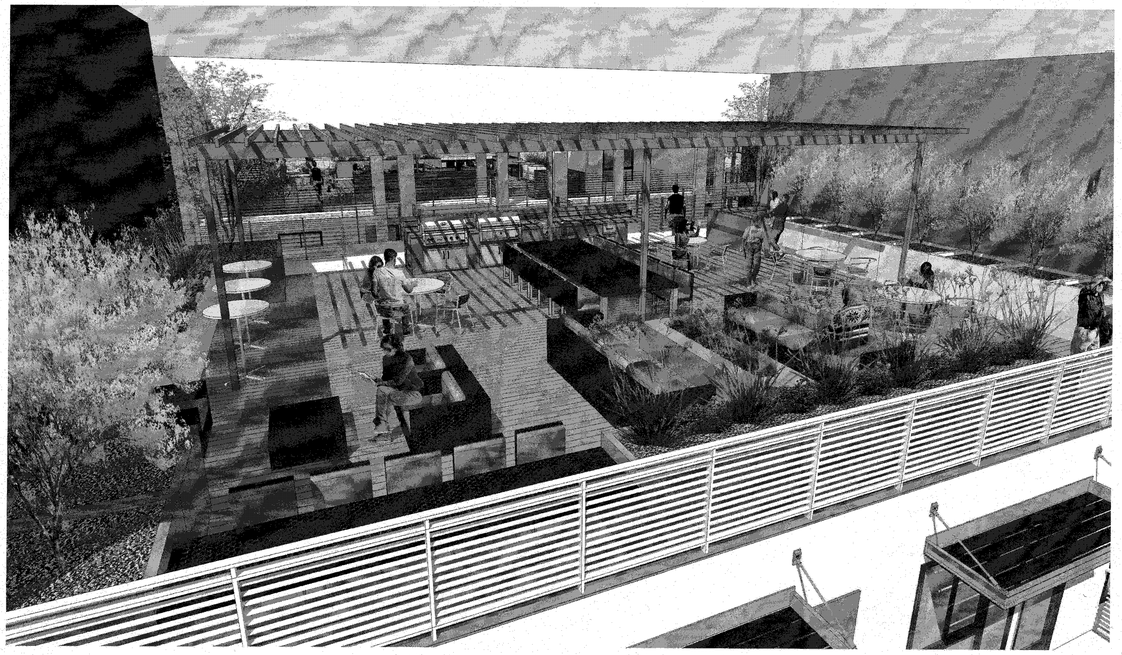
COMMUNICATIONS HILL
San Jose, California



TYPICAL FLOOR PLAN

Scale 0 2 4 8



BIRD'S EYE PERSPECTIVE

HUMAN SCALE PERSPECTIVE

SKYDECK EXHIBIT

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IO-PLEX BUILDINGS
LOT 42

14 - 4.0

STUCCO: OMEGA STUCCO

MEDIUM SAND FINISH

PAINT: SHERWIN WILLIAMS

STUCCO - 1

PURE WHITE
(SW 7005)

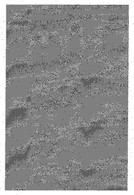
STUCCO - 2

ROCK BOTTOM
(SW 7062)

STUCCO - 3

DORAIN GRAY
(SW 7017)

ACCENT



WICKERWORK
(SW 0010)

GARAGE

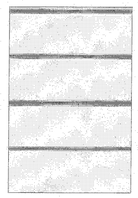
WESTCHESTER GRAY
(SW 2849)

ENTRY DOORS, METAL RAILING, METAL AWNINGS

SUMMIT GRAY
(SW 7669)

SIDING: JAMES HARDIE

SMOOTH LAP SIDING



SW 7005 PURE WHITE

SMOOTH LAP SIDING

SW 7015 REPOSE GRAY

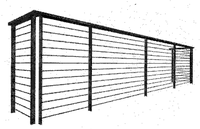
LIGHTING

SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS

THERMA-TRU® DOOR
STEEL BALCONY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

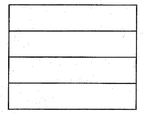
BALCONY RAILING



METAL RAILING

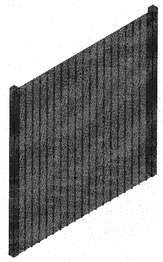
GARAGE DOORS

WAYNE DALTON



8' WIDE GARAGE DOORS

(STANDARD CONTEMPORARY GARAGE DOOR - COLOR PER PD ELEVATION STYLE)



PERFORATED SHEET METAL PANEL

GRIZZLE GRAY
(SW 7068)

GUTTERS

COLONIAL GRAY
(WHERE APPLICABLE)

DOWNSPOUTS

COLONIAL GRAY

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

MATERIAL BOARD

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

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SCALE:	

IO-PLEX BUILDINGS
LOT 42

14 - 5.0

COMMUNICATIONS HILL
San Jose, California

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

APPROVED
City of San Jose
PBCE – PLANNING
By: Stefanie Farmer
Date: 7/26/17

STREET SCENE PERSPECTIVE

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SCALE:	

10-PLEX BUILDINGS
LOT 41

15 - 1.0

BUILDING A
FRONT ELEVATION

BUILDING B
FRONT ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

Scale 0 4 8 16

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FRONT ELEVATION

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IO-PLEX BUILDINGS
LOT 41

15 - 2.0

BUILDING B
REAR ALLEY ELEVATION

BUILDING A
REAR ALLEY ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
7. PERFORATED METAL PANEL
8. METAL GUARDRAIL
9. METAL SECTIONAL GARAGE DOOR
10. TRASH/RECYCLE ROOM
11. BRICK VENEER
12. TRELLIS STRUCTURE
13. METAL AWNING
14. ROUND TUBE STEEL COLUMN

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City of San Jose
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Scale 0 4 8 16

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REAR ALLEY ELEVATION

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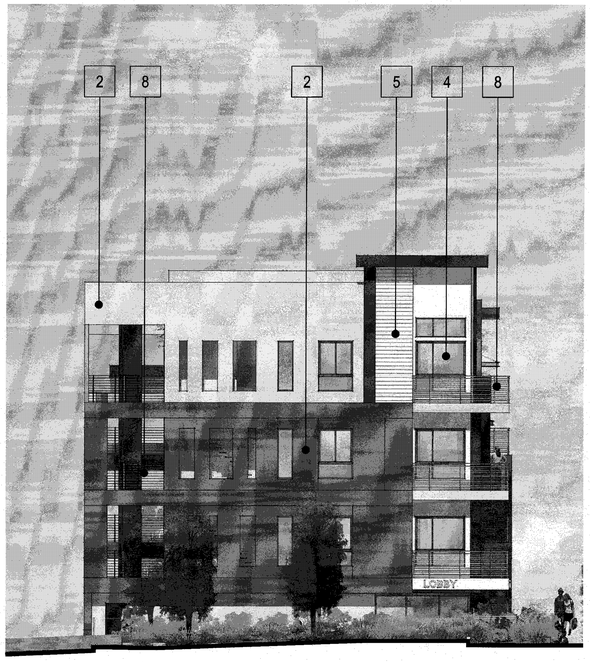
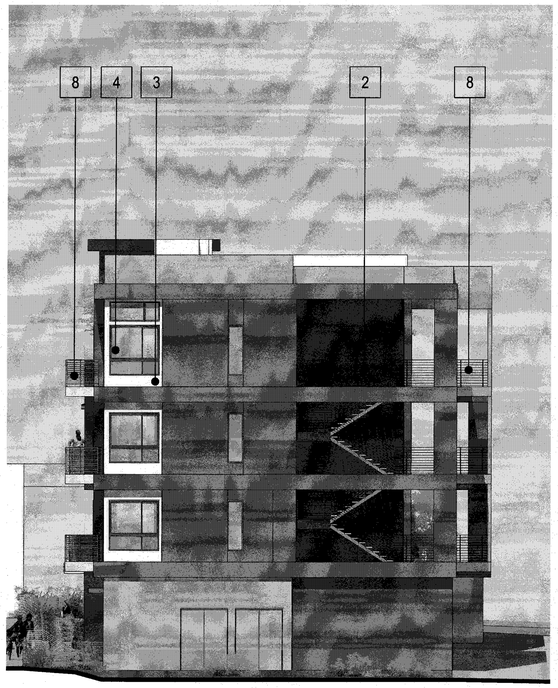
10-PLEX BUILDINGS
LOT 41

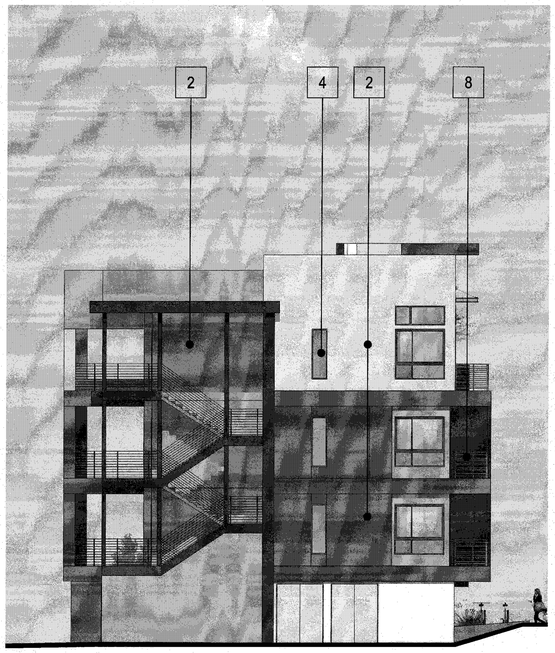
15 - 2.1



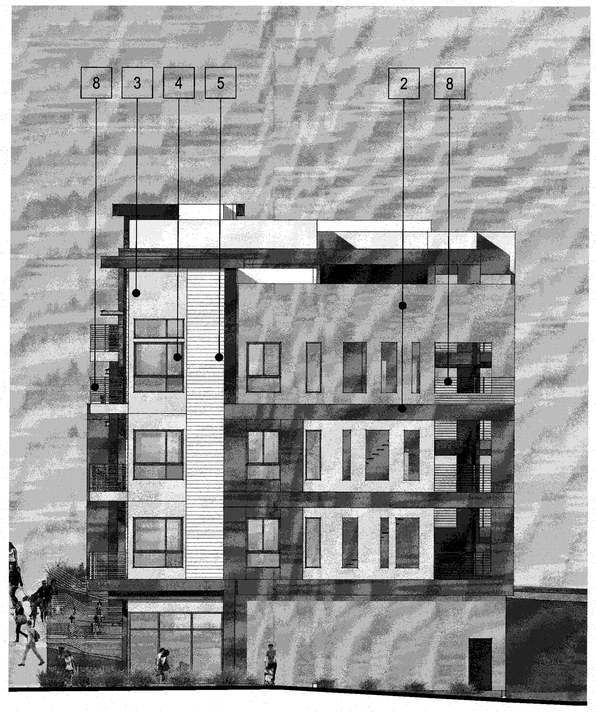
BUILDING A
LEFT ELEVATION



BUILDING A
RIGHT ELEVATION



BUILDING B
LEFT ELEVATION



BUILDING B
RIGHT ELEVATION

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO MEDIUM SAND FINISH
3. OMEGA STUCCO MEDIUM SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. FIBER CEMENT LAP SIDING
6. FIBER CEMENT TRIM PANELS
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Scale 0 4 8 16

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SIDE ELEVATIONS

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10-PLEX BUILDINGS
LOT 41

15 - 2.2

APPROVED
City of San Jose
PBCE ~ PLANNING
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Date: 7/24/17

COMMUNICATIONS HILL
San Jose, California

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SOUTH-WEST BUILDING PERSPECTIVE

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10-PLEX BUILDINGS
LOT 41

15 - 3.0

APPROVED
City of San Jose
PBCE ~ PLANNING
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COMMUNICATIONS HILL
San Jose, California

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NORTH-WEST BUILDING PERSPECTIVE

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10-PLEX BUILDINGS
LOT 41

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APPROVED
City of San Jose
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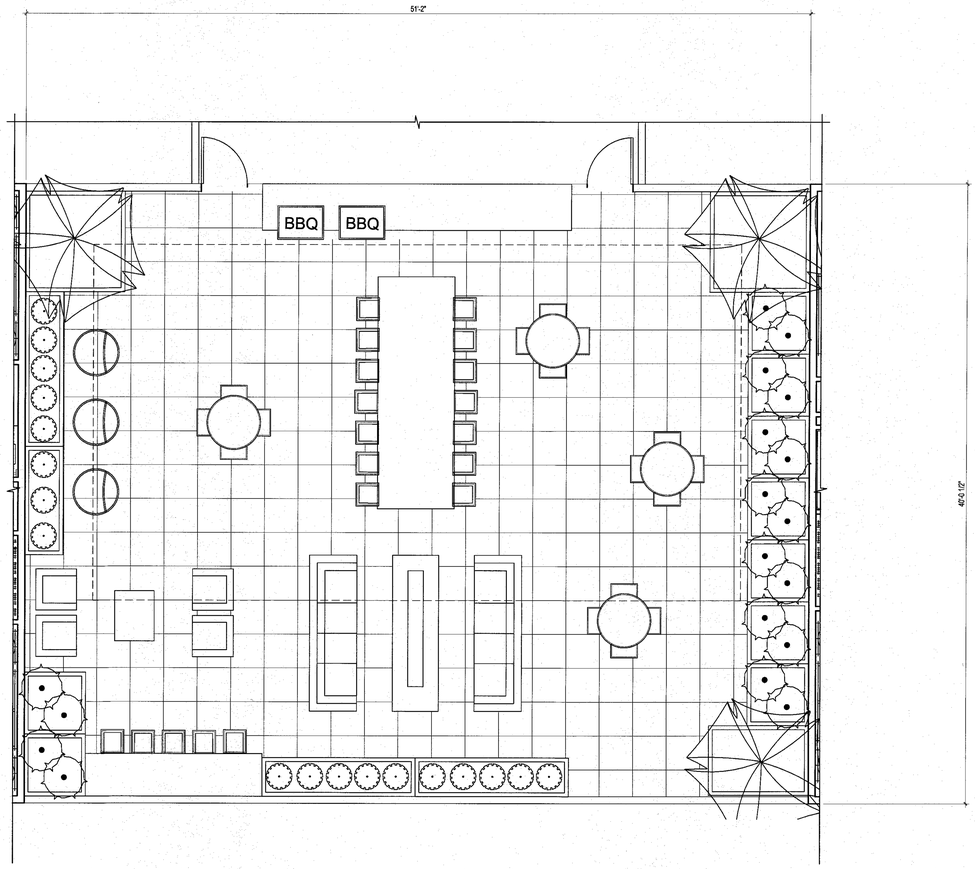
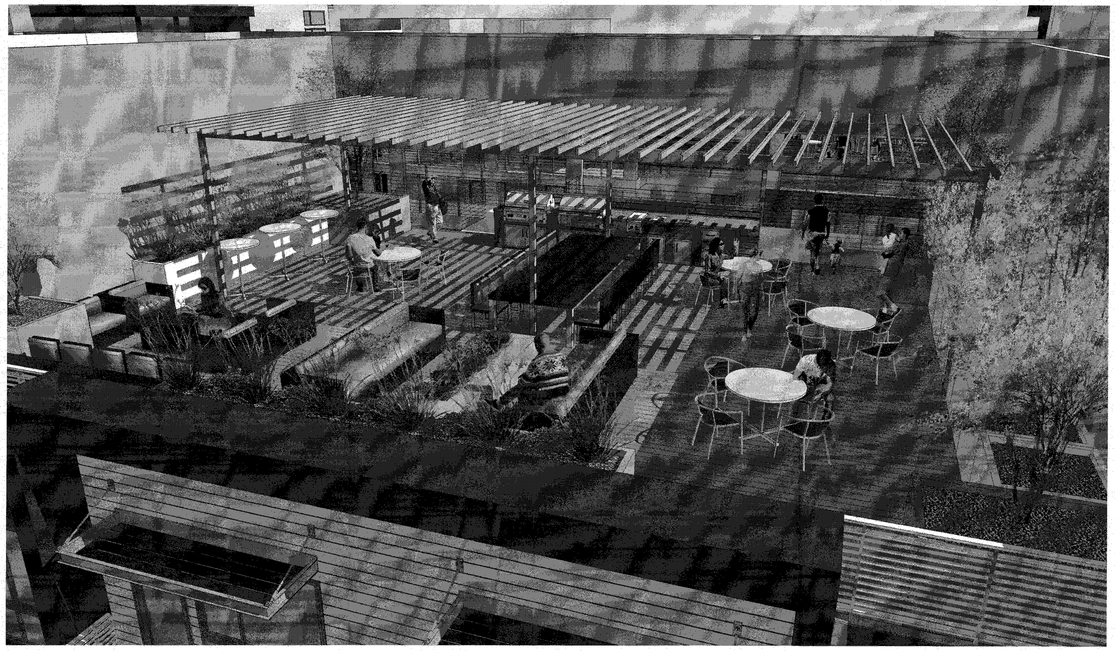
COMMUNICATIONS HILL
San Jose, California



TYPICAL FLOOR PLAN

Scale 0 2 4 8



BIRD'S EYE PERSPECTIVE

HUMAN SCALE PERSPECTIVE

SKYDECK EXHIBIT

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10-PLEX BUILDINGS
LOT 41

15 - 4.0

COMMUNICATIONS HILL
San Jose, California

STUCCO: OMEGA STUCCO

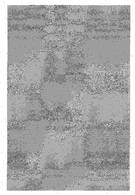
MEDIUM SAND FINISH

PAINT: SHERWIN WILLIAMS

STUCCO - 1

SNOWBOUND
(SW 7004)

