TREANORHL

THE ICON ECHO PROJECT, SAN JOSE, CALIFORNIA

HISTORIC RESOURCE ASSESSMENT

APRIL 5, 2022



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1. INTRODUCTION

David J. Powers & Associates, Inc. has requested TreanorHL's assistance in assessing four parcels located on N. 4th Street between E. St. John and E. Santa Clara streets in San Jose (APNs 467-20-060, -079, -080, and -081). The project site involves the parking lot associated with the 60 N. 3rd Street property (APN 467-20-080), but it does not involve the multi-story senior housing at 60 N. 3rd Street. The surface parking lot on the east portion of will be sold to the project applicant as part of a parcel split. The multi-story senior housing at 60 N. 3rd Street (Town Park Towers) on the west portion of the parcel will be outside the boundaries of the project site. The project proposes to demolish the existing buildings at the site (except for the Town Park Towers at 60 N. 3rd Street) and construct a new mixed-use development featuring a 24-story office tower (Icon) and a 27-story residential tower (Echo) sharing a podium level. The project site is within the General Plan Downtown Growth Area and the Downtown Core, and adjacent to two historic resources listed in the San Jose Historic Resources Inventory. It is also partially within the boundaries of the St. James Square City Landmark District.

TreanorHL completed three separate reports for the project:

1. A historic resource assessment (this report),
2. An evaluation of the Icon commercial tower for the *San José Downtown Design Guidelines and Standards* compliance and CEQA analysis (separate report),
3. An evaluation of the Echo residential tower for compliance with the Secretary of The Interior's Standards for Rehabilitation, the St. James Design Guidelines, and the City of San Jose Ordinance (separate report).[1]

This report is an evaluation of the existing properties' potential eligibility to be listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and under local criteria. This report also identifies existing historic resources within 200 feet of the subject parcels.

2. SUMMARY OF FINDINGS

The project site is partially within the boundaries of the St. James Square City Landmark District (APN 467-20-060); however, the buildings at 128 E. St. John Street, 77 N. 4th Street, and 95 N. 4th Street are identified as noncontributors to the City Landmark District in the *St. James Square Historic District Design Guidelines* (published by City of San Jose in 1989) and are not within the boundaries of the designated St. James Square National Register Historic District. Of the buildings located within the project site, none appear individually eligible for listing on the NRHP, CRHR, or as a City Landmark. The buildings at 128 E. St. John Street; 49, 77, and 95 N. 4th Street, and 147 E. Santa Clara Street do not appear to possess sufficient historical significance in reference to the NRHP or CRHR criteria. The subject buildings also do not appear to be eligible individually as City of San Jose Landmarks as they do not possess historic significance under local criteria.

Adjacent to the project site, Park Town Towers at 60 N. 3rd Street appears individually eligible for listing on the NRHP and CRHR at the local level under Criterion C/3 as a prominent and rare example of an apartment building for seniors designed in the Modern architectural style in downtown San Jose, and for representing the work of master architect Goodwin Steinberg and master builders Hathaway & Company. The period of significance is the year of construction, 1971. The property retains sufficient integrity to communicate its significance under

[1] TreanorHL, *The Icon Echo Project, San Jose, California, Historic Resource Assessment* (April 5, 2022); TreanorHL, *The Icon Echo Project, San Jose, California, St. James Square Historic District Design Guidelines and the Secretary of the Interiors Standards Compliance Review* (April 5, 2022).

Criterion C/3 for its defined period of significance. The property also appears eligible as a City of San Jose Landmark under criteria 6 and 7.

3. METHODOLOGY

TreanorHL conducted a site visit on November 10, 2020 to evaluate the existing conditions, historic features, and architectural significance of the subject properties. A limited reconnaissance survey of the surrounding properties was also carried out. In order to evaluate the historic significance of the properties, online research was completed including consultation of San Jose City Directories, historical aerials and photographs, newspaper articles, Santa Clara County Assessor's Office data, City of San Jose Online Permit Services, and various online repositories.

4. PROPOSED PROJECT[2]

The approximately 2.1-acre site is comprised of four parcels located on N. 4th Street between E. St. John and E. Santa Clara streets in downtown San Jose. The project site involves the parking lot associated with the 60 N. 3rd Street property, but it does not involve the multi-story senior housing at 60 N. 3rd Street. The surface parking lot (east portion of APN 467-20-080) will be sold to the project applicant as part of a parcel split. The multi-story senior housing at 60 N. 3rd Street (Town Park Towers) on the west portion of the parcel will be outside the boundaries of the project site. The project will demolish all existing structures within the project site and construct a mixed-use development featuring a 24-story commercial tower (Icon) and a 27-story residential tower (Echo) sharing a podium level. The Icon commercial tower with ground floor retail is at the southern portion of the site at the intersection of E. Santa Clara and N. 4th streets. The Echo residential tower is placed at the northern portion of the project site. The new development anchors the corners and streets while providing an amenity deck between the primary massing elements.

5. PROPERTY DESCRIPTION

The project site is located on the west side of N. 4th Street between E. St. John Street to the north and E. Santa Clara Street to the south. Encompassing four parcels, the site features multiple buildings and surface parking lots. The buildings on the project site are (from north to south) three one-story industrial/commercial buildings at the intersection of E. St. John and N. 4th streets (128 E. St. John, 95 N. 4th, and 77 N. 4th streets), the former First Presbyterian Church building at 49 N. 4th Street, and the gas station and auto-repair shop at the intersection of N. 4th and E. Santa Clara streets (147 E. Santa Clara Street). The surface parking lot of 60 N. 3rd Street property (east portion of APN 467-20-080) will be sold to the project applicant as part of a parcel split; the parking lot is within the boundaries of the project site. The multi-story senior housing at 60 N. 3rd Street (Town Park Towers) on the west portion of the parcel is outside the boundaries of the project site. The surrounding area consists of a mix of institutional, commercial, and residential buildings. The San Jose City Hall is across the street at the southeast intersection of N. 4th and E. Santa Clara streets, and the San Jose State University (SJSU) campus is a block south of the subject property.

[2] Summarized from WRNS Studio, *Urban Catalyst, Icon Echo – Office & Residential San Jose, CA, File No. SP21-031, Special Use Permit Resubmittal #2* (January 31, 2022).



Figure 1. The proposed project site on N. 4th Street, outlined in dashed yellow (Google Earth, imagery date August 2018).



Figure 2. The subject parcels outlined in red with addresses noted in black; the project site is outlined in dashed yellow (Google Earth, imagery date August 2018).

APN 467-20-060: 128 E. St. John Street, 95 N. 4th Street & 77 N. 4th Street

Located within the boundaries of the St. James Square City Landmark District, this parcel at the intersection of E. St. John and N. 4th streets features three one-story commercial buildings at 128 E. St. John Street, 95 N. 4th Street, and 77 N. 4th Street.

Constructed ca. 1922, the one-story utilitarian garage at 128 E. St. John Street is rectangular in plan. The reinforced concrete building has an asphalt shingle-clad hipped roof with a flat top. The front (north) façade has stucco cladding while the side facades are only painted with no cladding nor openings. The west façade has brick infill at the top quarter of the wall. The rear façade is not visible. The front façade has four large openings, three of which were previously infilled—the infilled sections are clad with scored stucco to mimic concrete masonry units. The second opening from the west features a metal roll up door while the easternmost opening has a single door inserted at the west end. A large billboard is attached to the east façade.

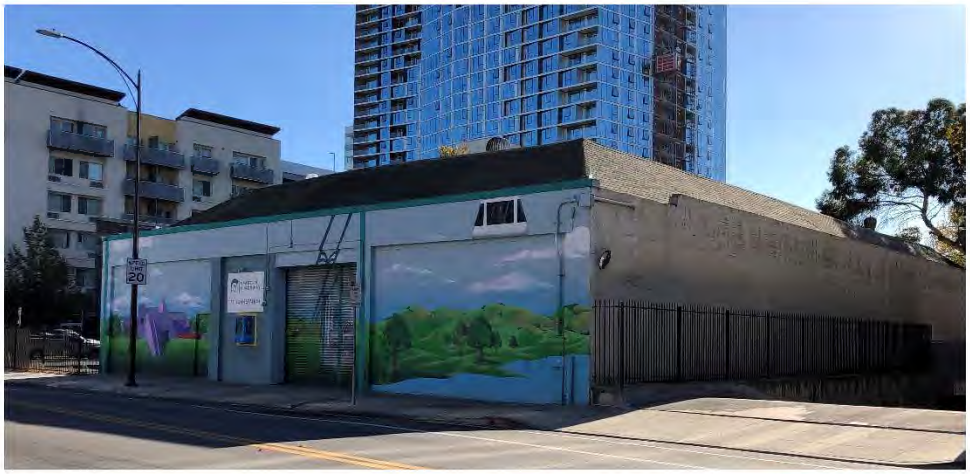


Figure 3. The front (north) and west façades of 128 E. St. John Street.



Figure 4. The east façade of 128 E. St. John Street.

The one-story commercial building at 95 N. 4th Street was constructed in 1948. It is set back approximately 35 feet from both streets with asphalt-paved surface parking to the north and east. The concrete building is rectangular in plan with a flat roof. The front (east) façade is partially clad with sheet metal and features three metal-sash storefronts with glazed doors and transoms. The north façade has a large, fixed corner window to the

east and a single flush door with a painted transom to the west. Two openings at the center appear to be boarded up. The west and south facades are blind.



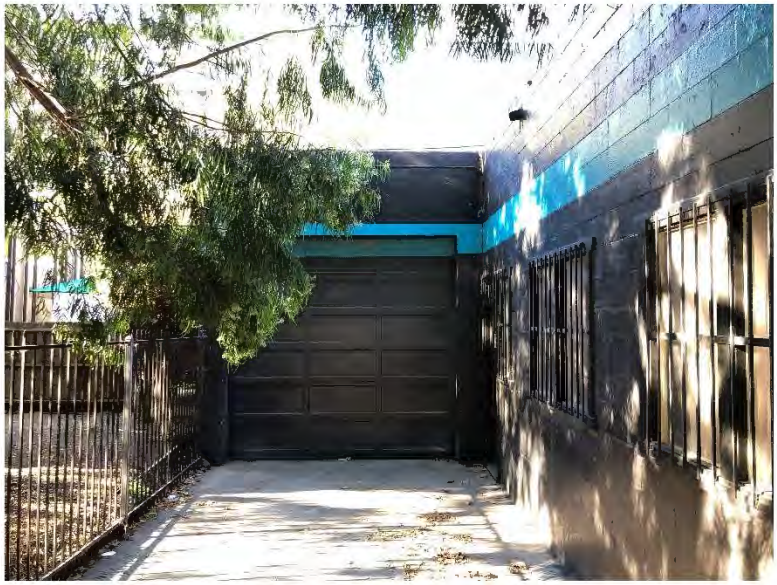
Figure 5. The front (east) and north façades of 95 N. 4th Street.

Constructed ca. 1927 with rear additions from 1947 and ca. 1960, the one-story utilitarian commercial building at 77 N. 4th Street is L-shaped in plan. It is of concrete masonry unit construction with a flat roof. The parapet is stepped at the front and straight at the sides. An approximately 30-foot-long driveway to the south leads to the panel garage door facing east. The symmetrical front (east) façade at the property line features a centered recessed entrance which consists of a glazed wood door (currently boarded up) flanked by large windows, all with transoms. Two large openings infilled with glass blocks appear to the north and south of the entrance. The north façade features three multi-lite steel-sash windows. Two sets of wood-sash, two-part rectangular windows facing the driveway punctuate the south façade. A single wood panel door with a transom and an attached single window is to the west. All windows on the north and south façades have metal security bars.



Figure 6. The front (east) and north façades of 77 N. 4th Street.





Figures 7 and 8. The front entrance (left), and the driveway and the partial south façade of 77 N. 4th Street (right).

APN 467-20-081: 49 N. 4th Street (First Presbyterian Church of San Jose)

The one-story building for the First Presbyterian Church of San Jose was constructed in 1972. The Modern brick building is irregular in plan with a flat roof and straight parapet. Running east-west, the church building occupies the northern part of the parcel while the southern part is used for surface parking. It is set back approximately 20 feet from the north and east property lines. The typical window assembly on the north and south facades is full-height aluminum-sash with sidelites on both sides. Series of windows are separated by solid panels in-between. This window design sometimes features a single glazed door with transom at the center pane. The main entrance to the church is on the south façade, facing the parking lot, sheltered below an awning. The street-facing east façade is mostly blind except for a deeply recessed doorway. The building is surrounded by metal fence.



Figure 9. The east façade of the First Presbyterian Church.



Figure 10. The partial south façade and the entrance of the church building.



Figure 11. The north façade of the church building.

APN 467-20-080: 60 N. 3rd Street (Town Park Towers)

This parcel is occupied by Town Park Towers on the N. 3rd Street side and a paved parking lot on the N. 4th Street side. Constructed in 1971, the ten-story building has always been used for senior citizen housing. The Modern apartment building for seniors is rectangular in plan with scalloped balconies extending to the east and west sides. It is set back approximately 25 feet from the property line on N. 3rd Street, behind a front yard featuring mature trees and small shrubs. Capped by a flat roof, the north and south ends of the building are solid while the east and west sides are transparent with a series of windows and overhanging balconies. The identical north and south façades are divided into three bays; the projecting middle bay contains the emergency exit stairs. The east and west facades are divided into seven bays by concrete screens. Each section has a floor-to-ceiling window wall (three-part at the narrow bays and ten-part at the wider bays) and a curved balcony with metal railings. The ground floor of the front (west) façade features the recessed main entrance at the center bay. A full-width aluminum-sash storefront with glazed double sliding doors is accessed by a ramp from the sidewalk.

The wider bays to the north and south are punctuated by five slim windows while the narrow end bays are blind. The east façade has storefront assemblies on the ground floor with double doors opening to the parking lot.



Figure 12. The east façade of Town Park Towers photographed from the parking lot.





Figures 13 and 14. The south façade (left), and the partial front (west) façade (right).



Figure 15. The main entrance of Town Park Towers on N. 3rd Street.

APN 467-20-079: 147 E. Santa Clara Street

The gas station at the intersection of E. Santa Clara and N. 4th streets has two identical canopies sheltering the pumps and a one-story commercial building. The canopies, one running on the north-south and the other in east-west directions, each have a clay tile-clad hipped roof supported by four brick columns. The diagonally placed commercial building is rectangular in plan with a clay tile-clad hipped roof. Exterior walls are stucco-clad with brick veneer rising to the windowsills on the front (southeast) and northeast walls. Large, fixed windows punctuate both facades. Two aluminum-sash double glazed doors with transoms interrupt the front façade. A single panel door is at the north end of the northeast façade. The southwest and northwest (rear) façades are fully clad in brick veneer. The southwest façade is punctuated by a flush door and a fixed window at the corner. The rear façade features a roll-up garage door and a single flush door.



Figure 16. The overall view of the gas station at 147 S. Santa Clara Street.



Figure 17. Looking west at the commercial building.

6. ARCHITECTURAL STYLES

The subject buildings on the project site exhibit examples of different architectural styles and influences. Constructed ca. 1927, the former laundry at 77 N. 4th Street is an example of a 20th century commercial building reflecting the characteristic features of its type including concrete construction, steel-sash windows, and a flat roof. The garage building at 128 E. St. John Street (ca. 1922) is a utilitarian structure without a definitive architectural style.

The former gas station building at 95 N. 4th Street (1948), and the gas and service station at 147 E. Santa Clara Street (1969) were originally influenced by the Commercial Modern architectural style. Generated by a rejection of all historical references, the modern architectural styles were prevalent in San Jose from ca. 1930 to the 1950s and later.[3] Especially during the decades following the end of World War II, the Commercial Modern (ca. 1945-1975) and late interpretations of the International Style was applied to everyday residential, commercial, and institutional buildings. Less expensive and stripped-down versions of the style were favored by builders who preferred inexpensive building materials, maximized square footage, and quick construction methods.[4] Character-defining features of the style that applied to the subject structures include horizontal massing, flat or low-pitched roofs, and extensive use of glass within metal frames.[5]

The church at 49 N. 4th Street (1972) and the senior housing at 60 N. 3rd Street (1970) exhibit characteristics of the Modern architectural style. The period from the 1950s through the 1970s was defined by a population boom and physical growth of the city that produced a staggering number of Modern buildings in downtown as well as the suburbs. The First Presbyterian Church building reflects some of the character-defining features of the International style including strong right angles and cubic forms, exterior walls of brick, flat roofs with flush parapet, walls of glass, asymmetrical facades, and minimal applied ornamentation.[6] Town Park Towers' curvilinear balconies, expansive use of glass, and flat roof is reminiscent of the Organic architectural style of which there were a few examples in San Jose in the 1960s and the 1970s.[7]

[3] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 30-32.
[4] Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.
[5] PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 77-78.
[6] Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 175.
[7] PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 87-88.

