

**STAFF REPORT**  
**PLANNING COMMISSION**

**FILE NO.: PDC11-010**

**Submitted: May 5, 2011**

**PROJECT DESCRIPTION:**

A Planned Development Zoning application to rezone the subject 0.61 gross acre site from the R-1-8 Residential Zoning District to the R-1-8(PD) Planned Development Zoning District to allow for the development of up to four (4) single-family detached residences.

**LOCATION:**

East side of Morse Street, approximately 320 feet north of McKendrie Street.

|                    |  |
|--------------------|--|
| Zoning             | R-1-8 Single-Family Residence                    |
| Proposed Zoning    | R-1-8(PD) Planned Development                    |
| General Plan       | Residential Neighborhood                         |
| Council District   | 6  |
| Annexation Date    | December 8, 1925<br>(College Park/Burbank Sunol) |
| SNI                | NA   |
| Historic Resource  | NA   |
| Redevelopment Area | NA   |
| Specific Plan      | NA   |

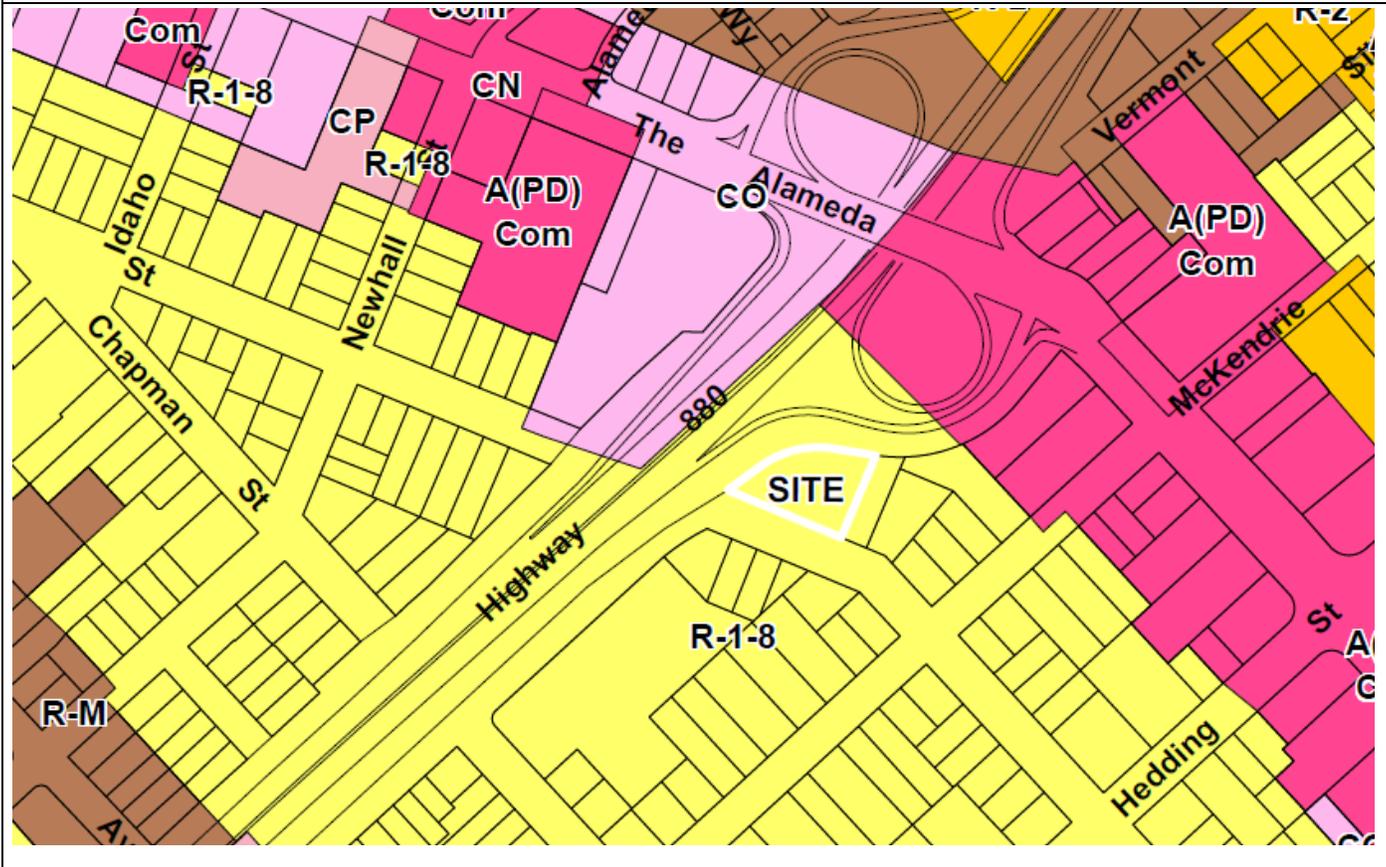
**Aerial Map**



### ENVISION SAN JOSE 2040 GENERAL PLAN



### ZONING



## **RECOMMENDATION**

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

1. The proposed Planned Development Rezoning is consistent with the goals and policies of the Envision San Jose 2040 General Plan and the Residential Neighborhood land use designation. The project matches the development pattern of the surrounding area and is at a density less than the maximum of 8 DU/AC. Staff is recommending that the R-1-8 designation remain as the base zoning district.
2. There is no substantial evidence that the project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the proposed project was prepared in conformance with the California Environmental Quality Act (CEQA) and the said document was circulated for public review between December 21, 2011 and January 9, 2012.
3. The project is consistent with the Residential Design Guidelines.

## **BACKGROUND & DESCRIPTION**

On May 5, 2011, the applicant, Barry Swenson Builder, applied for a Planned Development Rezoning of the subject site to allow for the development of five (5) single-family detached residences in a courthome configuration. Five homes exceeded the maximum allowable density of 8 dwelling units per acre under the General Plan land use designation and the applicant subsequently revised the plan to four (4) units in a traditional single-family detached lotting pattern (approximate net density of 6.5 DU/AC). The conceptual site plan depicts four (4), two-story, single-family detached residences on individual lots. The minimum lot size is approximately 5,900 square feet in area and the average lot size is approximately 6,660 square feet. A majority of the units are proposed to have detached garages and each units has a front and rear yard.

A Planned Development Zoning is proposed since this allows greater flexibility with respect to lot frontage requirements. The subdivision of property in conventional residential zoning districts, including the existing R-1-8 Zoning District, would be subject to the provisions of the City's Subdivision Ordinance (Title 19). Under this Title, every lot would be required to have 55 feet of lot frontage along the front property line. While the overall site has a frontage of over 228 feet, due to the tapered shaped of the site, creating four lots with 55 feet of frontage, which also meets the minimum lot size requirements, maintains the continuity of the 25 foot front setback and typical lot configuration would have been difficult to achieve. The benefit of the Planned Development Zoning in this case, allows the City the ability to more closely regulate site and architectural design elements of the project that ensure houses that are very compatible with those in the neighborhood. See analysis sections for additional discussion on this matter.

Staff is recommending that the property retain the existing R-1-8 zoning designation for the base zoning district, so that in the event that the developer or property owner later decides not to pursue a Planned Development Permit, they will retain the development opportunities provided under the current R-1-8 Zoning.

## **Site and Surrounding Uses**

The subject site is currently developed with one (1) single-family residence. The land uses surrounding the site include Interstate 880 freeway (including off ramp) to the west and north. Single-family detached residences exist to the south and east. The Saint Nicholas Greek Orthodox Church is also located in close proximity to the south on Davis Street.

## **Community Interest**

A community meeting was held on September 19, 2011. Concerns were raised about traffic, neighborhood compatibility from an architectural standpoint, density and increased parking demands along the street. At that time, the applicant's proposal included five units in a courthome unit configuration, which was later revised to now include four traditional single-family detached houses. Multiple e-mails were subsequently received from area neighbors. The letters continued to address similar concerns in the context of the original five unit proposal.

## **ANALYSIS**

The proposed rezoning was analyzed with respect to: 1) conformance with the Envision San Jose 2040 General Plan, 2) conformance with the Residential Design Guidelines, 3) sustainability, and 4) conformance with the California Environmental Quality Act (CEQA).

### **Envision San Jose 2040 General Plan Conformance**

The site has a General Plan land use designation of Residential Neighborhood which has a typical maximum density of 8 dwelling units per acre. This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. New infill development should be integrated into the existing neighborhood pattern, continuing and, where applicable, extending or completing the existing street network. The average lot size, orientation, and form of new structures for any new infill development must therefore generally match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

The proposed four (4) unit project is at a density of 6.5 DU/AC, which is close to the typical 8 DU/AC density called for in this designation and is consistent with the prevailing neighborhood character in density, lot size and shape, massing, form. The majority of the units in this area have detached garages placed well behind the main living areas. For the most part, as described in the "site design" section of this report, the applicant is proposing similar designs. There are several existing street trees within the existing park strip which are proposed to be maintained in keeping with General Plan policies to protect the character of existing neighborhoods.

## **Residential Design Guidelines**

This zoning application proposes a maximum of four (4) single-family detached residences designed consistent with the intent of the Guidelines. The single-family detached units are all on individual lots with street frontage and private rear yards, three units have detached garages and two (2) units share a driveway.

### Site Design

This zoning application proposes typical residential lot, two-story, single-family detached units, in a standard lotting pattern consistent with the residential development pattern in the surrounding area. The development standards include a minimum lot size of 5,900 square feet, a minimum 25-foot front setback to the building, 5-foot side setbacks, a 20-foot rear setback to single-story elements, and a 25 foot rear setback to second-story elements. The site layout, height, and setbacks, comply with the development standards recommended in the Residential Design Guidelines, which ensure compatible unit relationships and proper integration into the surrounding neighborhood which is comprised primarily of older single-family houses with detached garages. The proposed site design maximizes landscape opportunities along the streetscape with minimal interruptions by driveway aprons. An additional benefit is that curbside parking opportunities are maximized. Since the project site has over 228 feet of street frontage, the project provides an *average* of 57 feet of frontage per lot, which slightly exceeds the normal frontage requirements of the surrounding conventionally zoned properties.

In order to provide appropriate Fire Department access (hose reach) to the two paired detached garages, the Fire Department has requested that the front portion of the shared driveway be widened to 20 feet to accommodate a fire truck. As currently shown this would impact a mature street tree. Staff will continue to work with the Fire Department at the Planned Development Permit stage to explore alternatives that would allow all street trees to be preserved.

### Height

Consistent with the Guidelines, the project proposes an overall maximum height of 30 feet and two-stories. While the standard R-1-8 development regulations allow development with a height of 35 feet and 2.5 stories, due to the slightly narrower lot widths as compared with the others in the area, the more stringent limitations as proposed are appropriate to ensure that the building proportions will be compatible with the neighborhood.

### Parking

The Residential Design Guidelines indicate a parking standard for single-family detached residences of two (2) covered parking spaces per unit plus one additional off-lot parking space located within 150 feet of each unit. The project provides two (2) on-site covered parking spaces in a private garage for each unit. Additionally, all units front onto Morse Street and will have a street parking space within 150 feet of each of the units. Therefore, parking for the proposed project is in conformance with the Guidelines.

### Open Space

Each lot will be required to provide 1,100 square feet of private open space. This is consistent with typical City-wide developments on properties with R-1-8 Zoning that provide 55-foot lot widths along with 20-foot rear building setbacks ( $55 \times 20 = 1,100$ ).

## Sustainability

This project is subject to the City of San Jose Green Building Ordinance for New Construction Private Development. A future Planned Development Permit for this project will be conditioned to provide a GreenPoint or LEED checklist for the project prior to issuance of a building permit. The project's specific green building measures have not been established at this stage of the process, but will be more evaluated at the Planned Development Permit stage.

## California Environmental Quality Act (CEQA)

An Initial Study (IS) and MND were prepared by the Director of Planning, Building, and Code Enforcement for the subject rezoning. The documents were circulated for public review between December 21, 2011 and January 9, 2012.

The MND states that the proposed Planned Development Rezoning will not have a significant effect on the environment. The primary environmental issues addressed in the Initial Study include the potential impacts of the physical development of the site on: biologic resources and noise. The MND includes mitigation measures that would reduce any potentially significant project impacts to a less-than-significant level. The most notable issue included noise impacts from the nearby freeway. The mitigation measures will be included in the project in the form of development standards for the Planned Development Zoning, as well as, in a Mitigation Monitoring Program. The entire MND and Initial Study are available for review on the Planning web site at: [www.sanjoseca.gov/planning/eir/MND.asp](http://www.sanjoseca.gov/planning/eir/MND.asp)

## PUBLIC OUTREACH/INTEREST

In addition to a community meeting, as previously discussed, the property owners and occupants within a 1,000-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

**Project Manager:** Lesley Xavier

**Approved by:**



**Date:** 1/5/12

|                  |  |
|------------------|--|
| Owner/Applicant: | Attachments:                                     |
|                  | Development Standards<br>Neighbor Correspondence |

**FILE NO. PDC11-010**  
**MORSE STREET PROPERTY**  
**DEVELOPMENT STANDARDS**  
Revised 1-2-12

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

**ALLOWED USES**

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- Single-Family Detached Residential Dwellings

**DEVELOPMENT STANDARDS**

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NUMBER OF DWELLING UNITS

- Up to 4 dwelling units. All units shall be configured as single-family houses (as defined by Title 20 and shall front onto a public street).

SETBACKS

The front, side and rear building setbacks shall conform to those identified for the R-1-8 Zoning District per SJMC Title Chapter 20.30 Part 3 & 4, as amended.

Exceptions:

1. The front setback for garages shall be 60 feet, except for the one unit nearest the intersection of Morse and Davis Streets which may have a smaller garage front setback provided that the setback is at least 5 feet greater than front setback of the dwelling unit.
2. The setback for the one unit nearest the intersection of Morse and Davis Streets shall have a setback from the freeway off-ramp soundwall of 15 feet for the first floor and 25 feet for the second floor.
3. The two units closest to the easterly property line shall have a shared driveway not to exceed 12 feet in width, except for the portion in the front setback where the shared driveway shall not exceed 20 feet in width only as necessary to provide appropriate Fire Department access.
4. The size and setbacks for accessory structure(s) shall comply with SJMC section 20.30.500, as amended.

OPEN SPACE

- 1,100 square feet of private open space per unit.

MAXIMUM BUILDING HEIGHT:

- 30 feet and/or 2 stories

PARKING REQUIREMENTS:

- Two covered parking spaces per unit.

FENCE REGULATIONS

- Fences shall conform to SJMC chapter 20.30, as amended.

**PUBLIC WORKS**

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

1. **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.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 15 units of Single Family detached or less.
3. **Grading/Geology:**
  - a) A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
  - b) All on-site storm drainage conveyance facilities and earth retaining structures shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval.
  - c) The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.
4. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant

discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.

- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations will be reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
  - b) Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
5. **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.
6. **Parks:** This residential project is subject to the payment of park fees in-lieu of land dedication under 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).
7. **Street Improvements:**
- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
  - b) Remove and replace curb, gutter, and sidewalk along project frontage.
  - c) Close unused driveway cut(s).
  - d) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
8. **Electrical:**
- a) Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
  - b) Locate and protect existing electrical conduit in driveway and/or sidewalk construction.
  - 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.
9. **Street Trees:**
- a) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
  - b) Contact the City Arborist at (408) 277-2756 for the designated street tree.
  - c) 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". Street trees shall be installed in park strip. Obtain a DOT street tree planting permit for any proposed street tree plantings.

- d) 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.

10. **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) The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.

**ENVIRONMENTAL MITIGATION**

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I. **AIR QUALITY.** The following Best Management Practices shall be required of construction contracts and specifications for all construction to prevent visible dust emissions from leaving the site:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by CCR Title 13). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
8. A publicly-visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

II. **BIOLOGICAL RESOURCES.**

*Raptors and Other Migratory Birds*

1. If possible, construction should be scheduled between October and December (inclusive) to avoid the nesting season. If this is not possible, pre-construction surveys for nesting raptors and other migratory breeding birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall

be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be conducted no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for nests. If an active nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist shall, in consultation with the California Department of Fish and Game, designate a construction-free buffer zone (typically 250 feet for raptors and 100 feet for other birds) around the nest, which shall be maintained until after the breeding season has ended and/or a qualified ornithologist has determined that the young birds have fledged. The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning, Building and Code Enforcement prior to the issuance of any grading or building permit.