STUCCO - 2



WORLDLY GRAY
(SW 7043)

STUCCO - 3

FOOTHILLS
(SW 7514)

ACCENT

BUNGLEHOUSE BLUE
(SW 0048)

TRIM

CITY SCAPE
(SW 7067)

GARAGE

THUNDER GRAY
(SW 7645)

AWNINGS, ENTRY DOORS, METAL RAILING

SUMMIT GRAY
(SW 7669)

SIDING: JAMES HARDIE

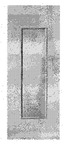
SMOOTH LAP SIDING

SNOWBOUND
(SW 7004)

LIGHTING

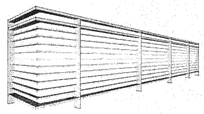
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



THERMA-TRU® DOOR
STEEL BALCONY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

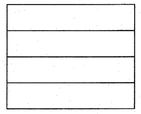
BALCONY RAILING



METAL RAILING

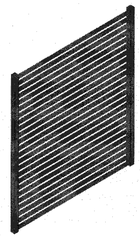
GARAGE DOORS

WAYNE DALTON



8' WIDE GARAGE DOORS

(STANDARD CONTEMPORARY GARAGE DOOR - COLOR PER PD ELEVATION STYLE)



PERFORATED SHEET METAL PANEL

GRIZZLE GRAY
(SW 7068)

GUTTERS

COLONIAL GRAY
(WHERE APPLICABLE)

DOWNSPOUTS

COLONIAL GRAY

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

MATERIAL BOARD

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

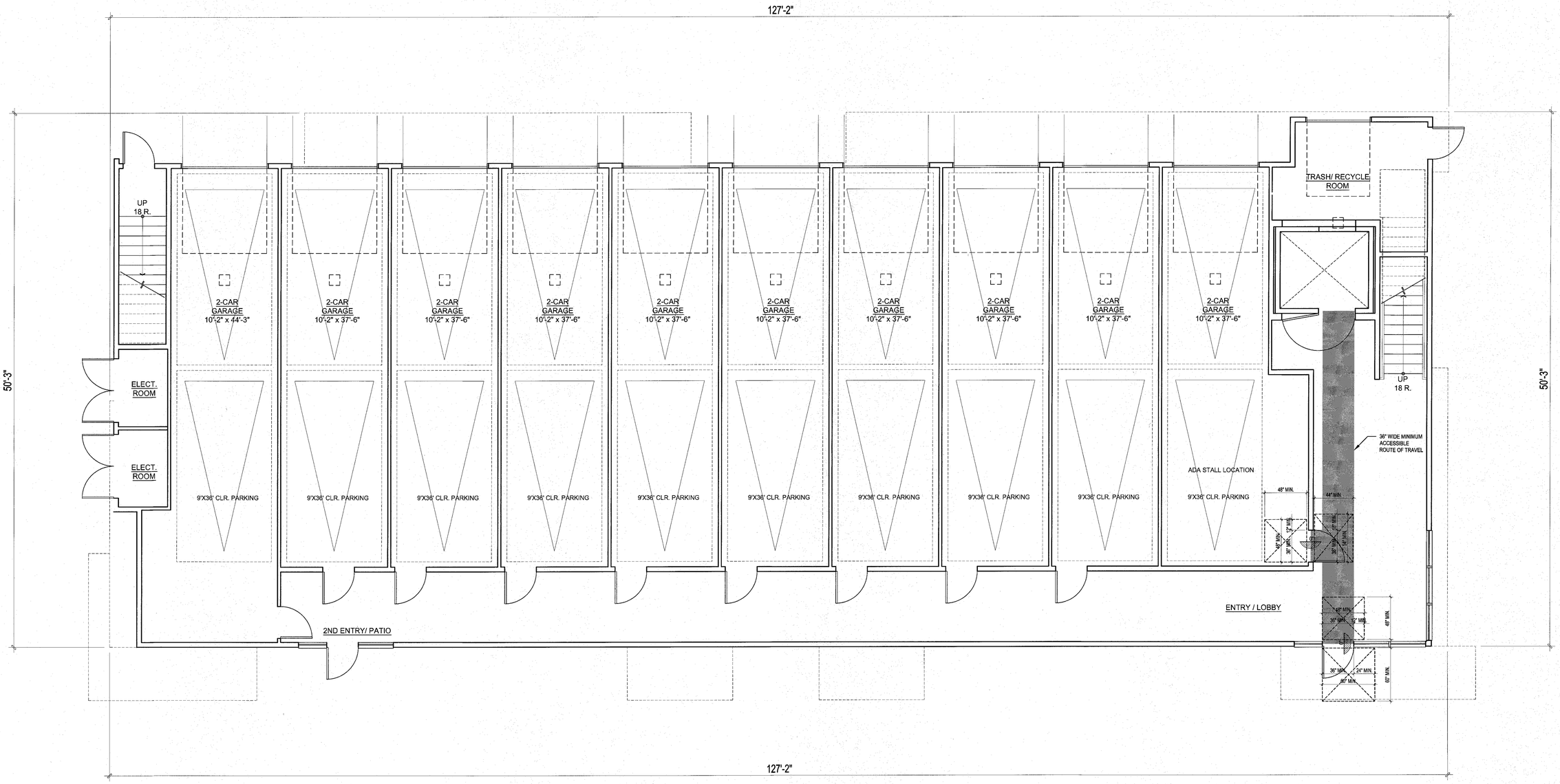
PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_15-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS
LOT 41

15 - 5.0



10-PLEX SF				
Plans	Unit SF	Garage SF Typ.	Deck	Total
Plan A1	875	402	50	1425
Plan B1	1156	402	50	1658
Plan B2	1267	402	90	1748
Plan C1	1299	402	80	1812

Total 10-Plex Stacked Flats R2 Units = 106

(All units are covered multifamily dwelling units per CBC 1106A.1 and must meet all accessibility requirements in CBC Chapter 11A and FHA.)

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FIRST FLOOR PLAN

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
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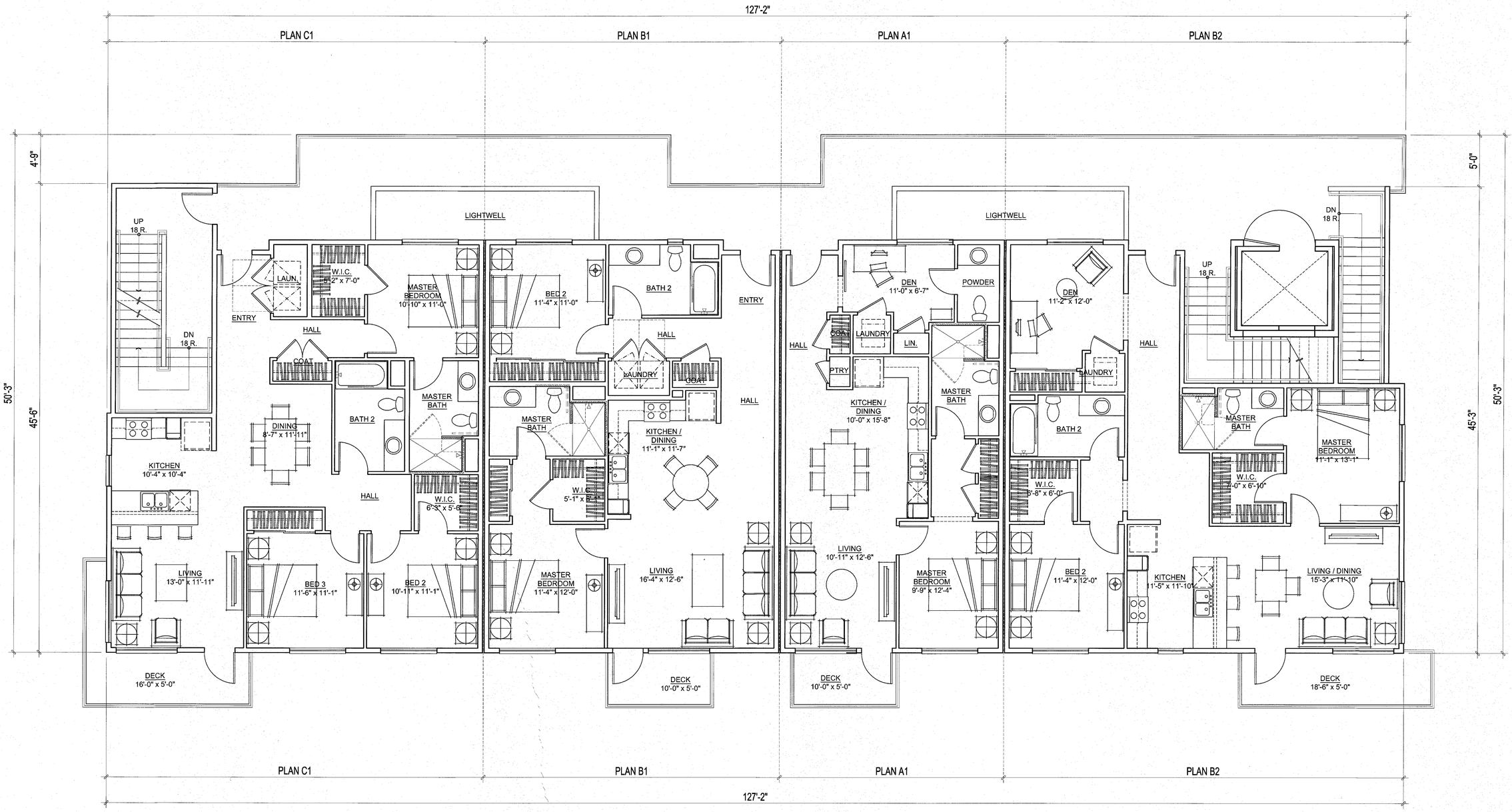
2	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_16-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS 16 - 1.0



10-PLEX SF				
Plans	Unit SF	Garage SF Typ.	Deck	Total
Plan A1	875	402	50	1425
Plan B1	1156	402	50	1658
Plan B2	1267	402	90	1748
Plan C1	1299	402	80	1812

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By: Stefanie Farmer
Date: 7/26/17

SECOND & THIRD FLOOR PLAN

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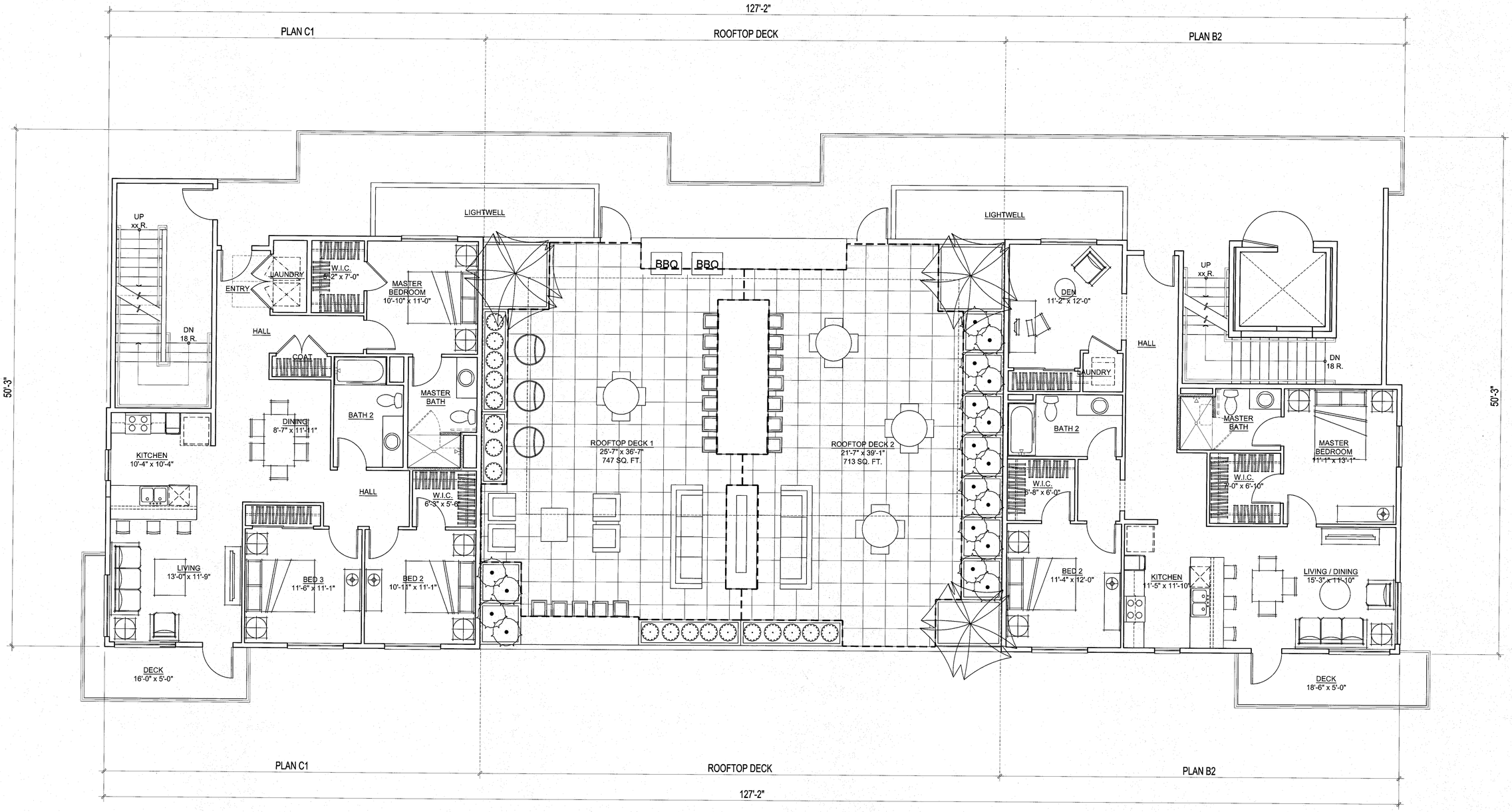
PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
3	03/30/2017	PD AMENDMENT
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_16-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS 16 - 2.0



10-PLEX SF				
Plans	Unit SF	Garage SF Typ.	Deck	Total
Plan A1	875	402	50	1425
Plan B1	1156	402	50	1658
Plan B2	1267	402	90	1748
Plan C1	1299	402	80	1812

ROOFTOP DECK BOUNDARY
'B' OCCUPANCY < 750 SF

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FOURTH FLOOR PLAN

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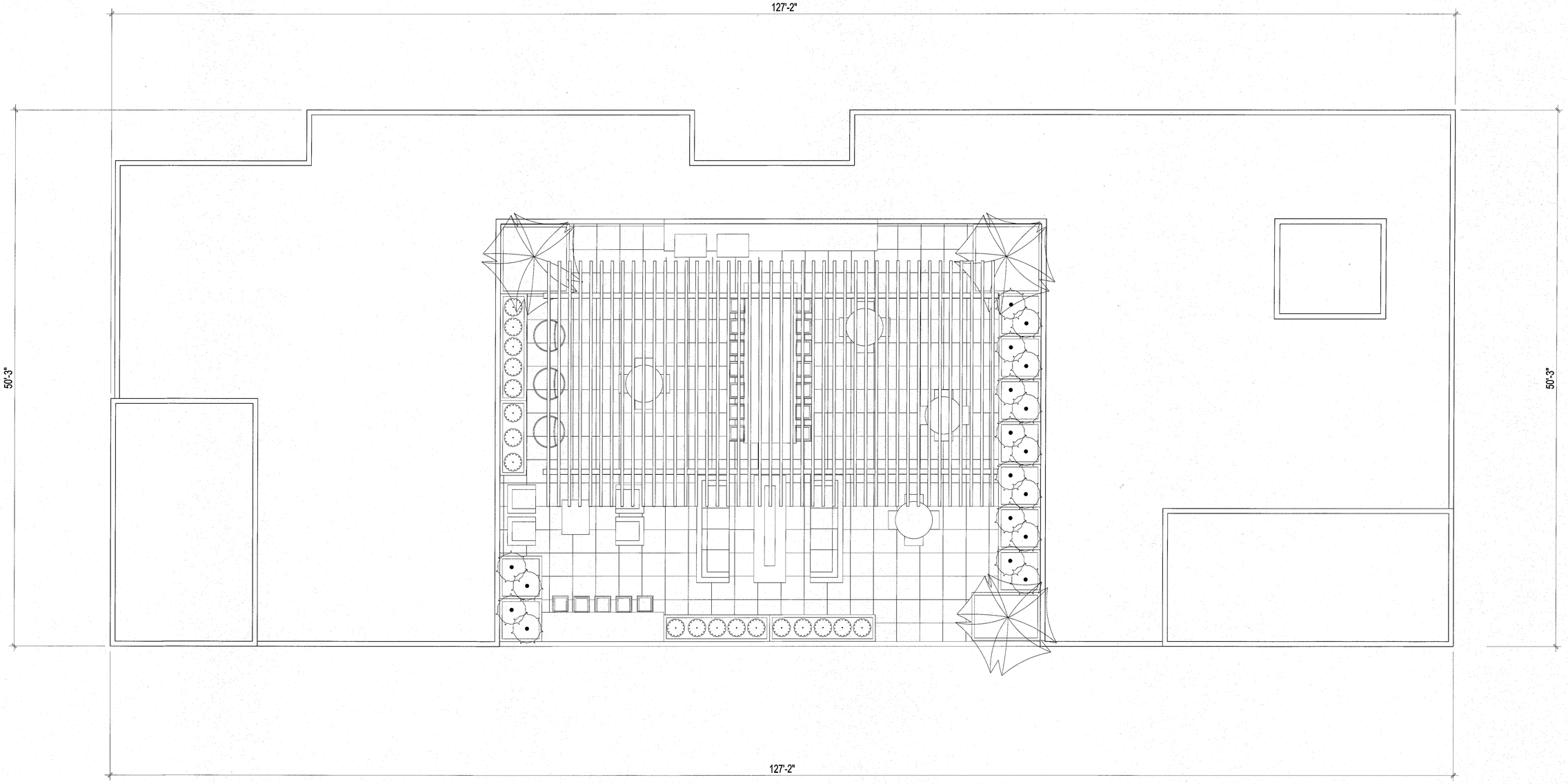
PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS
1		