7. SITE HISTORY

The subject block was developed with one- or two-story wood frame dwellings at its northwest quarter as indicated on the 1891 Sanborn map; the rest of the block featured a mix of animal husbandry and industrial complexes including a corral, Glenwood Lumber Co., The Central Milling Co. Flour Mill, and Mt. Hamilton Livery. Five of the dwellings on N. 3rd Street were replaced by the First Presbyterian Church in 1908; the rest of the block remained intact until at least 1915.[8] By 1932, the lumber company at the intersection of E. St. John and N. 4th streets was no longer extant—according to the Sanborn maps and aerial photographs, these inner parcels remained vacant until 1972 when the new church building was constructed. The garage at 128 E. St John Street was constructed ca. 1922 and the laundry at 77 N. 4th Street ca. 1927. A two-story building was added to the south of the church by 1932; it was noted as "undertaking" and later as a youth center, both of which were possibly associated with the church. The livery and the flour mill on the southern half of the block were replaced by warehouses and stores by 1915; and auto-related businesses and garages were introduced along E. Santa Clara Street in the 1950s. The last dwellings on the block were removed by 1958.

After World War II, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, San Jose's downtown retail began to decline in the mid-1950s; over the course of about 15 years, businesses left the once-vital downtown retail center for new modern shopping centers, malls, and office parks in the suburbs—which was not only a local but a national trend of the time.[9]

The subject block changed drastically in the late 1960s and the early 1970s. The service station structures at 147 E. Santa Clara Street were constructed in 1969. The First Presbyterian Church hired Goodwin Steinberg to provide design drawings for construction of a new roof for the church. The project required a costly repair, so Steinberg proposed to demolish the existing church, subdivide the parcel, construct a smaller church building on one parcel and a senior housing project (supported by the federal Housing and Urban Development funds) on the other. Even though the congregation rejected the idea of demolishing the 1908 church building in the beginning, the architect convinced them by offering to reuse some of the sentimental finishes and furnishings from the original building.[10] The First Presbyterian Church on N. 3rd Street was demolished in 1968 and the new church at 49 N. 4th Street was completed in 1972. Constructed in 1971, the multi-unit senior housing, Town Park Towers, was among the early projects in promoting housing and healthy development in downtown core.[11] Both the church and the senior housing were built by general contractor Ernest Hathaway. The latest addition to the block is the contemporary multi-story office building at northwest corner, constructed ca. 1985.

The detailed construction chronologies of the subject properties are listed below.

[8] Sanborn maps; San Jose Public Library California Room Digital Collections, File Name: CAL-PC-184.
[9] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).
[10] Goodwin Steinberg, *From the Ground Up, Building Silicon Valley* (Stanford, CA: Stanford University Press, 2002), 28-32.
[11] Goodwin Steinberg, *From the Ground Up, Building Silicon Valley* (Stanford, CA: Stanford University Press, 2002), 29.



Figure 18. The demolished First Presbyterian Church at 60 N. 3rd Street in the 1920s (San Jose Public Library Digital Collections).



Figure 19. The automobile service business at 128 E. St. John Street; no date (Santa Clara County Assessor's Office).





Figures 20 and 21. The laundry at 77 N. 4th Street, left, and the service station at 95 N. 4th Street, right. No date, possibly around mid-20th century (Santa Clara County Assessor's Office).



Figure 22. The gas station at the intersection of E. Santa Clara and N. 4th streets, visible on the left side, in 1986 (San Jose State University Library Special Collections & Archives).

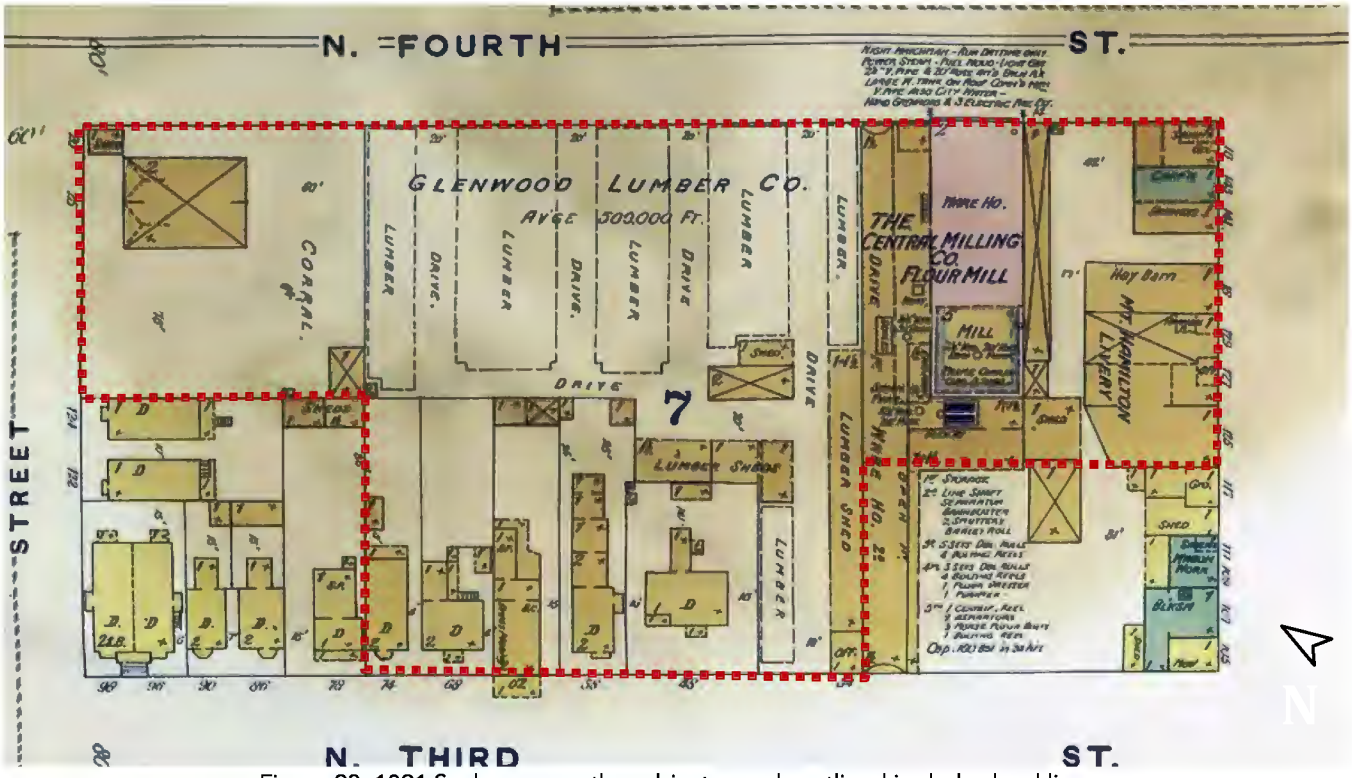


Figure 23. 1891 Sanborn map, the subject parcels outlined in dashed red line.

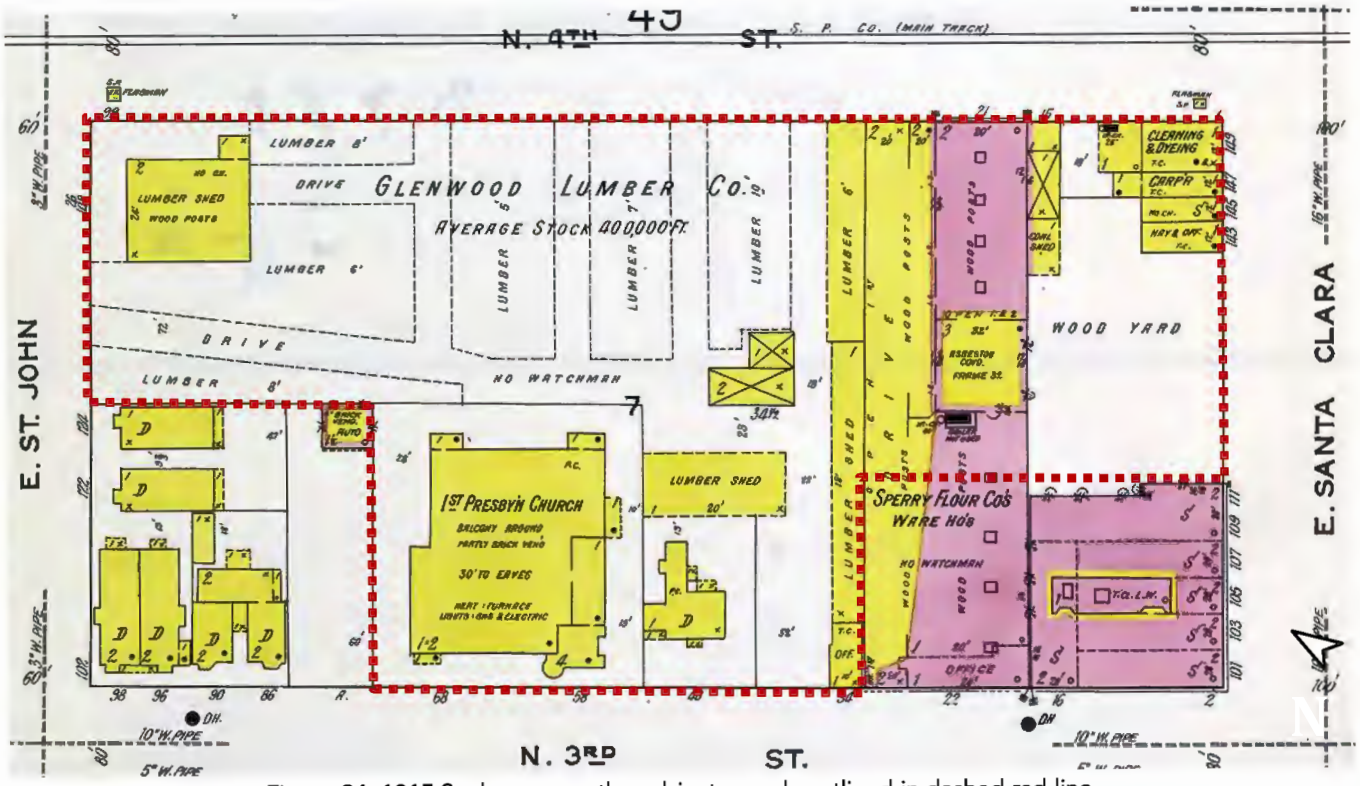


Figure 24. 1915 Sanborn map, the subject parcels outlined in dashed red line.

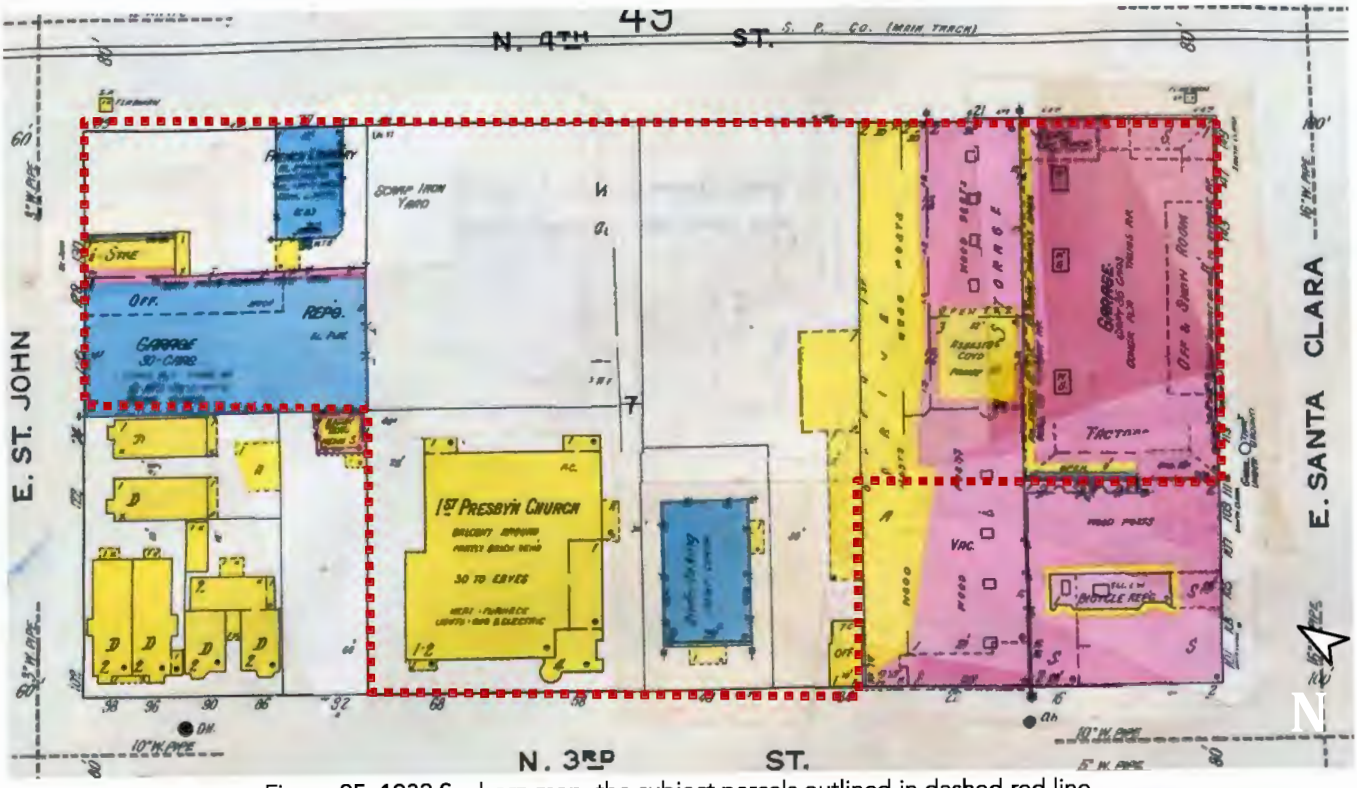


Figure 25. 1932 Sanborn map, the subject parcels outlined in dashed red line.

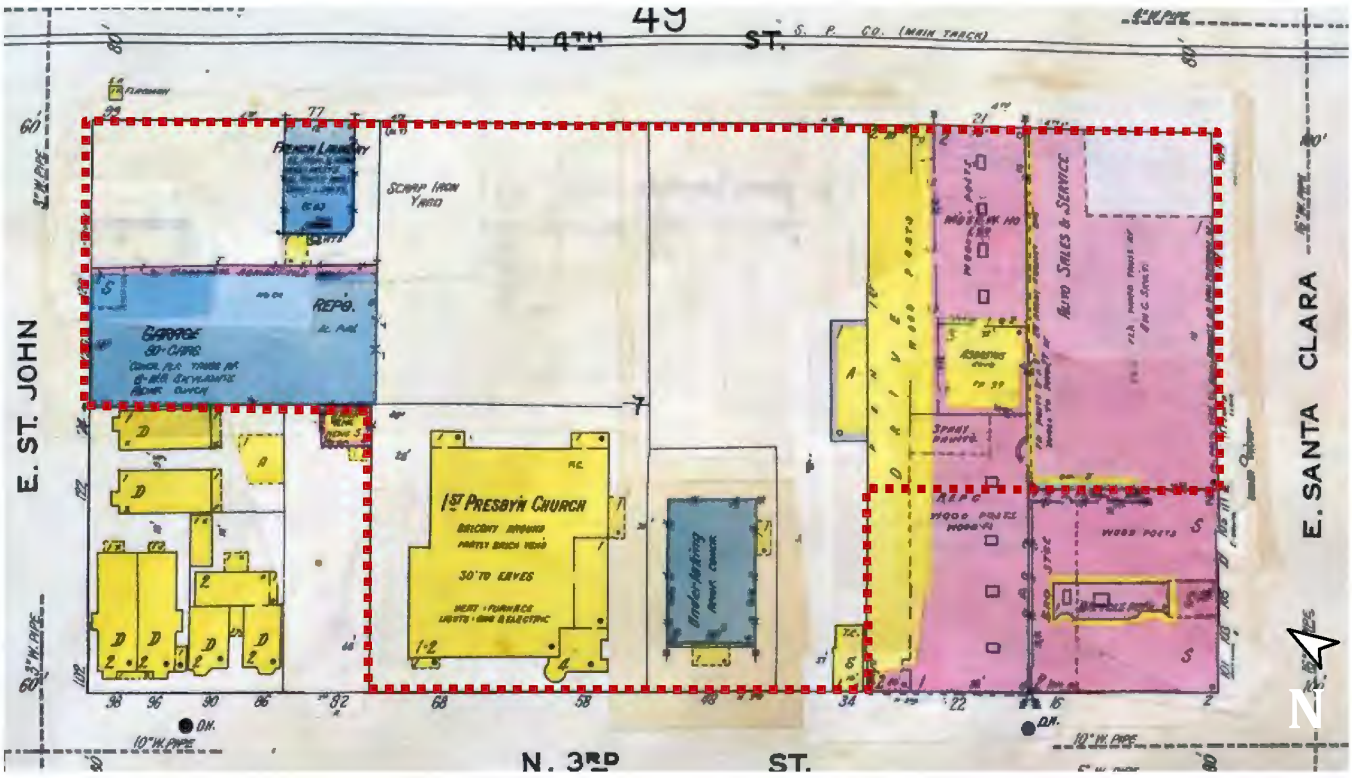


Figure 26. 1939 Sanborn map, the subject parcels outlined in dashed red line.