### **III. NOISE.**

#### *Interior Noise*

1. STC 32 or higher rated windows shall be installed at all second floor living spaces on the west, north and south sides of the home on Lot A.
2. The unit on Lot A shall be equipped with a forced air ventilation system to allow the occupants the option of maintaining the windows closed to control noise, and maintain an interior noise level of 45 dB DNL.
3. Prior to issuance of building permits, the developer shall retain a qualified acoustical consultant to check the building plans for all units to ensure that interior noise levels will be attenuated to 45 dB DNL to the satisfaction of the Director of Planning, Building and Code Enforcement.

## Xavier, Lesley

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**From:** Edwin Bruce [edwin@edwinbruce.com]  
**Sent:** Wednesday, June 29, 2011 12:21 PM  
**To:** Xavier, Lesley  
**Subject:** PD Development at 980 Morse Street, San Jose

Lesley,

I am a neighbor at the corner of Morse and Mc Kendrie Streets. My wife and I have lived here for the past twenty years. As I'm sure you are aware the neighbors near this proposed development are not in favor of the density that the Swenson group is proposing for this property. We feel that the proposed density of development does not maintain the character of the neighborhood and instead works to leverage it rather than support it. There are some excellent examples of these types of developments on Park Avenue near Santa Clara University that dramatically illustrate the flaw of too much density. There are trash cans and cars every where. No one actually has a usable front yard and the entire development looks like an apartment building surrounding an alley more than single family houses.

The Rosegarden is a neighborhood that I have watched gradually become a desirable area over the last two decades. People have slowly and tentatively invested in properties here as they began to feel that property values would be maintained in an upward trend. However, the area faces constant pressure from those who would use the desirability of the area as a way to leverage new development. It is one of San Jose's most unique and beautiful areas, and we are fighting to keep it that way.

If the Swenson group would give us a proposal of fewer homes, say two or three, and make the quality of development match that of the De Mattei houses further down Morse Street. I'm sure that we could get the neighborhood to support it. So, we ask that you please support us in encouraging them to go back to the drawing board and come up with a plan that will be an asset for the neighborhood and something we can all be proud of.

Cordially,

Edwin Bruce  
Principal Architect

Edwin Bruce Associates  
A R C H I T E C T S A I A

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**Xavier, Lesley**

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**From:** katethorn@comcast.net  
**Sent:** Saturday, June 25, 2011 5:04 PM  
**To:** Xavier, Lesley  
**Cc:** katie thorn  
**Subject:** 980 Morse Street

Hello Lesley,

For 13 years I have lived on McKendrie Street here in the Rose Garden. Several things drew me to this neighborhood but two important aspects were the lovely older homes and the quality of space between the homes. Happily, there has been little redevelopment in the Rose Garden in general or in our immediate streets in particular. These reasons are why I must vehemently object to Barry Swenson wishing to build 5 homes on the single family home lot at 980 Morse Street. There is no way 5 homes can fit on the lot and not look unsightly and uncharacteristic for our neighborhood. No matter the design the homes will likely look like townhomes rather than single family homes. The additional traffic which would occur due to 5 new homes is not what we want in our quiet neighborhood. Already we try to live peacefully with the parking and traffic issues due to the Greek Church. I feel Mr. Swenson is just trying to make a bunch of money and is not really concerned with maintaining the quality and integrity of our neighborhood. I support the building of 1 home at 980 Morse. The present location is an eyesore and an appropriately designed new home would be welcomed.

Thank you for your attention to this serious matter. Please contact me should you have any questions or comments.

Kind regards,  
Katie Thorn

[katethorn@comcast.net](mailto:katethorn@comcast.net)  
408-246-8022

**Xavier, Lesley**

**From:** Cathy Prouty [cmprouty@gmail.com]  
**Sent:** Thursday, June 23, 2011 11:56 AM  
**To:** Xavier, Lesley  
**Cc:** prouty.steve@gmail.com  
**Subject:** Planned Development at 980 Morse Street, San Jose, CA

Dear Lesley,

We would like to express our concern and opposition over the planned development of five homes proposed by Barry Swenson on the above referenced property. We live at the corner of Morse and McKendrie Streets and we would be greatly impacted by its inclusion into our neighborhood. A planned development of five homes would greatly change the appearance and feel of our neighborhood. Currently, we have a neighborhood with older, lovely, single family homes, many of which have been remodeled or restored. We all take pride in our homes and in our neighborhood.

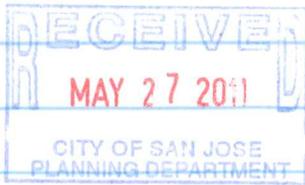
The property at 980 Morse Street has been an eyesore for the past few years and we certainly welcome someone coming in and bringing the property up to the level of the rest of the neighborhood. However, a planned development is not the answer. A development of five homes, no matter how attractive they might be, is completely inconsistent with the feel and the character of the Rose Garden area in which we live. A planned development would give the appearance of five "look alike townhomes" even though the proposal calls for five separate dwellings. There would be an increase in traffic and an increase in the number of cars parked on the street. The entire character and feel of our neighborhood would change and we do not want that.

Given the size of the parcel in question, we feel it is much more appropriate to put up two, possibly three, separate, distinct and architecturally attractive homes, each on its own parcel. If Mr. Swenson were to come back to those of us living near Morse and McKendrie, with that type of project, he would have our full support, assuming he was also responsible for repair to the street of damage caused during construction. We are certain that if Mr. Swenson proposed a similar type of planned development in his neighborhood, his neighbors would not approve of it.

Sincerely,

Cathy and Steve Prouty  
1198 McKendrie St.  
San Jose, CA 95126

(C) Cathy: (408) 483-7544; Steve: (408) 472-1438  
(H) 408-216-9490



Warren Hansen  
765 Morse ST  
SAN JOSE CA  
95126

Dear Lesley

We Reviewed the article about adding 5 new Homes on our street. We my (wife + 3 children grown up) for almost 50 years. I am Referred to By Neighbors as the (Morse st. Judge)

Eight years ago We fought tooth & nail about a Historic Property to stop the Bulldozing of two Homes and a move on. We Had it Liquidation for three yrs.

The Property We are talking about was Called the WHITNEY WRIGHT ESTATE. IT WAS A SHOW PEICE But it was overgrown with Bushes + trees and looked unkept. after He Died at 94, His Older Family members Put it on the MARKET - Three so called Developers Bought the Place with intention of Demolage, Our

People got together and saved  
the House they were going to  
Demolish.

This House Had an attached Sun Room,  
and a Drive through Terrace, COLUMBIA  
with Chinese Whistlers, all of  
this was cut to strands, including  
two 75 foot Red Wood trees.

They were given permission by  
Chuck Reed's office. We were  
told that there is a certain  
Developer Nick named THE  
LITTLE PRINCE AT CITY HALL WHO  
gets anything he wants.

We will petition this move  
By Next week.

MORSE ST is a Historic Street  
with SYCAMORE trees from Simplicity  
to Davis St. Trees that need to  
be left alone along with Establisment  
properties that have large lot size  
This is what makes up OUR  
Neighborhood.

then some Mickey Mouse Developer  
sees a lot and thinks he can make  
money (Please Denie this Permet)

Living By Hiway 17 - Noise & Exhaust  
NOT A good IDEA HEALTH Wise

Warren

THIS IS WHAT THE DEVELOPERS  
TRIED TO DEMOLISH.

THANKS TO OUR NEIGHBORHOOD  
PART OF SAN JOSE HISTORY WAS  
SAVED.



THE WHITNEY WRIGHT ECCLECTIC MANSION  
50 FEET FROM MORSE ST.

**Xavier, Lesley**

**From:** Richard Winslow [RWinslow@shoretel.com]  
**Sent:** Tuesday, May 17, 2011 4:21 PM  
**To:** Xavier, Lesley  
**Cc:** Elizabeth and Mike Nedved; Steve Prouty; Cathy Prouty; Sippel, Robert; Ted Boda; Fedor, Denelle; Oliverio, Pierluigi; Mark Blaszczyk (mark.blaszczyk@gmail.com); a.narimatsu@sbcglobal.net  
**Subject:** 980 MORSE STREET - PD11-015 and PDC11-010

Lesley – I want to go on record and submit comments on the permit and re-zoning under review for 980 Morse Street.

I oppose the re-zoning of this location because of the precedent it would set for the rest of this neighborhood and similar neighborhoods throughout San Jose. The historic Rose Garden neighborhood is one of the oldest in San Jose. The reason I selected the neighborhood 15 years ago, and invested heavily in the restoration of my property, was the unique character of the homes, tree-lined streets, and overall pride in the neighborhood. Increasing density will not fit with the surrounding area.

I likewise oppose the permit request for the building of five units on the parcel. I certainly applaud investment in the parcel and would look forward to a “good neighbor” approach on the development. Replacing the existing home with one or two homes can certainly be designed to fit into the aesthetics of the neighborhood and have minimal impacts on parking, traffic, streets and services. By no means can five units be integrated into the neighborhood. The following are my key concerns with the permit request:

- Five units will not fit within aesthetics of the neighborhood. Five homes on a 0.52 acre lot will require short setbacks and narrow lot lines. The fact they will be two story homes will increase the impact.
- Parking on the street will be impacted. The proposal has small, two car garages with little, if any, room for parking in the driveway. Often garages are used for storage and many owners having more than two cars, so there will be overflow parking onto the surrounding street. Parking on the streets degrades the neighborhood and can increase crime. Parking is already a major issue during functions at the Greek Church.
- In addition to the density, I would like to provide input to the design of the homes. The units need to be designed to fit into the neighborhood and use a level of craftsmanship equal to or better than the neighborhood. Craftsman homes with wood siding, quality windows and wooden accents would be desired. From the drawings I saw at the Rose Garden Neighborhood Preservation Association meeting last night, it looks like there is some good momentum on this front. The units built recently by DeMatti a few blocks down on Morse behind the YMCA are an example of a job well done. The units on the corner of Naglee and Park are exactly why I am so concerned about this permit.
- I would like to provide input to the landscaping of the property. We have significant issues with rental units associated with the Greek Church maintaining their landscaping (and homes for that matter). Landscaping should also fit into the neighborhood and should be required to be completed front and back as part of the project.
- There is little lighting in the area. Can Planning should consider requiring street lighting, in character with the neighborhood, for new projects of this scale? Lighting like that along University would add to the neighborhood.
- The actual pavement on Morse Street is in need of repair. Additional traffic, especially during construction with heavy equipment, will further degrade the street. Can the costs for repair of the street be the burden of the developer?

A project that adds to the character of the neighborhood can be achieved.

Respectively submitted,  
Richard Winslow  
1205 McKendrie Street  
408.832.4977

---

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**Xavier, Lesley**

---

**From:** anne narimatsu [anne.narimatsu@gmail.com]  
**Sent:** Tuesday, May 17, 2011 11:16 AM  
**To:** Xavier, Lesley  
**Cc:** Oliverio, Pierluigi; Fedor, Denelle; mark blaszczyk; Ted Boda; rich winslow; Steve and Cathy Prouty; Elizabeth Nedved; sipple@pacbell.net  
**Subject:** 980 Morse St.: Barry Swenson 5 Home Lot Development

Hi Lesley,

I live at 1215 McKendrie St. around the corner from 980 Morse St. I bought my house in 1996 and targeted this area specifically for the unique feel and charm of the neighborhood.

I just learned yesterday that Barry Swenson is planning to rezone the lot at 980 Morse St. for a 5 house development. I'd like to voice my opposition to this plan which would alter the quaint Rose Garden character. Homeowners in this area are here for a reason- the Rose Garden is the most well known and highly desirable area of San Jose due to the efforts of the neighborhood to maintain its character and historic integrity. The pride in our homes and neighborhood is evident and we work hard to maintain that.

I'm sure the developer would think twice about building a 5 house development next to his own house.

Regards,  
Anne Narimatsu  
1215 McKendrie st.

**Xavier, Lesley**

---

**From:** Ted Boda [tboda@mac.com]  
**Sent:** Monday, May 16, 2011 10:13 PM  
**To:** Fedor, Denelle; Oliverio, Pierluigi; Xavier, Lesley  
**Cc:** Elizabeth and Mike Nedved; Rich Winslow; Steve Prouty; Cathy Prouty; Sippel, Robert  
**Subject:** 980 Morse St - Barry Swenson

Hello Denelle and Councilmember Pierluigi Oliverio

The neighbors on Morse and McKendrie were just told this morning by Bob Sippel that Barry Swenson is in the process of rezoning a Single-Family Residential lot into a 5 HOME LOT!!!

We went to a meeting this evening to hear about the proposal from Mike Black (Barry Swenson Rep) and were very upset that they were planning on trying to cram 5 (what are essentially) town homes into such a small area with no adequate parking, very small lot sizes and changing the unique quality of our neighborhood. None of the neighbors were notified about the proposal and it is pretty far along in the process, but we plan to fight and appeal these proposals as hard as we can.

Most of us agree that 2 homes would have been fine...maybe 3, but to propose 5 homes is just too much and even Barry Swenson (who lives on University) would never want a lot next to him turning into a stack of town homes.

We are looking for your support in helping us stop/appeal the permit approval process and to see if Barry Swenson will go back to the drawing board and reconsider what's best for the neighborhood.

Cheers and hope to speak with you soon,  
Ted

## **Xavier, Lesley**

---

**From:** Mark Blaszczyk [mark.blaszczyk@gmail.com]  
**Sent:** Monday, May 16, 2011 8:25 PM  
**To:** Xavier, Lesley  
**Subject:** DEVELOPMENT PERMIT FOR 980 MORSE ST SAN JOSE

Public Comments

Folder Number: 2011 014689 DV

Project Manager: Lesley Xavier

I wanted to provide my feedback on the subject proposed development.  
Please do not allow such a high density development in our neighborhood. Any proposed development should match the average floor area ratio of the surrounding homes in the area.

Thanks for your consideration.

Mark Blaszczyk  
San Jose TAC Commissioner  
1215 McKendrie Street  
408-296-0525

**Xavier, Lesley**

---

**From:** Cathy Prouty [cmprouty@gmail.com]  
**Sent:** Tuesday, May 17, 2011 9:08 AM  
**To:** Ted Boda  
**Cc:** Fedor, Denelle; Oliverio, Pierluigi; Xavier, Lesley; Elizabeth and Mike Nedved; Rich Winslow; Steve Prouty; Sippel, Robert  
**Subject:** Re: 980 Morse St - Barry Swenson

I live at the corner of Morse and McKendrie Streets and am extremely concerned over the attempt to have our neighborhood rezoned to accomodate a planned development. Any rezoning of our neighborhood will create the potential for others to come in and seek a similar permit. That would not only put us in the position of constantly fighting such attempts but completely change the character of our beautiful neighborhood. I strongly feel that we must oppose any attempt at having our neighborhood rezoned.

Cathy Prouty  
1198 McKendrie St.