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_16-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS 16 - 3.0



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City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/20/17

ROOF PLAN

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
5	06/02/2017	PER CITY COMMENTS
4	03/30/2017	PD AMENDMENT
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2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_16-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

IO-PLEX BUILDINGS 16 - 4.0

TYPICAL FLOOR AREA CALCULATIONS PER BUILDING

Table 504.4 Type VA NFPA 13 FS
S-2 5 Stories
R-2 4 Stories

First Floor: Garage		Actual SQFT.	Adjusted SQFT.
S2	Garage, Elect Rm, Trash Area	4446.57465	4,447
R2 - Commons	Stair 1 ,2 & Elevator	1276.90625	1,282
		Total SQFT	**5,729**
		Grand Total	**5,729**
Second Floor			
R2	Plan A1	875.29167	875
	Plan B1	1155.58333	1,156
	Plan B2	1266.625	1,267
	Plan C1	1299.42014	1,299
		Total SQFT	**4,597**
R2 - Commons	Stairs & Open Walkway	1391.29688	1,391
		Total SQFT	**1,391**
		Grand Total	**5,988**
Third Floor			
R2	Plan A1	875.29167	875
	Plan B1	1155.58333	1,156
	Plan B2	1266.625	1,267
	Plan C1	1299.42014	1,299
		Total SQFT	**4,597**
R2 - Commons	Stairs & Open Walkway	1391.29688	1,391
		Total SQFT	**1,391**
		Grand Total	**5,988**
Fourth Floor			
R2	Plan B2	1263.28819	1,263
	Plan C1	1296.08333	1,296
		Total SQFT	**2,559**
R2 - Commons	Stairs & Open Walkway	1380.04688	1,380
		Total SQFT	**1,380**
R2 - Commons	Deck Area	2048.79861	2,049
		Total SQFT	**2,049**
		Grand Total	**5,988**
		Total Bldg SQFT	**23,693**

Building 1

Unit A Floor Calculations

Floor Level	SQFT Per Floor	Allowable Area Table 506.2	Ratios 506.2.4
First Floor			
S2	4,447	63,000	0.070587
R2 - Commons	1,282	36,000	0.035611
Second Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Third Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Fourth Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Total Floor Ratio for Unit A - Less than 2 per Section 506.2.4			**0.605198**

Unit AA Floor Calculations

Floor Level	SQFT Per Floor	Allowable Area Table 506.2	Ratios
First Floor			
S2	4,447	63,000	0.070587
R2 - Commons	1,282	36,000	0.035611
Second Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Third Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Fourth Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Total Floor Ratio for Unit AA - Less than 2 per Section 506.2.4			**0.605198**
Combined Total Floor Ratios for Building 1			**1.210397**

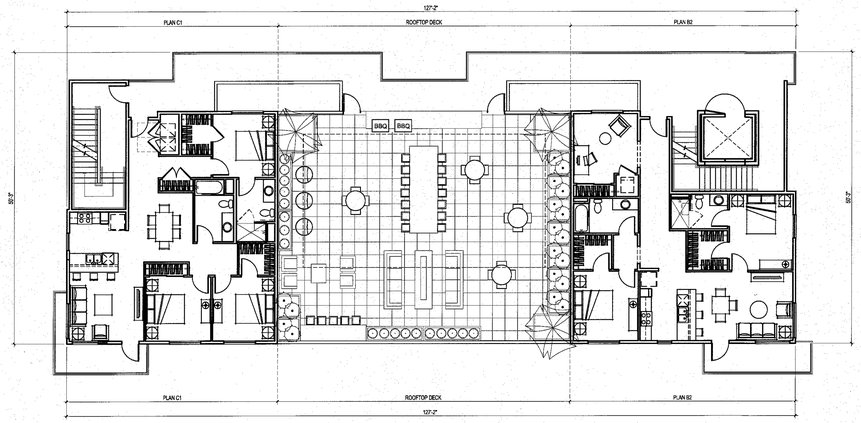
Building 2

Unit B Floor Calculations

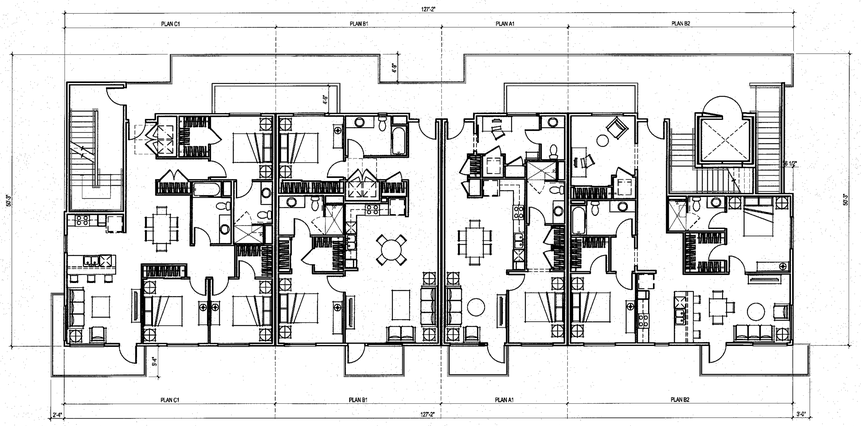
Floor Level	SQFT Per Floor	Allowable Area Table 506.2	Ratios 506.2.4
First Floor			
S2	4,447	63,000	0.070587
R2 - Commons	1,282	36,000	0.035611
Second Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Third Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Fourth Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Total Floor Ratio for Unit B - Less than 2 per Section 506.2.4			**0.605198**

Unit BB Floor Calculations

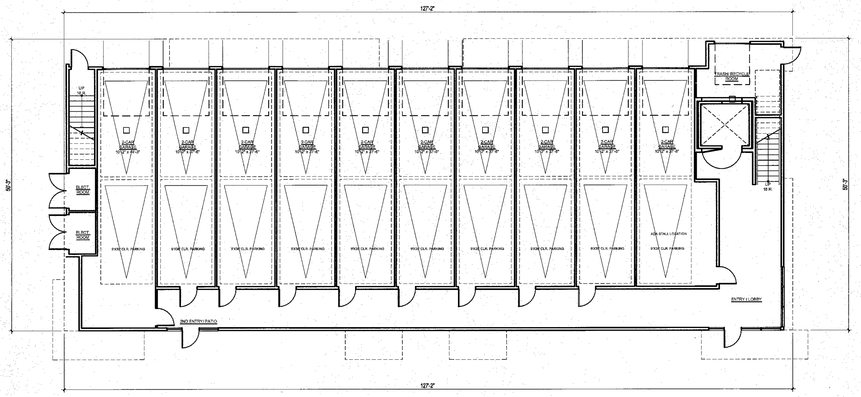
Floor Level	SQFT Per Floor	Allowable Area Table 506.2	Ratios
First Floor			
S2	4,447	63,000	0.070587
R2 - Commons	1,282	36,000	0.035611
Second Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Third Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Fourth Floor			
R2 & R2 - Commons	5,988	36,000	0.166333
Total Floor Ratio for Unit BB - Less than 2 per Section 506.2.4			**0.605198**
Combined Total Floor Ratios for Building 2			**1.210397**



FOURTH FLOOR



SECOND & THIRD FLOOR



FIRST FLOOR

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

CODE ANALYSIS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4	06/02/2017	PER CITY COMMENTS
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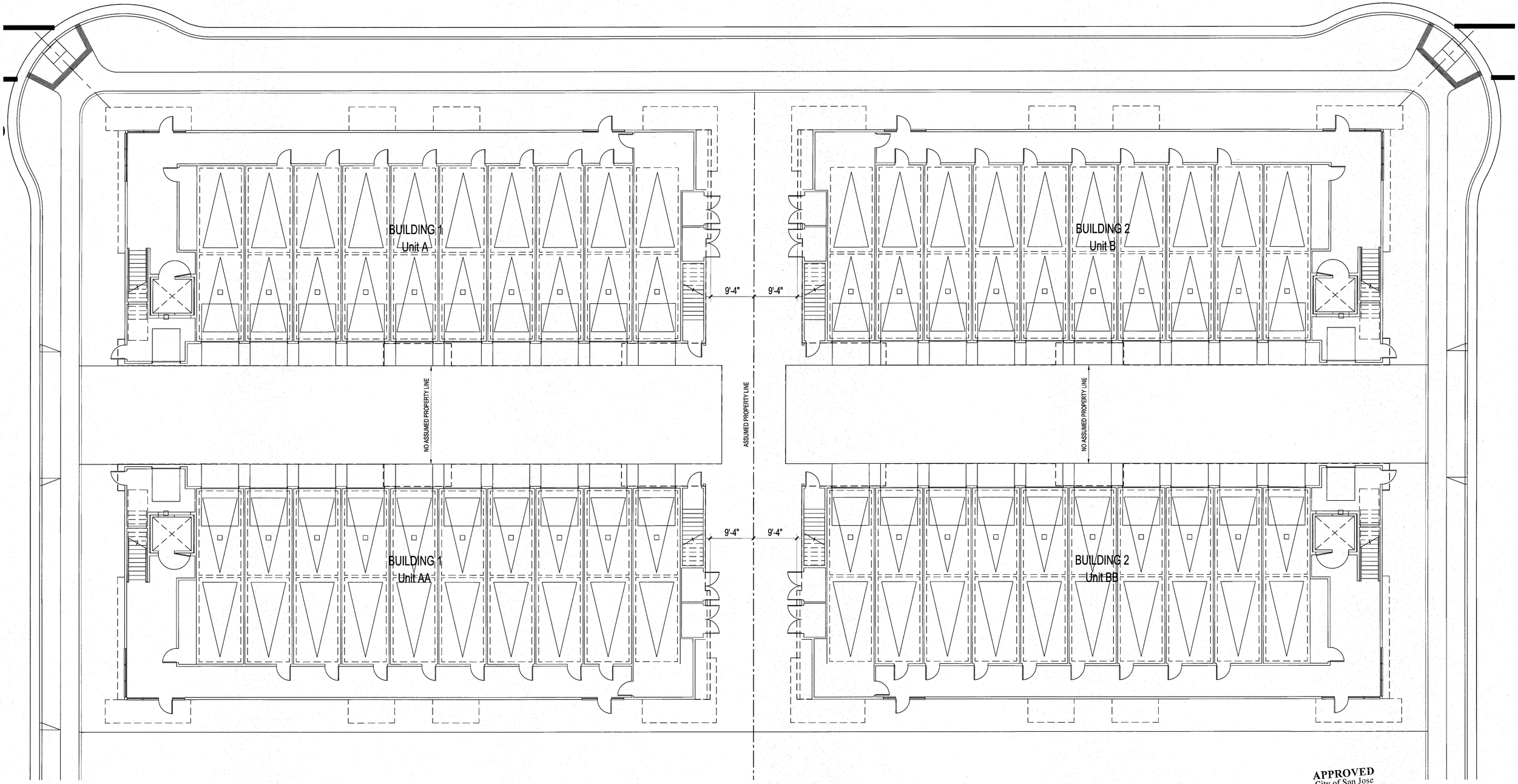
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_16-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

IO-PLEX BUILDINGS 16-5.0



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PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

BUILDING SEPARATION DISTANCE EXHIBIT

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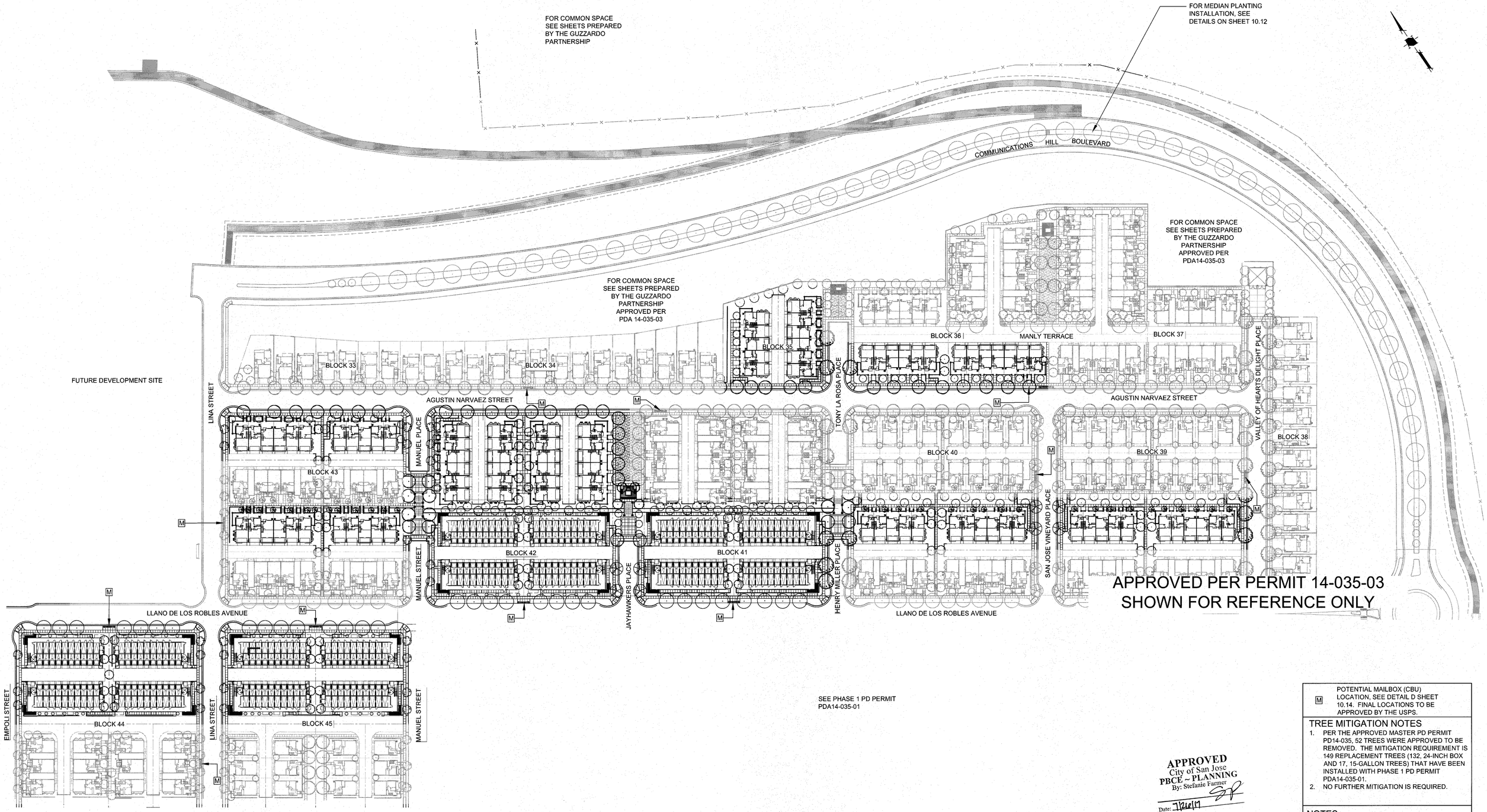
PLANNED DEVELOPMENT PERMIT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
6	06/02/2017	PER CITY COMMENTS
5	03/30/2017	PD AMENDMENT
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS
1		

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_16-6.0.DWG
DESIGNED BY:	Ryan Fleutz
DRAWN BY:	
CHECKED BY:	
DATE:	06.02.2017
SCALE:	

10-PLEX BUILDINGS 16 - 6.0



APPROVED PER PERMIT 14-035-03
SHOWN FOR REFERENCE ONLY

SEE PHASE 1 PD PERMIT
PDA14-035-01

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

GRAPHIC SCALE
60 0 30 60 120 240
(In Feet)
1 inch = 60 feet

M POTENTIAL MAILBOX (CBU) LOCATION, SEE DETAIL D SHEET 10.14. FINAL LOCATIONS TO BE APPROVED BY THE USPS.

TREE MITIGATION NOTES

1. PER THE APPROVED MASTER PD PERMIT PD14-035, 52 TREES WERE APPROVED TO BE REMOVED. THE MITIGATION REQUIREMENT IS 149 REPLACEMENT TREES (132, 24-INCH BOX AND 17, 15-GALLON TREES) THAT HAVE BEEN INSTALLED WITH PHASE 1 PD PERMIT PDA14-035-01.
2. NO FURTHER MITIGATION IS REQUIRED.

NOTES

1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 FOR DETACHED TOWN HOME AND CRC UNIT ENLARGEMENT/TYPICAL.
4. LANDSCAPE MAINTENANCE SHALL BE EITHER HOA OR CFD.
5. ALL WOOD FENCES ARE SPECIFICALLY FOR THE ROW HOMES. NO WOOD FENCES SHALL BE PERMITTED ON ANY OTHER PRODUCT TYPE.