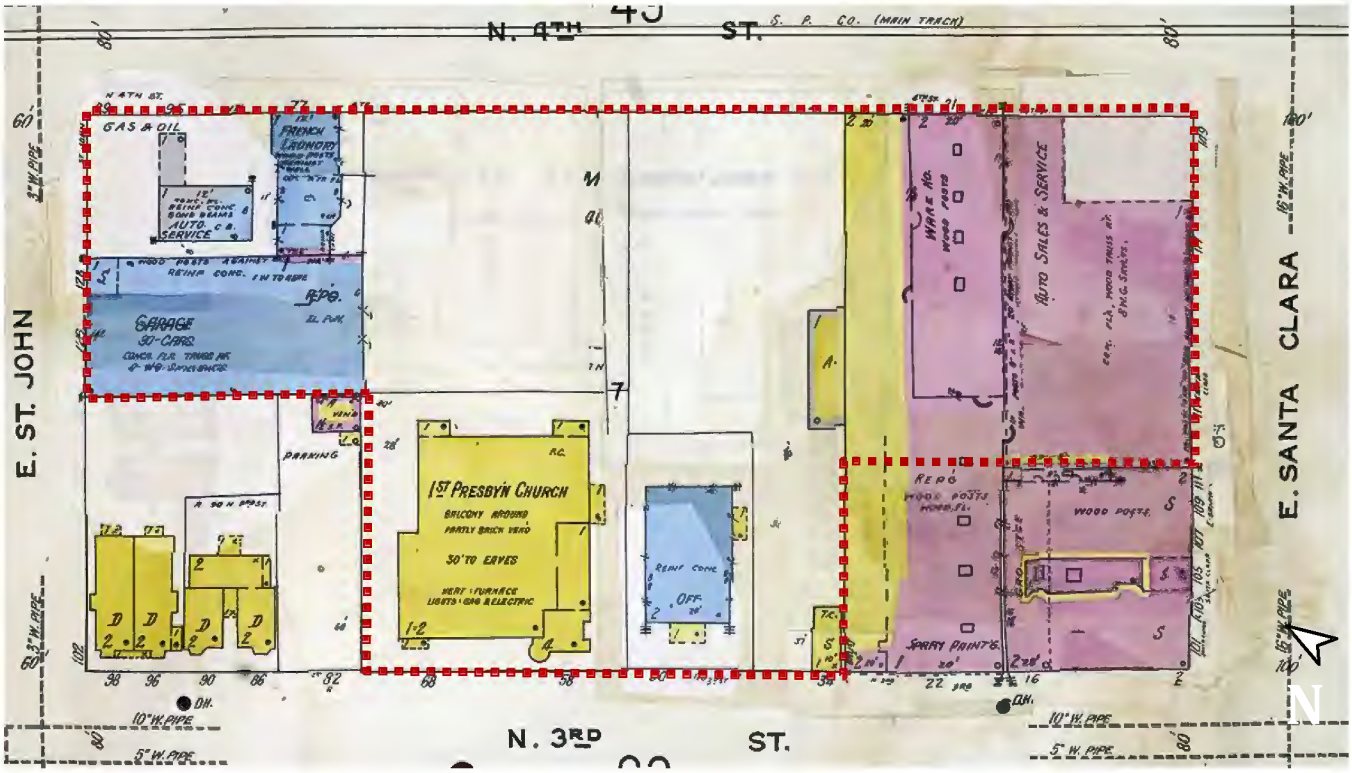


Figure 27. 1950 Sanborn map, the subject parcels outlined in dashed red line.

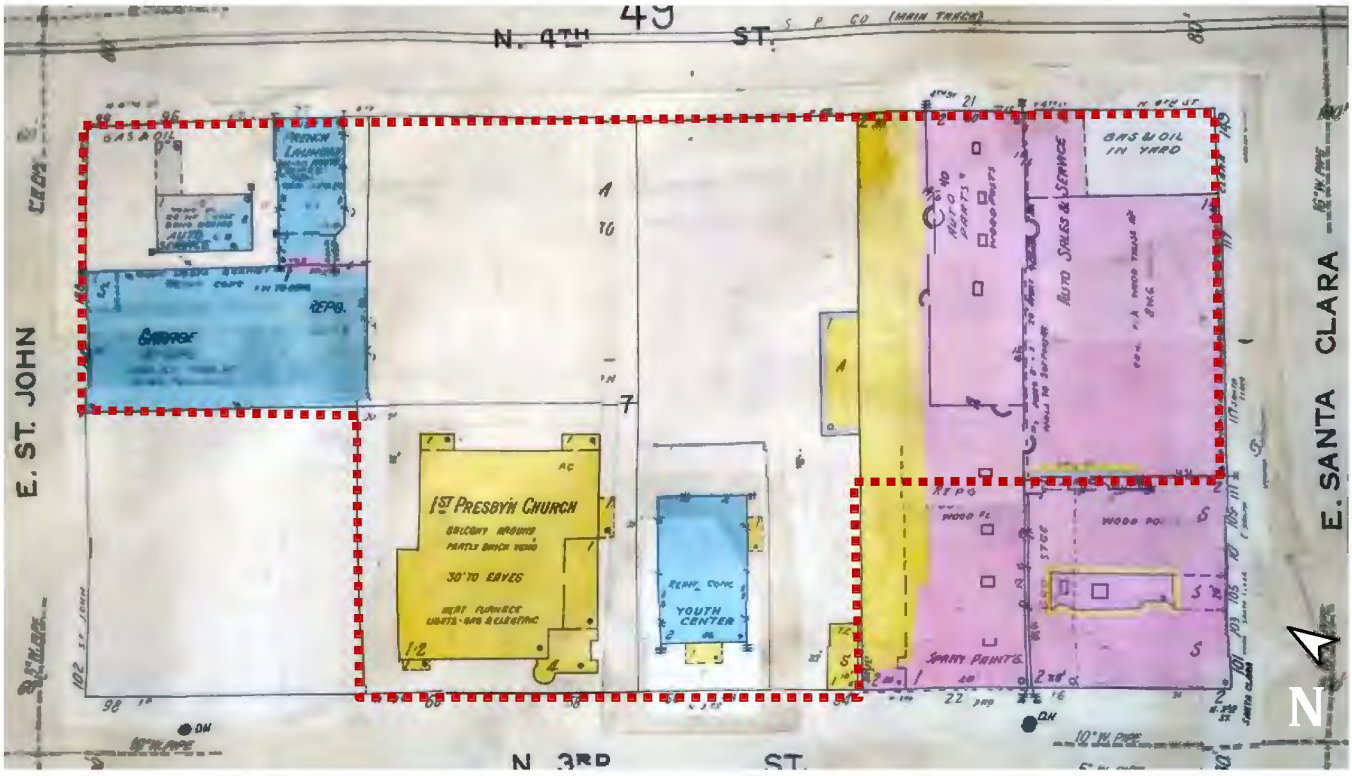


Figure 28. 1958 Sanborn map, the subject parcels outlined in dashed red line.

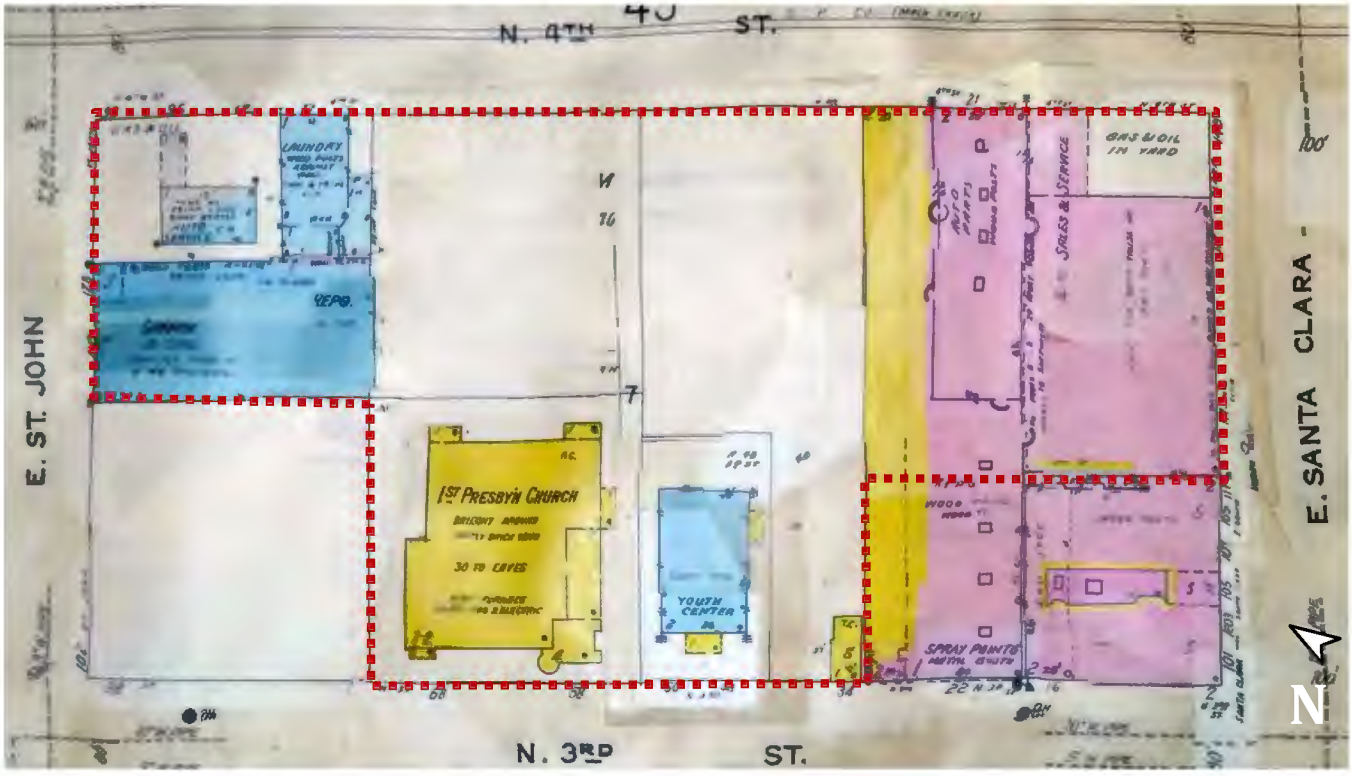


Figure 29. 1962 Sanborn map, the subject parcels outlined in dashed red line.

Construction Chronology for 128 E. St. John Street (APN 467-20-060)

No building permits associated with the initial construction were found for the property. The Santa Clara Assessor's Office records the construction date as ca. 1922. The address first appears in the 1938 city directory as "Continental Baking Co." The building is also shown as "Garage" on the 1939 Sanborn map and it is evident on the 1948 aerial photograph.[12] All windows and doors, except for the opening with the roll-up garage door, were infilled at an unknown date. Below is the construction chronology with a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.[13]

Ca. 1922	The building was constructed.
1962	Add vault and interior partitions to the one-story building, to be used as parking garage. Permit No. 39432.
1964	Alter front and offices, used as offices and storage of motor vehicles. Permit No. 45364-F.
1990	Reroofing. Permit No. 92234Pld.

Construction Chronology for 95 N. 4th Street (APN 467-20-060)

According to the permits on file, the one-story building was constructed in 1948 as an auto service and a gasoline filling station by Bridges Construction Company. The Santa Clara Assessor's Office records also confirms this date. The building first appears on the 1949 city directory and the 1950 Sanborn map.[14] According to the aerial photographs, the front canopy was removed in the 1990s.[15] Below is a list of building permits on file and a summary of what the permit work entailed.[16]

1948	Permit application to construct a one-story gasoline filling station by Bridges Construction Company. Permit No. 4861.
1973	Interior alterations for a locker room. Permit No. 76192F.
2017	Permit application for tenant improvements to meet ADA compliance. Permit No. 2017-022300.

Construction Chronology for 77 N. 4th Street (APN 467-20-060)

No building permits associated with the initial construction were found for the property. Although the Assessor's Office records note the construction date as ca. 1930, the building first appears on the 1927 city directory and the 1932 Sanborn map as a (French) laundry.[17] The earliest permits on file, for the rear addition and front alterations, are from 1947. A side addition as constructed in 1956. Below is the construction chronology with a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.[18]

Ca. 1927	The building was constructed.
1947	Addition to the one-story laundry building by contractor M. W. Reese. Permit No. 3554.
1947	Alterations at the front. Permit No. 3323.

[12] Santa Clara County Assessor's Office; *City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.
[13] City of San Jose Online Permit Services.
[14] Santa Clara County Assessor's Office; *City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.
[15] Historical Aerials by NETR Online.
[16] City of San Jose Online Permit Services.
[17] Santa Clara County Assessor's Office; *City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.
[18] City of San Jose Online Permit Services.

1956	Building addition. Permit No. 23753.
1976	Alterations to the building to be used for pottery sales. Permit No. 00073F.

Construction Chronology for 49 N. 4th Street (APN 467-20-081)

The one-story building for the First Presbyterian Church of San Jose was constructed in 1972. Architect Goodwin Steinberg and general contractor E. A. Hathaway are associated with the building.[19] The address first appears on the 1973 city directory, and the building was continuously used by the congregation until 2019. Even though the last service at the building was held in 2019; it continues to provide services for homeless and disadvantaged.[20] Below is a list of building permits on file and a summary of what the permit work entailed.[21]

1972	Permit application to construct a one-story church building. Permit No. 72688.
1996	A new church sign was installed at the front. Permit No. B9674770.

Construction Chronology for 60 N. 3rd Street (APN 467-20-080)

The former church building on the parcel was demolished in 1970 and the ten-story Town Park Towers building was constructed in 1971. It was designed by Goodwin Steinberg and constructed by general contractor E. A. Hathaway as part of a larger project featuring the First Presbyterian Church on the adjacent parcel along N. 4th Street.[22] The address first appears on the 1973 city directory as "Town Park Towers, senior citizen housing." Below is a list of major building permits on file and a summary of what the permit work entailed.[23]

1971	Permit application to construct a 10-story, 216-unit building, Town Park Towers. Permit No. 69931.
1982	Water tank and solar panels were installed. Permit No. 34343.
1994	Pump house and slab were constructed. Permit No. 94-30546F.
2002	Reroofing. Permit No. 2002-040490-MF.

Construction Chronology for 147 E. Santa Clara Street (APN 467-20-079)

A one-story service station building for Standard Oil Company at 147 E. Santa Clara Street was constructed in 1969. The address first appears on the 1971 city directory as the Standard Station.[24] Below is a list of building permits on file and a summary of what the permit work entailed.[25]

1969	Permit application to construct a one-story service station by contractor R. W. Johnston & Son. Permit No. 62702V.
1983	A one-story kiosk for cashier booth at the Chevron gas station was built. Permit No. 40662F. (According to the aerials photos, this addition was removed ca. 1995.)
1990	Water treatment equipment was installed. Permit No. 87642F.
1994	Replace monument sign. Permit No. 94-40073.