On Mon, May 16, 2011 at 10:13 PM, Ted Boda <[tboda@mac.com](mailto:tboda@mac.com)> wrote:  
Hello Denelle and Councilmember Pierluigi Oliverio

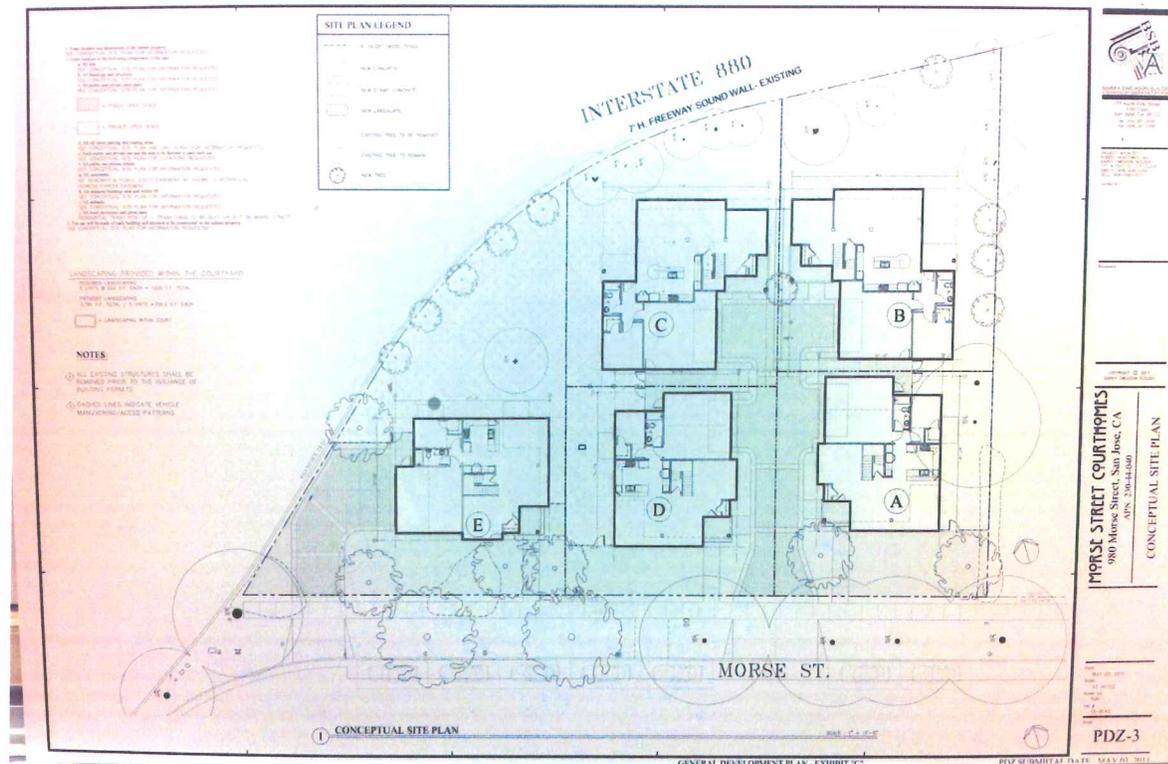
The neighbors on Morse and McKendrie were just told this morning by Bob Sippel that Barry Swenson is in the process of rezoning a Single-Family Residential lot into a 5 HOME LOT!!!

We went to a meeting this evening to hear about the proposal from Mike Black (Barry Swenson Rep) and were very upset that they were planning on trying to cram 5 (what are essentially) town homes into such a small area with no adequate parking, very small lot sizes and changing the unique quality of our neighborhood. None of the neighbors were notified about the proposal and it is pretty far along in the process, but we plan to fight and appeal these proposals as hard as we can.

Most of us agree that 2 homes would have been fine...maybe 3, but to propose 5 homes is just too much and even Barry Swenson (who lives on University) would never want a lot next to him turning into a stack of town homes.

We are looking for your support in helping us stop/appeal the permit approval process and to see if Barry Swenson will go back to the drawing board and reconsider what's best for the neighborhood.

Cheers and hope to speak with you soon,  
Ted



On May 16, 2011, at 6:49 PM, Elizabeth Nedved wrote:

I am on my way, I had to drip off Bailey at her class. Hope to see u there.

Sent from Yahoo! Mail on Android

---

**From:** Ted Boda <[tboda@mac.com](mailto:tboda@mac.com)>;  
**To:** Ted Boda <[tboda@mac.com](mailto:tboda@mac.com)>;  
**Subject:** Re: [MorseandMcKendrie] Morse and Barry Swenson  
**Sent:** Mon, May 16, 2011 11:49:32 PM

Correction...

Hoover Community Center

**Park and Naglee**

FYI...I am going to try and make it

this is regarding the corner lot on Morse that is going to be turned into 5 homes?!

a rep from Barry Swenson will be speaking to the board at the RGNPA meeting **tonight at the Hoover Center (corner of Hedding and Park and go in the back by the Park side)** . The meeting **starts at 6:30** with a small amount of regular business and then the speaker.

If you are interested in learning about the addition of 5 homes onto a .52 acre site... attend.

On May 16, 2011, at 3:59 PM, robert s wrote:

Sorry for any short notice but a rep from Barry Swenson will be speaking to the board at the RGNPA meeting tonight at the Hoover Center. The meeting starts at 6:30 with a small amount of regular business and then the speaker. If you are interested in learning about the addition of 5 homes onto a .52 acre site... attend.

Bob Sippel  
President RGNPA

I am deeply concerned that if we continue to allow builders to buy up properties in our very historical and unique neighborhoods and turn them into whatever they want... we will soon look like condo heaven, overbuilt districts, ticky tacky homes or whatever.

Please note that Barry Swenson, a very large developer bought a 1/2 acre parcel on Morse and is trying to build 5 homes in the same space as one. If you are at all concerned please respond via the comment section on the permit request attached.

<https://www.sjpermits.org/permits/general/emailpermitquery.asp?permitnum=PD11-015>

I plan to fight this with all that I have and it is blocks from me. Those closest ought to be really concerned. All neighborhood associations with similar problems should be concerned.

Bob Sippel  
President RGNPA

# MORSE STREET HOMES

980 MORSE STREET,  
SAN JOSE, CA 95126



## SINGLE FAMILY DETACHED & ATTACHED RESIDENCE PLANNED DEVELOPMENT ZONING PERMIT NO : PDC11-010



**BARRY SWENSON BUILDER**  
A DIVISION OF GREEN VALLEY CORP.  
777 North First Street  
Fifth Floor  
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fax: (408) 287-2356

PROJECT ARCHITECT:  
ROBERT HIGHTOWER, AIA  
BARRY SWENSON BUILDER  
777 N FIRST ST, 5TH FLOOR  
DIRECT: 408-938-6350  
CELL: 408-590-0571  
Consultant:

Revisions:

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### DIRECTORY

#### OWNER

GREEN VALLEY CORP.  
777 NORTH FIRST STREET, FIFTH FLOOR  
SAN JOSE, CA 95113  
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PH: (408) 287-6322  
FX: (408) 998-1737  
E-MAIL: mblack@barryswensonbuilder.com

#### CIVIL ENGINEER

UNDERWOOD & ROSENBLUM, INC.  
1630 BAKLAND ROAD, SUITE A114  
SAN JOSE, CA 95131  
CONTACT: DAVE VOORHIES  
PH: (408) 453-1222, X24  
FX: (408) 453-1207  
E-MAIL: dvoorhies@uandr.com

#### LANDSCAPE

GREGORY LEWIS LANDSCAPE  
736 PARK WAY  
SANTA CRUZ, CA 95065  
CONTACT: DAVE VOORHIES  
PH: (831) 4254747  
E-MAIL: lewislandscaped@sbglobal.net

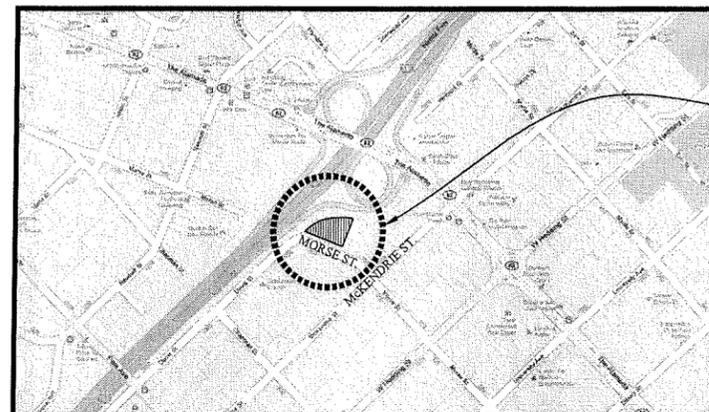
#### ARCHITECT OF RECORD

BARRY SWENSON BUILDER - ARCHITECTURAL  
777 NORTH FIRST STREET FIFTH FLOOR  
SAN JOSE, CA 95112  
CONTACT: BOB HIGHTOWER  
PH: (408) 938-6350  
FX: (408) 280-5177  
E-MAIL: bhightower@barryswensonbuilder.com

#### GENERAL CONTRACTOR

BARRY SWENSON BUILDER  
777 NORTH FIRST STREET FIFTH FLOOR  
SAN JOSE, CA 95112  
CONTACT: JOHN CANTLEN  
PH: (408) 938-6327  
FX: (408) 287-5622  
E-MAIL: jcantlen@barryswensonbuilder.com

### VICINITY MAP



SITE



### GENERAL

#### Statements and Tables:

| APN 230-44-040   |               |
|--|---------------|
| a. Property size:  |               |
| Gross: 0.61 Acres,   | = 26,643 S.F. |
| b. Total number of proposed dwelling units:  |               |
| 4 SINGLE FAMILY RESIDENCES (1 ATTACHED & 3 DETACHED)   |               |
| c. Total amount of floor space for each non-residential use:                                     |               |
| N/A  |               |
| d. Total amount of surface area proposed for off-street parking and loading spaces:              |               |
| SURFACE AREA, INCLUDING DRIVEWAYS:   | 4,048 S.F.    |
| LOADING: NOT REQUIRED  | 15%           |
| e. Total number of off-street parking and loading spaces required and provided:                  |               |
| REQUIRED: 12 SPACES - 1 ATTACHED = 2.75, 3 DETACHED = 3X3 = 9                                    |               |
| PROVIDED: 12 SPACES (8 COVERED, 4 OFF-STREET)  |               |
| f. Total footprint area of residential buildings, including garages and percentage of site area: |               |
| FOOTPRINT AREA OF RESIDENTIAL BUILDING:  | 6,036 S.F.    |
| PERCENTAGE OF SITE AREA:   | 23%           |
| g. Total landscaped area (softscape and hardscape) and percentage of site area:                  |               |
| AREA:  | 20,609 S.F.   |
| PERCENTAGE OF SITE AREA:   | 77%           |
| h. Dwelling unit Density:  |               |
| 8 UNITS PER NET ACRE   |               |
| 4 Development Schedule:  |               |
| Morse Street Construction: January 2012 to January 2013  |               |

### SHEET INDEX

#### ARCHITECTURAL

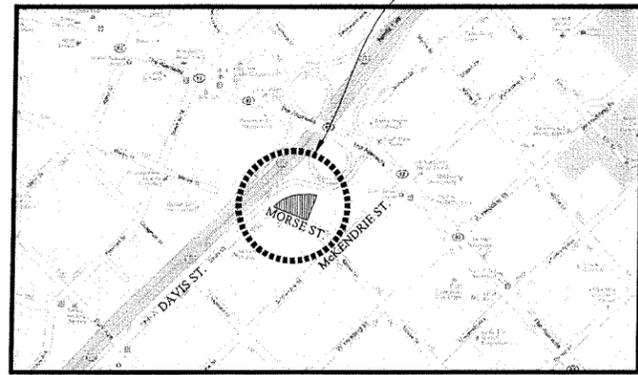
|        |   |
|--------|---|
| PDZ-1  | TITLE SHEET   |
| PDZ-2a | LAND USE PLAN                                       |
| PDZ-2b | DEVELOPMENT STANDARDS                               |
| PDZ-3  | CONCEPTUAL SITE PLAN                                |
| PDZ-4  | CONCEPTUAL GRADING AND DRAINAGE PLAN                |
| PDZ-4a | CONCEPTUAL STORMWATER CONTROL PLAN                  |
| PDZ-5a | CONCEPTUAL FLOOR PLANS & ELEVATIONS                 |
| PDZ-5b | CONCEPTUAL ELEVATIONS - LOT B, C & D                |
| PDZ-5c | CONCEPTUAL GARAGE PLANS & ELEVATIONS - LOT B, C & D |
| PDZ-6a | CONCEPTUAL PLANTING PLAN                            |
| PDZ-6b | CONCEPTUAL IRRIGATION HYDROZONE PLAN                |
| PDZ-6c | CONCEPTUAL LANDSCAPE PLAN                           |
| PDZ-6d | CONCEPTUAL SPECIFICATIONS                           |
| PDZ-6e | CONCEPTUAL TREE INVENTORY AND PROTECTION PLAN       |

**MORSE STREET HOMES**  
 980 MORSE STREET, SAN JOSE, CA  
 APN: 230-44-040, PDC11-010

TITLE SHEET

Date: MAY 03, 2011  
Scale: AS NOTED  
Drawn by: RJH  
Job #: 10-9143  
Sheet:

**PDZ-1**



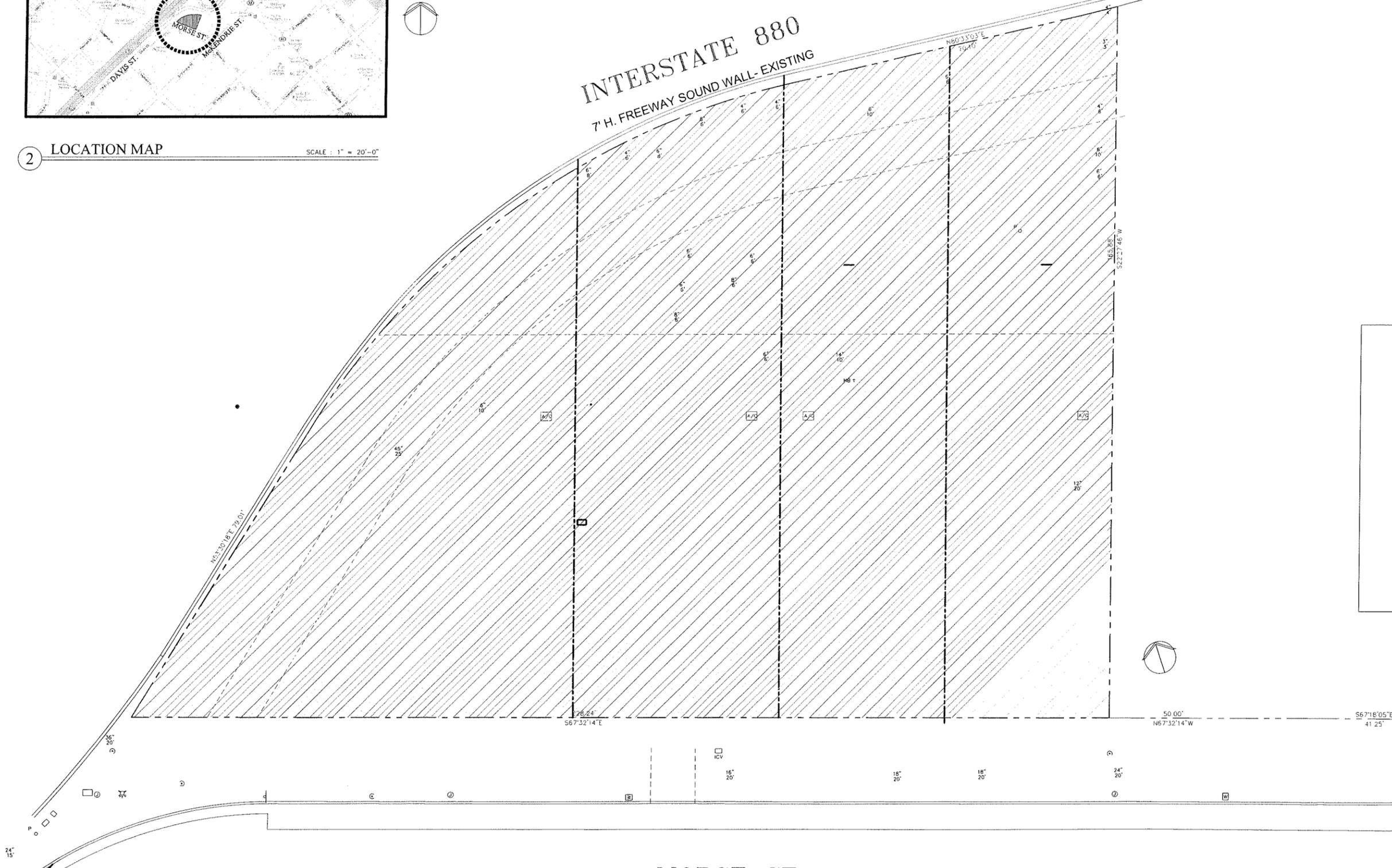
2

LOCATION MAP

SCALE : 1" = 20'-0"

SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL

INTERSTATE 880  
7' H. FREEWAY SOUND WALL- EXISTING



1 LAND USE PLAN

SCALE : 3/32" = 1'-0"



**BARRY SWENSON BUILDER**  
A DIVISION OF GREEN VALLEY CORP.

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PROJECT ARCHITECT:  
ROBERT HIGHTOWER, AIA  
BARRY SWENSON BUILDER  
777 N FIRST ST, 5TH FLOOR  
DIRECT: 408-938-6350  
CELL: 408-590-0571

Consultant:

Revisions:

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**MORSE STREET COURTHOMES**

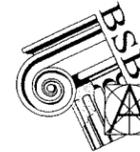
980 MORSE STREET, SAN JOSE, CA

APN: 230-44-040. PDC11-010

LAND USE PLAN

Date:  
MAY 03, 2011  
Scale:  
AS NOTED  
Drawn by:  
RJH  
Job #:  
10-9143

Sheet  
**PDZ-2a**



**BARRY SWENSON BUILDER**  
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Consultant:

Revisions:

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**MORSE STREET COURTHOMES**

980 MORSE STREET, SAN JOSE, CA

APT#: 230-44-040. PDC11-010

DEVELOPMENT STANDARDS

Date:  
MAY 03, 2011  
Scale:  
AS NOTED  
Drawn by:  
RJH  
Job #:  
10-9143

Sheet

**PDZ-2b**

- Exact location and dimensions of the subject property.  
SEE CONCEPTUAL SITE PLAN FOR INFORMATION REQUESTED
  - Exact location of the following components of the plan:
    - All lots  
SEE CONCEPTUAL SITE PLAN FOR INFORMATION REQUESTED
    - All buildings and structures  
SEE CONCEPTUAL SITE PLAN FOR INFORMATION REQUESTED
    - All public and private open space  
SEE CONCEPTUAL SITE PLAN FOR INFORMATION REQUESTED
  - All off street parking and loading areas.  
SEE CONCEPTUAL SITE PLAN AND UNIT PLANS FOR INFORMATION REQUESTED
  - Each public and private use and the area to be devoted to each such use.  
SEE CONCEPTUAL SITE PLAN FOR LOCATIONS REQUESTED
  - All public and private streets.  
SEE CONCEPTUAL SITE PLAN FOR INFORMATION REQUESTED
  - All easements.  
45' ROADWAY & PUBLIC UTILITY EASEMENT AS SHOWN = RECIPROCAL INGRESS/EGRESS EASEMENT
  - All adjacent buildings and uses within 50'  
SEE CONCEPTUAL SITE PLAN FOR INFORMATION REQUESTED
  - All setbacks  
SEE CONCEPTUAL SITE PLAN FOR INFORMATION REQUESTED
  - All trash enclosures and stress pads.  
RESIDENTIAL TRASH PICK-UP - TRASH CANS TO BE QUEUED UP OUT ON MORSE STREET
3. The use will be made of each building and structure to be constructed on the subject property.  
SEE CONCEPTUAL SITE PLAN FOR INFORMATION REQUESTED

LANDSCAPING PROVIDED: 4,876 S.F.  
SEE LANDSCAPE PLAN FOR DETAIL

☐ = LANDSCAPING WITHIN COURT

**SITE PLAN LEGEND**

- 6' HEIGHT WOOD FENCE
- ☐ NEW CONCRETE
- ▨ NEW PERVIOUS PAVING
- ▤ NEW LANDSCAPE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- NEW TREE

**NOTES:**

- ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- DASHED LINES INDICATE VEHICLE MANUEVERING/ACCESS PATTERNS



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Consultant:

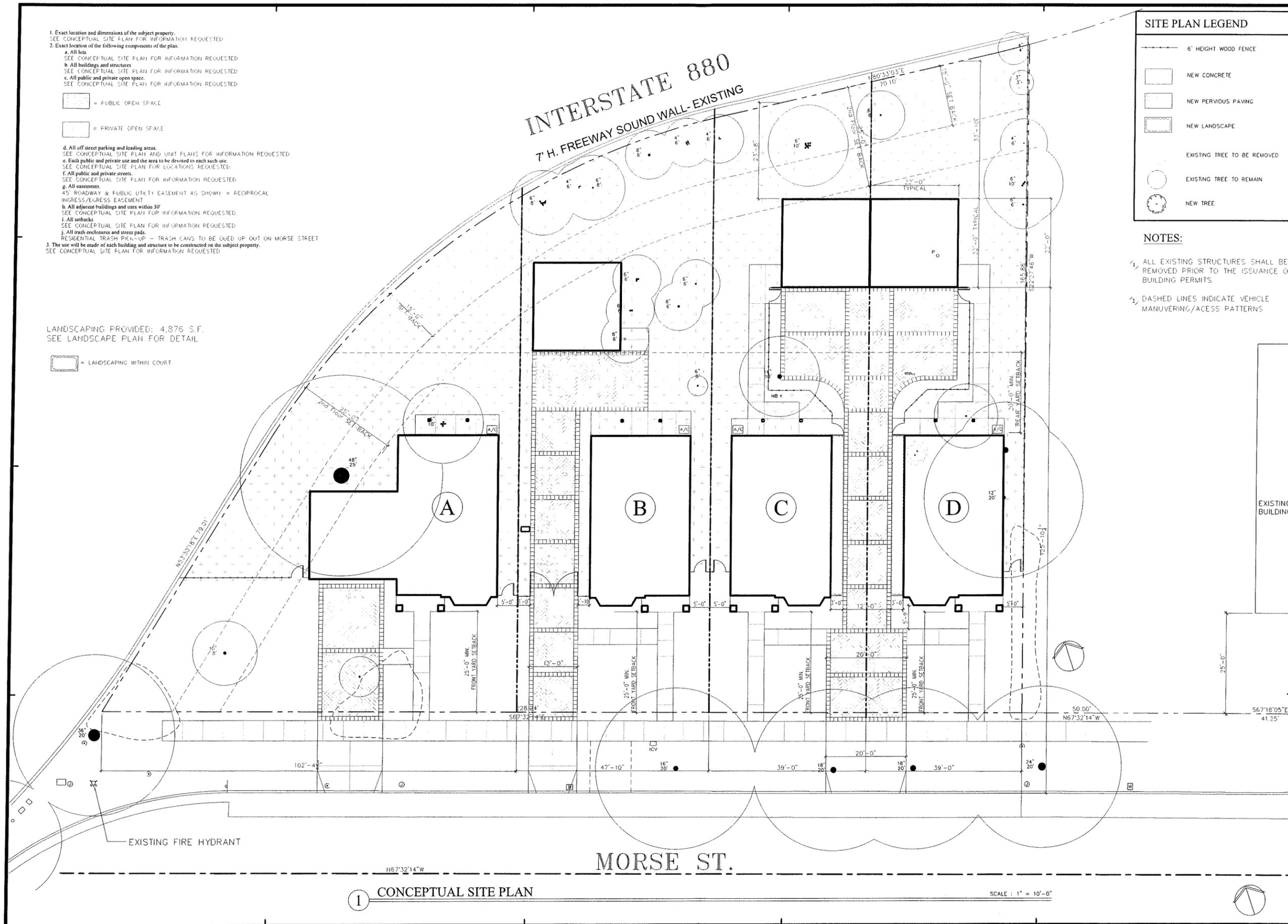
Revisions:

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**MORSE STREET COURTHOMES**  
980 MORSE STREET, SAN JOSE, CA  
APN: 230-11-010, PDC11-010  
CONCEPTUAL SITE PLAN

Date: MAY 03, 2011  
Scale: AS NOTED  
Drawn by: RJH  
Job #: 10-9143  
Sheet

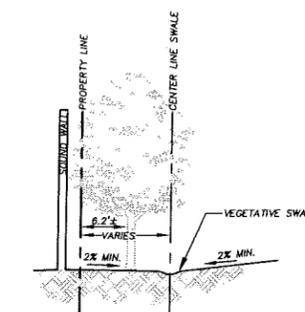
**PDZ-3**



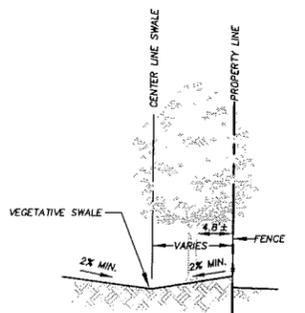
1 CONCEPTUAL SITE PLAN

SCALE: 1" = 10'-0"

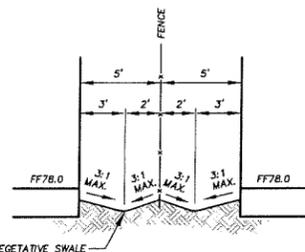
|    |  |  |
|----|--|--|
| 1  | Name & Location of Receiving Water Body  | Guadalupe River  |
| 2  | Pollutants & pollutant source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing. | No other source areas on site.   |
| 3  | Existing natural hydrologic features (depressions, runns of watercourses, etc.) and significant natural resources.   | None.  |
| 6  | Project within flood elevation?  | Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.  |
| 7  | Existing and proposed trees, specifying size, species, condition and disposition.  | See Landscape Plans for information on proposed trees.   |
| 8  | Drainage flows and overland release flows  | See plan for arrows.   |
| 9  | Existing and proposed topographic contours with drainage areas and sub areas delineated and arrows showing flow direction.   | Spot elevation shown on the plan   |
| 10 | Types of paving materials.   | See plan and also legend.  |
| 11 | Details of pervious pavement.  | Specifications and details will be provided on the improvement plans.  |
| 11 | Separate drainage areas depending on complexity of drainage network.   | See plan   |
| 12 | For each drainage area, specify types of impervious area (roof, plaza, sidewalk, streets, parking, etc.) and area of each.   | See Pervious & Impervious Surfaces Comparison chart on this sheet.   |
| 13 | Location, size, and identification of types of source control measures, water quality treatment control measures and best management practices.  | SCMs include non-stormwater discharges, waste handling & disposal, building & grounds maintenance, parking maintenance, housekeeping practices, pool maintenance, landscape maintenance, drainage system maintenance as described in SWPPP.          |
| 14 | Detailed maintenance plan and maintenance schedule for all proposed SCMs and TCMs.   | BMPs are to be regularly maintained (mowed and cleared of debris) monthly; area drains inspected and cleared at least once per year, prior to the commencement of rainy season (October 15th). SCMs' daily construction, will be described in SWPPP. |
| 15 | Details of all proposed water quality treatment measures.  | Treatment will be 100% landscaping including green roof. Details will be on the Improvement Plans  |
| 16 | Location, size, and identification of proposed landscaping/plant material  | See plan and also legend for location/size of planting areas. See Landscape Plans for information on proposed plant material.  |
| 17 | Ensure consistency with Grading & Drainage Plan & Landscape Plan   | done   |
| 18 | Calculations illustrating water quality treatment control measures meet numerical standards set forth in Post-Construction Urban Runoff Management Policy No. 6-29.                      | See Table on this Sheet.   |
| 19 | Licensed certification that the specific TCMs meet the requirements in Post-Construction Urban Runoff Management Policy 6-29   | Plan is stamped by licensed civil engineer.  |



SECTION A-A



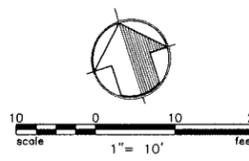
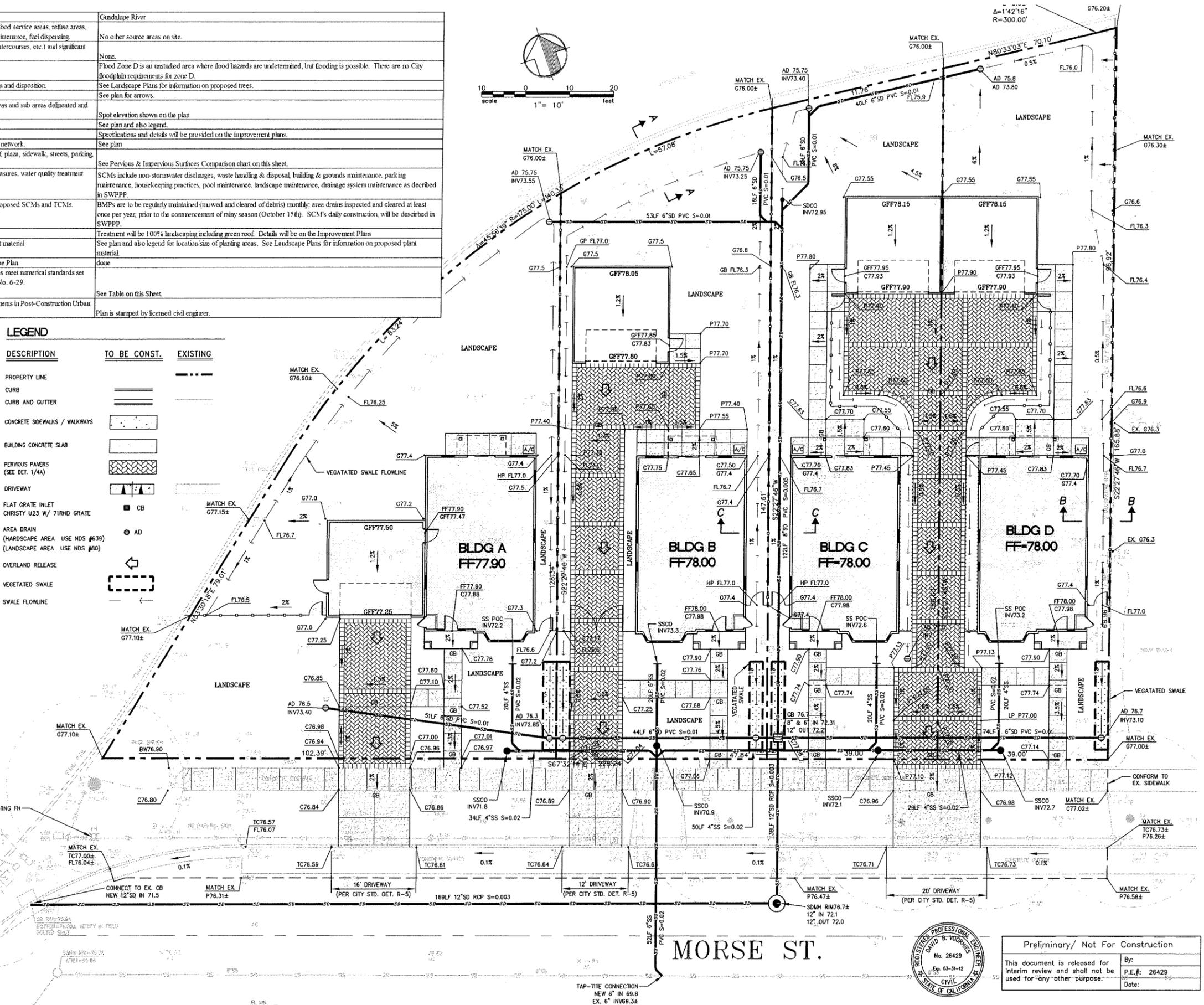
SECTION B-B



SECTION C-C

**LEGEND**

| DESCRIPTION   | TO BE CONST. | EXISTING |
|---|--------------|----------|
| PROPERTY LINE   | ---          | ---      |
| CURB  | =====        | ---      |
| CURB AND GUTTER   | =====        | ---      |
| CONCRETE SIDEWALKS / WALKWAYS   | =====        | ---      |
| BUILDING CONCRETE SLAB  | =====        | ---      |
| PERVIOUS PAVERS (SEE DET. 1/4A)   | =====        | ---      |
| DRIVEWAY  | =====        | ---      |
| FLAT GRATE INLET<br>CHRISTY U23 W/ 7/16RD GRATE                             | ■ CB         | ---      |
| AREA DRAIN<br>(HARDSCAPE AREA USE NDS #639)<br>(LANDSCAPE AREA USE NDS #80) | ● AD         | ---      |
| OVERLAND RELEASE  | ←            | ---      |
| VEGETATED SWALE   | -----        | ---      |
| SWALE FLOWLINE  | -----        | ---      |



Preliminary/ Not For Construction

This document is released for interim review and shall not be used for any other purpose.