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PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-04

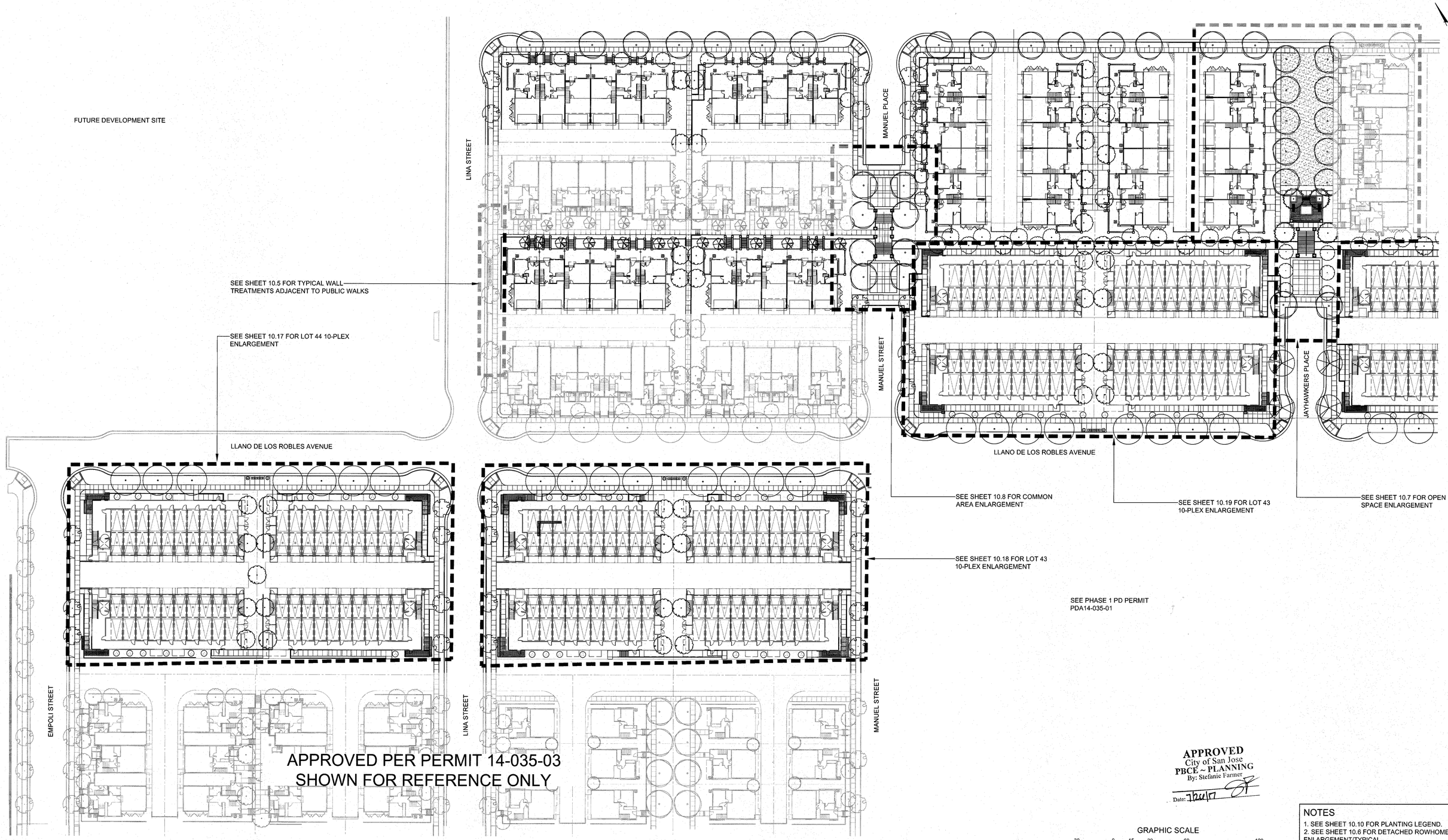
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=60'

LANDSCAPE PLAN

10.1



APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/24/17

GRAPHIC SCALE
30 0 15 30 60 120
(In Feet)
1 inch = 30 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 FOR DETACHED TOWN HOME AND CRC UNIT ENLARGEMENT/TYPICAL.
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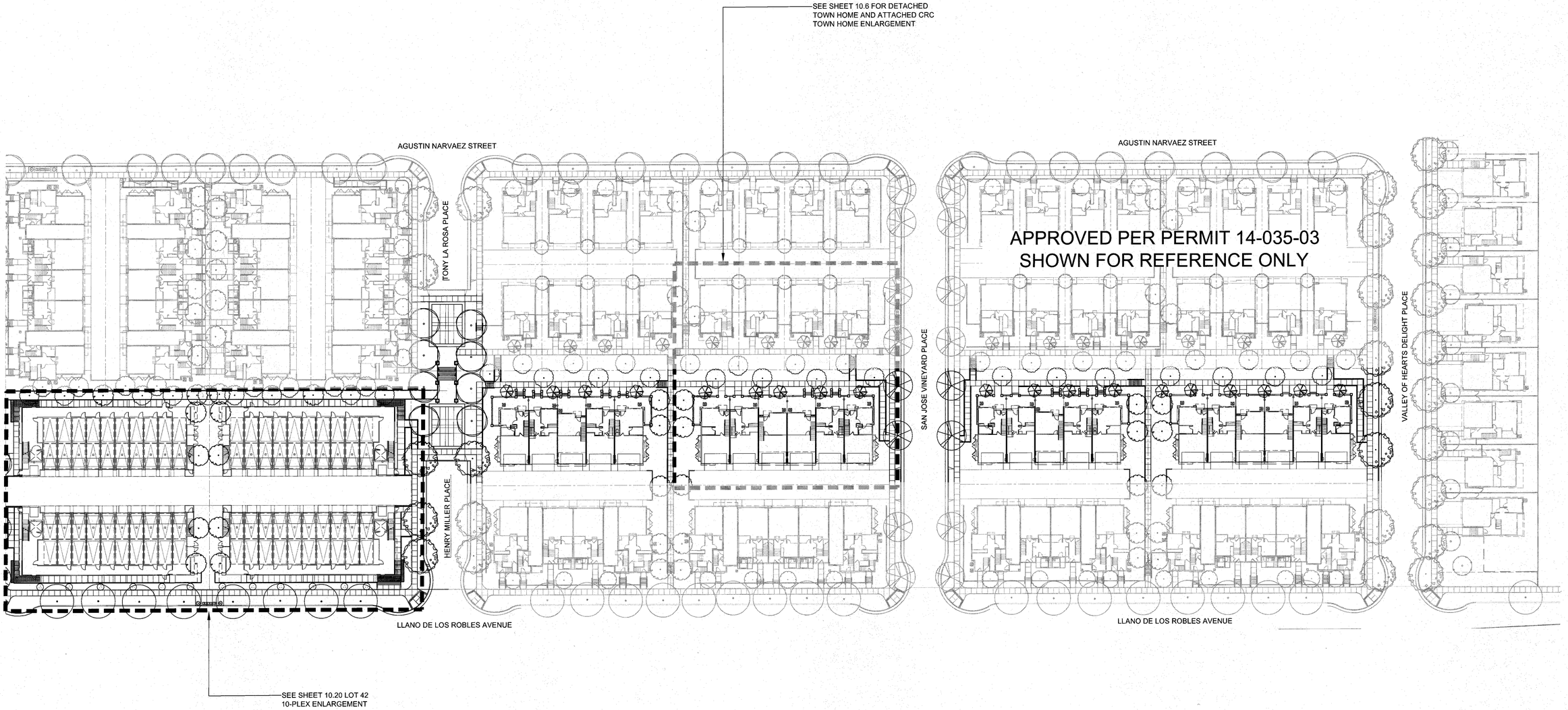
PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=30'

LANDSCAPE PLAN

10.2



APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 11/26/17

GRAPHIC SCALE
30 0 15 30 60 120
(In Feet)
1 inch = 30 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
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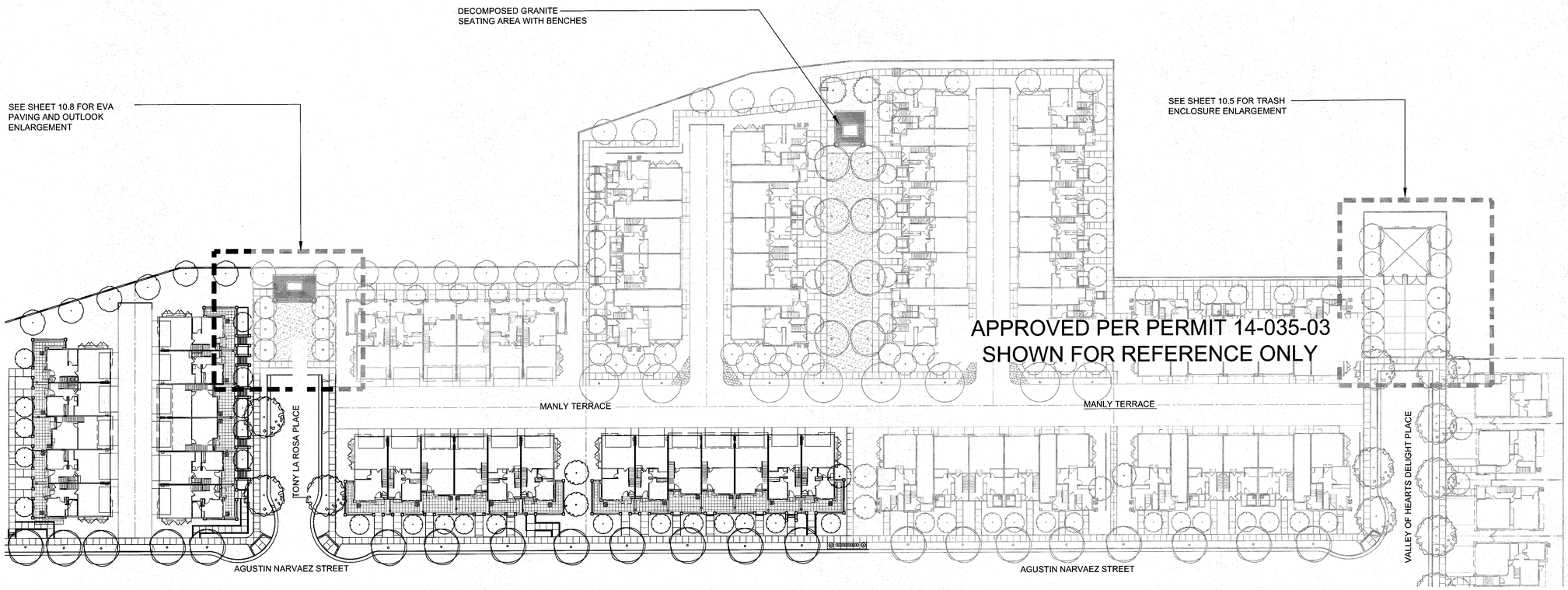
PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

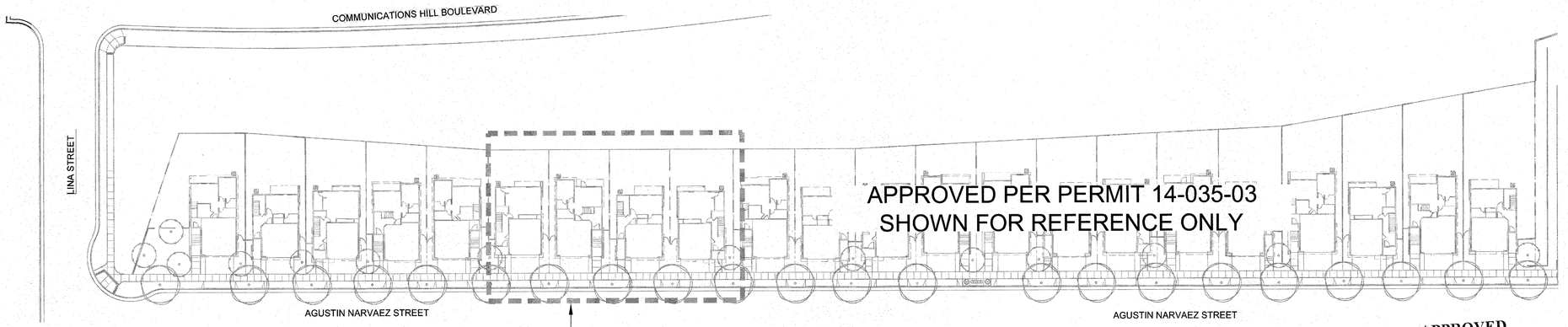
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=30'

LANDSCAPE PLAN

10.3





APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

GRAPHIC SCALE
30 0 15 30 60 120
(In Feet)
1 inch = 30 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
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PLANNED DEVELOPMENT PERMIT AMENDMENT
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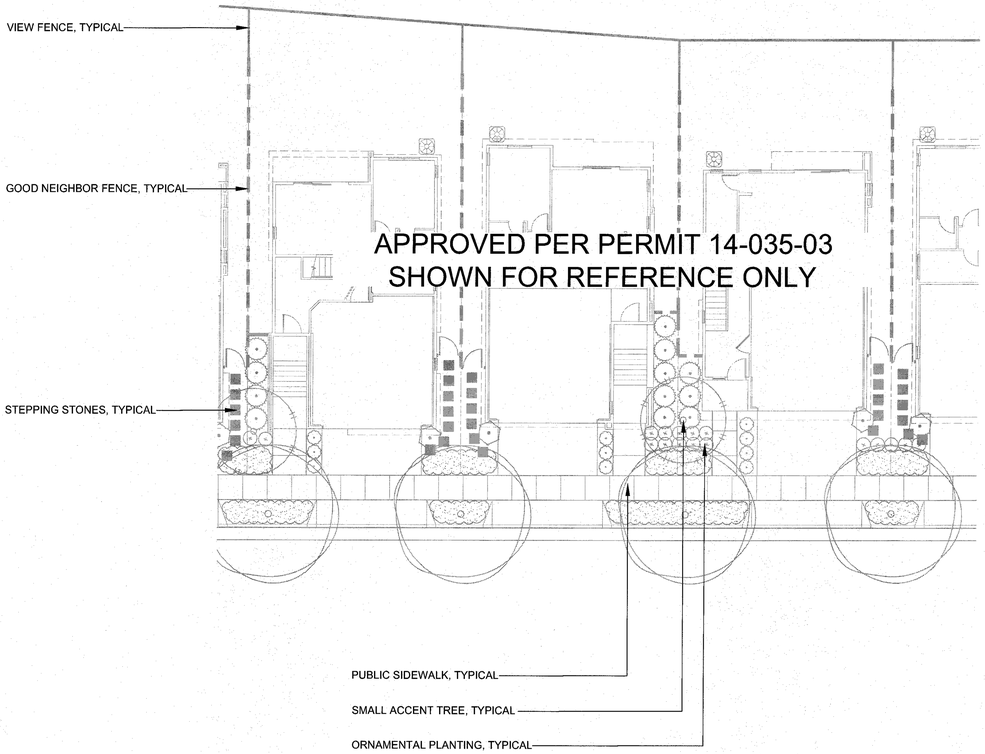
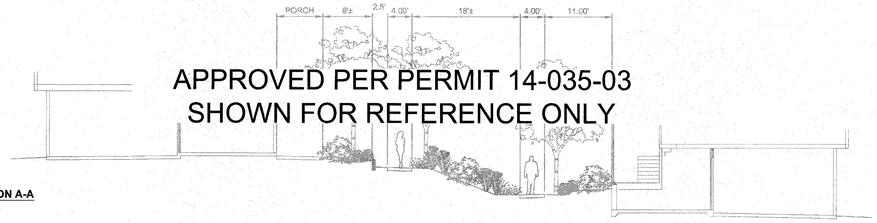
PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=30'

LANDSCAPE PLAN

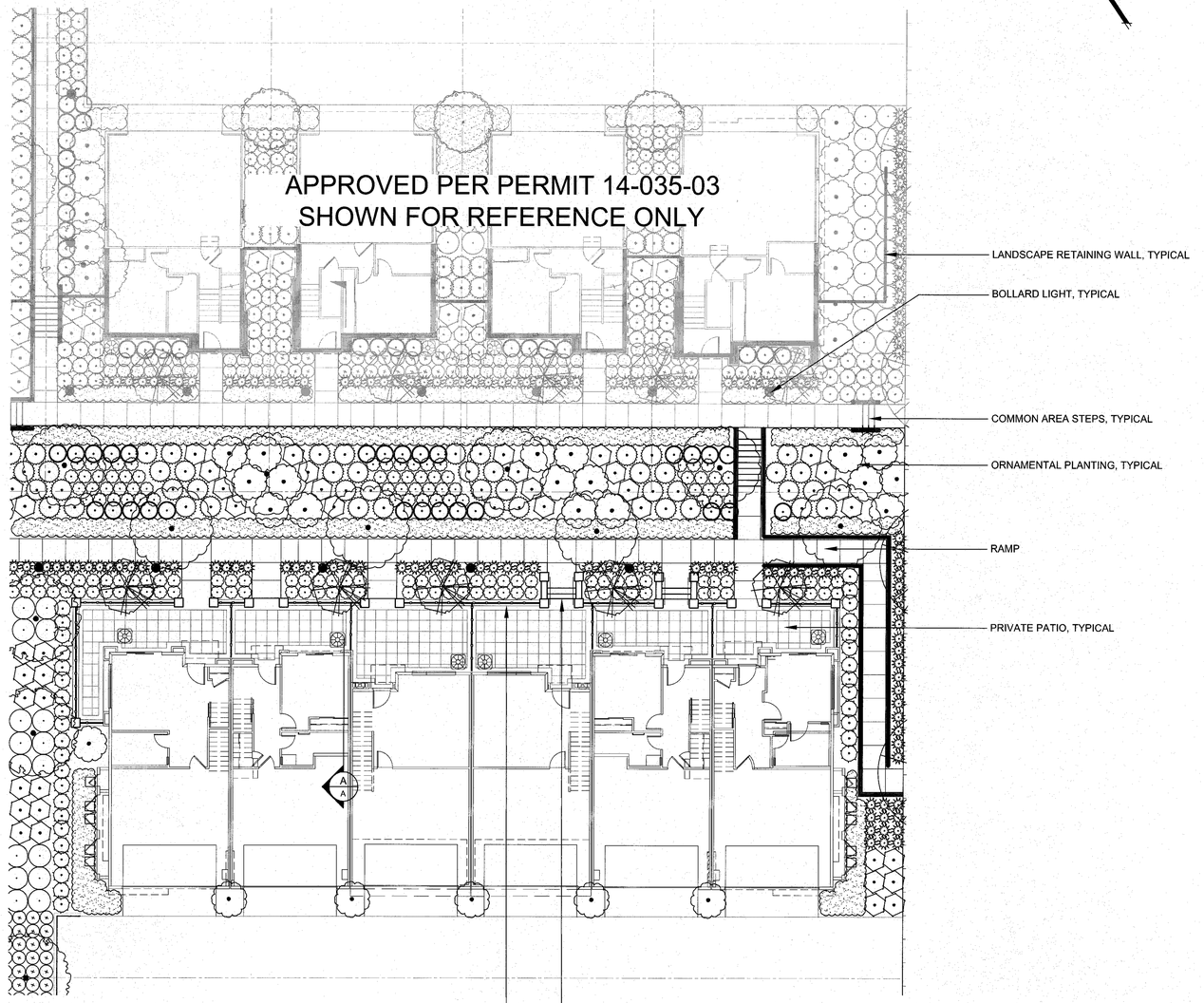
10.4



ROW HOME ENLARGEMENT



SECTION A-A



DETACHED TOWN HOME AND ATTACHED CRC TOWN HOME ENLARGEMENT

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 FOR DETACHED TOWN HOME AND CRC UNIT ENLARGEMENT/TYPICAL.
4. LANDSCAPE MAINTENANCE SHALL BE EITHER HOA OR CFD.
5. ALL WOOD FENCES ARE SPECIFICALLY FOR THE ROW HOMES. NO WOOD FENCES SHALL BE PERMITTED ON ANY OTHER PRODUCT TYPE.