[19] City of San Jose Online Permit Services.
[20] Sal Pizarro, "After 170 years, First Presbyterian Church of San Jose closes its doors downtown," *Mercury News,* July 1, 2019.
[21] City of San Jose Online Permit Services.
[22] City of San Jose Online Permit Services; Goodwin Steinberg, *From the Ground Up, Building Silicon Valley* , 29-33.
[23] City of San Jose Online Permit Services.
[24] City of San Jose Online Permit Services; Santa Clara County Assessor's Office; San Jose city directories.
[25] City of San Jose Online Permit Services.

8. HISTORIC CONTEXT

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)[26]

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[27]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era (1870 – 1918)[28]

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

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[26] Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
[27] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.
[28] Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.[29]

Inter-War Period (1918 – 1945)
After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.[30] During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.[31]

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.[32]

Industrialization and Urbanization (1945 – 1991)
Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[33]

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.[34] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[35] While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.[36]

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[29] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
[30] Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.
[31] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
[32] Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development,* July 21, 2003, 9.
[33] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.
[34] PAST Consultants, *San Jose Modernism,* 26-27; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
[35] Ibid., 26-27.
[36] Winter & Company, *Your Old House*, 15.

Downtown San Jose[37]

Downtown San Jose was the cultural, civic, shopping, and economic hub for the Santa Clara Valley through World War II and into the early 1950s. With the emergence of Silicon Valley to the north, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, the City of San Jose soon became a bedroom community for Silicon Valley, rather than its business center. During this period, there was little regard for preserving San Jose's downtown. Downtown retail began to decline in the mid-1950s. Over the course of about 15 years, retailers led an exodus from which significantly changed the previous vitality of downtown. Freeways made it easy to bypass the once-vital retail center for new modern shopping centers, malls, and office parks in the suburbs.

In 1958, San Jose moved its city hall out of downtown to a newly built office park and civic center on N. 1st Street, nearly two miles to the north. The county offices followed city hall out of downtown, as did the daily paper, the Mercury News. This exodus removed hundreds of public sector and newspaper workers from downtown.

Through the 1960s, city leaders continued to pursue an outward growth agenda, but there was a growing awareness of the negative impacts of annexation. Pro-growth Hamann retired in 1969, and in 1970 the city council adopted an urban development policy that promoted infill rather than outward growth. The City of San Jose established an urban growth boundary in the 1970s and then began a long process of focusing city growth in areas with existing infrastructure, including downtown. However, by then, downtown had lost its central position in the South Bay. To refocus city growth and investment in downtown, San Jose had to fight against the trend toward decentralization. The conditions were then set-in place for significant development and revitalization of the downtown.

Starting in the 1980s, the San Jose Redevelopment Agency—by then the largest Redevelopment Agency in the state—used virtually all its power and money to try to make San Jose's downtown match the scale and the amenities of one of the nation's larger cities. Office development began to grow again in the mid-1980s, with space for traditional business services jobs such as accounting, legal and consulting. Many of these businesses went to new class-A buildings along Santa Clara Street or Almaden Boulevard.

The Martin Luther King Library (2003) and the San Jose City Hall (2005) are among the most recent civic infrastructure projects in downtown San Jose. The library project is especially significant in the attempt to reshape downtown as a social district—by being a literal connection between the downtown and the San Jose State University campus. It is also an important resource for the growing downtown residential community.

9. ARCHITECT/BUILDER

The research did not reveal any architects or builders associated with the initial design and/or construction of the buildings at 128 E. St. John and 77 N. 4th streets.

The building at 95 N. 4th Street was built by **Bridges Construction Company**. Founded by contractor H. A. Bridges, the firm worked on numerous structures in San Jose including remodeling of Hotel San Jose at 369 N. Market Street (1937) and construction of a new reinforced concrete structure at Stockton Avenue and Clinton Street for Warner Press, a religious publishing house from Anderson, Indiana (1946)—both designed by Higgins

[37] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

& Root Associates. Bridges also built Fire Station No. 1 (1951, eligible for the National and California Registers, a Candidate City Landmark) at 201 N. Market Street, which Binder & Curtis designed.[38]

The service station at 147 E. Santa Clara Street was constructed by contractor **R. W. Johnston & Son** in 1969. The firm was listed as general contractors in the local directories.[39]

The church building at 49 N. 4th Street and Town Park Towers at 60 N. 3rd Street were both designed by architect Goodwin Steinberg and constructed by general contractor Ernest A. Hathaway.

Goodwin Steinberg, FAIA (1922-2010) founded his architectural firm in San Jose in 1953. The firm's portfolio includes residential, civic, educational, commercial, industrial, hotel, retail, and public projects in the Santa Clara Valley. Steinberg studied with internationally known Modernist architect Mies van der Rohe at the Illinois Institute of Technology, graduated from the University of Illinois, and studied at Fontainebleau School of Fine Arts. He worked for his father Edward Steinberg, a prominent Chicago architect, for a few years and then started practicing architecture in the San Francisco Bay Area. He designed more than 700 Modern homes and hundreds of more traditional tract homes for developers in San Jose, San Carlos, and Cupertino. An advocate of regional planning, Steinberg provided design advice for the Guadalupe River Park. Today, the firm continues as Steinberg Hart, an international architectural firm, with multiple offices in California, New York, Texas, and China.[40]

The following paragraph about **Ernest Hathaway** and his contracting firm was taken from *San Jose Modernism:*

> Founded by Ernest Hathaway, the San José contracting firm of E. A. Hathaway & Co. (established in 1923) merged with Dinwiddie Construction (established in 1911 by W. S. Dinwiddie) in 1996 to become Hathaway Dinwiddie Construction Group. In 1999, the firm changed its name to Hathaway Dinwiddie Construction Co. When they merged, the firms were two of the oldest construction companies on the West Coast. Among many other mid-century San José projects completed with Higgins & Root, E. A. Hathaway built the Lincoln Glen Elementary School (1950) at 2175 Lincoln Avenue; a firehouse for Engine Co. No. 5 (1948) at Sixth and Taylor streets; and a $40,000 "modern plant" for Navlet's floral business on the west side of The Alameda between Keeble Avenue and Race Street, featuring an extensive use of glass. In March 1949, Progressive Architecture featured images of an office and built-in desks attributed to Higgins & Root and E.A. Hathaway & Co. Today, the company specializes in building advanced technology facilities, including micro-electronics, semiconductor and bio/pharmaceutical facilities, plus office buildings, interior improvements, seismic retrofits, and special purpose facilities. The firm has built the Getty Center in Los Angeles, Bank of America's World Headquarters, and the Transamerica Pyramid (1972, by William L. Pereira Associates). The firm has offices in San Francisco, Santa Clara and Los Angeles.[41]

[38] PAST Consultants, *San Jose Modernism,* 159.
[39] Ancestry.com.
[40] Summarized from PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 145-146; Steinberg Hart, https://steinberghart.com/ (accessed December 29, 2020); "Celebrated architect Goodwin Steinberg, 89, dies after illness," *Palo Alto Online,* December 16, 2010.
[41] PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 166.

10. OCCUPANCY HISTORY

The occupancy history of the subject properties is outlined below. [42]

128 E. St. John Street

This building, listed as 126 E. St. John in the city directories until the 1960s, was occupied by auto-related businesses (auto repair, garage, auto painter, armored car service etc.) from 1926 to at least 1976. A smaller office space at the northeast corner of the building, 128 E. St. John Street, was used by a variety of businesses including a contractor's office, a baking company, and a car service from 1926 to 1963.

Dates	Occupants
1924 - 1925	Not listed
1926	126: Bryant & Cox (auto repair) 128: R. L. Jorgensen (contractor)
1927	126: Park Garage 128: R. L. Jorgensen (contractor)
1928 – 1930	126: Park Garage
1931	126-128: J. H. Roger (garage)
1932	126: J. H. Roger (garage), R. S. Purviance (auto repair)
1933 – 1936	126: J. H. Roger (garage)
1938	126: J. H. Roger (garage), Emil Urban (auto painter) 128: Continental Baking Co.
1939	126: Emil Urban (auto painter) 128: Continental Baking Co.
1941	126: J. H. Roger (garage)
1943	126: J. H. Roger (garage), Emil Urban (auto painter), H. P. Lee (auto repair) 128: Continental Baking Co.
1945	126: J. H. Roger (garage), Emil Urban (auto painter), Schwirtz & Probst (auto repair) 128: Continental Baking Co.
1947	126: J. H. Roger (garage), Emil Urban (auto painter), D. H. Wadley (auto repair) 128: Continental Baking Co.
1950	126: Emil Urban (auto painter), D. H. Wadley (auto repair) 128: Continental Baking Co.
1956	126: Wadley's Auto Services, Urban & Son (auto painters) 128: Vacant
1957 – 1959	126: Lawrance Bros Auto Rebuilding, Wadley's Auto Services (repair), Urban & Son (auto painters) 128: Loomis Armored Car Service
1960 – 1963	126: Wadley's Auto Services (repair) 128: Loomis Armored Car Service
1965 – 1976	128: Loomis Armored Car Service

95 N. 4th Street

This address was recorded as a gas station from 1949 to 1965.

Dates	Occupants
1949 – 1950	Fite's Automotive Service, gas station
1955	Robert E Hill gas
1956 – 1962	Texaco Service (G C McReynolds), gas station
1963	Texaco Service (John Elish), gas station
1965 – 1970	Not listed

77 N. 4th Street

The building at 77 N. 4th Street was used as a laundry from 1927 until at least 1970.

Dates	Occupants
1927 – 1945	New Style French Laundry
1947 – 1950	Baby's Laundry Service
1954 – 1970	Baby's Diaper Service

49 N. 4th Street (APN 467-20-081)

The building was constructed for the First Presbyterian Church of San Jose in 1972 and continuously used by the congregation until 2019. Since then, the building has been used to provide services for homeless and disadvantaged.[43]

60 N. 3rd Street (APN 467-20-080)

The Town Park Towers building has been continuously used as senior housing since its construction in 1971.

147 E. Santa Clara Street (APN 467-20-079)

This gas and service station was used by Standard Oil/Standard Stations from 1971 to 1973 and has been used by Chevron since 1976. [44]

11. RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES

A reconnaissance survey of 21 properties within 200 feet of the proposed project site was carried out in November 2020. Each property was photographed and is briefly described below. 15 of these properties are identified on the City of San Jose HRI.[45] Two properties at 150 E. Santa Clara (#9) and 30 N. 3rd Street (#20) are designated San Jose City Landmarks. The property at 156 E. St. John Street (#5) was also designated as a City Landmark but it is no longer extant. According to the San Jose HRI, Alliance Building at 109 E. Santa Clara Street (#21) is individually eligible for the NRHP and CRHR. The locally listed St. James Square City Landmark District

[43] Sal Pizarro, "After 170 years, First Presbyterian Church of San Jose closes its doors downtown," *Mercury News,* July 1, 2019.
[44] Ancestry.com; City of San Jose Online Permit Services.
[45] City of San Jose, *City of San Jose Historic Resources Inventory, February* 8, 2016, https://www.sanjoseca.gov/home/showdocument?id=24021 (accessed December 28, 2020).

encompasses one of the subject parcels (APN 467-20-060) and three of the surveyed properties (#1 at 110 N. 3rd Street, #18 at 95 N. 3rd Street, #19 at 96 N. 3rd Street). The NRHP-listed St. James Square Historic District is a much smaller historic district and does not include the properties within or adjacent to the project site. The Downtown Commercial National Register Historic District is to the south of E. Santa Clara Street.

Table 1. Properties within the survey area that are identified on the City of San Jose HRI. [The information in brackets obtained from other sources.]

SURVEY #	ADDRESS	APN	NAME	ARCH. STYLE	YEAR BUILT	DESIGNATION
#1	110 N. 3rd St.	467-20-075		[Midcentury Modern]	[1965]	National Register District, City Landmark District, Noncontributing Site/Structure
#5 (Not extant	156 E. St. John St.	467-20-018	Donner / Houghton Residence	Italianate	Ca. 1881	National Register Site/Structure, City Landmark Site/Structure, Contributing Site/Structure
#7 (Not extant)	21 N. 5th St.	467-20-010		[N/A]	[N/A]	Identified Site/Structure
#9	150 E. Santa Clara St.	467-23-035	State Meat Market	Edwardian	Ca. 1913	National Register District, City Landmark Site/Structure, Contributing Site/Structure
#10	144 E. Santa Clara St.	467-23-036	Recycle Bookstore	Edwardian	Ca. 1910	National Register District, Contributing Site/Structure
#11	134 E. Santa Clara St.	467-23-037		[No style, heavily altered]	[pre-1915]	National Register District, Identified Site/Structure
#12	126 E. Santa Clara Street	467-23-038		Brick commercial	Ca. 1910	National Register District, Contributing Site/Structure
#13	118 E. Santa Clara St.	467-23-039	Fox Building	Edwardian	Ca. 1910	National Register District, Contributing Site/Structure
#14	100 E. Santa Clara St.	467-23-089	YMCA Building	Modern Renaissance	Ca. 1913	National Register District, Contributing Site/Structure
#15	10 S. 3rd St.	467-23-088	[Parking lot]	[N/A]	[N/A]	National Register District, Identified Site/Structure
#18	[95 N. 3rd Street]	467-21-002		[Modern]	[1972]	National Register District, City Landmark District, Noncontributing Site/Structure
#19	96 N. 3rd St.	467-20-068		[Contemporary]	[1984]	National Register District, City Landmark District, Noncontributing Site/Structure
#20	30 N. 3rd St.	467-20-078	Sperry Flour Co.	Mission	1917	Eligible for National Register, Eligible for California Register, City Landmark Site/Structure

SURVEY #	ADDRESS	APN	NAME	ARCH. STYLE	YEAR BUILT	DESIGNATION
#21	109 E. Santa Clara St.	467-20-072	Alliance Building	Renaissance Revival	1908	Eligible for National Register, Eligible for California Register, Structure of Merit



Figure 30. Surveyed properties situated within 200 feet of the project site boundaries. The project site is outlined in dashed red. Properties listed on the San Jose HRI marked by a red star. The dashed blue line indicates the St. James Square City Landmark District boundaries, and the dashed yellow line indicates the Downtown Commercial National Historic District boundaries. (Edited from GIS Map, Office of the Assessor, County of Santa Clara, retrieved December 28, 2020.)

1. 110 N. 3rd Street, 467-20-075

This parcel was identified in the City of San Jose HRI as a noncontributing site to the St. James Square City Landmark District. Constructed in 1965, this one-story office building was designed in the Midcentury Modern style.[46] Roughly rectangular in plan, the building has brick walls and a low-pitched, asphalt shingle-clad gable roof with wide eave overhang. Sheltered below the projecting gable end on the west façade, the full-height main entrance assembly facing N. 3rd Street features glazed double doors with sidelites and transoms. The entrance is flanked by decorative brickwork and metal light fixtures. A pair of narrow slit windows framed by brickwork is to the north and south of the entrance. The south façade is set back 100 feet from E. St. John Street and faces the large parking lot. A series of narrow slit windows, separated by the same decorative brickwork, is interrupted by two secondary entrances.



Figure 31. 110 N. 3rd Street.

2. 115 N. 4th Street, 467-20-041

Constructed in 1956, this one-story commercial building is rectangular in plan with flat roof and set back 50 feet from St. John Street.[47] According to Google Maps street views, the building has five large, fixed windows and seven glazed doors on the front façade, many of which were boarded over at the time of the site visit. A blue fabric awning runs along the front façade. The east façade facing N. 4th Street features a recessed entrance flanked with fluted panels. A glazed double door with sidelites and a transom provides access to the office space. Three rectangular fixed windows and another single door are also on this façade.



Figure 32. 115 N. 4th Street.

[46] City of San Jose Online Permit Services.
[47] City of San Jose Online Permit Services.

3. 100 N. 4th Street, 467-20-019

This is an asphalt-paved surface parking lot.

4. E. St. John Street, 467-20-040

This is an asphalt-paved surface parking lot associated with 100 N. 4th Street.



Figure 33. Parking lots at 100 N. 4th Street.