By: [Signature]  
 Date: 03-31-12  
 P.E.#: 26429

**UNDERWOOD & ROSENBLUM, INC.**  
 civil engineers and surveyors  
 P.E. No. 108143 (22) (2010) (43,707)  
 P.E. No. 108143 (22) (2010) (43,707)

**UR**

MORSE STREET COURTHOMES  
 980 MORSE STREET  
 SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLAN  
 EXHIBIT "A"  
 CONCEPTUAL GRADING AND DRAINAGE PLAN

| # | DESC. | REVISIONS | DATE |
|---|-------|-----------|------|
|   |       |           |      |

Date: 08-12-11  
 Scale: 1"=10'  
 Design By: DV  
 Job: J11007  
 Sheet: PD4

Non-Stormwater Discharges

- Stencil or demarcate storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled or demarcated next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.

Illicit Connections

- Locate discharges from the industrial storm drainage system to the municipal storm drain system through review of "as-built" piping schematics.

- Isolate problem areas and plug illicit discharge points.

Visual Inspection and Inventory

- Inventory and inspect each discharge point during dry weather.

- Keep in mind that drainage from a storm event can continue for a day or two following the end of a storm and groundwater may infiltrate the underground stormwater collection system. Also, non-stormwater discharges are often intermittent and may require periodic inspections.

Waste Handling & Disposal

Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater run-on and runoff with a berm. The waste containers or piles must be covered except when in use.

- Use drip pans or absorbent materials whenever grease containers are emptied by vacuum trucks or other means. Grease cannot be left on the ground. Collected grease must be properly disposed of as garbage.

- Check storage containers weekly for leaks and to ensure that lids are on tightly. Replace any that are leaking, corroded, or otherwise deteriorating.

- Sweep and clean the storage area regularly. If it is paved, do not hose down the area to a storm drain.

- Dispose of rinse and wash water from cleaning waste containers into a sanitary sewer if allowed by the local sewer authority. Do not discharge wash water to the street or storm drain.

- Transfer waste from damaged containers into safe containers.

- Take special care when loading or unloading wastes to minimize losses. Loading systems can be used to minimize spills and fugitive emission losses such as dust or mist. Vacuum transfer systems can minimize waste loss.

Controlling Litter

- Post "No Littering" signs and enforce anti-litter laws.

- Provide a sufficient number of litter receptacles for the facility.

- Clean out and cover litter receptacles frequently to prevent spillage.

Waste Collection

- Keep waste collection areas clean.

- Inspect solid waste containers for structural damage regularly. Repair or replace damaged containers as necessary.

- Secure solid waste containers; containers must be closed tightly when not in use.

- Do not fill waste containers with washout water or any other liquid.

- Ensure that only appropriate solid wastes are added to the solid waste container. Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, etc., may not be disposed of in solid waste containers (see chemical/hazardous waste collection section below).

- Do not mix wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal.

Building & Grounds Maintenance

Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater run-on and runoff with a berm. The waste containers or piles must be covered except when in use.

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Parking Maintenance

Keep the parking and storage areas clean and orderly. Remove debris in a timely fashion.

- Allow sheet runoff to flow into biofilters (vegetated strip and swale) and/or infiltration devices.

- Utilize sand filters or oleophilic collectors for oily waste in low quantities.

- Arrange rooftop drains to prevent drainage directly onto paved surfaces.

- Design lot to include semi-permeable hardscape.

- Discharge soapy water remaining in mop or wash buckets to the sanitary sewer through a sink, toilet, clean-out, or wash area with drain.

Surface Cleaning

- Use dry cleaning methods (e.g., sweeping, vacuuming) to prevent the discharge of pollutants into the stormwater conveyance system if possible.

- Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.

- Sweep all parking lots at least once before the onset of the wet season.

- Follow the procedures below if water is used to clean surfaces:

- Block the storm drain or contain runoff.

- Collect and pump wash water to the sanitary sewer or discharge to a pervious surface. Do not allow wash water to enter storm drains.

- Dispose of parking lot sweeping debris and dirt at a landfill.

- Follow the procedures below when cleaning heavy oily deposits:

- Clean oily spots with absorbent materials.

- Use a screen or filter fabric over inlet, then wash surfaces.

- Do not allow discharges to the storm drain.

- Vacuum/pump discharges to a tank or discharge to sanitary sewer.

- Appropriately dispose of spilled materials and absorbents.

Surface Repair

- Preheat, transfer or load hot bituminous material away from storm drain inlets.

- Apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting stormwater runoff.

- Cover and seal nearby storm drain inlets where applicable (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc. Leave covers in place until job is complete and all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal.

- Use only as much water as necessary for dust control, to avoid runoff.

- Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

Drainage Systems Maintenance

Catch Basins/Inlet Structures

- Staff should regularly inspect facilities to ensure compliance with the following:

- Immediate repair of any deterioration threatening structural integrity.

- Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.

- Clean catch basins, storm drain inlets, and other conveyance structures before the wet season to remove sediments and debris accumulated during the summer.

- Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. Clean and repair as needed.

- Keep accurate logs of the number of catch basins cleaned.

- Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary storage sites in a manner that prevents discharge to the storm drain.

- Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed. Do not dewater near a storm drain or stream.

Storm Drain Conveyance System

- Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup.

- Collect and pump flushed effluent to the sanitary sewer for treatment whenever possible.

Illicit Connections and Discharges

- Look for evidence of illegal discharges or illicit connections during routine maintenance of conveyance system and drainage structures:

- Is there evidence of spills such as paints, discoloring, etc?

- Are there any odors associated with the drainage system?

- Record locations of apparent illegal discharges/illicit connections?

- Track flows back to potential dischargers and conduct aboveground inspections. This can be done through visual inspection of upgradient manholes or alternate techniques including zinc chloride smoke testing, fluorometric dye testing, physical inspection testing, or television camera inspection.

- Eliminate the discharge once the origin of flow is established.

- Stencil or demarcate storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.

Illegal Dumping

- Inspect and clean up hot spots and other storm drainage areas regularly where illegal dumping and disposal occurs.

- Establish a system for tracking incidents. The system should be designed to identify the following:

- Illegal dumping hot spots

- Types and quantities (in some cases) of wastes

- Patterns in time of occurrence (time of day/night, month, or year)

- Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)

- Responsible parties

- Post "No Dumping" signs in problem areas with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.

Training

- Train crews in proper maintenance activities, including record keeping and disposal.

- Allow only properly trained individuals to handle hazardous materials/wastes.

- Have staff involved in detection and removal of illicit connections trained in the following:

- OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).

- OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and Federal OSHA 29 CFR 1910.146).

- Procedural training (field screening, sampling, smoke/dye testing, TV inspection).

- OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).

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- Procedural training (field screening, sampling, smoke/dye testing, TV inspection).

Pools and Fountains

- Do not use copper-based algacides. Control algae with chlorine or other alternatives, such as sodium bromide.

- Do not discharge water to a street or storm drain when draining pools or fountains; discharge to the sanitary sewer if permitted to do so. If water is dechlorinated with a neutralizing chemical or by allowing chlorine to dissipate for a few days (do not use the facility during this time), the water may be recycled/reused by draining it gradually onto a landscaped area. Water must be tested prior to discharge to ensure that chlorine is not present.

- Prevent backflow if draining a pool to the sanitary sewer by maintaining an "air gap" between the discharge line and the sewer line (do not seal the connection between the hose and sewer line). Be sure to call the local wastewater treatment plant for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- Provide drip pans or buckets beneath drain pipe connections to catch leaks. This will be especially pertinent if pool or spa water that has not been dechlorinated is pumped through piping to a discharge location.

- Never clean a filter in the street or near a storm drain.

- Rinse cartridge filters onto a dirt area, and spade filter residue into soil.

- Backwash diatomaceous earth filters onto dirt. Dispose of spent diatomaceous earth in the garbage. Spent diatomaceous earth cannot be discharged to surface waters, storm drainage systems, septic systems, or on the ground.

- If there is not a suitable dirt area discharge filter backwash or rinse water to the sanitary sewer if permitted to do so by the local sewer agency.

- Train maintenance personnel to test chlorine levels and to apply neutralizing chemicals.

- Train personnel regarding proper maintenance of pools, ponds and lakes.

Project title: MORSE STREET COURTHOUSES. Client: UNDERWOOD & ROSENBLUM, INC. Includes revision table, date, scale, and sheet number PD4A.1.



Project information box containing: Preliminary/ Not For Construction, Design By: DV, Job: J11007, Sheet: PD4A.1, and a release statement.



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Consultant:

Revisions:

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**MORSE STREET COURTHOMES**  
980 MORSE STREET, SAN JOSE, CA  
APN: 230-14-040, PDZ 11-010  
CONCEPTUAL FLOOR PLANS  
& ELEVATIONS

Date:  
MAY 03, 2011  
Scale:  
AS NOTED  
Drawn by:  
R.J.H.  
Job #:  
10-9143

Sheet

**PDZ-5a**

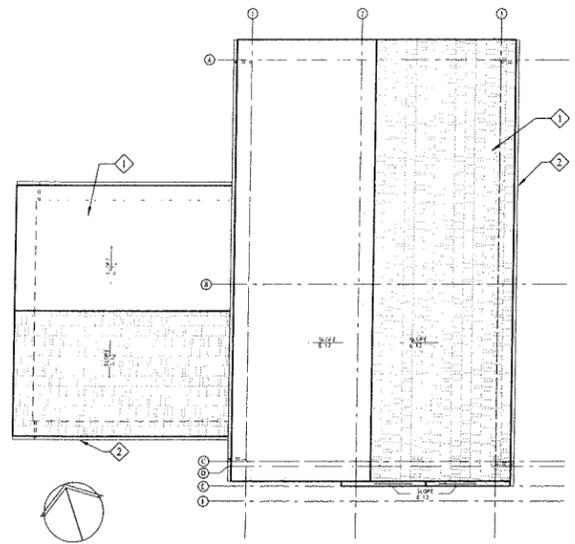
**ELEVATION KEY NOTES**

- ① COMPOSITION ROOFING
- ② PAINTED METAL GUTTER
- ③ VINYL WINDOWS
- ④ PAINTED 2X FACIA
- ⑤ CEMENT PLASTER
- ⑥ DECORATIVE WOOD BRACKETS
- ⑦ SAND FLOAT STUCCO BELLY BAND
- ⑧ PAINTED WOOD CASING/TRIM
- ⑨ PAINTED WOOD COLUMN (SMOOTH FINISH)
- ⑩ HARDIE OR EQUAL CEMENT SHINGLE
- ⑪ PAINTED WINDOWS SHUTTERS
- ⑫ SUNBURST
- ⑬ STONE BASE
- ⑭ GABLE VENT
- ⑮ FIBER CEMENT BELLY BAND
- ⑯ PAINTED METAL DOWNSPOUT

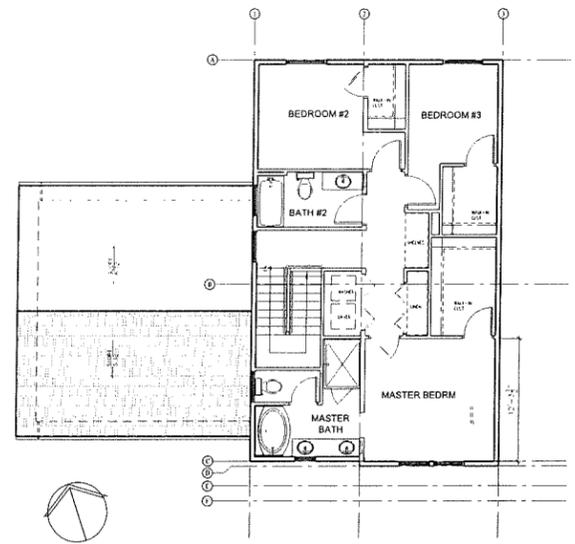
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LIVING AREA: 1,025 S.F.  
GARAGE: 474 S.F.  
PORCH AREA: 98 S.F.  
TOTAL: 1,597 S.F.

**SECOND FLOOR:**  
FLOOR AREA: 1,007 S.F.

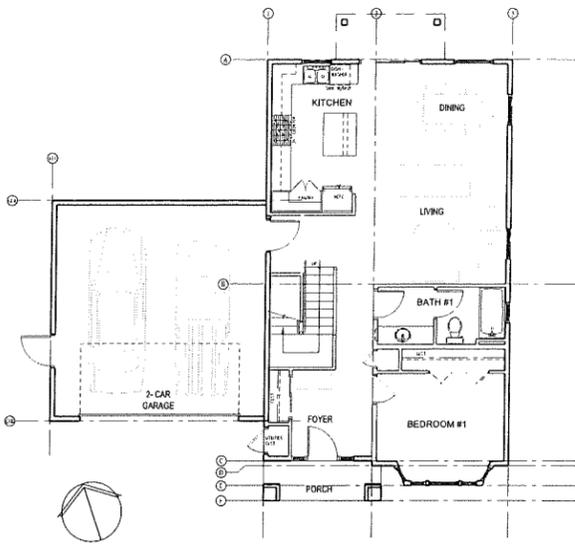
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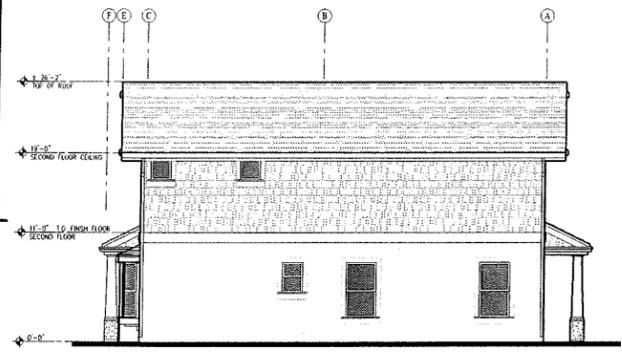
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2 CONCEPTUAL SECOND FLOOR PLAN LOT A SCALE: 1/8" = 1'-0"