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PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-04

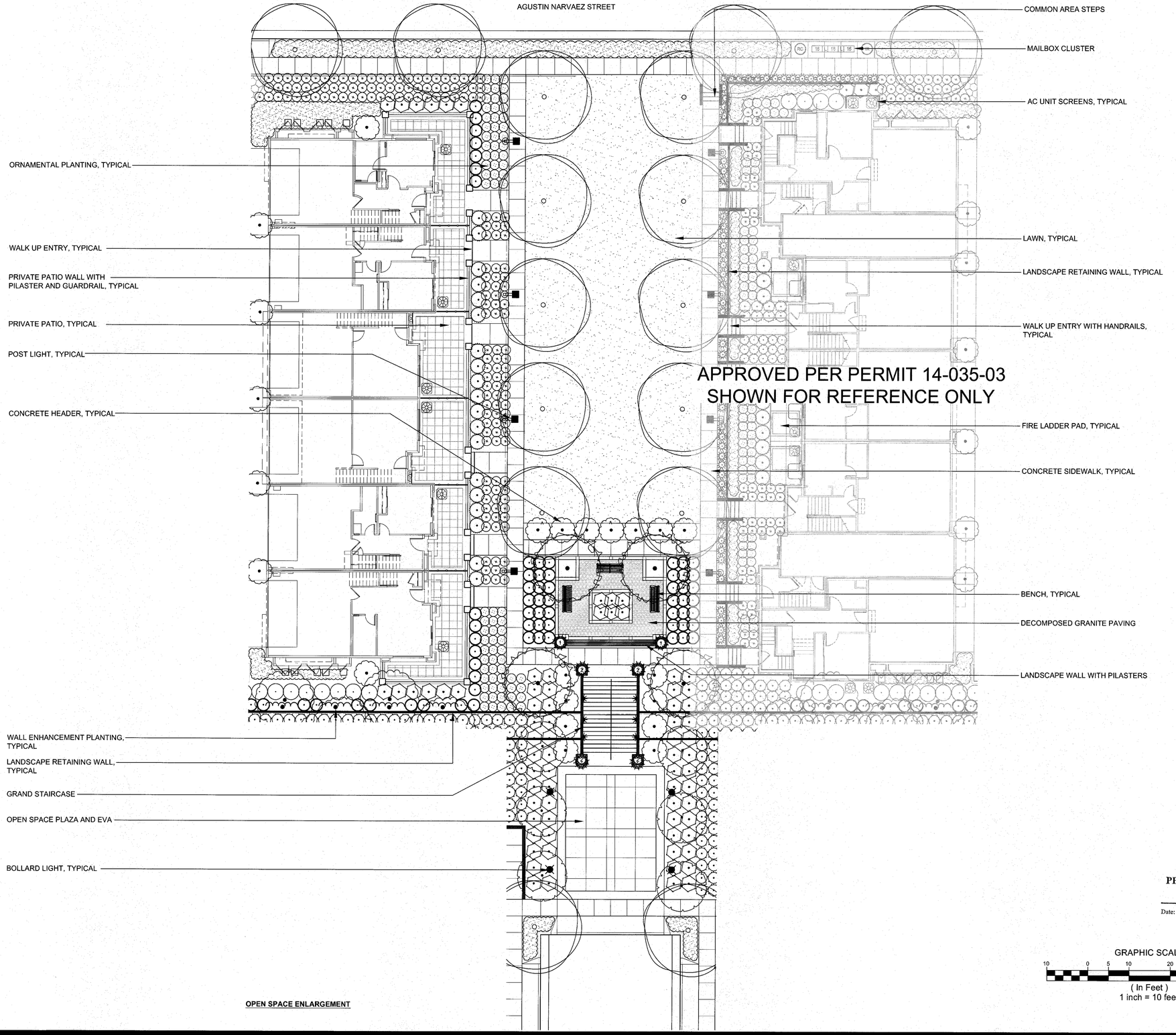
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CLDWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=10'

LANDSCAPE ENLARGEMENTS AND TYPICALS

10.6



OPEN SPACE ENLARGEMENT

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

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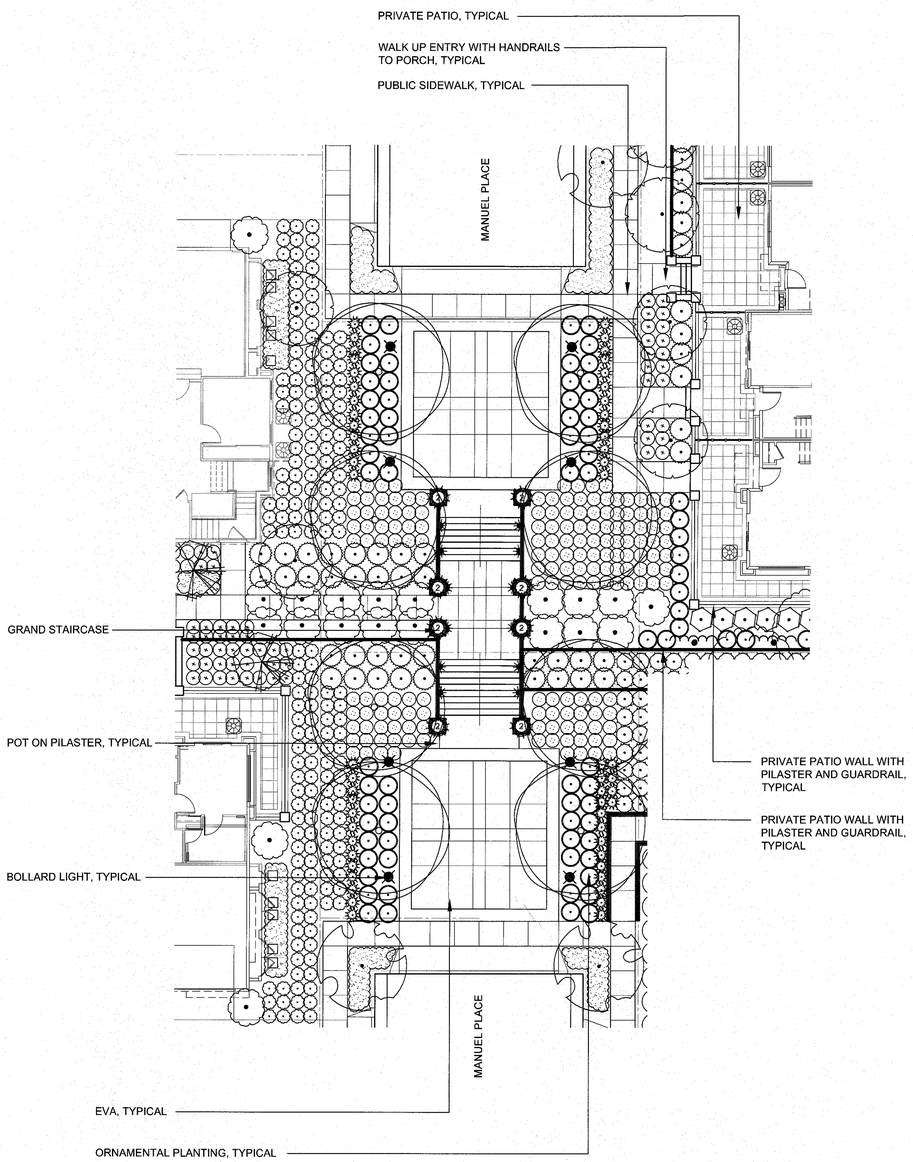
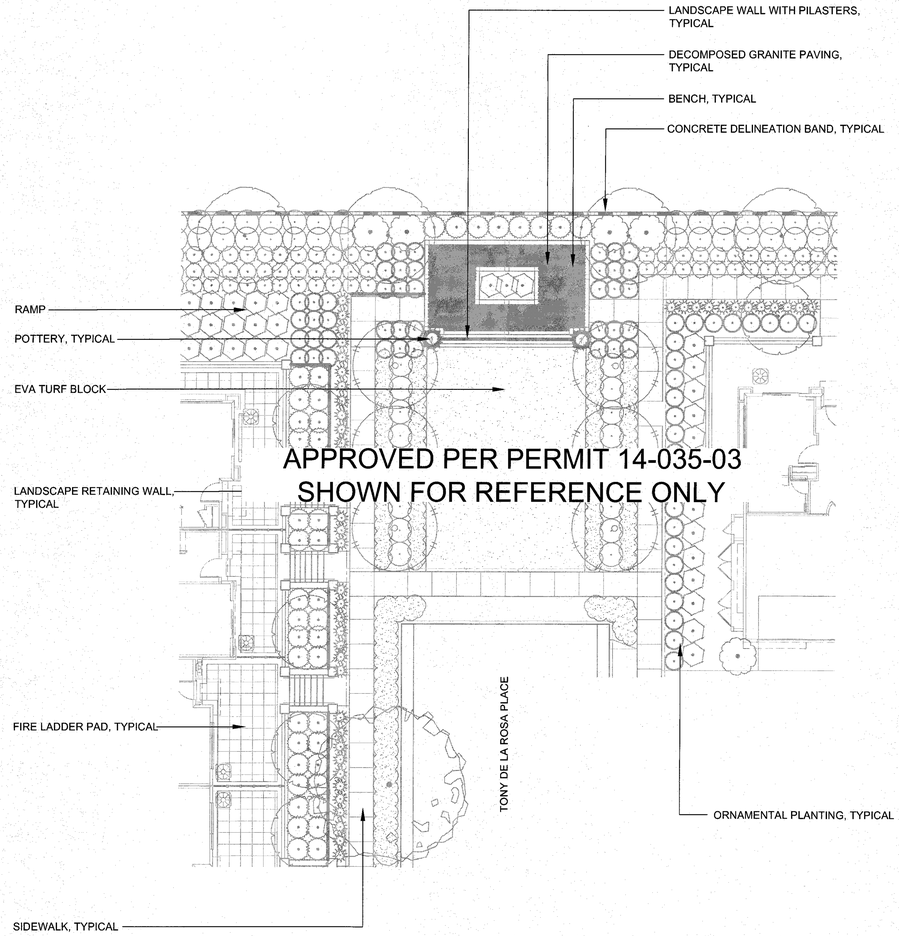
SCALE:	1"=10'

LANDSCAPE ENLARGEMENTS AND TYPICALS

10.7



COMMON AREA ENLARGEMENT



APPROVED PER PERMIT 14-035-03
SHOWN FOR REFERENCE ONLY

EVA PAVING AND OUTLOOK ENLARGEMENT

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

GRAPHIC SCALE
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PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE
TREES					
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	15 GALLON	25'X20'	M
	CARPINUS 'FASTIGIATA'	COLUMNAR HORNBEAM	15 GALLON	40'X30'	M
	CERCIS CANADENSIS	WESTERN REDBUD	15 GALLON	30'X35'	M
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GALLON	40'X10'	M
	GINKGO 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GALLON	50'X30'	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	12'X12'	L
	OLEA EUROPA	OLIVE	24" BOX/FIELD GROWN	30'X25'	L
	PISTACIA CHINENSIS	PISTACHE TREE	15 GALLON	35'X35'	L
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	15 GALLON	80'X40'	M
	PODOCARPUS GRACILIOR	FERN PINE	15 GALLON	50'X25'	M
	PRUNUS 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GALLON	20'X15'	M
	PYRUS C. 'ARISTOCRAT'	ARISTOCRAT PEAR	15 GALLON	35'X25'	M
	QUERCUS F. 'FASTIGIATA'	COLUMNAR HUNGARIAN OAK	VARIES	60'X20'	L
	RHAPHIOLEPIS "PATIO TREE FORM"	PATIO TREE HAWTHORN	15 GALLON	25'X10'	L
VINES					
	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	5 GALLON		M
	FICUS PUMILA	CREEPING FIG	5 GALLON		M
	HARDENBERGIA VIOLACEA	PURPLE VINE LILAC	5 GALLON		M
	PANDOREA JASMINOIDES	WHITE BOWER VINE	5 GALLON		M

PROPOSED PLANT PALETTE CONTINUED

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE
SHRUBS AND GRASSES (LARGE)					
	ARBUTUS UNEDO	STRAWBERRY BUSH	1 GALLON	6'X8'	L
	BUXUS S. 'GREEN BEAUTY'	BOXWOOD	1 GALLON	4'X6'	M
	CAMELLIA SASANQUA NUCCIO'S GEM	WHITE CAMELLIA	1 GALLON	6'X8'	M
	HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON	10'X8'	L
	LIGUSTRUM TEXANUM	PRIVET	1 GALLON	8'X6'	L
SHRUBS AND GRASSES (MEDIUM)					
	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	3'X3'	L
	LOROPETALUM C. 'BURGANDY'	CHINESE FRINGE FLOWER	1 GALLON	10'X12'	L
	OSMANTHUS FRAGRANS	SWEET OLIVE	1 GALLON	15'X15'	M
	PHORMIUM 'APRICOT QUEEN'	NEW ZEALAND FLAX	1 GALLON	4'X5'	L
	PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	1 GALLON	10'X6'	L
	PRUNUS CAROLIANA 'COMPACTA'	CAROLINA CHERRY LAUREL	1 GALLON	10'X8'	M
	RHAPHIOLEPIS INDICA BALLERINA	INDIAN HAWTHORNE	1 GALLON	3'X4'	L
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORNE	1 GALLON	5'X5'	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	1 GALLON	6'X5'	M
SHRUBS AND GRASSES (SMALL)					
	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GALLON	5'X8'	L
	ANIGOZANTHOS FLAVIDUS 'BIG RED'	BIG RED KANGAROO PAW	1 GALLON	6'X3'	L
	DIANELLA 'CASSA BLUE'	BLUE FLAX LILY	1 GALLON	2', SPREADING	L
	LOMANDRA BREEZE	MAT RUSH	1 GALLON	3'X4'	L
	LOMANDRA NYALLA	MAT RUSH	1 GALLON	4'X4'	L
	MUHLENBERGIA M. RIGENS	DEER GRASS	1 GALLON	5'X6'	L
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GALLON	2'X2'	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GALLON	8'X8'	L
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	2'X2'	L
GROUNDCOVER					
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GALLON	3'X12'	L
	CALAMAGROSTIS 'KARL FOERSTER STRICTA'	FEATHER REED GRASS	1 GALLON	3'X3'	L
	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2'X2'	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3'X4'	L
	ERIGERON KARVINSKANUS	SANTA BARBARA DAISY	1 GALLON	2'X5'	L
	HEMEROCALLIS 'STELLA D'ORO'	HYBRID DAY LILY	1 GALLON	1'X1'	L
	LIRIOPE MUSCARI 'VAREIGATA'	LILY TURF	1 GALLON	2'X1'	L
	MYOPORUM 'PUTAH CREEK'	MYOPORUM	1 GALLON	1'X15'	L
	PHORMIUM 'JACK SPRATT'	COMPACT NEW ZEALAND FLAX	1 GALLON	2'X2'	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CARPET ROSEMARY	1 GALLON	2'X8'	L
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	6', SPREADING	L
	LAWN	SOD / SYNTHETIC LAWN / GROUND COVER	-NA-		H / VL / L