5. 158 E. St. John Street, 467-20-018

This property was previously listed in the City of San Jose HRI; however, the Donner/Houghton Residence on this parcel is no longer extant. The parcel currently features a multi-family residential building completed in 2016. The six-story corner building is U-shaped in plan. The brick-clad ground floor has a series of storefronts with glazed double doors on both facades. The entrance to the residential lobby is at the intersection of E. St. John and N. 4th streets, below a slightly projecting metal canopy. A roll up garage door is at end of each street façade. The stucco-clad upper floors have recessed two-part windows, sometimes in pairs, and projecting balconies with metal mesh railings.



Figure 34. 158 E. St. John Street.

6. 70 N. 4th Street, 467-20-017 and 467-20-085

Constructed ca. 2006, this six-story parking garage is rectangular in plan with a flat top story used for parking.[48] The building has a mix of stone cladding, stucco, and metal panels. The front (west) façade is divided into two sections by an eight-story tall elevator/stair tower. The northern section features five aluminum-sash storefronts on the first floor and metal screens at the upper floor openings. The southern section has a wide arched opening for vehicle entry on the first floor; two floors above are stucco-clad with simple rectangular openings.



Figure 35. 70 N. 4th Street.

7. 181 E. Santa Clara Street, 467-20-089

Although this property was listed in the City of San Jose HRI as an Identified Site/Structure, the recognized building (21 N. 5th Street) is no longer extant. A new development featuring two 28-story mixed-use towers with ground floor retail and underground parking is currently under construction.[49]

[48] Historical Aerials by NETR Online.

[49] City of San Jose, "SJSC Towers Mixed-Use Project," https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/completed-eirs/sjsc-towers-mixed-use-project (accessed December 28, 2020).



Figure 36. 181 E. Santa Clara Street.

8. 200 E. Santa Clara Street, 467-23-013

This is a paved public plaza northwest and adjacent to the San Jose City Hall complex.



Figure 37. 200 E. Santa Clara Street.

9. 142 E. Santa Clara Street, 467-23-035

This property, also known as State Meat Market, was identified in the City of San Jose HRI as a City Landmark and a contributing site/structure to the San Jose Downtown Historic District. Constructed ca. 1913, the Edwardian commercial building sits at the corner of E. Santa Clara and N. 4th streets.[50]

[50] San Jose HRI.

The two-story flat-roofed building is rectangular in plan. The E. Santa Clara Street (north) façade features glazed storefronts at the ground level, which wrap around one bay onto N. 4th Street. The storefront level features a black tiled base, large plate glass windows framed within pilasters, and glazed recessed double doors at two of the commercial spaces. A single door opens to the storefront at the east end, and a solid door provides access to the second floor. A belt course separates the storefronts from a prism-glass glazed clerestory, with another wide belt course separating the first from the second story.

The second story features angled bay windows, slightly recessed within the wall plane such that the large central windows are flush with the surrounding wall surfaces. The central windows on the north façade feature keystones and a zig-zagging head molding. The windows at each end are tipped with headers containing clathri-patterned grilles. A projecting belt course separates the second floor from a parapet. Geometric lollipop-like ornaments hang down from this molding at pilaster projections. The parapet level features recesses and a pronounced coping. The N. 4th Street (east) façade is similar, except that the ground floor level is mostly solid.



Figure 38. 142 E. Santa Clara Street.

10. 136 E. Santa Clara Street, 467-23-036

This property, also known as the Recycle Bookstore, was identified in the City of San Jose HRI as a contributing site/structure to the San Jose Downtown Historic District. Constructed ca. 1910, the brick masonry Edwardian commercial building rises three stories.[51] The ground floor features commercial storefronts over a green-tiled base. The storefronts appear to be heavily modified above the base, featuring rectangular windows set into flat plaster. Storefront doors are recessed. A heavy belt course separates the ground floor from the upper levels. The upper two stories feature three window bays surrounded by a rusticated brick wall. The center bay features paired double hung windows leading to a central fire escape. On either side of this are angled two story bay windows, also featuring double hung windows. The upper story windows feature large keystone ornaments. The building is topped by a projecting cornice with dentils and modillions.

[51] San Jose HRI.



Figure 39. 136 E. Santa Clara Street.

11. 130 E. Santa Clara Street, 467-23-037

Located within the boundaries of the San Jose Downtown Historic District, this property was listed in the City of San Jose HRI as an Identified Site/Structure. It is also identified as a noncontributor to the historic district. Constructed pre-1915, the commercial building was heavily modified over time.[52] The two-story building is rectangular in plan and has a flat roof. The stucco-clad front (north) façade is topped by a stepped parapet. The ground floor features two commercial storefronts, the wider storefront to the west is over a brick base and has fabric awnings. To the east, the narrower storefront is recessed. A single glazed door with transom is roughly centered and provides access to the upper floor. Two aluminum-sash sliders with painted trim are on the second floor.



[52] Sanborn maps.

Figure 40. 130 E. Santa Clara Street.

12. 126 E. Santa Clara Street, 467-23-038

Located within the boundaries of the San Jose Downtown Historic District, this property was identified in the City of San Jose HRI as a Contributing Site/Structure. Constructed ca. 1910, the Brick commercial building is two stories tall with a flat roof. The ground floor contains two storefronts over a non-original tile base. A third door at the east end leads to the upper story. The storefronts feature large display windows in anodized aluminum frames. Doors are glazed anodized aluminum, with transom. A clerestory runs the entire width of the building. Between the clerestory and a belt course at the second story windowsills is a plain brick band. The second floor features two window assemblies. Each assembly has two tall windows, with smaller transom windows above. Six pilasters project from the face of the cladding and penetrate the dentilated cornice onto the brick parapet. A slightly-projecting coping tops the parapet.



Figure 41. 126 E. Santa Clara Street.

13. 118 E. Santa Clara Street, 467-23-039

Located within the boundaries of the San Jose Downtown Historic District, this property, also known as Fox Building, was identified in the City of San Jose HRI as a Contributing Site/Structure. Constructed ca. 1910, this is a brick-clad Edwardian commercial building.[53] The building is two stories tall with a flat roof. The lower story features two storefronts, over a non-original tile base. The storefronts each feature large aluminum framed show-windows, glazed doors, and a clear-glazed clerestory. The door to the upper story is at the east end. A band of approximately 10 courses of painted brick separates the clerestory from the dentilated belt course that runs below the second story windows. The second story windows feature three vertical divisions, similar to Chicago-style windows, with a wide central window and narrower side sash. There is also a similarly divided transom level above. The brick work at the second story is an unpainted brown brick with lighter brick accents. A projecting cornice separates the second story from a plain brick parapet, currently covered with graffiti.

[53] San Jose HRI.



Figure 42. 118 E. Santa Clara Street.

14. 100 E. Santa Clara Street, 467-23-089

Located within the boundaries of the San Jose Downtown Historic District, this building, also known as YMCA Building, was identified in the City of San Jose HRI as a Contributing Site/Structure. It was evaluated in 2018 and found individually eligible for listing in the NRHP.[54] Constructed in 1913, the five-story reinforced concrete building exhibits features of the Beaux Arts architectural style. It is rectangular in plan with a flat roof. The exterior walls are sheathed in concrete with plaster applique; brick cladding rising up to windowsills on street-facing facades. The tripartite design features a one-story base, a three-story shaft, and a single-story capital with a prominent projecting cornice. The first floor features the main entrance on E. Santa Clara Street and large divided windows on both sides. A projecting wide stringcourse runs above the first floor. The upper floor windows appear to be rectangular wood-sash. The two-story tall blade sing reading "Hotel Clariana" is at the northwest corner. A metal fire escape is attached to the west façade.



Figure 43.100 E. Santa Clara Street.

[54] Bonnie Bamburg (Urban Programmers), *100-104 E. Santa Clara Street San Jose DPR Form,* 11/20/2018.

15. 10 S. 3rd Street, 467-23-088

This parcel was noted in the City of San Jose HRI as an Identified Structure; however, it is currently an asphalt-paved surface parking lot without any extant structures. It is also located in the Downtown Commercial National Register District; identified as a noncontributor to the historic district.

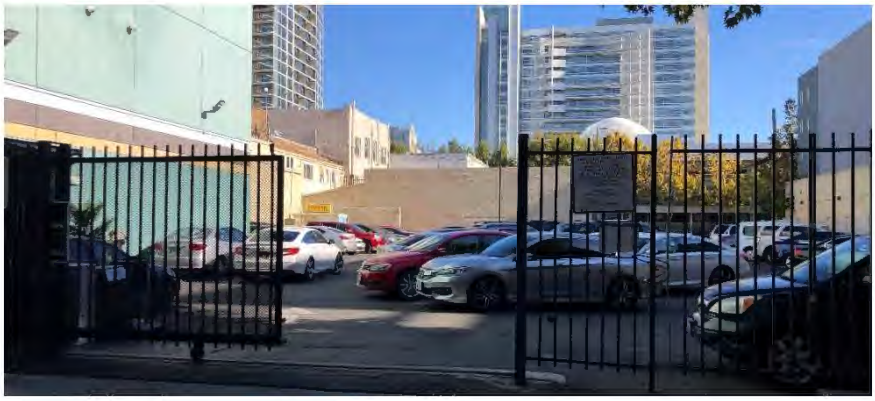

Figure 44. 10 S. 3rd Street.

16. 97 E. Santa Clara Street, 467-21-004

Constructed pre-1915, this commercial building stands at the corner of E. Santa Clara and N. 3rd streets. It is two-stories tall and rectangular in plan, with a flat roof.[55] On the front (south) elevation, the building steps down to one story. Walls are stucco clad. A series of storefronts occupy the ground level on both street façades. However, a mural by Alyssa Wigant adorns a solid portion of wall at approximately the middle of the east façade. Pilasters separate the storefronts, and each pilaster is topped by a square panel embossed with a star. A belt course separates the first from the second story. Windows at the second story are paired, double hung, and placed is simple raised surrounds. Each pair is topped by a circular ornament with an embossed star. A dentilated cornice tops the building.



Figure 45. 97 E. Santa Clara Street.

17. 75 E. Santa Clara Street, 467-21-040

Constructed in 1972-1974, this parcel features a 14-story office tower at the intersection of E. Santa Clara and N. 2nd streets.[56] This building, clad with reinforced concrete panels, stands on a raised podium, the face of which is

[55] Sanborn maps.

[56] Nathan Donato-Weinstein, "New owner of Mercury News office complex sees gathering strength for downtown SJ," *Silicon Valley Business Journal*, July 1, 2015; "Towers @ 2nd San Jose," Harvest Properties website, https://harvestproperties.com/investments/towers-at-second/ (accessed December 29, 2020).

recessed from the tower above. Columns rise from the ground and curve out to support the tower. The columns are clad with sheet metal, with glazed storefronts between. Over each storefront is a projecting canopy, topped by a balcony railing. The 12-story tower level consists of identical vertically split fixed windows recessed within reinforced concrete panels, the heads of which are curved. The building has a flat roof.



Figure 46. 75 E. Santa Clara Street.

18. 95 N. 3rd Street, 467-21-002

Located in the St. James Square City Landmark District, this property was identified in the City of San Jose HRI as a Noncontributing Site/Structure. The five-story reinforced concrete Modern parking garage was constructed in 1972.[57] The building is rectangular in plan with a flat top story used for parking. The corner building has recurring arched openings set within reinforced concrete panels on both façades. The vehicle entry is on N. 3rd Street. A projecting metal staircase framed with concrete walls provides pedestrian access to the garage.

[57] City of San Jose Online Permit Services.



Figure 47. 95 N. 3rd Street.

19. 96 N. 3rd Street, 467-20-068

Located in the St. James Square City Landmark District, this property was identified in the City of San Jose HRI as a Noncontributing Site/Structure. Constructed in 1984, this six-story modern office building is almost square in plan with a concave northwest corner.[58] The building consists of two parts—a two-story base with recessed openings, and a four-story tower. The tower consists of horizontal bands of mirror-glazing. The two end bays at both 3rd and St. John streets feature recessed bays, similar to those at the base. The concave corner, which contains the building entry, is recessed further back at the base. Four columns support the tower at the concave corner.



Figure 48. 96 N. 3rd Street.

20. 30 N. 3rd Street, 467-20-078

This property, also known as Sperry Flour Co., was identified in the City of San Jose HRI as a historic resource (Eligible for National Register, eligible for California Register, City Landmark Site/Structure). Constructed in 1917, the Mission Revival style building rises one story.[59] This building has a three-part façade. The central portion is crowned by a shaped parapet. Below the parapet, this portion of the façade is divided in two by a central pilaster. To the right of the pilaster is a shallow arch, with a recess featuring large windows – likely the entry was

[58] City of San Jose Online Permit Services.
[59] San Jose HRI.

originally here. To the left of the pilaster are two narrower arched openings. One of these is full height and features a recessed doorway, the other features a recessed window. All of the arches feature three decorative keystones at their top.

The two side wings are lower than the central portion. Each of these, instead of the shaped parapet, are topped by tiled pent forms, supported by complex curved brackets. The north wing features a large opening with a decorative metal gate. The south wing features two arches—one holds a recessed doorway, and the second a window.



Figure 49. 30 N. 3rd Street.

21. 101 E. Santa Clara Street, 467-20-072

This property, also known as Alliance Building, was identified in the City of San Jose HRI as a historic resource (Eligible for National Register, Eligible for California Register, Structure of Merit). Constructed in 1908, the Renaissance Revival building stands at the corner of N. 3rd and E. Santa Clara streets.[60] The building is two stories, with retail on the ground floor. Each retail storefront features large glass show windows, recessed doorways and projecting awnings, and each bay is separated by a pilaster. The second story rises above a belt course. Windows, which are double hung, are paired between pilasters. The building is topped by a cornice featuring a dentil course and wide, projecting eaves supported by long, narrow brackets.



Figure 50. 101 E. Santa Clara Street.

St. James Square City Landmark District

The following paragraph is taken from the City of San Jose's website:

[60] San Jose HRI.

> The Saint James Square City Landmark District (HD84-36) is listed under the theme Social, Arts, and Recreation for the Early American Period (1846-1870). The park, the only public square in the Downtown Core Area, is surrounded by buildings significant for their civic design and uses from the 1860s through 1930s. The park, originally laid out in 1848 by Chester Lyman, occupies a two-block area bounded by E. St. James Street on the north, E. St. John Street on the south, N. First Street on the west and N. Third Street on the east. The City Landmark District area includes the park, the block west to N. Market Street and part of the block east to N. Fourth Street and part of the block south between N. Second and N. Third Streets. In contrast, the smaller National Register of Historic Places District (NRD) St. James Square (St. James Park) area consists of 10 contributors – the park and nine buildings and two non-contributors on blocks opposite the park. As a listed NRHP property, the district is automatically included on the California Register of Historical Resources (CRHR).[61]

The St. James Square Historic District, which contains fewer properties than the City Landmark District, was listed on the National Register in 1979. The City Landmark District was designated in 1984. The subject parcels are outside the boundaries of the smaller NRHP-listed historic district, but the northernmost parcel (APN 467-20-060) is within the boundaries of the City Landmark District. According to the *St. James Square Historic District Design Guidelines* (published by City of San Jose in 1989), this is a noncontributing property.



Figure 51. The St. James Square City Landmark District outlined in black, the NRHP-listed St. James Square Historic District outline in dashed green line, and the subject parcels outlined in dashed red line (City of San Jose).

[61] "St. James Square City Landmark District," City of San Jose website, https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-districts-areas/st-james-square-city-landmark-district (accessed December 8, 2020).