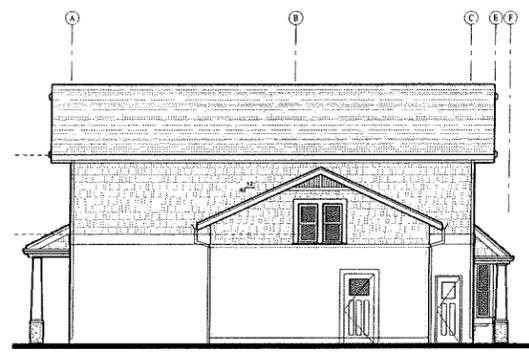
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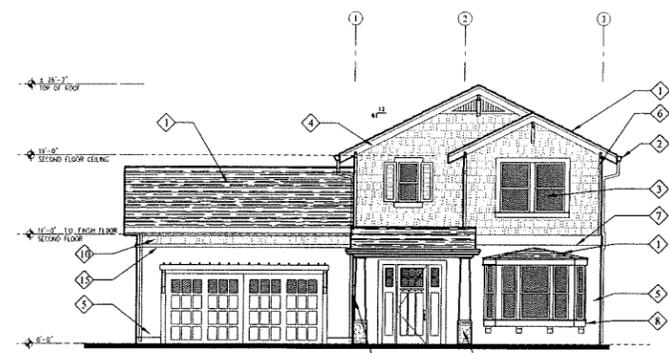
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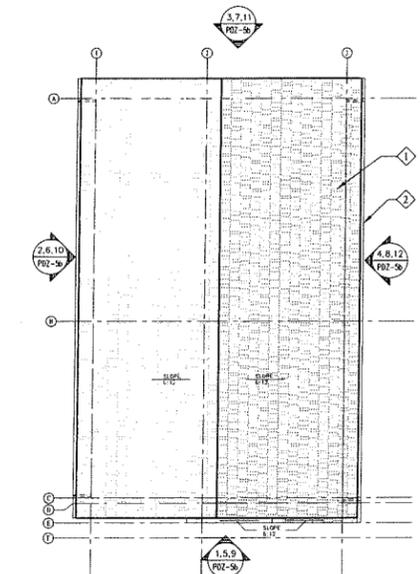
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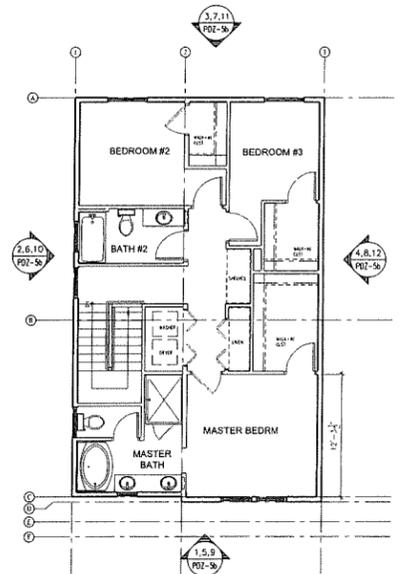
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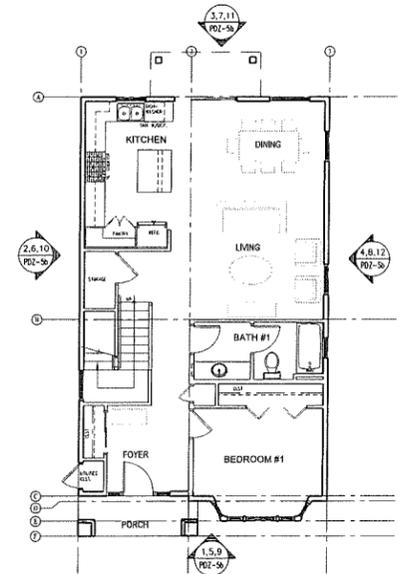
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10 CONCEPTUAL ROOF PLAN LOT B, C & D SCALE: 1/8" = 1'-0"



9 CONCEPTUAL 2ND FLOOR PLAN LOT B, C & D SCALE: 1/8" = 1'-0"



8 CONCEPTUAL 1ST FLOOR PLAN LOT B, C & D SCALE: 1/8" = 1'-0"

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- ⑬ STONE BASE
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- ⑮ FIBER CEMENT BELLY BAND
- ⑯ PAINTED METAL DOWNSPOUT



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Consultant:

Revisions:

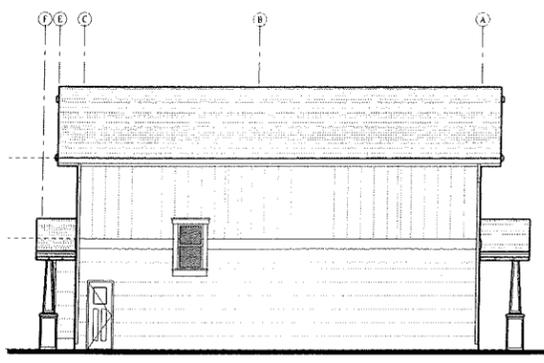
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**MORSE STREET COURTHOMES**  
980 MORSE STREET, SAN JOSE, CA  
APH: 230-14-040, PDC11-010  
CONCEPTUAL ELEVATIONS -  
LOT B, C & D

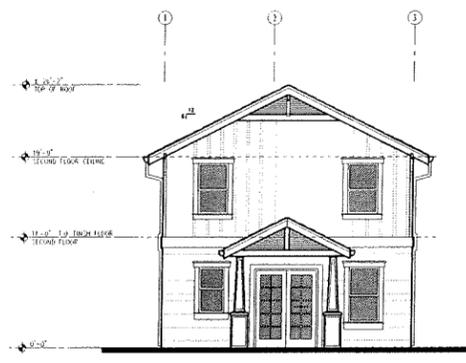
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Job #: 10-9143

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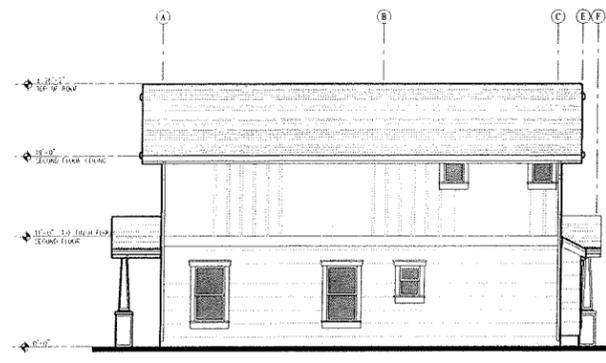
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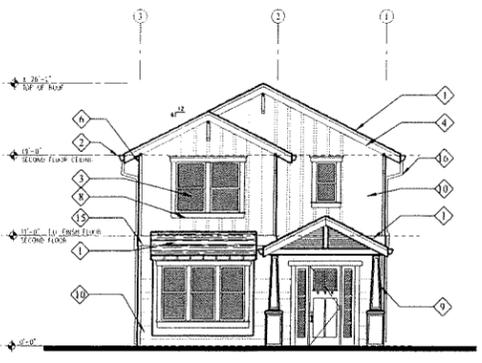
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LOT B



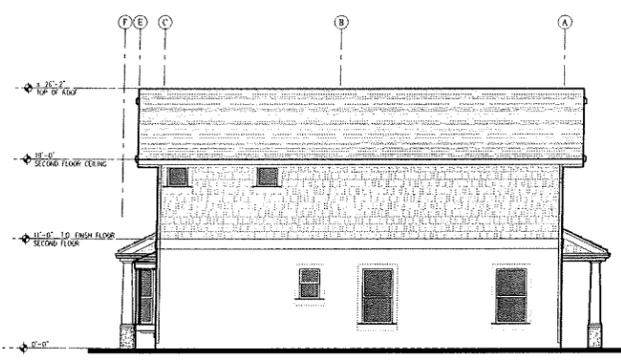
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LOT B



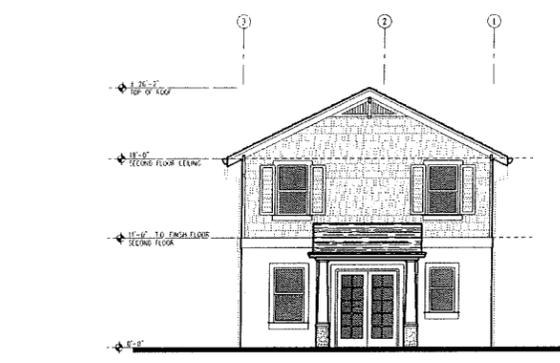
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LOT B



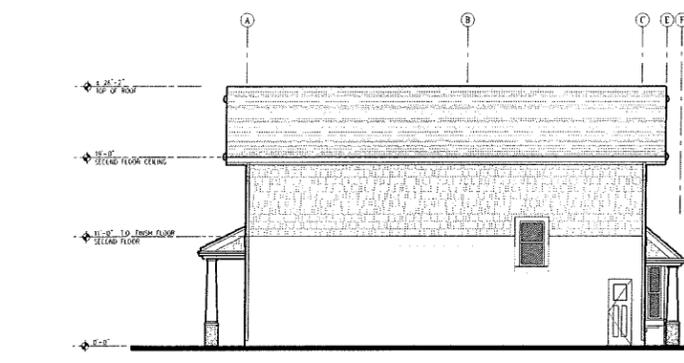
**1** CONCEPTUAL ELEVATION SCALE: 1/8" = 1'-0"  
LOT B



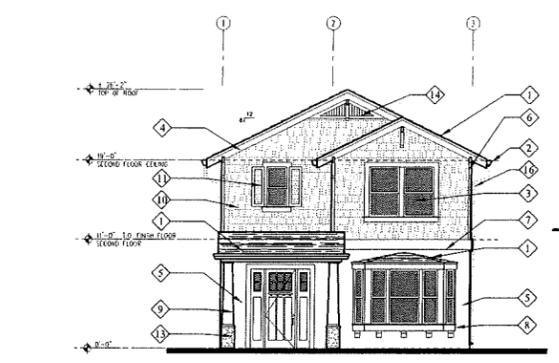
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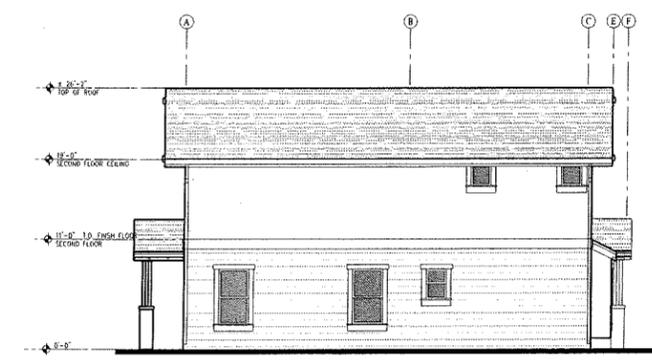
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LOT C



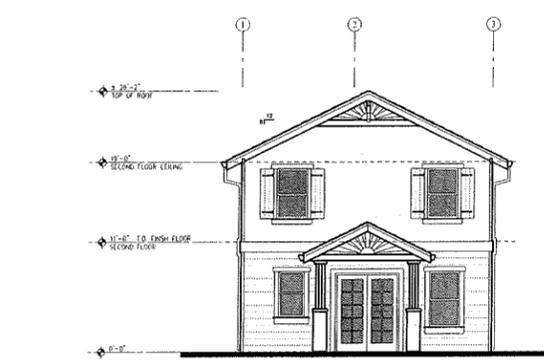
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LOT C



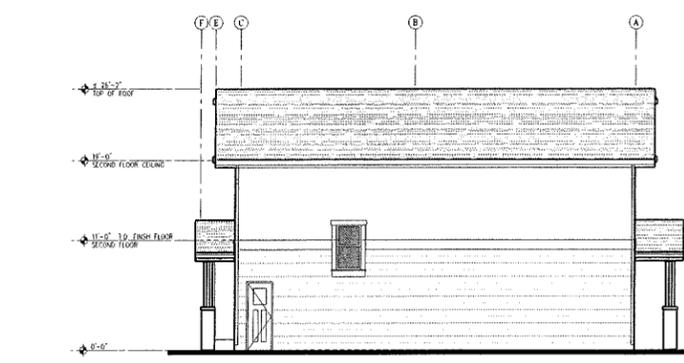
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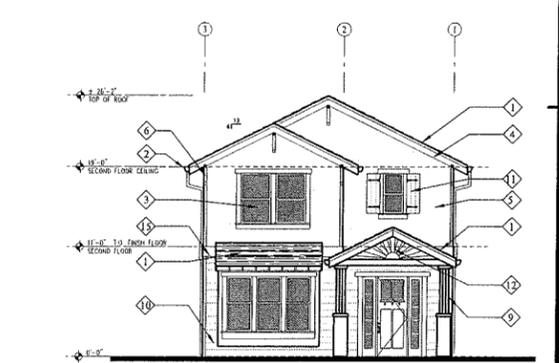
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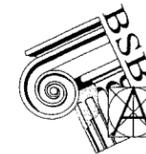
**11** CONCEPTUAL ELEVATION SCALE: 1/8" = 1'-0"  
LOT D



**10** CONCEPTUAL ELEVATION SCALE: 1/8" = 1'-0"  
LOT D



**9** CONCEPTUAL ELEVATION SCALE: 1/8" = 1'-0"  
LOT D



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Revisions:

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MORSE STREET COURTHOMES

980 MORSE STREET, SAN JOSE, CA

APN: 230-11-010, PDC11-010

CONCEPTUAL GARAGE PLANS  
& ELEVATIONS - LOT B, C & D

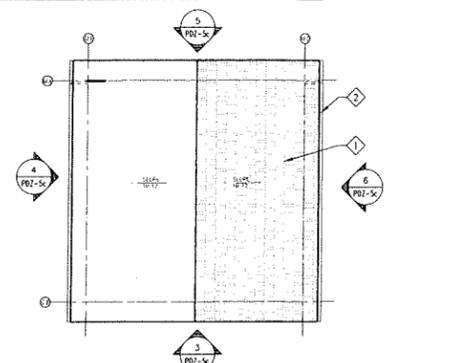
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Job #: 10-9143

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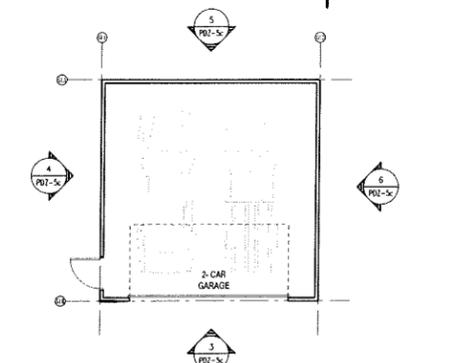
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ELEVATION KEY NOTES

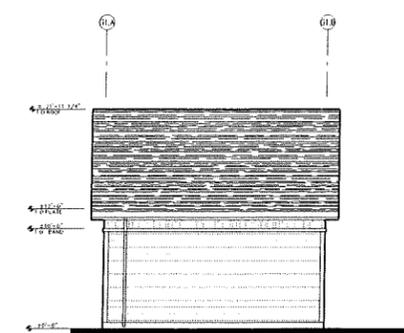
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- ⑫ SUNBURST
- ⑬ STONE BASE
- ⑭ CABLE VENT
- ⑮ FIBER CEMENT BELLY BAND
- ⑯ PAINTED METAL DOWNSPOUT



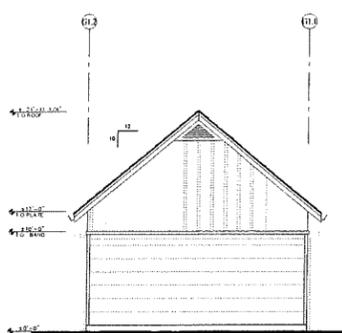
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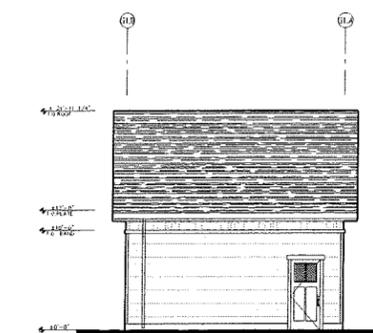
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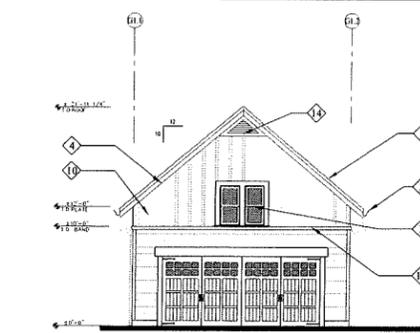
⑥ CONCEPTUAL ELEVATION LOT B SCALE: 1/8" = 1'-0"