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

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KB HOME

PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-04

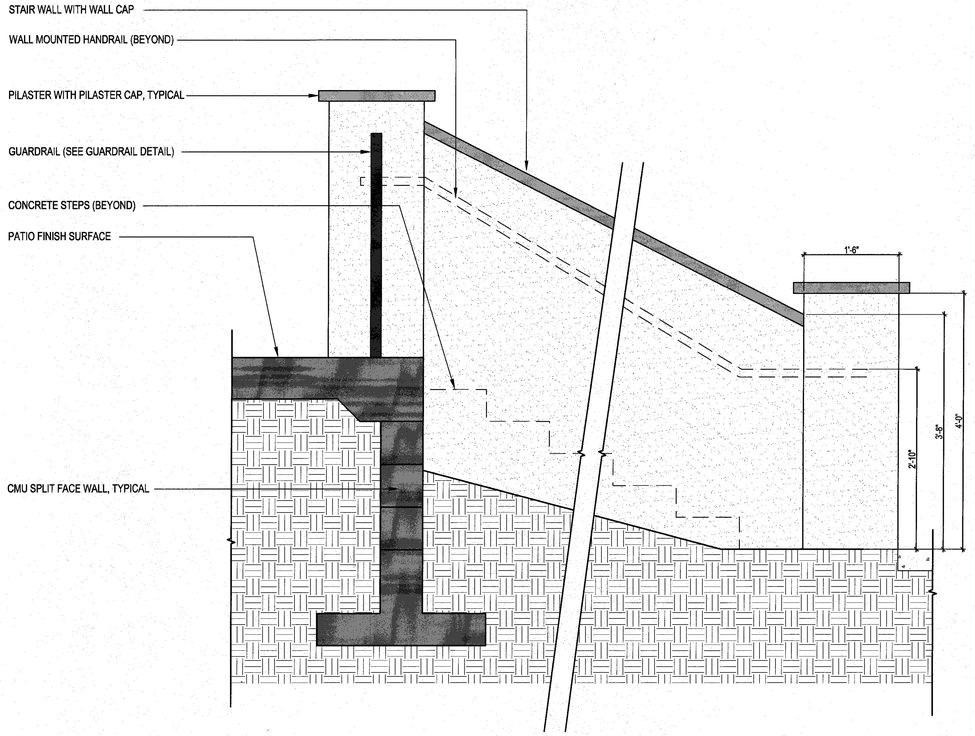
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670CL DETAILS.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	NTS

PLANTING LEGEND

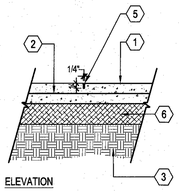
10.10



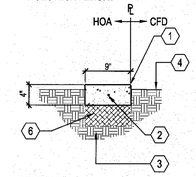
C PRIVATE PATIO WALL WITH PILASTER AND GUARDRAIL
NTS

NOTES:
1. CONCRETE HEADER SHALL BE NATURAL COLOR WITH SMOOTH TROWEL FINISH. PITCH TO DRAIN.
2. ALIGN EDGE OF BAND TO PROPERTY LINE TOWARDS HOA SIDE. SEE PLAN FOR LOCATIONS.

1. CONCRETE BAND, 1/2" RADIUS BOTH SIDES
2. #3 REBAR CONTINUOUS HORIZONTAL
3. COMPACTED SUBGRADE PER GEOTECH REPORT
4. FINISH GRADE
5. TOOLED JOINTS @ 6'-0" O.C.
6. AGGREAGATE BASE ROCK PER GEOTECH REPORT



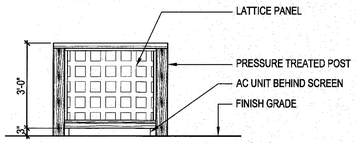
ELEVATION



SECTION

A CONCRETE DELINEATION BAND
SCALE: 1"=1'-0"

NOTES:
1. AC UNIT SCREEN FENCE SHALL BE ON ALL UNITS VISIBLE FROM PUBLIC RIGHT OF WAY.



FRONT ELEVATION

B AC UNIT SCREEN FENCE
SCALE: 1/2"=1'-0"

APPROVED
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PBCE ~ PLANNING
By: Stefanie Farmer
Date: 12/4/17

ENHANCED ENTRY WALK UP, TYPICAL

SECONDARY WALK UP, TYPICAL

ORNAMENTAL TREE, TYPICAL

LANDSCAPE RETAINING WALL, TYPICAL

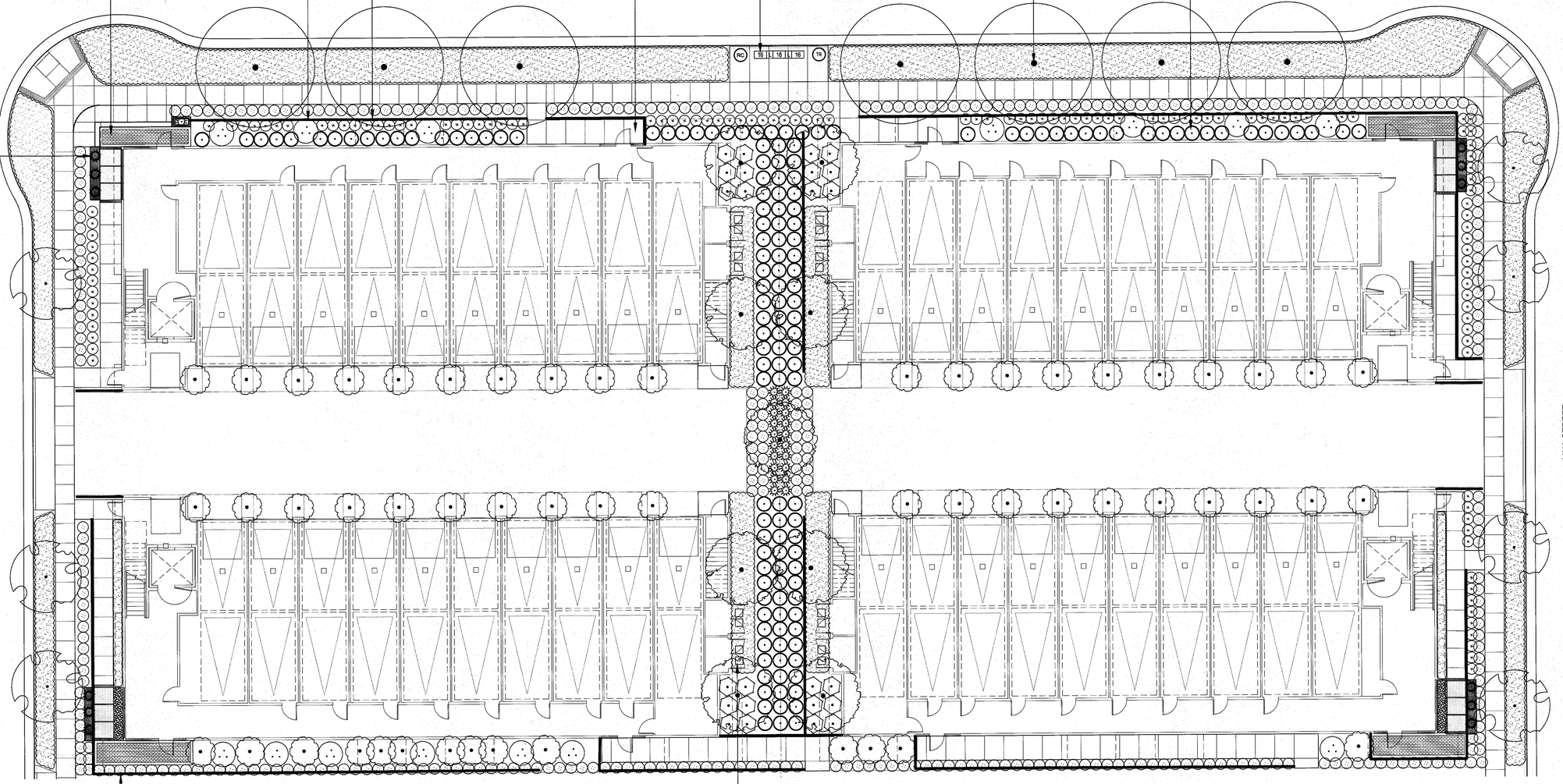
ORNAMENTAL PLANTING, TYPICAL

STREET TREE, TYPICAL

MAILBOX CLUSTER

LLANO DE LOS ROBLES AVENUE

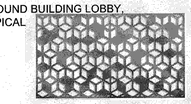
LANDSCAPE WALL WITH POTTERY, TYPICAL



EMPOLI STREET

LINA STREET

DECORATIVE GUARDRAIL ON WALL AROUND BUILDING LOBBY, TYPICAL



STEPPING STONES, TYPICAL

LOT 44 10-PLEX ENLARGEMENT

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

GRAPHIC SCALE
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PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
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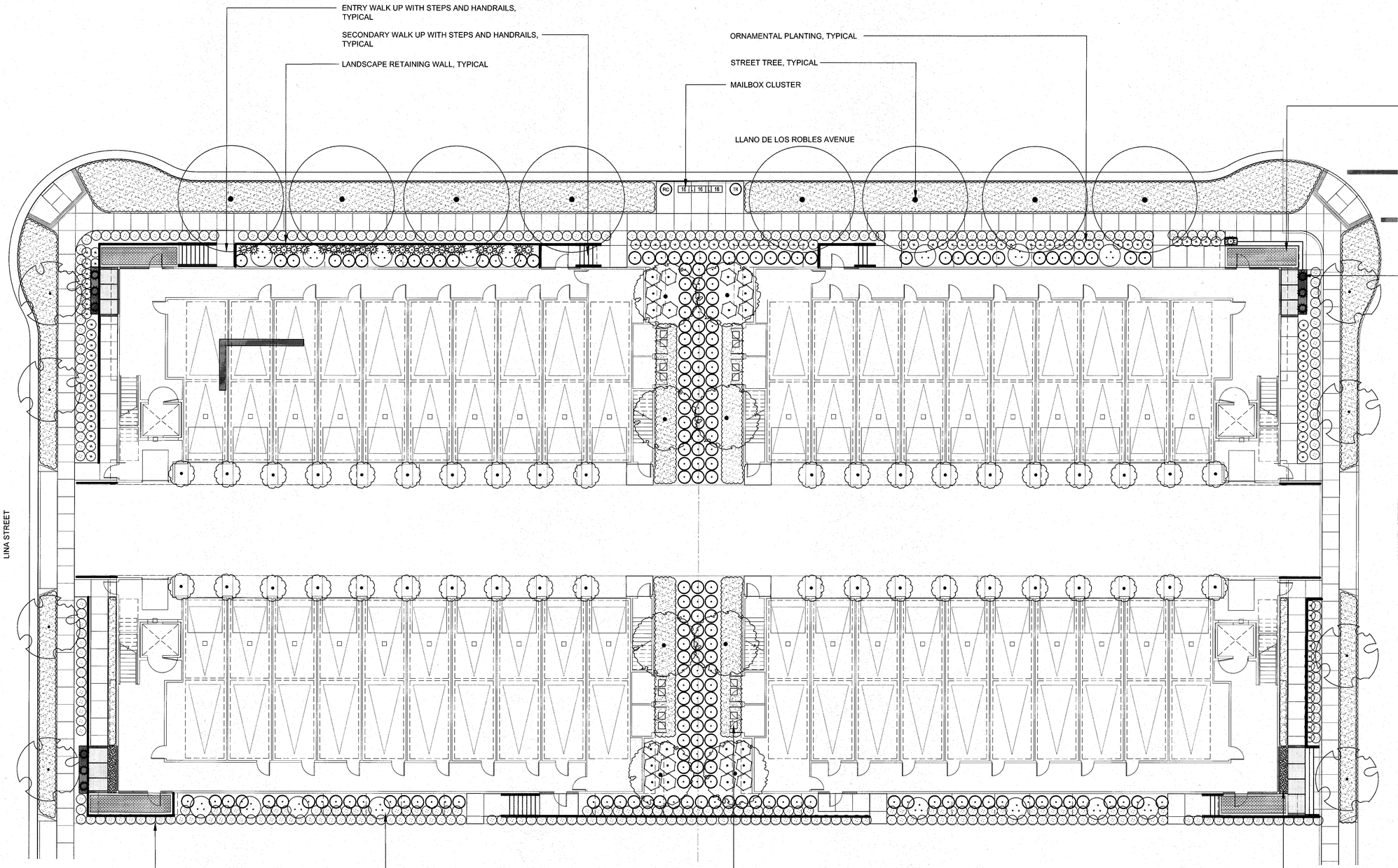
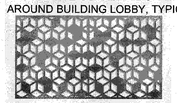
PROJECT NO:	3636.70
CAD DWG FILE:	3636740L.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=10'

10-PLEX LANDSCAPE ENLARGEMENTS

10.17



LOT 45 10-PLEX ENLARGEMENT



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PBCE – PLANNING
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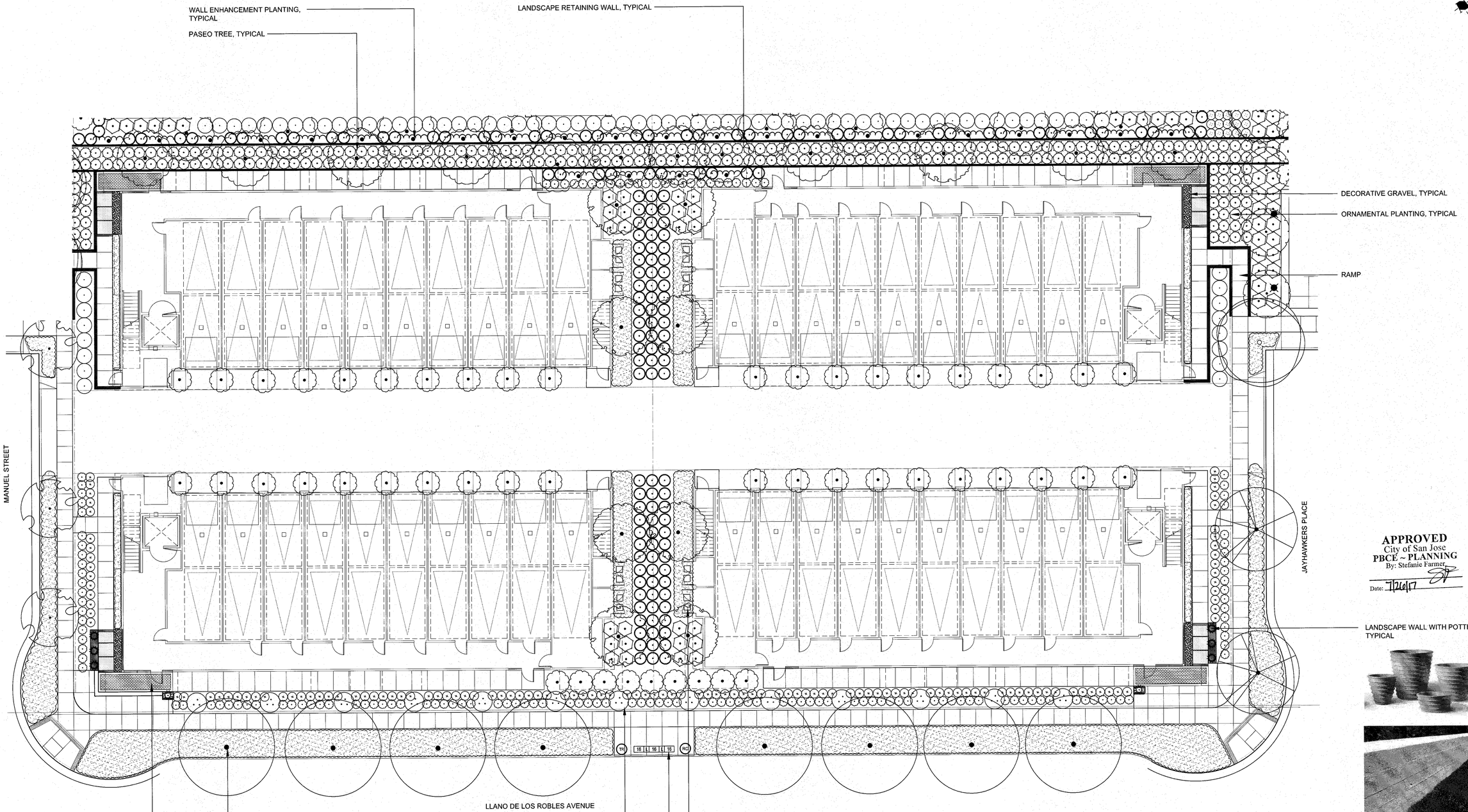
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=10'