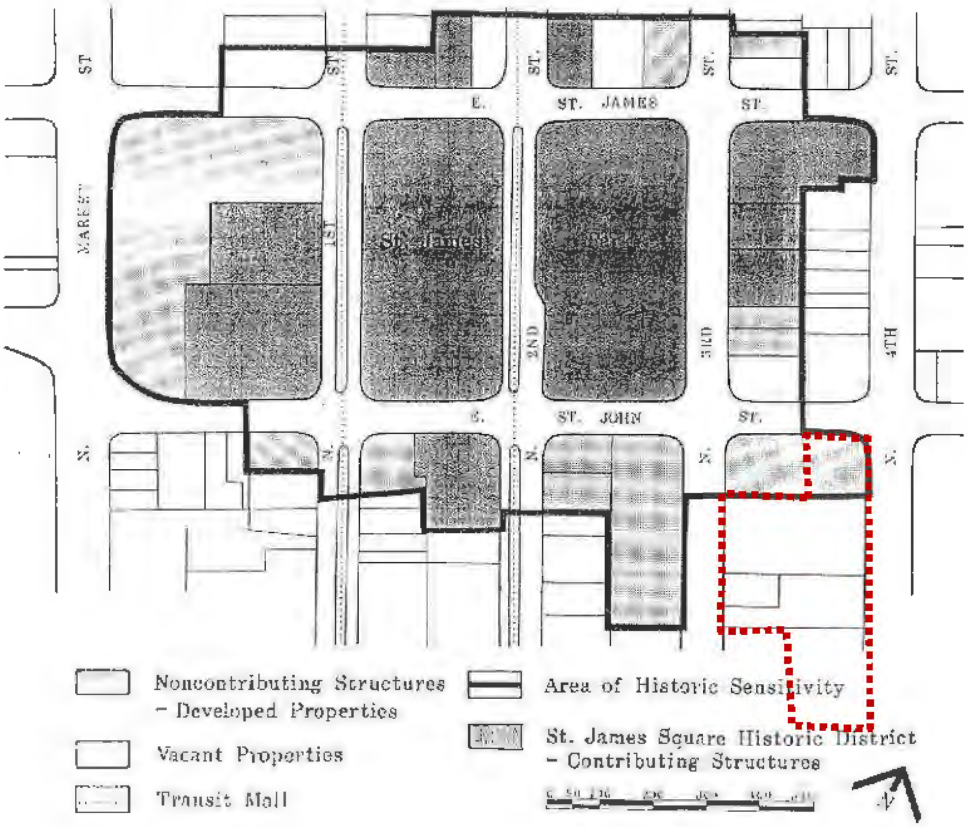

Figure 52. The St. James Square City Landmark District outlined in black, and the subject parcels outlined in dashed red line (City of San Jose).

San Jose Downtown Historic District

The San Jose Downtown Historic District is located across E. Santa Clara Street, south of the project site. The following paragraph is taken from the City of San Jose's website:

> The San José Downtown Historic District (also known as the San José Commercial District), a National Register of Historic Places district, is located within the area between E. Santa Clara, S. First, S. Second, and S. Fourth Street (along E. Santa Clara) to E. San Fernando Street. This area contains architecturally and historically significant buildings dating from the 1870s to the early 1940s and continues to serve as Santa Clara Valley's mercantile and financial center. As a listed NRHP property, the district is automatically included on the California Register of Historical Resources (CRHR).[62]

[62] "Downtown Commercial National Register District," City of San Jose website, https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-districts-areas/downtown-commercial-national-register-dist (accessed December 8, 2020).



Figure 53. San Jose Downtown Historic District map, the subject parcels outlined in dashed red line (City of San Jose).

Reconnaissance Survey Conclusion

# of Properties	Construction Date	Architectural Style of Buildings	Previously Identified on the HRI	Significantly Altered	Notes
4 properties	N/A	N/A	0	N/A	Vacant lots
6 properties	1972 – Present	Modern (2), Contemporary (4)	2 (#18, #19)	0	Not age-eligible
2 properties	1956 – 1965	Modern (1), utilitarian (1)	1 (#1)	0	
9 buildings	ca. 1900 - 1917	Edwardian (3), Modern Renaissance (1), Renaissance Revival (1), Commercial (2), Mission (1), utilitarian (1)	8 (#9, #10, #11, #12, #13, #14, #20, #21)	2 (#11, #16)	

* The survey area consists of 21 properties total: of these, 11 properties contain buildings that are age-eligible (over 50 years old).

Within 200 feet of the project site, 11 properties were previously identified on the HRI. Two of these properties, E. Santa Clara Street (#9) and 30 N. 3rd Street (#20), are designated San Jose City Landmarks. 30 N. 3rd Street (#20) and 101 E. Santa Clara Street (#21) are individually eligible to be listed on the NRHP and CRHR. Five properties (#9, #10, #12, #13, and #14) are contributors to the NRHP-listed San Jose Downtown Historic District.[63] A portion of the project site is located in the locally listed St. James Square City Landmark District.

[63] City of San Jose, *City of San Jose Historic Resources Inventory, February* 8, 2016, https://www.sanjoseca.gov/home/showdocument?id=24021 (accessed April 8, 2021); San Jose Designated Historic City Landmarks, February 8, 2016, https://www.sanjoseca.gov/home/showpublisheddocument?id=24023 (accessed April 8, 2021).

The reconnaissance survey of the surrounding 21 properties identified four vacant lots and six properties that are not age eligible for listing as historic resources. The remaining 11 properties include nine properties constructed between ca. 1900-1917, and two properties constructed between 1956-1965. Architectural styles identified include Edwardian, Modern Renaissance, Renaissance Revival, Mission, Commercial, Modern, utilitarian, and contemporary. None of the styles appear to be predominant within the area. The buildings built between ca. 1900 and 1965 were all constructed mainly for commercial uses.

The survey area was already developed by the late 19th century with mostly commercial buildings along E. Santa Clara Street and light industrial, institutional, and residential to the north towards E. St. John Street. A flour mill, a lumber yard, and multiple liveries were among the industrial uses in the area. As more traditional industries moved out of downtown, the subject block was subsequently infilled with commercial uses along E. Santa Clara and E. St. John streets; and the last remaining dwellings were removed by the late 1950s. The area changed drastically during the second half of the 20th century with the construction of Modern office, parking, and institutional buildings. More recently, multi-story contemporary apartment and mixed-use buildings have been added to the blocks to the east and west.

Of the 11 age-eligible properties within 200 feet, nine buildings maintain recognizable architectural styles and do not appear to have had significant alterations. Three of these buildings were previously found eligible for listing on the NRHP and CRHR or designated as City Landmarks: 142 E. Santa Clara Street (#9), 30 N. 3rd Street (#20), and 101 E. Santa Clara Street (#21). The former YMCA building at 100 E. Santa Clara Street (#14) was found individually eligible for listing in the NRHP in 2018.[64] Based on visual assessment, none of the remaining five commercial buildings appear to have any individual historic architectural significance. They all appear quite modest in both size and character; no other single building stands out as a unique or exceptional example of a historic architectural style.

12. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of federal, state and local criteria used to assess historic significance.

National Register of Historic Places Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."[65] The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the NRHP Registration Form, these are:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

[64] Bonnie Bamburg (Urban Programmers), *100-104 E. Santa Clara Street San Jose DPR Form,* 11/20/2018.
[65] National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important to prehistory or history.[66]

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[67] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[68] To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

> Location is the place where the historic property was constructed or the place where the historic event occurred...
>
> Design is the combination of elements that create the form, plan, space, structure, and style of a property...
>
> Setting is the physical environment of a historic property...
>
> Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...
>
> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...
>
> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...
>
> Association is the direct link between an important historic event or person and a historic property.[69]

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.[70]

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the CRHR are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

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[66] National Park Service, *How to Complete the National Register Registration Form, National Register Bulletin 16A* (Washington, DC: United States Department of the Interior, 1997), 75.
[67] National Park Service, *National Register Bulletin 15,* 3.
[68] Ibid., 44.
[69] Ibid., 44-45.
[70] Ibid., 45.

4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.[71]

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.[72]

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.[73]

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.[74]

Integrity
Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[75] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[76] To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows the seven aspects of integrity identified above under the NRHP Criteria. [77]

City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or

[71] California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.
[72] *California Register and National Register: A Comparison.*
[73] Ibid., 2.
[74] All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.
[75] United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.
[76] *How to Apply the National Register Criteria for Evaluation*, 44.
[77] Ibid., 1.

national history, heritage or culture in a distinctive, significant or important way;

2. Identification as, or association with, a distinctive, significant or important work or vestige:
    a. Of an architectural style, design or method of construction;
    b. Of a master architect, builder, artist or craftsman;
    c. Of high artistic merit;
    d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
    e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
    f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The Historic Landmarks Commission reviews landmark designations and "shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." (Sec. 13.48.110.H)

California Environmental Quality Act

For the purposes of the California Environmental Quality Act (CEQA)CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
    A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    B. Is associated with the lives of persons important in our past;
    C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

13. SIGNIFICANCE EVALUATION

Current Historic Status

The northernmost parcel (APN 467-20-060 including thrtee buildings at 128 E. St. John, 95 N. 4th, and 77 N. 4th streets) is within the boundaries of the St. James Square City Landmark District. According to the *St. James Square Historic District Design Guidelines*, this is a noncontributing property. The 77 N. 4th Street property is also identified in the San Jose HRI as a noncontributing site/structure. The subject parcels have not previously been identified individually on any local, state, or national historic resources inventory. Therefore, each parcel is evaluated for its individual significance below.

APN 467-20-060: 128 E. St. John Street, 95 N. 4th Street, and 77 N. 4th Street

St. James Square City Landmark District Evaluation

According to the *St. James Square Historic District Design Guidelines* and the City Landmark District nomination, the subject parcel is a noncontributing property located within the boundaries of the City Landmark District. At the core of the district is St. James Park which was originally laid out in 1848. The public buildings surrounding the park are significant for their civic design and uses from the 1860s through 1930s. Therefore, the period of significance for the district is assumed to be from 1848 to the 1930s. The character-defining features of the district can be summarized as:

- Buildings with monumental designs surroundings the park
- Massive buildings, usually two- to four-story-tall and rectangular in plan
- Building setback on platforms above street grade; steps utilized as part of the main entrance

- Hipped or gabled roofs visible from the street
- Vertical building orientation through pilasters, columns, windows shapes, and corner towers
- Use of brick, plaster, wood, stone, terra cotta, and clay roof tiles as main building materials
- Entries and punched windows with architectural detailing
- Highly decorative cornices
- Colors: white, grey, earth tones, red clay roof tiles, brown asphalt shingles
- Signage cut into the wall surface.[78]

The subject property, including buildings at 128 E. St. John Street, 77 N. 4th Street, and 95 N. 4th Street, does not exhibit any of the district's character-defining features nor does it contribute to the character of the landmark district. 95 N. 4th Street was constructed in 1948, outside the defined period of significance; therefore, it cannot convey the significance of the landmark district. Two structures on this parcel were constructed within the period of significance, 128 E. St. John Street ca. 1922 and 77 N. 4th Street ca. 1927. However, neither are exceptional examples of the early 20th century architectural styles nor vital urban remnants of the late 19th to early 20th century San Jose. Both buildings are modest one-story commercial structures from the 1920s and do not have the monumental massing, vertical orientation, architectural detailing, greenspace, or materials associated with the characteristics of the landmark district. Overall, none of the buildings on the subject property are contributors to the St. James Square City Landmark District.

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The commercial buildings on this parcel were constructed in the first half of the 20th century when the previous 19th century residential and light industrial buildings were replaced by uses such as warehouses and auto-related businesses. The garage at 128 E. St. John Street was constructed ca. 1922, the laundry at 77 N. 4th Street was constructed ca. 1927, and the gas station at 95 N. 4th Street in 1948. While indicative of the trend, neither the individual buildings on the property nor the subject parcel as a whole is individually representative of any important patterns of development within the greater downtown area or San Jose; the subject property followed an already established model in the area. Therefore, it does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The building at 128 E. St. John Street is utilitarian without a definitive architectural style. The building at 77 N. 4th Street reflects some features of the 20th century commercial architecture as evidenced in its concrete construction, steel-sash windows, and flat roof. The 95 N. 4th Street building was influenced by the Commercial Modern architectural style. None of the buildings on the property are outstanding examples of an architectural style. They are all of common construction and materials with no notable or special attributes, and the structures do not possess high artistic value. No architect, designer or builder has been identified with the initial construction of the buildings at 128 E. St. John or 77 N. 4th Street. The building at 95 N. 4th Street was constructed by Bridges Construction Company. Even though the company worked on several prominent

[78] City of San Jose, *San Jose Downtown Design Guidelines and Standards* (adopted April 23, 2019; amended May 21, 2019; Planning Director's Update May 1, 2020), 13-16.

buildings in San Jose, this former gas station is not among them. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The buildings on the subject parcel retain integrity of location since they have not been moved. They retain their integrity of association and feeling since they have been used for commercial purposes since their construction. The buildings on the subject property have received additions and exterior alterations over time, so integrity of design, materials, and workmanship has been diminished. Integrity of setting has been generally compromised since the 1970s by numerous nearby commercial and mixed-use developments. Overall, the property has diminished integrity.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

   The subject buildings do not have a significant character, interest, or value to the commercial development of downtown San Jose. Although the property developed during the *Inter-War* and *Industrialization and Urbanization* periods of San Jose, none of the buildings are individually representative of any important patterns of development; they followed an already established trend and typical growth pattern in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

   Three commercial buildings were constructed on this parcel in the first half of the 20th century as a transition in uses took place. While indicative of the trend, none of the individual buildings on the property nor the subject parcel as a whole are individually representative of any important patterns of development within the greater downtown area or San Jose; the subject property followed an already established model in the area. Therefore, the buildings are not linked specifically to any significant events and the property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

   There is no person of significance individually associated with the subject buildings or the parcel. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

   The buildings on the subject parcel do not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the buildings are among the several early 20th century commercial structures in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through a distinctive architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

   None of the commercial buildings on the subject parcel embody distinguishing characteristics of an architectural type or specimen. The former garage at 128 E. St. John Street (ca. 1922) is a utilitarian commercial building with no notable attributes. The former gas station at 95 N. 4th Street was originally influenced by the Commercial Modern style but has been altered over time. While the former laundry at 77 N. 4th Street (ca. 1927) reflects some features of the 20th century commercial architecture, it is a modest building typical of its type and period. All buildings on site are of common construction and materials with no notable or special attributes. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

   No architect, designer or builder has been identified for the initial construction of the buildings at 128 E. St. John Street and 77 N. 4th Street. The building at 95 N. 4th Street was constructed by Bridges Construction Company which worked on some prominent buildings in San Jose. However, this former gas station is not among their influential works. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

   The building at 128 E. St. John Street is utilitarian without a definitive architectural style. The building at 77 N. 4th Street reflects some features of the 20th century commercial architecture as evidenced in its concrete construction, steel-sash windows, and flat roof. The 95 N. 4th Street building was influenced by the Commercial Modern architectural style. However, none of the buildings on the property are outstanding examples of an architectural style. They are all of common construction and materials with no notable or special attributes or innovations. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the subject property, including buildings at 128 E. St. John Street, 77 N. 4th Street, and 95 N. 4th Street, is a noncontributor to the St. James Square City Landmark District. It also cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria. .