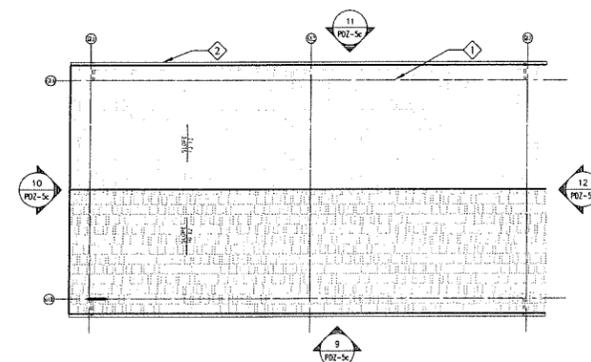
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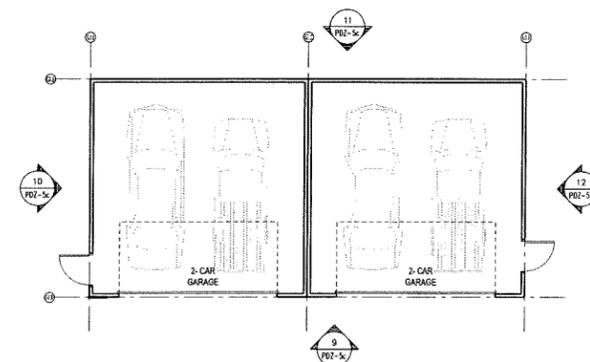
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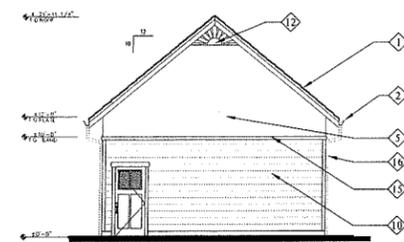
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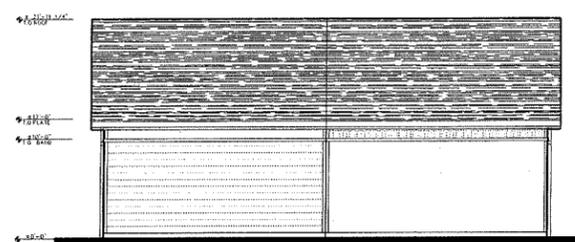
⑧ CONCEPTUAL GARAGE ROOF PLAN LOT C & D SCALE: 1/8" = 1'-0"



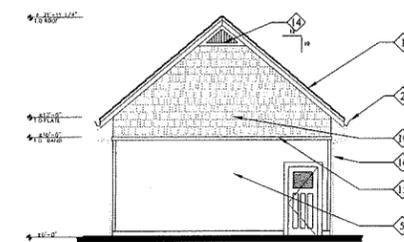
⑦ CONCEPTUAL GARAGE PLAN LOT C & D SCALE: 1/8" = 1'-0"



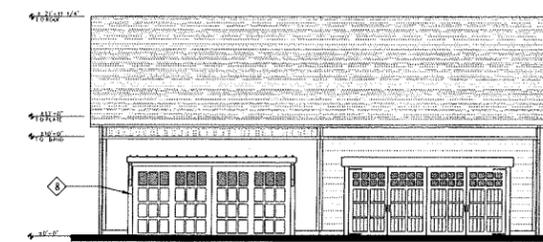
⑫ CONCEPTUAL ELEVATION LOT C & D SCALE: 1/8" = 1'-0"



⑪ CONCEPTUAL ELEVATION LOT C & D SCALE: 1/8" = 1'-0"



⑩ CONCEPTUAL ELEVATION LOT C & D SCALE: 1/8" = 1'-0"



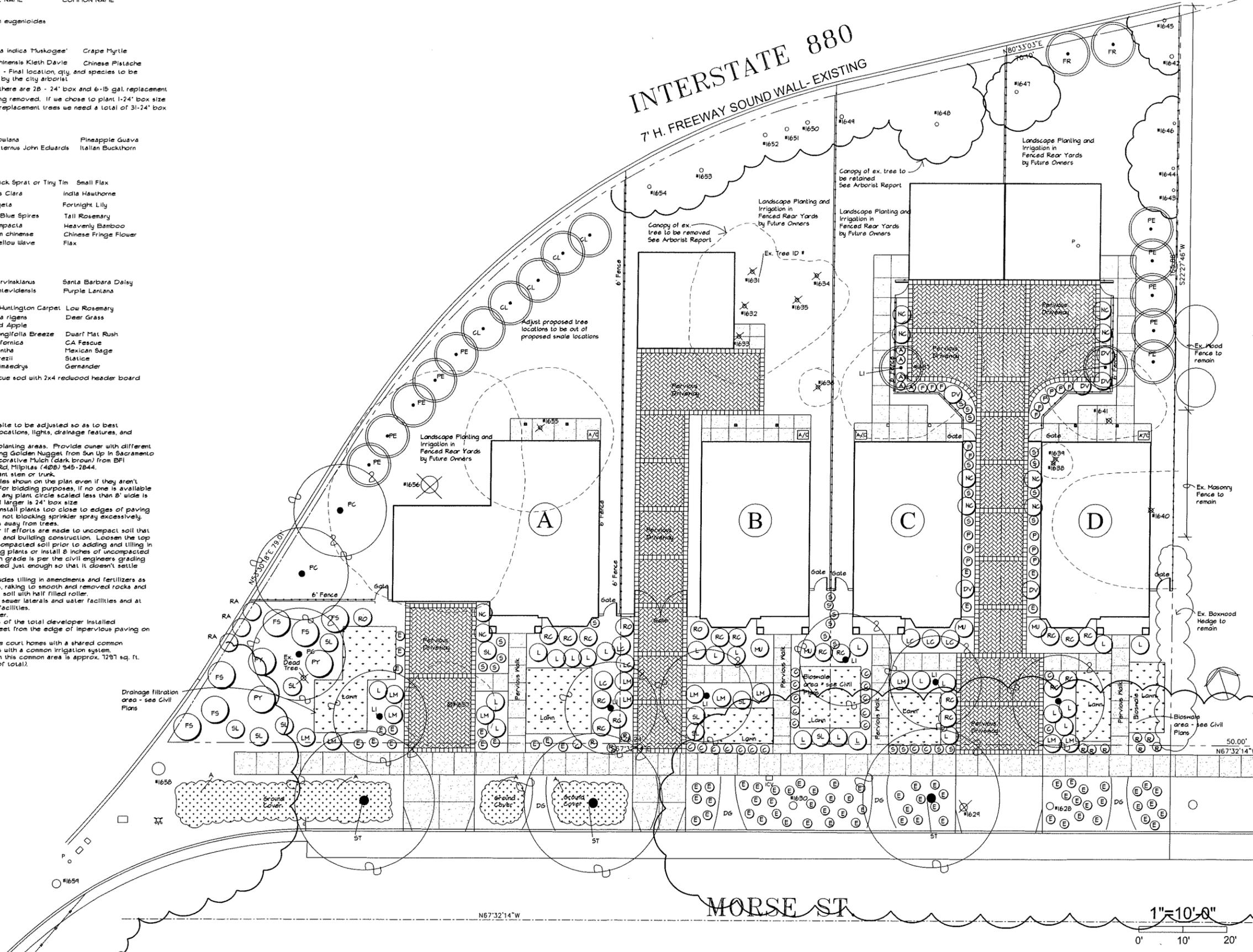
⑨ CONCEPTUAL ELEVATION LOT C & D SCALE: 1/8" = 1'-0"

**Plant Legend**

| KEY  | SIZE     | water use | BOTANICAL NAME   | COMMON NAME           |
|--|----------|-----------|--|-----------------------|
| <b>TREES</b>   |          |           |  |                       |
| PE   | 24'      | Med       | <i>Pithecolobium eugenioides</i>   |                       |
| CL   | 24'      | Med       | <i>Citrus</i>  |                       |
| FR   | 24'      | Med       | Apple  |                       |
| LI   | 24'      | Low       | <i>Lagerstrœmia indica</i> 'Muskogee'  | Crape Myrtle          |
| PC   | 24'      | Low       | <i>Pistachia chinensis</i> Kleth Davie   | Chinese Pistache      |
| ST   | 24'      | Low       | Street Tree - Final location, qty, and species to be determined by the city arborist |                       |
| As per the Arborist report there are 28 - 24' box and 6-15 gal. replacement trees for trees that are being removed. If we chose to plant 1-24' box size tree for each 2-15 gal. size replacement trees we need a total of 31-24' box size replacement trees. |          |           |  |                       |
| <b>TALL SHRUBS/SMALL TREES</b>   |          |           |  |                       |
| FS   | 5 and 15 | Low       | <i>Feljoa sellowiana</i>   | Pineapple Guava       |
| RA   | 5 and 15 | Low       | <i>Rhamnus alaternus</i> John Edwards  | Italian Buckthorn     |
| <b>MEDIUM SHRUBS</b>   |          |           |  |                       |
| P  | 5        | Low       | Phormium Jack Sprat or Tiny Tim  | Small Flax            |
| RC   | 5        | Low       | <i>Raphiolepis Clara</i>   | India Hawthorne       |
| DV   | 5        | Low       | <i>Dietes vegeta</i>   | Fortnight Lily        |
| RO   | 5        | Low       | <i>Rosmarinus Blue Spires</i>  | Tall Rosemary         |
| NC   | 5        | Low       | <i>Nandina compacta</i>  | Heavenly Bamboo       |
| LC   | 5        | Low       | <i>Loropetalum chinense</i>  | Chinese Fringe Flower |
| PY   | 5        | Low       | Phormium Yellow Wave   | Flax                  |
| <b>GROUND COVER</b>  |          |           |  |                       |
| E  | 1        | Low       | <i>Erigeron karvinkianus</i>   | Santa Barbara Daisy   |
| LM   | 1        | Low       | <i>Lantana montevidensis</i>   | Purple Lantana        |
| R  | 1        | Low       | <i>Rosmarinus Huntington Carpet</i>  | Low Rosemary          |
| MU   | 1        | Low       | <i>Muhlenbergia rigens</i>   | Deer Grass            |
| A  | 1        | Low       | <i>Aptenia Red Apple</i>   |                       |
| L  | 1        | Low       | <i>Lomandra longifolia Breeze</i>  | Dwarf Mat Rush        |
| F  | 1        | Low       | <i>Festuca californica</i>   | CA Fescue             |
| SL   | 1        | Low       | <i>Salvia leucantha</i>  | Mexican Sage          |
| S  | 1        | Low       | <i>Linonum perexil</i>   | Statice               |
| C  | 1        | Low       | <i>Teucrium chamaedrys</i>   | Germander             |
| Lawn   | sod      | High      | Turf tall fescue sod with 2x4 redwood header board                                   |                       |

**Planting Notes**

- See details and specs.
- Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales.
- Use 2 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Golden Nugget from Sun Up in Sacramento (800) 222-2551 or Pro-Chip Decorative Mulch (dark brown) from BFI Organics - 1601 Dixon Landing Rd, Milpitas (408) 945-7844. Full mulch 4 inches back from plant stem or trunk.
- Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 24' box size.
- The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. Keep valves and quick couplers away from trees.
- The plants will do much better if efforts are made to uncompact soil that has been compacted during site and building construction. Loosen the top 8 inches of any undisturbed or compacted soil prior to adding and tilling in other soil amendments or installing plants or install 8 inches of uncompacted topsoil in a way so that the finish grade is per the civil engineers grading plan. Top soil is to be compacted just enough so that it doesn't settle alot later.
- Soil prep. for sod areas includes tilling in amendments and fertilizers as recommended by soil test results, raking to smooth and removed rocks and clods from surface, and compact soil with half filled roller.
- Trees to be at least 10' from sewer laterals and water facilities and at least 5 feet from electric dept. facilities.
- Irrigation will be potable water.
- Lawn areas are less than 25% of the total developer installed landscape. They are at least 2 feet from the edge of impervious paving on slopes less than 5%.
- Residences A, B, C, and D are court homes with a shared common landscape area in the front yards with a common irrigation system. Developer installed landscape in this common area is approx. 1200 sq. ft. including 1100 sq. ft. of lawn (15% of total).



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Revisions:  
8/23/11 Site Plan, Planting Plan  
Tree Protection and Mitigation

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**Morse Street Courthomes**  
980 Morse Street, San Jose, CA  
APN: 230-44-040 PDC 11-010 PD 11-015  
**PLANTING PLAN**



Date: 31 MARCH 2011  
Scale:  
Drawn by: Greg  
Job #: 9139-71-110  
Sheet:

**PDZ-6a**



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Revisions:  
8/25/11 Site Plan, Planting Plan  
Tree Protection and Mitigation

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**Morse Street Courthomes**  
980 Morse Street, San Jose, CA  
APN: 230-44-040 PDC 11-010 PD 11-015

**IRRIGATION HYDROZONE PLAN**



Date: 31 MARCH 2011  
Scale:  
Drawn by: Greg  
Job #: 9139-71-110  
Sheet

**PDZ-6b**

### Irrigation Legend

| KEY | MANUF.   | MANUF.      | DESCRIPTION  | RADIUS    | GPM               | PSI |
|-----|----------|-------------|--|-----------|-------------------|-----|
| (A) | Hunter   | MP1000      | 6" pop-up Hunter Institutional spray body with MP Rotator nozzle - adjustable radius and arc   | 8' to 12' | 16, 37, 64 at 12' | 30  |
| (B) | Hunter   | XC-800      | Institutional spray bodies have 40 psi pressure reg. Use 12" pop-up Hunter Institutional spray body in ground cover area   |           |                   |     |
| (C) | Rainbird | 33DLRC      | 3/4" quick coupler with locking cover - provide one valve key and one hose valve   |           |                   |     |
| (D) | Hunter   | XC-800      | 8 station controller (expandable) exterior wall mount with multiple programming, cycle start, and calendar program in metal cabinet with wireless Solar Sync receiver, sensor, and module  |           |                   |     |
| (E) | Hunter   | PGV 075 ASV | 3/4" automatic anti siphon valve installed at least 6' above highest downstream drip emitter or sprinkler  |           |                   |     |
| (F) | Hunter   | PGV 075 ASV | 3/4" automatic anti siphon valve installed at least 6' above highest downstream drip emitter or sprinkler  |           |                   |     |
| (G) |          |             | Install manual isolation valve at each remote control valve group  |           |                   |     |
| (H) |          |             | Nonpressure line - CL 200 PVC 3/4" unless noted for larger size - 12' deep - pipes less than 2" to be Sch 40 PVC Pipes 2" and larger to be CL315PVC  |           |                   |     |
| (I) |          |             | Pressure line - Sch 40 PVC 1-1/4" unless noted for smaller size - 18" deep (24" deep under AC paving)  |           |                   |     |
| (J) |          |             | Lines under paving<br>Pressure line - Sch 40 PVC 1-1/4" unless noted for larger size - 18" deep (24" deep under AC paving)   |           |                   |     |
| (K) |          |             | At each paving crossing of the pressure line, install a Sch 40 PVC 1-1/4" pressure line in 3" sleeve, an extra 1-1/4" Sch 40 PVC line in 3" sleeve, and a 2" gray PVC conduit for control wires.   |           |                   |     |
| (L) |          |             | Where ever a non pressure line crosses paving, use 1-1/4" Sch 40 PVC line in 3" sleeve. Also install an extra 1" Sch 40 PVC line in sleeve. Cap and mark pipes until used. Sleeves are required for water lines. They should be twice the size of the pipe inside them. i.e. Use a 6" sleeve for a 3" line |           |                   |     |
| (M) |          |             | 3/4" PE drip tubing with compression fittings - see drip notes   |           |                   |     |

### Drip Irrigation Notes

- Secure larger 3/4" drip tubing 1" below grade with 1" or 1 1/2" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install automatic flush valves at ends of tubing and mark them so they can be found easily. For planters in high traffic areas between the curb on 17th Ave. and public sidewalk, and between the public sidewalk and the play yard fence bury the drip tubing a little deeper (2") to make sure it doesn't show if mulch is brushed away.
- Run large tubing close to plants to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch. Locate one emitter on root ball (more for large shrubs or trees). Install the rest of emitters 2 feet apart under future plant canopy. When planting is on a slope install emitters up hill from plant.
- As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
- Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (not right at stem). Use Agrifite PC Plus (pressure compensating emitters). Use the ones that 1/4" tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

**Emitter schedule:**  
See plant list for mature size of each type of plant  
1/2 medium shrub, ground cover etc.  
One 1/2 GPH emitter per small succulent  
Two 1 GPH emitters at small shrubs (eventual size)  
Three 1 GPH emitters at medium shrubs  
Six 1 GPH emitters at large shrubs and vines  
Eight 1 GPH emitters at large tree root balls  
Add additional 1 GPH emitters (12) on 2 foot x 2 foot grid in planting area under future tree canopy with shrubs that have multiple emitters, put some over root ball (not right on stem) and some out under future canopy. Space emitters evenly in root zone area.

At each plant install one or two emitters on top of rootball with the remainder of the emitters spaced 18 inches apart evenly spaced around the root ball area.