10-PLEX LANDSCAPE ENLARGEMENTS

10.18



LOT 42 10-PLEX ENLARGMENT

APPROVED
City of San Jose
PBCE ~ PLANNING
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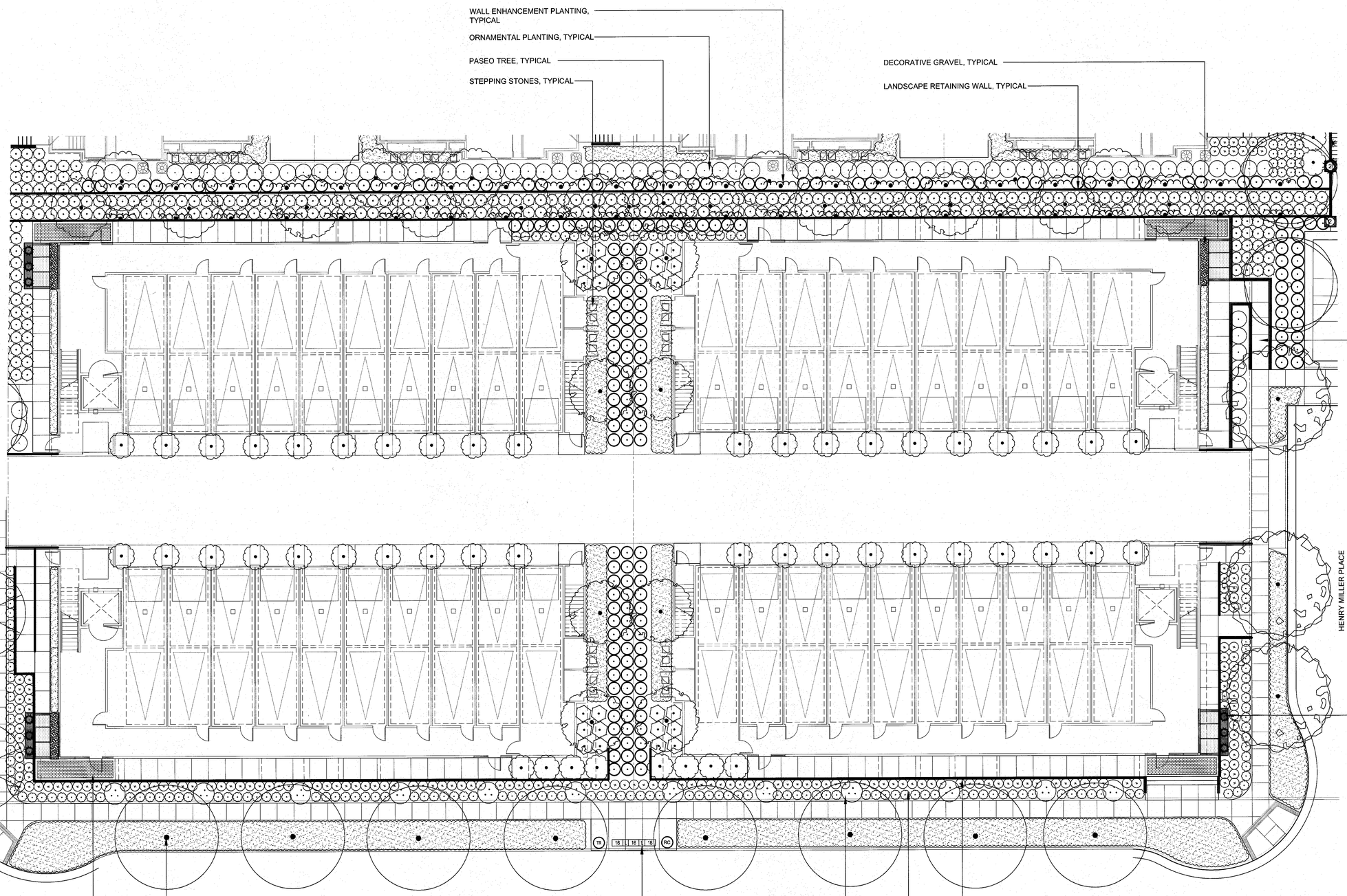
10-PLEX LANDSCAPE ENLARGEMENTS

10.19



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COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
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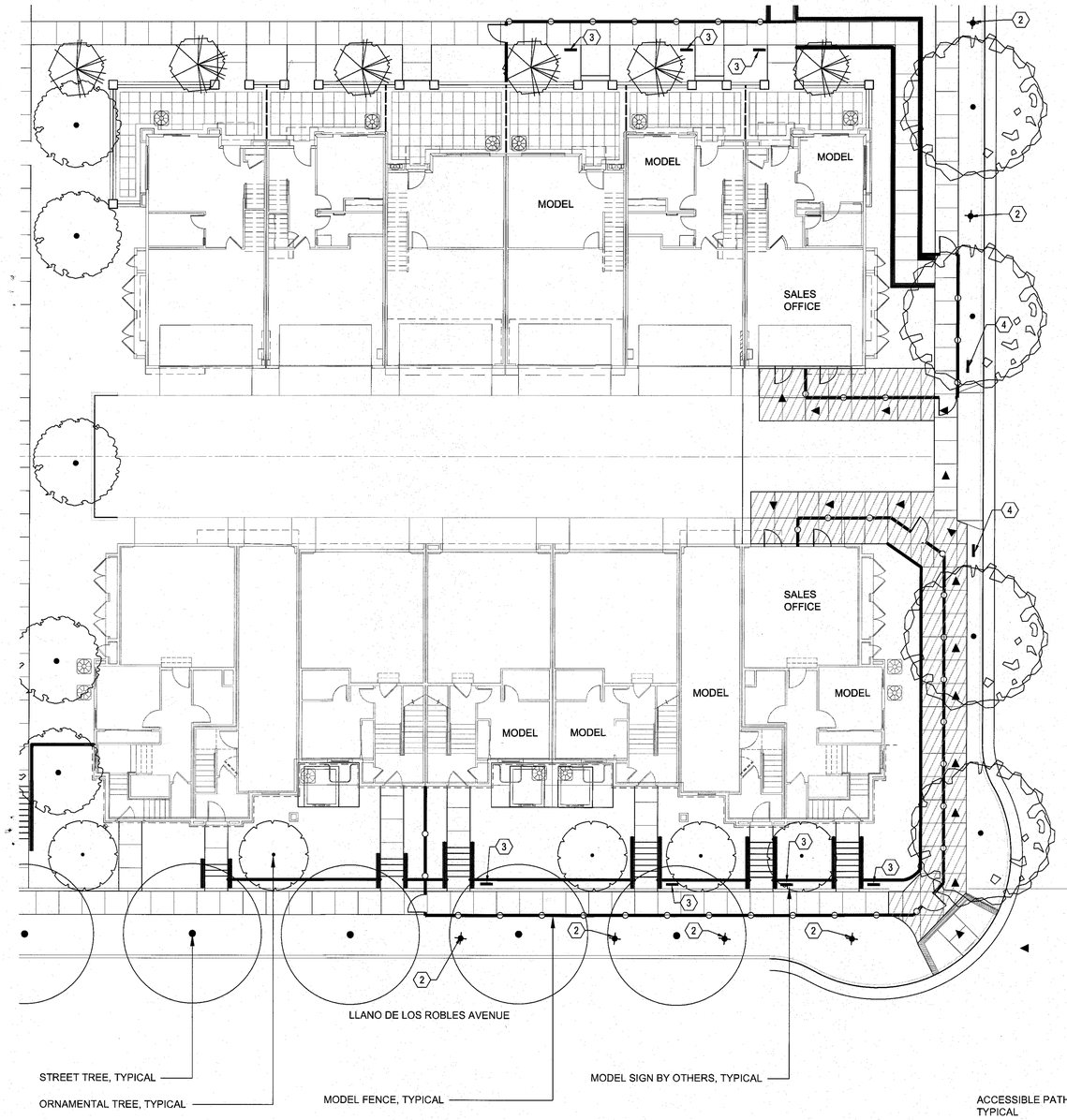
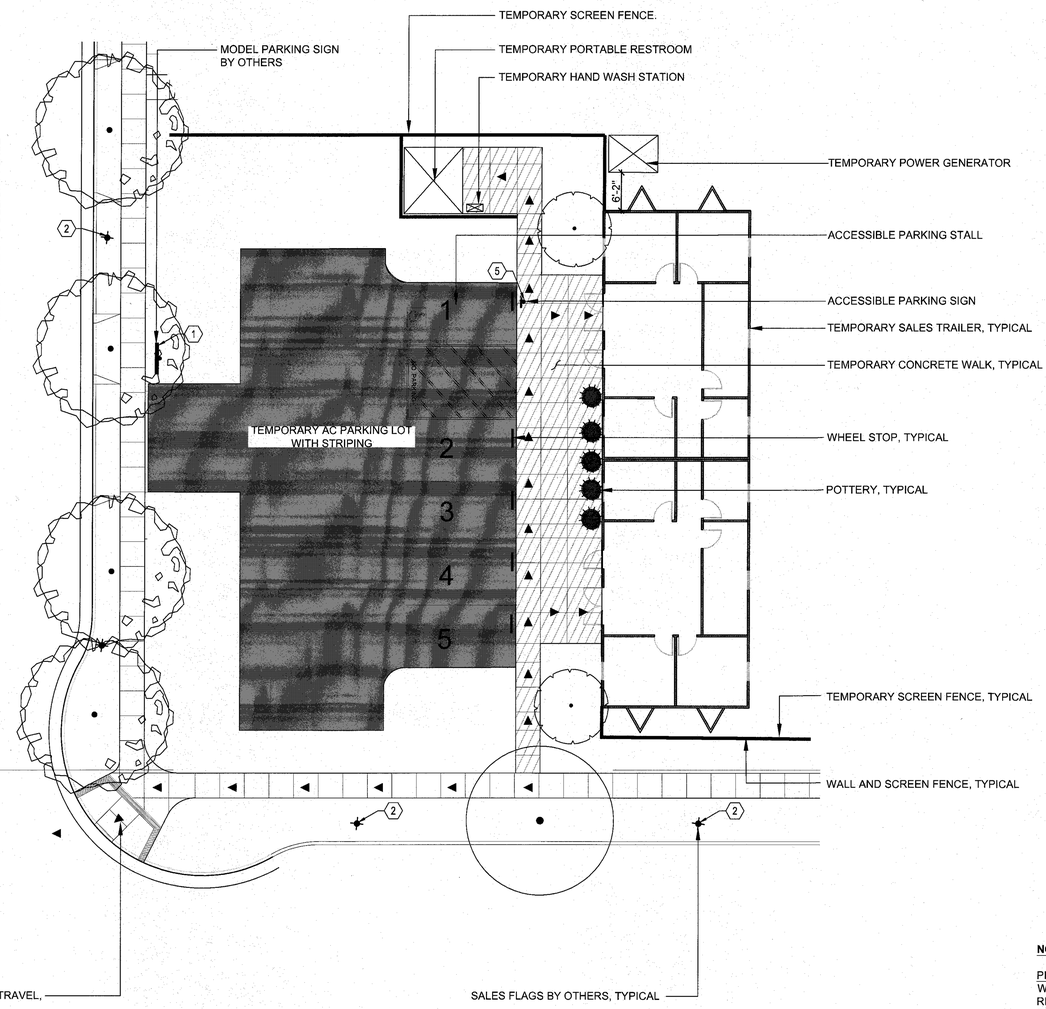
PROJECT NO:	3636.70
CAD DWG FILE:	3636704CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=10'

10-PLEX LANDSCAPE ENLARGEMENTS

10.20

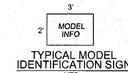


VALLEY OF HEARTS DELIGHT PLACE

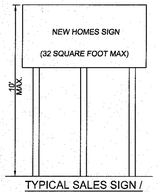


General Notes:

1. All advertising devices shall conform to the San Jose Municipal Code Sign Regulations.
2. No structures, other than fences or signs, shall be allowed in the front setback areas of the model home lots, except as approved in this PD Permit plan set.
3. A list indicating the extras displayed in model homes, including price, shall be placed in a prominent location in all Tract Sales Office and in the model homes.
4. The sales office and models shall be converted to legal residences upon expiration of the permit and before they are sold or rented.
5. A Type 2A-10BC fire extinguisher shall be located within the Tract Sales Office.
6. Individual model identification signs shall not exceed eight square feet in surface area.
7. No single on-site tract identification sign shall exceed 32 square feet in surface area nor exceed 10 feet in height.
8. The on-site sign shall be removed upon the conversion of the models.
9. Any structure not allowed by right in a particular Zoning District for which this application is being considered, e.g., encroachment into required setbacks and other easements exceeding heights or area limitation or other similar restrictions, shall not be included as part of any sales model. All patio covers, gazebos, decks, hot tubs, etc., will only be constructed as permanent structures in conformance with the applicable Zoning District, Land Use Permit and Building Permit.
10. Landscaping at model homes shall demonstrate water-conserving landscape plants, irrigation systems, and the effective use of turf. Developers are also encouraged to provide buyers with water-conserving landscape plans which have been prepared by a licensed landscape architect.



TYPICAL MODEL IDENTIFICATION SIGN
NTS



TYPICAL SALES SIGN / WELCOME/PARKING SIGN
NTS

SIGNAGE LEGEND

1. SALES CENTER PARKING SIGN
2. AVENUE STREET BANNERS
3. MODEL PLAN SIGNS
4. MODEL TOUR SIGN
5. ADA SIGN

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES

PHASE 1 MODEL COMPLEX:
WILL INCLUDE TEMPORARY SALES TRAILER, PORTABLE RESTROOM WITH HAND WASHING STATION, AND TEMPORARY PARKING LOT.
- POWER SHALL BE SUPPLIED BY GENERATOR.
- FLAGS AND SIGNS INSTALLED AS SHOWN.

PHASE 2 MODEL COMPLEX:
WILL MAINTAIN TEMPORARY PORTABLE RESTROOM WITH HAND WASHING STATION AND TEMPORARY PARKING LOT.
- SALES TRAILER SHALL BE REMOVED AND SALES ENVIRONMENT WILL BE MOVED INTO GARAGES.
- MODEL FENCES SHALL BE INSTALLED AS SHOWN.
- FLAGS AND SIGNS INSTALLED AS SHOWN.

THE GUZZARDO PARTNERSHIP INC.
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Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance

KB HOME

PLANNED DEVELOPMENT PERMIT AMENDMENT PDA14-035-04

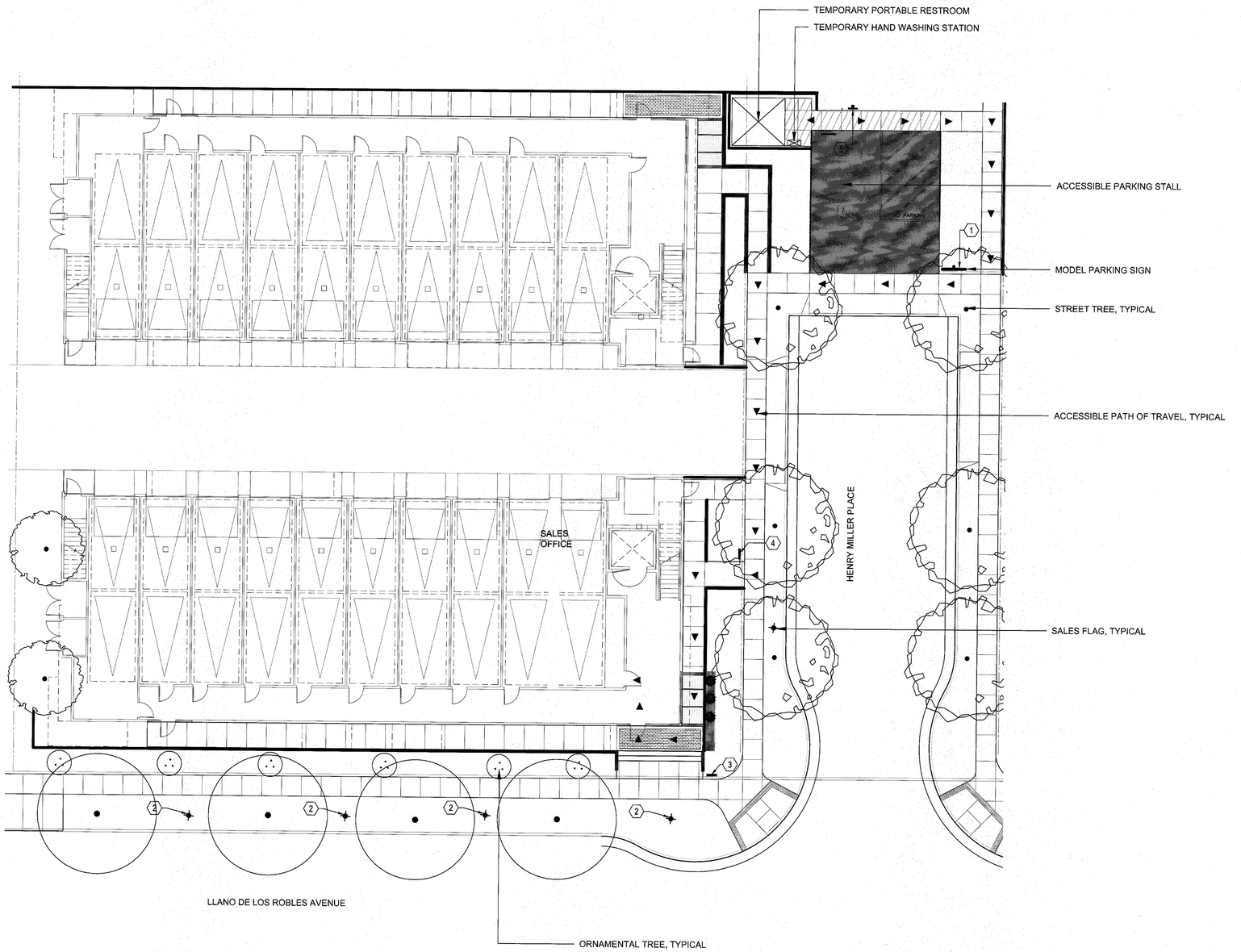
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	36367MUPP.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=10'

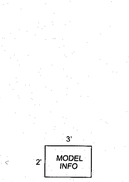
MODEL USE PERMIT PLAN

10.21

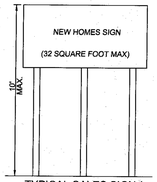


General Notes:

1. All advertising devices shall conform to the San Jose Municipal Code Sign Regulations.
2. No structures, other than fences or signs, shall be allowed in the front setback areas of the model home lots, except as approved in this PD Permit plan set.
3. A list indicating the extras displayed in model homes, including price, shall be placed in a prominent location in all Tract Sales Office and in the model homes.
4. The sales office and models shall be converted to legal residences upon expiration of the permit and before they are sold or rented.
5. A Type 2A-10BC fire extinguisher shall be located within the Tract Sales Office.
6. Individual model identification signs shall not exceed eight square feet in surface area.
7. No single on-site tract identification sign shall exceed 32 square feet in surface area nor exceed 10 feet in height.
8. The on-site sign shall be removed upon the conversion of the models.
9. Any structure not allowed by right in a particular Zoning District for which this application is being considered, e.g., encroachment into required setbacks and other easements exceeding heights or area limitation or other similar restrictions, shall not be included as part of any sales model. All patio covers, gazebos, decks, hot tubs, etc., will only be constructed as permanent structures in conformance with the applicable Zoning District, Land Use Permit and Building Permit.
10. Landscaping at model homes shall demonstrate water-conserving landscape plants, irrigation systems, and the effective use of turf. Developers are also encouraged to provide buyers with water-conserving landscape plans which have been prepared by a licensed landscape architect.