APN 467-20-079: 147 E. Santa Clara Street

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The gas station at 147 E. Santa Clara was constructed in 1969 during the post-World War II and midcentury growth of San Jose. The subject block and its surroundings changed drastically in the late 1960s and the 1970s; new development replacing most of the late 19th and early 20th century buildings. However, the subject property is not individually representative of any important patterns of development within the greater downtown area or the City; the subject property followed an already established trend in downtown San Jose. It is not associated

with the commercial development of the block or the area in an individually significant way. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

The property has been occupied by Standard Oil/Standard Stations from 1971 to 1973 and has been used by Chevron since 1976. No persons of known historical significance appear to have been associated with the subject property. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The structures associated with the gas station at 147 E. Santa Clara Street are modest representations of the Commercial Modern architectural style which was prevalent in San Jose from ca. 1945 to 1975. Although the structures illustrate some character-defining features of the style including horizontal massing, low-pitched roofs, and extensive use of glass within metal frames; they are not exemplary representatives of the style. They are of common construction and materials with no notable or special attributes, and do not possess high artistic value. The gas station was constructed by contractors R. W. Johnston & Son who are not considered masters. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The property at 147 E. Santa Clara Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a gas station since its construction. The structures on the subject parcel have not received any significant additions or alterations, so the property retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been generally compromised since the 1970s by nearby commercial and mixed-use developments. Overall, the property retains sufficient integrity.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

   The subject structures on the parcel do not have a significant character, interest, or value to the commercial development of downtown San Jose. Although the property developed during the *Industrialization and Urbanization* period, it is not individually representative of any important patterns of development; it followed an already established trend in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

   The gas station at 147 E. Santa Clara was constructed in 1969 during the post-World War II and midcentury growth of San Jose. The subject block and its surroundings changed drastically in the late 1960s and the 1970s; new development replacing most of the late 19th and early 20th century buildings. However, the subject property is not individually representative of any important patterns of development within the greater downtown area or the City; the subject property followed an already established trend in downtown

San Jose. It is not associated with the commercial development of the block or the area in an individually significant way. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

   The property has been occupied by Standard Oil/Standard Stations from 1971 to 1973 and has been used by Chevron since 1976. There is no person of significance individually associated with the subject property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

   The property does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the structures on the parcel are among the several late 20th century commercial/utilitarian structures in downtown. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

   The subject property does not appear to portray the environment of a group of people in an era of history through a distinctive architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

   None of the structures on the subject parcel embody distinguishing characteristics of an architectural type or specimen. The structures are modest representations of the Commercial Modern architectural style which was prevalent in San Jose from ca. 1945 to 1975. Although the structures illustrate some character-defining features of the style including horizontal massing, low-pitched roofs, and extensive use of glass within metal frames; they are not exemplary representatives of the style. They are of common construction and materials with no notable or special attributes. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

   No architect has been identified for the property. The gas station was constructed by contractors R. W. Johnston & Son who are not considered master builders. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

   The structures on the subject parcel did not embody significant elements of architectural or engineering design nor did they make use of architectural innovations, but rather used typical building materials and details of the time. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the subject property at 147 E. Santa Clara Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

APN 467-20-080: 60 N. 3rd Street (Town Park Towers)

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

Town Park Towers at 60 N. 3rd Street was constructed in 1971 during the *Industrialization and Urbanization* period following World War II and midcentury growth of San Jose. This senior housing project replaced the former First Presbyterian Church which was constructed in 1908. The subject block and its surroundings had already been undergoing momentous change during the mid-20th century which aimed to revive the declining city center, so the subject property followed an already established trend in downtown San Jose. Research has not revealed an important association between the building and San Jose's mid-20th century growth or with any other historic context. The building is not individually representative of any important patterns of development within the greater downtown area or the City; it is not associated with the residential or institutional development of the block or the area in an individually significant way. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The Town Park Towers building at 60 N. 3rd Street appears individually significant as a prominent and rare example of an apartment building for seniors designed in the Modern architectural style in downtown San Jose. The multi-story residential building exhibits characteristics of the Modern architectural style with its large massing, flat roof, expressed concrete construction, expansive use of glass, and overall absence of ornamentation. The repetitive curvilinear balconies are reminiscent of the Organic architectural style. The building is a rare and a prominent example of a Modern apartment building for seniors within the context of downtown San Jose. In San Jose, Modern residential buildings usually appear outside the commercial core; within the boundaries of downtown, this building is one of the only extant examples of its type.

The building also appears significant as a work of master architect Goodwin Steinberg and master builders Hathaway & Company. Goodwin Steinberg was a master architect who achieved a high degree of respect in the Bay Area and internationally. He was associated with the post-World War II development of Santa Clara Valley; his notable works including the Beth Am Congregation campus, and restorations of the Santa Clara County Courthouse, and the Del Monte Hotel. The general contractors Hathaway & Co. are also considered masters. Established in 1923, the firm was active in the in San Jose and the Bay Area during the mid- and late-20th century and worked on many prominent projects with master architects Higgins & Roots, Goodwin Steinberg, and William L. Pereira.

Therefore, Town Park Towers at 60 N. 3rd Street appears individually eligible for listing in the on the NRHP and CRHR at the local level under Criterion C/3 for its Modern architectural style and its association with the master architect Goodwin Steinberg and master builders Hathaway & Company. The period of significance is the year of construction, 1971.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building at 60 N. 3rd Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been continuously used for senior housing since its construction. The building has not received any significant exterior additions or alterations, so it retains sufficient integrity of design, materials, and workmanship. Even though the block remained mostly intact (except for that adjacent office building constructed in 1984), integrity of setting has been compromised since the 1970s by nearby commercial and mixed-use developments. Overall, the property retains sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

   The subject building does not have a significant character, interest or value to the residential or institutional development of downtown San Jose. Although the subject property is associated with the post-World War II and mid-to-late-20th century growth of the city, it is not individually representative of any important patterns of development; it followed an already established trend in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

   Town Park Towers at 60 N. 3rd Street was constructed in 1971 during the Industrialization and Urbanization period following World War II and midcentury growth of San Jose. This senior housing project replaced the former First Presbyterian Church which was constructed in 1908. The subject block and its surroundings had already been undergoing momentous change during the mid-20th century which aimed to revive the declining city center, so the subject property followed an already established trend in downtown San Jose. Research has not revealed an important association between the building and San Jose's mid-20th century growth or with any other historic context. The building is not individually representative of any important patterns of development within the greater downtown area or the City; it is not associated with the residential or institutional development of the block or the area in an individually significant way. The building does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

   There is no person of significance individually associated with the building. The building does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

   While the building is associated with downtown San Jose's post-World War II development, it does not individually reflect the cultural, economic, social, or historic heritage of San Jose. The building does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its Modern architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

   The building at 60 N. 3rd Street embodies distinguishing characteristics of the Modern architectural style including its large massing, flat roof, expressed concrete construction, expansive use of glass, and overall absence of ornamentation. The repetitive curvilinear balconies are reminiscent of the Organic architectural style. The building is a rare and a prominent example of a Modern apartment building for seniors within the context of downtown San Jose. In San Jose, Modern residential buildings usually appear outside the commercial core, so within the boundaries of downtown, this building is one of the only extant examples of its type. The property appears to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

   The building was designed by master architect Goodwin Steinberg and constructed by master builders Hathaway & Company. The senior housing building stands out as a distinctive work in both professional's careers and influenced the development of downtown San Jose as one of the earliest residential towers in the area. Both professionals were active in San Jose and associated with the post-World War II development of the city, Santa Clara Valley, and the Bay Area. The property appears to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

   The building design did not embody significant elements of architectural or engineering design nor did it make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

Character-defining features:

- Simple rectangular ten-story massing
- Flat roof
- Expressed concrete construction
- Large expanses of glass in metal frames on the east and west façades
- Repetitive curvilinear balconies with metal railings on the east and west façades
- Projecting stair towers at the north and south façades
- Absence of ornamentation

In conclusion, the property at 60 N. 3rd Street appears individually eligible for listing in the on the NRHP and CRHR at the local level under Criterion C/3 as a prominent and rare example of an apartment building for seniors designed in the Modern architectural style in downtown San Jose, and for representing the work of master architect Goodwin Steinberg and master builders Hathaway & Company. The period of significance is the year of construction, 1971. The property retains sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance. The property also appears eligible as a City of San Jose Landmark under criteria 6 and 7. Therefore, 60 N. 3rd Street appears to be a historic resource as defined by CEQA.

APN 467-20-081: 49 N. 4th Street (First Presbyterian Church)

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The First Presbyterian Church building at 49 N. 4th Street was constructed in 1972 during the *Industrialization and Urbanization* period following World War II and midcentury growth of San Jose. The church was developed in conjunction with the adjacent senior housing project, replacing the 1908 First Presbyterian Church on N. 3rd Street. The subject block and its surroundings have already been going under a momentous change during the mid-20th century which aimed to revive the declining city center, so the subject property followed an already established trend in downtown San Jose. The building is not individually representative of any important patterns of development within the greater downtown area or the City; it is not associated with the institutional development of the block or the area in an individually significant way. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

First Presbyterian Church at 49 N. 4th Street is a Modern style building which also displays some of the character-defining features of the International style including strong right angles and cubic forms, exterior walls of brick, flat roofs, walls of glass, asymmetrical facades, and minimal applied ornamentation. However, the building is not architecturally significant within the larger context of post-World War II Modernist churches in San Jose. It is a modest version of the style and not a distinguished example among church buildings from this period. The building appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. The building is the work of master architect Goodwin Steinberg and master builders Hathaway & Company; both of whom worked on many prominent projects in San Jose and the Bay Area. However, this church was not among their more noteworthy work. Among the many religious facilities he designed, Steinberg's most notable religious project is the Congregation Beth Am in Los Altos. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building at 49 N. 4th Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it had been continuously used as a church until 2019. The building has not received any significant exterior additions or alterations, so it retains sufficient integrity of design, materials, and workmanship. Even though the block remained mostly intact, integrity of setting has been compromised since the 1970s by nearby commercial and mixed-use developments. Overall, the property retains sufficient integrity.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

   The subject building does not have a significant character, interest or value to the development of downtown San Jose. Although the subject property is associated with the post-World War II and midcentury growth of the city, it is not individually representative of any important patterns of development; it followed

an already established trend in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

   The First Presbyterian Church building at 49 N. 4th Street was constructed in 1972 during the *Industrialization and Urbanization* period following World War II and midcentury growth of San Jose. The church was developed in conjunction with the adjacent senior housing project, replacing the 1908 First Presbyterian Church on N. 3rd Street. The subject block and its surroundings have already been going under a momentous change during the mid-20th century which aimed to revive the declining city center, so the subject property followed an already established trend in downtown San Jose. The building is not individually representative of any important patterns of development within the greater downtown area or the City; it is not associated with the institutional development of the block or the area in an individually significant way. The building does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

   There is no person of significance individually associated with the building. The building does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

   While the building is associated with downtown San Jose's post-World War II development, it does not individually reflect the cultural, economic, social, or historic heritage of San Jose. The building does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

   The subject property does not appear to portray the environment of a group of people in an era of history through its Modern architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

   The Modern church building at 49 N. 4th Street illustrates some characteristics of the International architectural style including its strong right angles and cubic forms, exterior walls of brick, flat roofs, walls of glass, asymmetrical facades, and minimal applied ornamentation. However, the building is not architecturally significant within the larger context of post-World War II Modernist churches in San Jose. It is a modest version of the style and not a distinguished example among church buildings from this period. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

   The building was designed by master architect Goodwin Steinberg and constructed by master builders Hathaway & Company. Both professionals were active in San Jose and associated with the post-World War II development of San Jose, Santa Clara Valley, and the Bay Area. However, this church is a modest illustration of their work and cannot be considered among their more influential projects. As defined in the municipal

code the church is not a distinctive, significant, or important work of the architect or builder.[79] The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

   The building did not make use of architectural innovations. The building appears to be of common construction and materials with no notable or special attributes The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the property at 49 N. 4th Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

Summary Significance Evaluation

Of the buildings located within the project site, none appear individually eligible for listing on the NRHP, CRHR, or as a City Landmark. The buildings at 128 E. St. John Street; 49, 77, and 95 N. 4th Street, and 147 E. Santa Clara Street do not appear to possess sufficient historical significance in reference to the NRHP or CRHR criteria. The subject buildings also do not appear to be eligible individually as City of San Jose Landmarks as they do not possess historic significance under local criteria. Although within the boundaries of the St. James Square City Landmark District, the property including buildings at 128 E. St. John Street, 77 N. 4th Street, and 95 N. 4th Street appears to be a noncontributor to the district.

Adjacent to the project site, Park Town Towers at 60 N. 3rd Street appears individually eligible for listing on the NRHP and CRHR at the local level under Criterion C/3 as a prominent and rare example of an apartment building for seniors designed in the Modern architectural style in downtown San Jose, and for representing the work of master architect Goodwin Steinberg and master builders Hathaway & Company. The period of significance is the year of construction, 1971. The property retains sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance. The property also appears eligible as a City of San Jose Landmark under criteria 6 and 7. Therefore, 60 N. 3rd Street appears to be a historic resource as defined by CEQA.

14. CONCLUSION

The project site is partially within the boundaries of the St. James Square City Landmark District (APN 467-20-060); however, the buildings at 128 E. St. John Street, 77 N. 4th Street, and 95 N. 4th Street are identified as noncontributors to the City Landmark District in the *St. James Square Historic District Design Guidelines* (published by City of San Jose in 1989) and are not within the boundaries of the designated St. James Square National Register Historic District. Of the buildings located within the project site, none appear individually eligible for listing on the NRHP, CRHR, or as a City Landmark. The buildings at 128 E. St. John Street; 49, 77, and 95 N. 4th Street, and 147 E. Santa Clara Street do not appear to possess sufficient historical significance in reference to the NRHP or CRHR criteria. The subject buildings also do not appear to be eligible individually as City of San Jose Landmarks as they do not possess historic significance under local criteria.

Adjacent to the project site, Park Town Towers at 60 N. 3rd Street appears individually eligible for listing on the NRHP and CRHR at the local level under Criterion C/3 as a prominent and rare example of an apartment building

[79] City of San Jose Municipal Code, Chapter 13.48 - Historic Preservation Ordinance, 13.48.020 – Definitions.

for seniors designed in the Modern architectural style in downtown San Jose, and for representing the work of master architect Goodwin Steinberg and master builders Hathaway & Company. The period of significance is the year of construction, 1971. The property retains sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance. The property also appears eligible as a City of San Jose Landmark under criteria 6 and 7. Therefore, 60 N. 3rd Street appears to be a historic resource as defined by CEQA.