On slopes, locate most of the emitters on the uphill side of the rootball and future plant canopy because the water will tend to flow and soak in down hill. Install the larger drip line on the uphill side of the plant also.

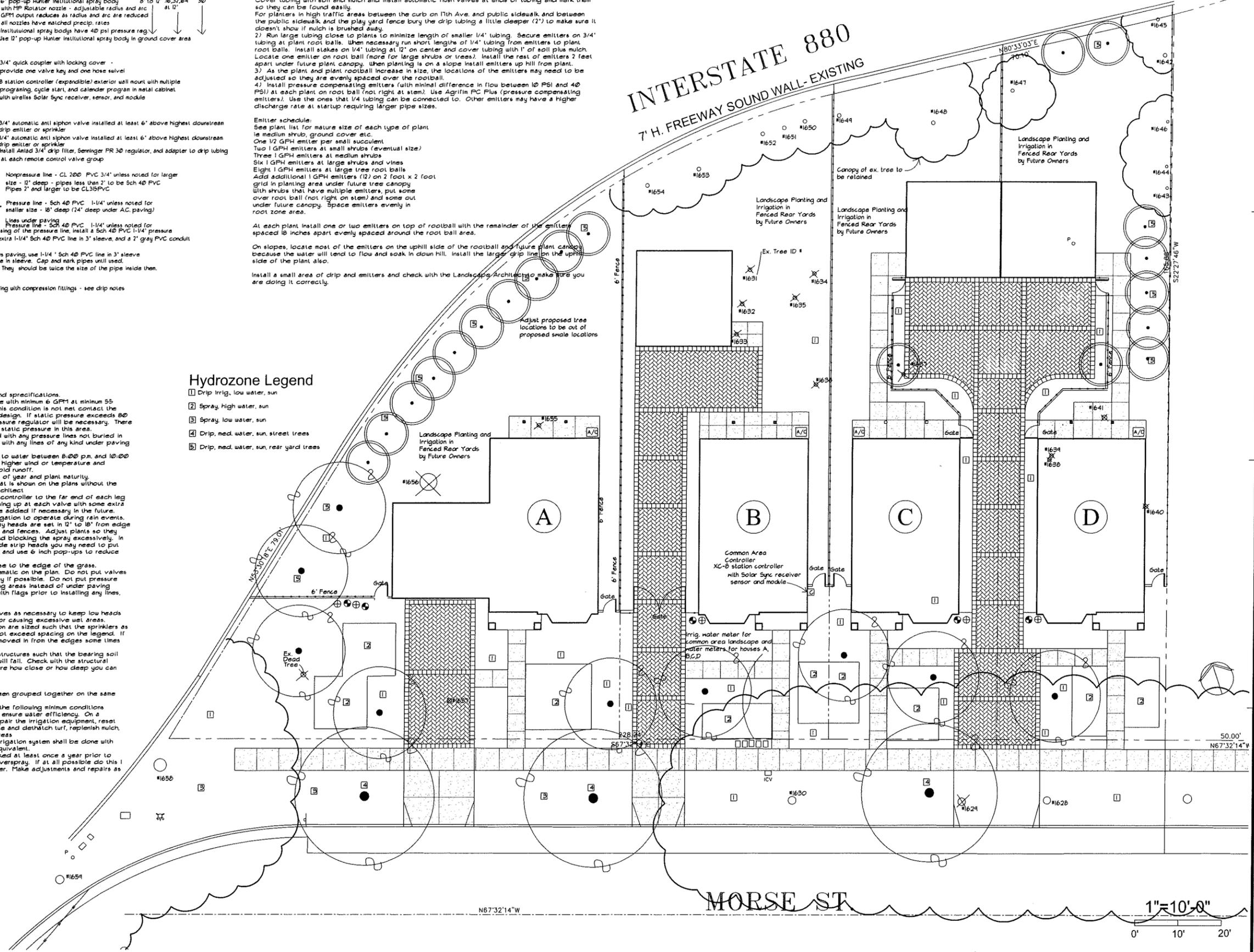
Install a small area of drip and emitters and check with the Landscape Architect to make sure you are doing it correctly.

### Irrigation Notes

- See sheet L3 and L4 for details and specifications.
- This system is designed to operate with minimum 6 GPM at minimum 55 psi at the point of connection. If this condition is not met contact the Landscape Architect for possible redesign. If static pressure exceeds 80 psi at the point of connection a pressure regulator will be necessary. There is supposed to be at approx. 100 psi static pressure in this area.
- Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
- Electric controllers should be set to water between 6:00 pm and 10:00 am to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff.
- Irrigation schedule should reflect line of year and plant maturity.
- No changes should be made to what is shown on the plans without the written approval of the Landscape Architect.
- Run 2 extra control wires from the controller to the far end of each leg and to the furthest quick coupler, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future.
- The controller will not allow the irrigation to operate during rain events.
- Be sure vegetated swale area spray heads are set in 12" to 18" from edge of paving and buildings, walls, streets, and fences. Adjust plants so they aren't too close to spray sprinklers and blocking the spray excessively. In narrower 6 foot wide areas and for side strip heads you may need to put heads closer to the edges of paving and use 6 inch pop-ups to reduce overspray.
- Heads watering grass need to be close to the edge of the grass.
- The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install lines in planting areas instead of under paving whenever possible. Locate all trees with flags prior to installing any lines, valves, or sprinklers.
- See Civil Engineers grading plan.
- All sprinklers are to have check valves as necessary to keep low heads from draining water and wasting water or causing excessive wet areas.
- Verify that areas with spray irrigation are sized such that the sprinklers as laid out will spray head to head and not exceed spacing on the legend. If necessary heads and planting can be moved in from the edges some times instead of using bigger heads.
- Do not dig trenches right next to structures such that the bearing soil under the foundation of the structure will fail. Check with the structural engineer or Architect if you are not sure how close or how deep you can dig next to structures.
- Plants of similar water use have been grouped together on the same circuits.
- Regular maintenance is to include the following minimum conditions:  
a) Landscapes shall be maintained to ensure water efficiency. On a regular schedule check, adjust, and repair the irrigation equipment, reset the controller based on weather, aerate and dethatch turf, replenish mulch, fertilize, prune, and weed landscape areas  
b) Whenever possible, repair of the irrigation system shall be done with the originally specified materials or equal.  
c) The irrigation system shall be checked at least once a year prior to start up in the spring, for runoff and overspray. If at all possible do this 1 to 2 times per month March thru October. Make adjustments and repairs as necessary to conserve water.

### Hydrozone Legend

|     |  |
|-----|--|
| (1) | Drip irrig, low water, sun             |
| (2) | Spray, high water, sun                 |
| (3) | Spray, low water, sun                  |
| (4) | Drip, med. water, sun, street trees    |
| (5) | Drip, med. water, sun, rear yard trees |



1"=10'-0"  
0' 10' 20'



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Revisions:  
12.03.10 BLDG DEPT RESUBMITTAL  
03.03.10 BLDG DEPT RESUBMITTAL  
08.22.11 BLDG DEPT RESUBMITTAL

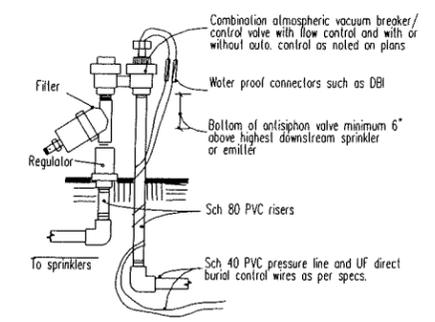
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**Morse Street Courthomes**  
980 Morse Street, San Jose, CA  
APN: 230-44-040 PDC 11-010 PD 11-015  
LANDSCAPE DETAILS

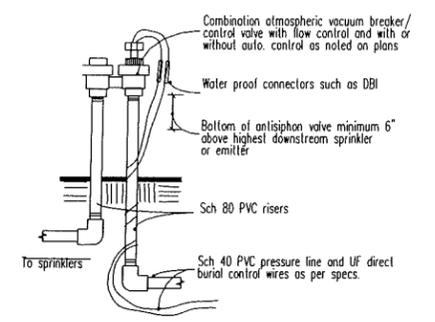


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Job #: 9139-71-110  
Sheet

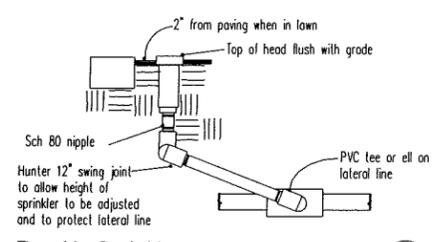
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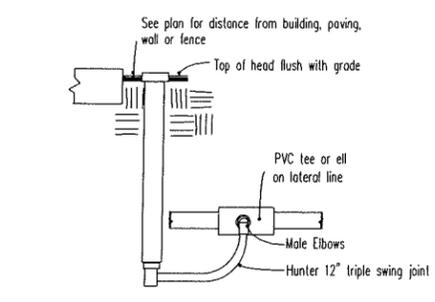
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with Filter and Regulator for Drip  
No Scale



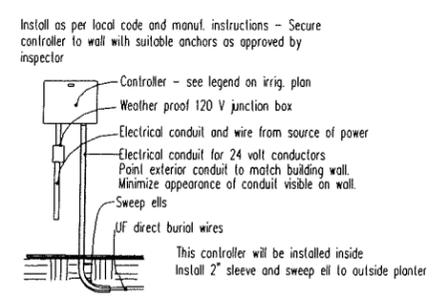
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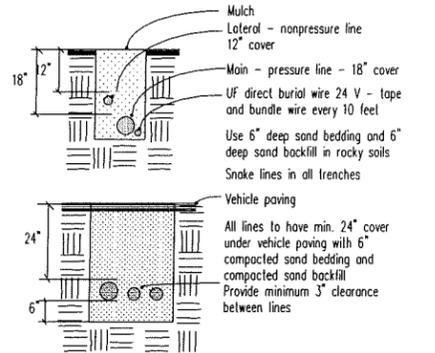
**Pop-Up Sprinkler**  
No Scale



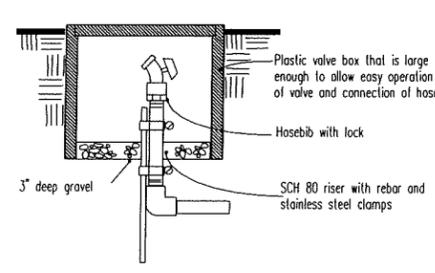
**12\"/>**



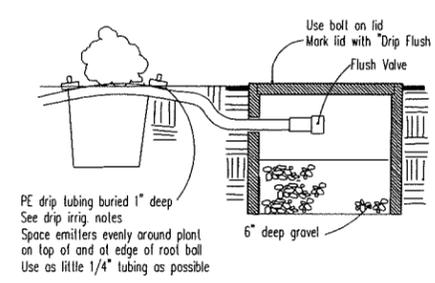
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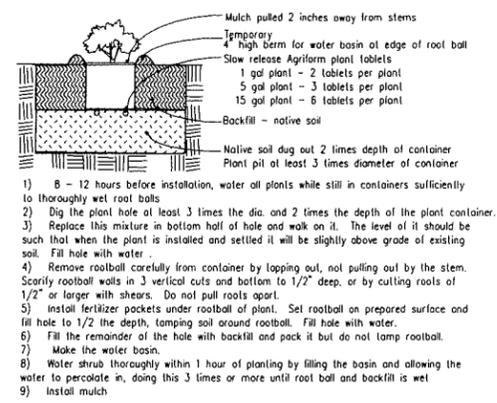
**Trenches/Lines**  
No Scale



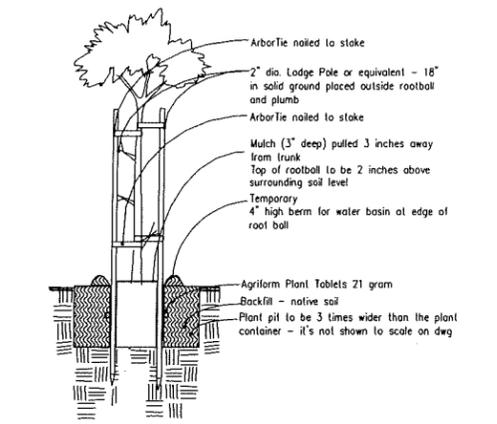
**Hosebib**  
Below Grade  
No Scale



**Drip Emitter and Flush Valve**  
No Scale



**Shrub Planting**  
No Scale



**Tree Planting**  
No Scale

thoroughly wet root balls  
2) Dig hole at least 2\"/>

**Street tree planting to follow San Jose standard Street Tree Planting Detail**

GENERAL CONDITIONS - SOIL PREPARATION, PLANTING, AND IRRIGATION

PART 2 - PRODUCTS

1.1 QUALITY ASSURANCE.

A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.

1.2 CONTRACTOR COORDINATION

A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those of small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect.

1.4 LAWS AND REGULATIONS

A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's account.

1.8 ERRORS AND OMISSIONS

A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION

A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site.

LANDSCAPE IRRIGATION

PART 1 - GENERAL

1.1 WORK INCLUDED

A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

2.1 PIPE

A. Plastic pipe is to be polyvinyl chloride, marked 1120-1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.

2.2 CONTROL WIRE

A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved. B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving. C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment. B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system. C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only. D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible. E. Thread mole PVC connections into metal female connections rather than the opposite.

F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe. G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT

A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK

A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress. B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentile connector, or equal. C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations. D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING

A. All testing shall be done in the presence of the Owner's Representative. Center-load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I. and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve of water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS-BUILT DRAWINGS AND INSTRUCTION

A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs. B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner a completed warranty card for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 - GENERAL

1.1 DESCRIPTION

A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

A. Plant identification and Quality 1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names. 2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants of the Contractor's expense. 3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site. 4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS

A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Sonto Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for: 1. Particle size distribution (clay, silt, sand). 2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level. 3. Fertility - amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron. 4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult. An interpretation of the test results and their effect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests. 5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrated RWD sand/dust and 16 lbs. of 12-12-12 fertilizer per 1000 sq.ft. filled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE

A. Trees shall be guaranteed 1 year - all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti-desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil tests (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 - PRODUCTS

2.1 TOPSOIL

A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL

A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

A. Import landscape soil must be tested and meet the following specification: 1. GRADING: SEIVE SIZE PERCENT PASSING SEIVE 25.4 mm (1") 95 - 100 9.51 mm (3/8") 85 - 100 53 Micron (2/70 mesh) 10 - 30 2. CHEMISTRY - SUITABILITY CONSIDERATIONS: a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C.) Less than 4.0 b. Sodium: Sodium Adsorption Ratio (SAR) Less than 9.0 c. Boron: Saturation Extract Concentration Less than 1.0 PPM d. Reaction: pH of Saturated Paste: 5.5 - 7.5 3. PESTS: a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil. 4. FERTILITY CONSIDERATIONS: a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.

2.4 ORGANIC SOIL AMENDMENT

A. Redwood sawdust, 0-1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH

A. See Planting Plan

2.6 PLANTER SOIL MIX

A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS

A. For native soils with 50% or more clay content - 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER

A. Fertilizer needs and amounts will be based on the results of the soil test B. Sod lawn areas (when included on the plan) are to have 10 lbs. per 1000 square feet of 12-12-12 fertilizer evenly distributed and moistened just prior to laying sod.

2.9 PLANT MATERIAL SUBSTITUTES

A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected. B. Weed and Debris Removal - All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site. C. Contaminated Soil - Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced. D. Moisture Content - Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT

A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain on 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or ratholamers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or basecoat, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +/- 1" to finish grade. B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified. B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required. C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Plans shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL

A. The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the effect of certain pre-emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

A. Maintenance shall begin immediately after each plant is installed. B. Maintenance will include: 1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth. 2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period. 3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10-day intervals. 4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Molea, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means. 5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner. 6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings. 7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sand/dust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.



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LANDSCAPE SPECIFICATIONS



Date: 31 MARCH 2011

Scale:

Drawn by: Greg

Job #: 9139-71-110

Sheet

PDZ-6d