TYPICAL MODEL IDENTIFICATION SIGN
NTS



TYPICAL SALES SIGN / WELCOME/PARKING SIGN
NTS

SIGNAGE LEGEND

1. SALES CENTER PARKING SIGN
2. AVENUE STREET BANNERS
3. MODEL PLAN SIGNS
4. MODEL TOUR SIGN
5. ADA SIGN

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES

MODEL COMPLEX:
WILL INCLUDE TEMPORARY PORTABLE RESTROOM WITH HAND WASHING STATION TEMPORARY WALKWAYS, AND TEMPORARY PARKING LOT.
- FLAGS AND SIGNS INSTALLED AS SHOWN.

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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance

KB HOME

PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

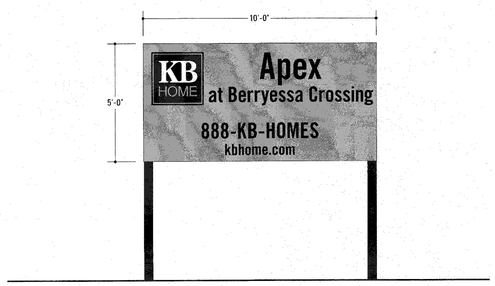
NO	DATE	DESCRIPTION
1	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674MUPP.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	1"=10'

10-PLEX MODEL USE PERMIT PLAN

10.22

SALES IN MODEL HOME GARAGE UNIT 1



D/F MAIN ID
- **SUBSTRATE** – MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (2) WOOD POSTS
- **FACE** – PANTONE 116/YELLOW
- **LOGO** – PANTONE 116/YELLOW, BLACK & WHITE
- **COPY & POSTS** – BLACK
- **FONT** – TRADE GOTHIC BOLD CONDENSED

Motivational Systems Inc
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PROJECT: APEX @ BERRYESSA CROSSING
CLIENT: KB HOME BAY AREA
JDOB/JPO#: 500 - 37519 - OGD
MO#: 198612
AE: ANNE DEVLIN
DESIGNER: CHRIS BAZNER
ORIGINAL DATE: 12 - 15 - 16
REVISIONS:

SCALE: 3/8" = 1' - 0"
MAC FILE NAME (GD-3): APEX 5X10 MAIN ID

LOGO IS PROD.-READY

CLIENT APPROVAL ☐ As is ☐ With revision(s)

Signature Date

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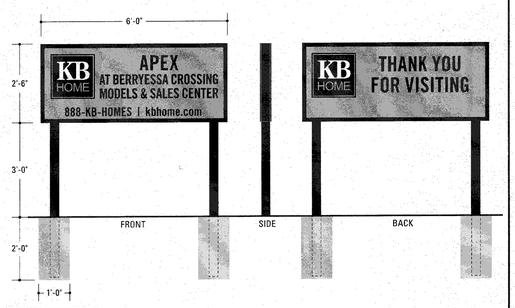
SALES IN MODEL HOME GARAGE UNIT 1



D/F SALES CENTER SIGN
- **SUBSTRATE** – MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (2) 4X4 WOOD POSTS
- **FACE** – PANTONE 116/YELLOW W/ BLACK BORDER
- **LOGO** – PANTONE 116/YELLOW, BLACK & WHITE
- **COPY & POSTS** – BLACK
- **FONT** – TRADE GOTHIC BOLD COND

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PROJECT: APEX @ BERRYESSA CROSSING
CLIENT: KB HOME BAY AREA
JDOB/JPO#: 500 - 37519 - OGD
MO#: 198612
AE: ANNE DEVLIN
DESIGNER: CHRIS BAZNER
ORIGINAL DATE: 12 - 15 - 16
REVISIONS:

SCALE: 1/2" = 1' - 0"
MAC FILE NAME (GD-3): APEX SALES CTR

LOGO IS PROD.-READY

CLIENT APPROVAL ☐ As is ☐ With revision(s)

Signature Date

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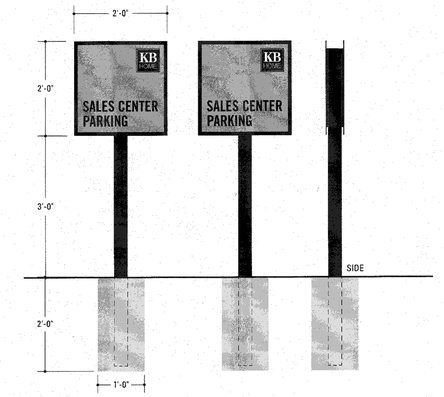
SALES IN MODEL HOME GARAGE UNIT 1



D/F PARKING SIGN
- **SUBSTRATE** – MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (1) 4X4 WOOD POST
- **FACE** – PANTONE 116/YELLOW W/ BLACK BORDER
- **LOGO** – PANTONE 116/YELLOW, BLACK & WHITE
- **COPY & POSTS** – BLACK
- **FONT** – TRADE GOTHIC BOLD CONDENSED

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PROJECT: APEX @ BERRYESSA CROSSING
CLIENT: KB HOME BAY AREA
JDOB/JPO#: 500 - 37519 - OGD
MO#: 198612
AE: ANNE DEVLIN
DESIGNER: CHRIS BAZNER
ORIGINAL DATE: 12 - 15 - 16
REVISIONS:

SCALE: 3/4" = 1' - 0"
MAC FILE NAME (GD-3): APEX PARKING

LOGO IS PROD.-READY

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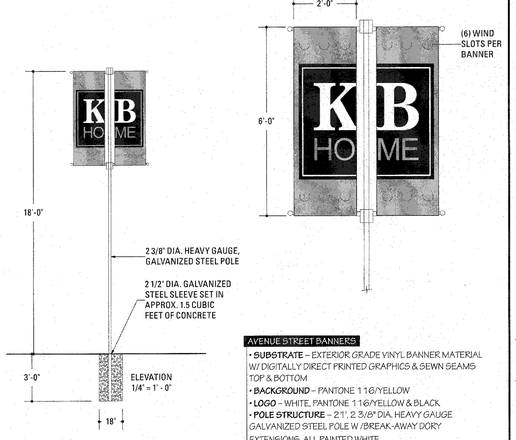
SALES IN MODEL HOME GARAGE UNIT 1



AVENUE STREET BANNERS
- **SUBSTRATE** – EXTERIOR GRADE VINYL BANNER MATERIAL W/ DIGITALLY DIRECT PRINTED GRAPHICS & SEWN SEAMS TOP & BOTTOM
- **BACKGROUND** – PANTONE 116/YELLOW
- **LOGO** – WHITE, PANTONE 116/YELLOW & BLACK
- **POLE STRUCTURE** – 2'1", 2 3/8" DIA. HEAVY GAUGE GALVANIZED STEEL POLE W /BREAK-AWAY DORY EXTENSIONS, ALL PAINTED WHITE

KB-1

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PROJECT: APEX@ BERRYESSA CROSSING
CLIENT: KB HOME BAY AREA
JDOB/JPO#: 500 - 37519 - OGD
MO#: 198612
AE: ANNE DEVLIN
DESIGNER: CHRIS BAZNER
ORIGINAL DATE: 12 - 15 - 16
REVISIONS:

SCALE: 1/2" = 1' - 0"
MAC FILE NAME (GD-3): APEX AVE BANNERS

LOGO IS PROD.-READY

CLIENT APPROVAL ☐ As is ☐ With revision(s)

Signature Date

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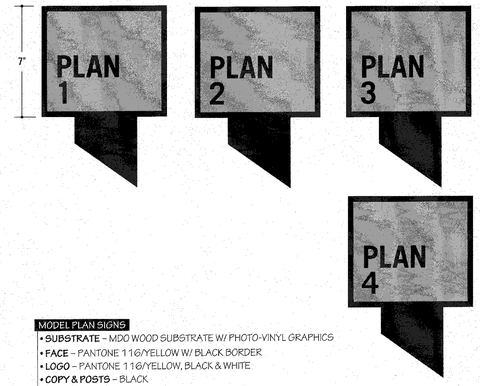
SALES IN MODEL HOME GARAGE UNIT 1



MODEL PLAN SIGNS
- **SUBSTRATE** – MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS
- **FACE** – PANTONE 116/YELLOW W/ BLACK BORDER
- **LOGO** – PANTONE 116/YELLOW, BLACK & WHITE
- **COPY & POSTS** – BLACK
- **FONT** – TRADE GOTHIC

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PROJECT: APEX @ BERRYESSA CROSSING
CLIENT: KB HOME BAY AREA
JDOB/JPO#: 500 - 37519 - OGD
MO#: 198612
AE: ANNE DEVLIN
DESIGNER: CHRIS BAZNER
ORIGINAL DATE: 12 - 15 - 16
REVISIONS:

SCALE: 3" = 1' - 0"
MAC FILE NAME (GD-3): APEX MODEL IDS

CLIENT APPROVAL ☐ As is ☐ With revision(s)

Signature Date

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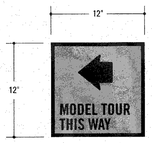
SALES IN MODEL HOME GARAGE UNIT 1



MODEL TOUR SIGNS
- **SUBSTRATE** – 1/2" MDO WOOD SUBSTRATES W/ PHOTO-VINYLGRAPHICS MOUNTED TO TRAF FENCE
- **FACE** – PANTONE 116/YELLOW W/ BLACK BORDER
- **COPY, ARROW, POST, SIDES & BACK** – BLACK
- **FONT** – TRADE GOTHIC BOLD COND

Motivational Systems Inc
Fresno (559) 431-2502 · Sacramento (916) 653-0234 · Las Vegas (702) 255-6470 · San Diego (619) 474-8246 · ■ Livermore (925) 449-1900 · Southern Ca. (951) 328-2637 · Phoenix (602) 464-8644

PROJECT: APEX @ BERRYESSA CROSSING
CLIENT: KB HOME BAY AREA
JDOB/JPO#: 500 - 37519 - OGD
MO#: 198612
AE: ANNE DEVLIN
DESIGNER: CHRIS BAZNER
ORIGINAL DATE: 12 - 15 - 16
REVISIONS:

SCALE: 1 1/2" = 1' - 0"
MAC FILE NAME (GD-3): APEX TOUR DIRECTS

CLIENT APPROVAL ☐ As is ☐ With revision(s)

Signature Date

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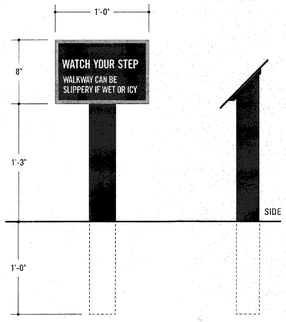
APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/14/17

NOTE:
SIGNAGE DETAILS SHOWN FOR REFERENCE.
COMMUNICATIONS HILL COMMUNITY NAME SHALL BE USED IN PLACE OF "APEX AT BERRYESSA CROSSING"

SALES IN MODEL HOME GARAGE UNIT 1



SAFETY SIGN
- **SUBSTRATE** – MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (1) 4X4 WOOD POST
- **FACE** – BLACK W/ PANTONE 116/YELLOW BORDER
- **COPY** – WHITE
- **POST** – BLACK
- **FONT** – TRADE GOTHIC BOLD CONDENSED

Motivational Systems Inc
☐ Fresno (559) 431-2502
☐ Sacramento (916) 633-0234
☐ Las Vegas (702) 255-6470
☐ San Diego (619) 474-8266
■ Livermore (925) 449-1900
☐ Southern Ca. (951) 328-2637
☐ Phoenix (602) 484-8664

PROJECT
APEX @ BERRYESSA CROSSING
CLIENT
KB HOME BAY AREA
JDO#/PO#
500-37519-OGD
MO#
198612
AE
ANNE DEVLIN
DESIGNER
CHRIS BAZNER
ORIGINAL DATE
12-15-16
REVISIONS

SCALE
1 1/2" = 1'-0"
MAC FILE NAME (GD-3)
APEX WATCH STEP

CLIENT APPROVAL
☐ As is ☐ With revision(s)

Signature Date

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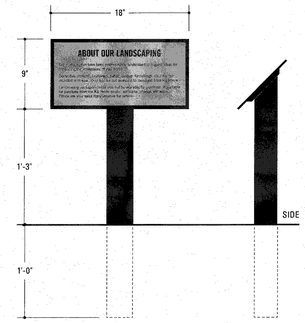
SALES IN MODEL HOME GARAGE UNIT 1



DISCLOSURE SIGN
- **SUBSTRATE** – MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (1) 4X4 WOOD POST
- **FACE** – PANTONE 116/YELLOW W/ BLACK BORDER
- **COPY & POST** – BLACK
- **FONT** – TRADE GOTHIC BOLD CONDENSED & MEDIUM

Motivational Systems Inc
☐ Fresno (559) 431-2502
☐ Sacramento (916) 633-0234
☐ Las Vegas (702) 255-6470
☐ San Diego (619) 474-8266
■ Livermore (925) 449-1900
☐ Southern Ca. (951) 328-2637
☐ Phoenix (602) 484-8664

PROJECT
APEX @ BERRYESSA CROSSING
CLIENT
KB HOME BAY AREA
JDO#/PO#
500-37519-OGD
MO#
198612
AE
ANNE DEVLIN
DESIGNER
CHRIS BAZNER
ORIGINAL DATE
12-15-16
REVISIONS

SCALE
1 1/2" = 1'-0"
MAC FILE NAME (GD-3)
APEX LANDSCAPE

CLIENT APPROVAL
☐ As is ☐ With revision(s)

Signature Date

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SALES IN MODEL HOME GARAGE UNIT 1

ADA STICKER
- **SUBSTRATE** – DIGITAL PRINT ON ADHESIVE VINYL
- **FACE** – PANTONE 287/BLUE
- **ISA SYMBOL & IN-LINE BORDER** – WHITE

Motivational Systems Inc
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☐ Sacramento (916) 633-0234
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☐ San Diego (619) 474-8266
■ Livermore (925) 449-1900
☐ Southern Ca. (951) 328-2637
☐ Phoenix (602) 484-8664

PROJECT
APEX @ BERRYESSA CROSSING
CLIENT
KB HOME BAY AREA
JDO#/PO#
500-37519-OGD
MO#
198612
AE
ANNE DEVLIN
DESIGNER
CHRIS BAZNER
ORIGINAL DATE
12-15-16
REVISIONS

SCALE
3/4" = 1"
MAC FILE NAME (GD-3)
APEX ISA

CLIENT APPROVAL
☐ As is ☐ With revision(s)

Signature Date

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SALES IN MODEL HOME GARAGE UNIT 1

NOTICE SIGN
- **SUBSTRATE** – 1/2" THICK MDO WOOD W/ DIGITALLY PRINTED VINYL GRAPHICS; MOUNTED TO (1) 2X2 WOOD POST PAINTED BLACK
- **COLORS** – PANTONE 116/YELLOW, BLACK & WHITE
- **FONT** – HAS BEEN OUTLINED

Motivational Systems Inc
☐ Fresno (559) 431-2502
☐ Sacramento (916) 633-0234
☐ Las Vegas (702) 255-6470
☐ San Diego (619) 474-8266
■ Livermore (925) 449-1900
☐ Southern Ca. (951) 328-2637
☐ Phoenix (602) 484-8664

PROJECT
APEX @ BERRYESSA CROSSING
CLIENT
KB HOME BAY AREA
JDO#/PO#
500-37519-OGD
MO#
198612
AE
ANNE DEVLIN
DESIGNER
CHRIS BAZNER
ORIGINAL DATE
12-15-16
REVISIONS

SCALE
1/2" = 1"
MAC FILE NAME (GD-3)
APEX NO DOGS

LOGO IS PROD.-READY

CLIENT APPROVAL
☐ As is ☐ With revision(s)

Signature Date

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APPROVED
City of San Jose
PBCE ~ PLANNING
By: Stefanie Farmer
Date: 7/26/17

NOTE:
SIGNAGE DETAILS SHOWN FOR REFERENCE.
COMMUNICATIONS HILL COMMUNITY NAME SHALL BE USED IN PLACE OF "APEX AT BERRYESSA CROSSING"

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PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-04
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
△		
△		
△		
△		
△	06/02/17	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674MUPP.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	MARCH 30, 2017
SCALE:	AS SHOWN

SIGNAGE DETAILS