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APPENDIX

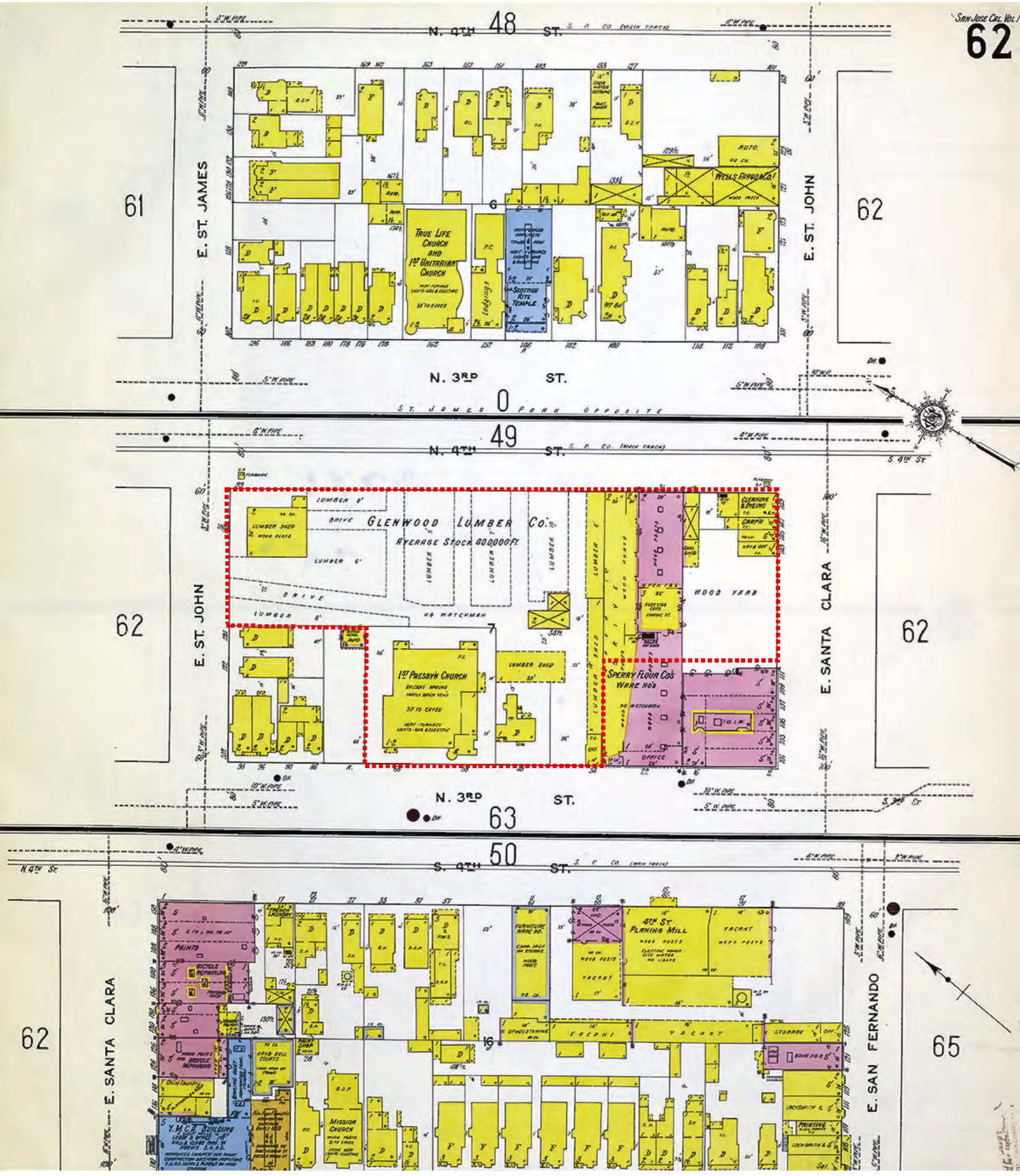
SANBORN FIRE INSURANCE MAPS

DPR 523 FORMS

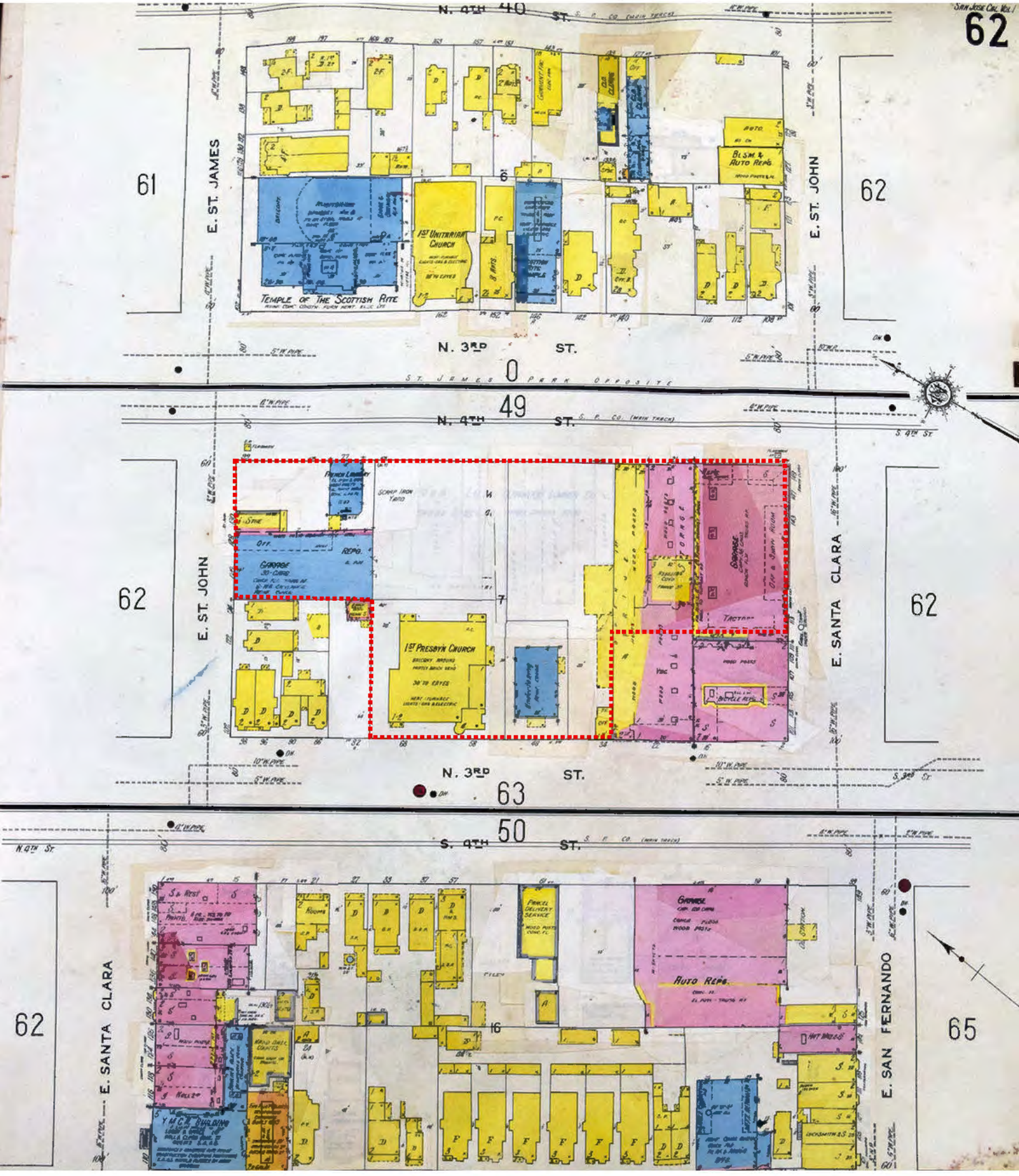
SANBORN MAPS



1891 Sanborn Map, vol. 1 sheet 11



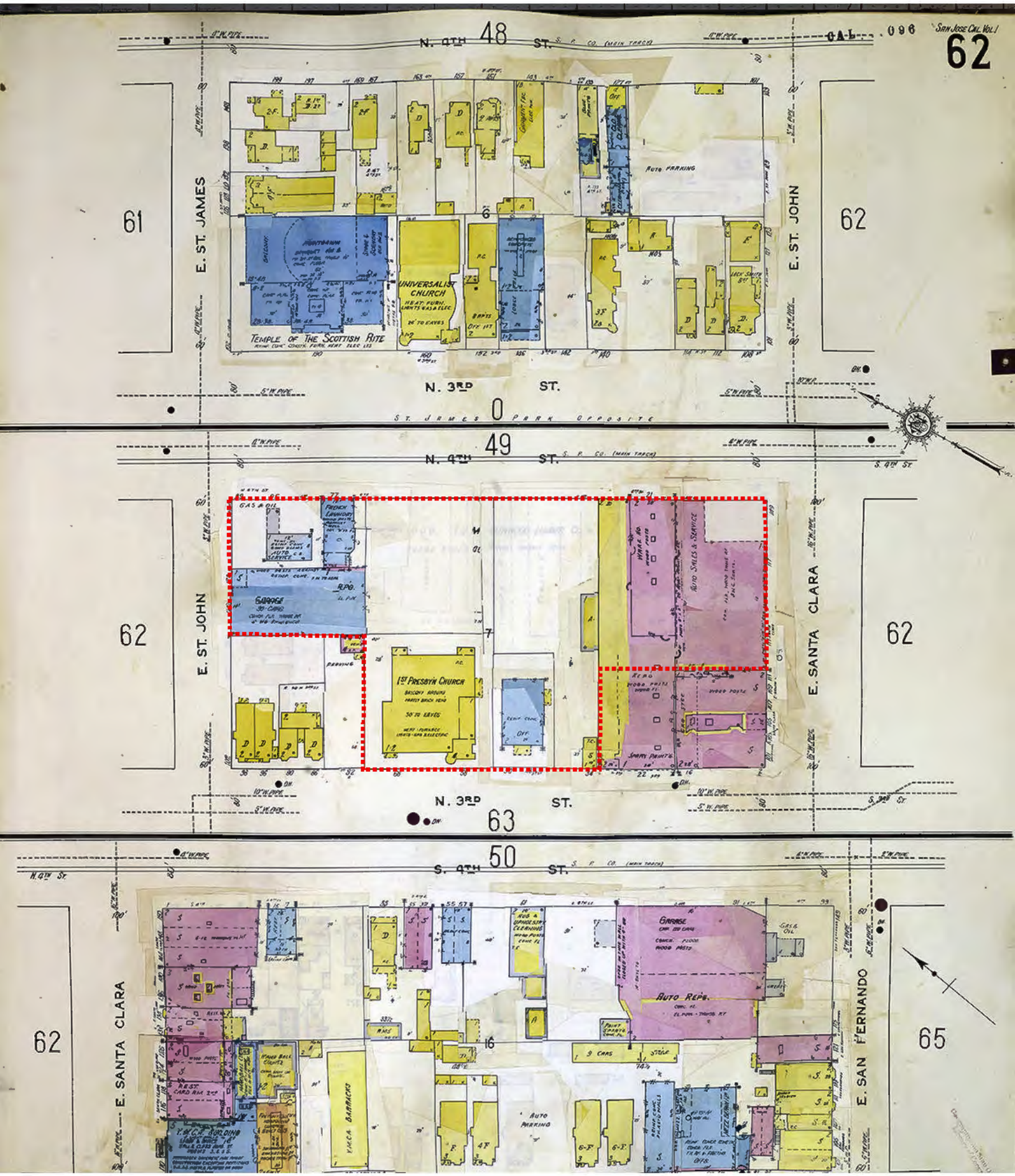
1915 Sanborn Map, vol. 1 sheet 62



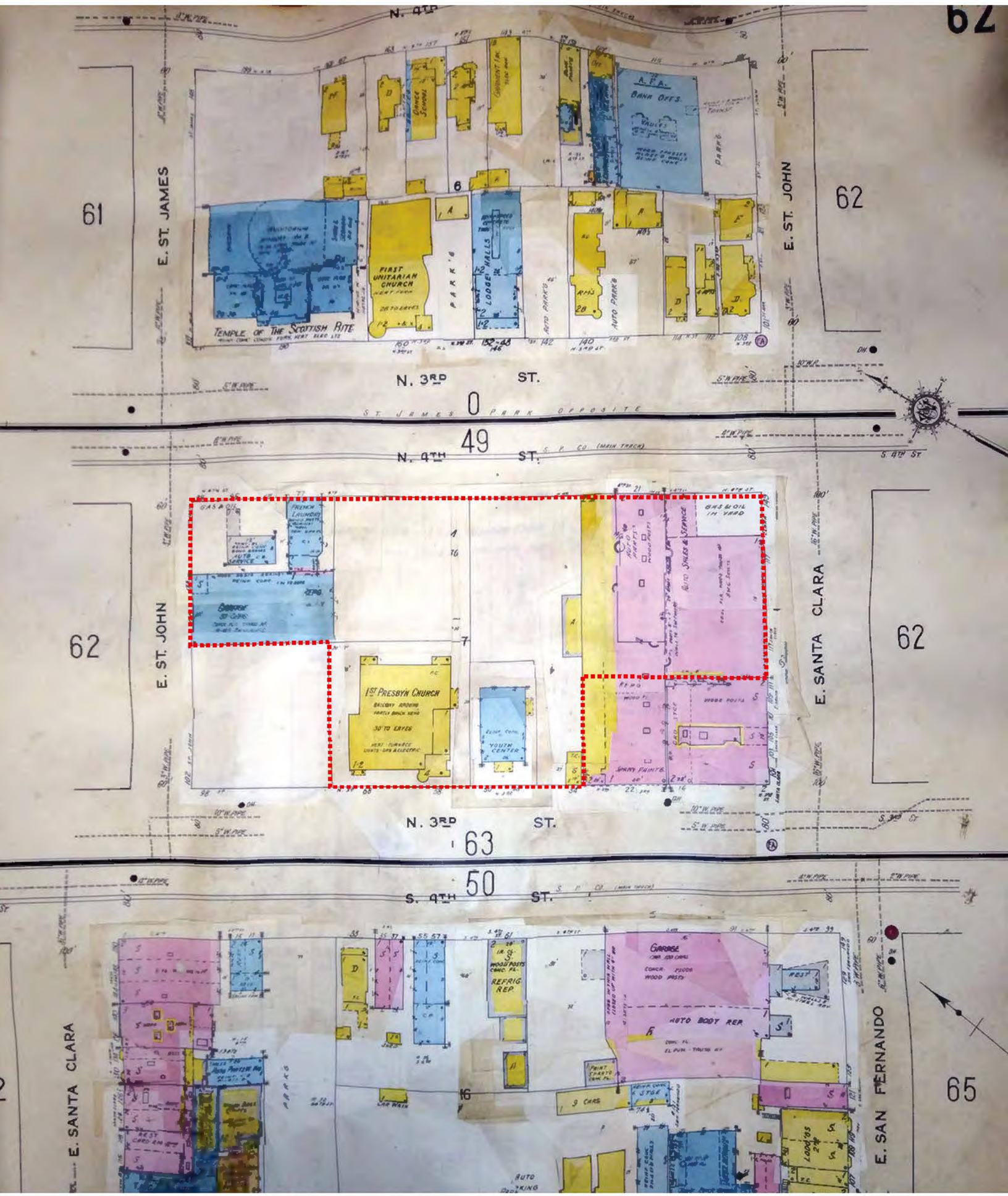
1932 Sanborn Map, vol. 1 sheet 62



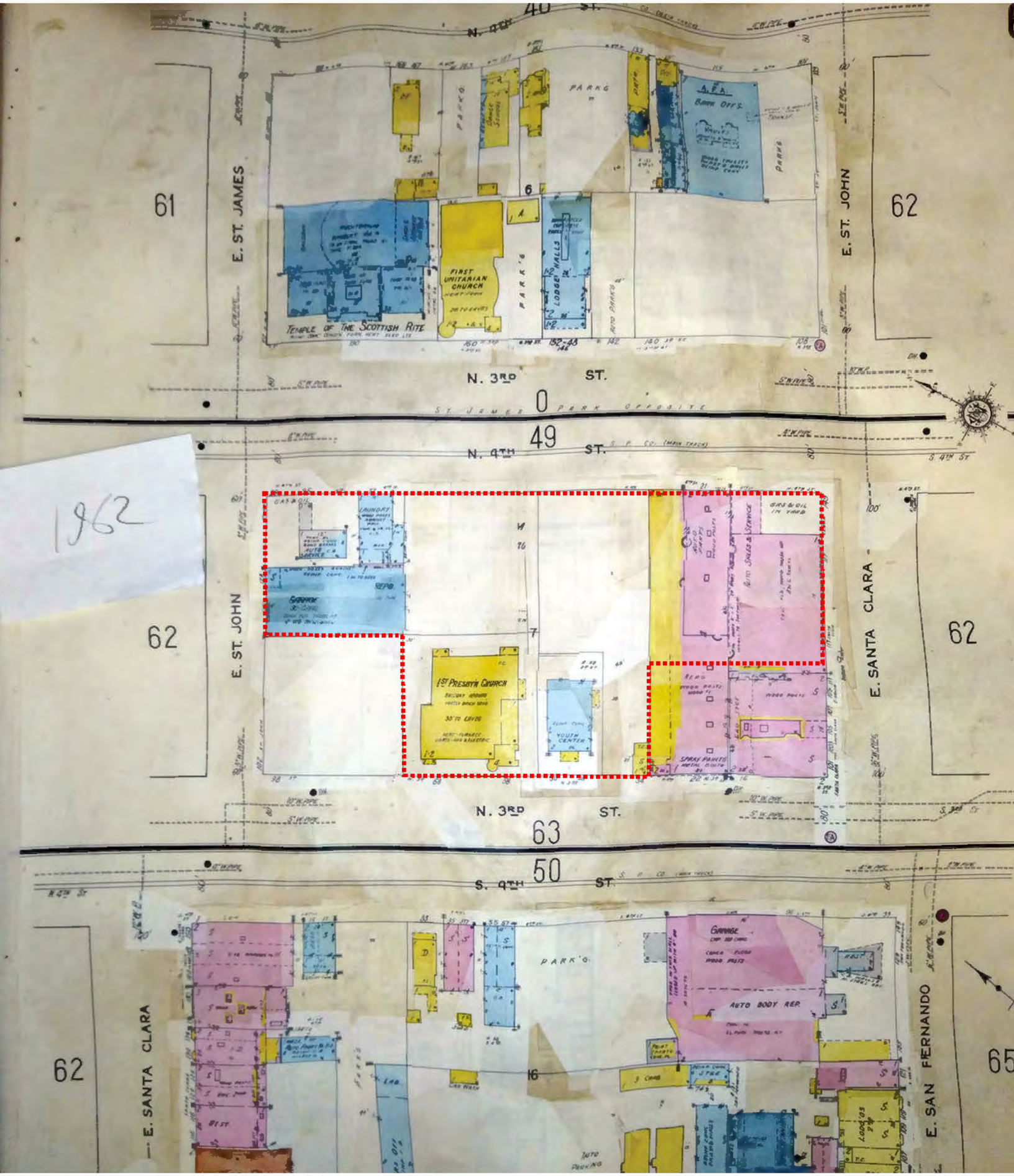
1939 Sanborn Map, vol. 1 sheet 62



1950 Sanborn Map, vol. 1 sheet 62



1958 Sanborn Map, vol. 1 sheet 62



1962 Sanborn Map, vol. 1 sheet 62

DPR 523 FORMS

State of California ⍰ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 15 ***Resource Name or #:** (Assigned by recorder) 128 E. St. John Street, 77-95 N. 4th Street
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ✓ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** **Date** **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 128 E. St. John Street, 77-95 N. 4th Street City San Jose Zip 95113
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 467-20-060

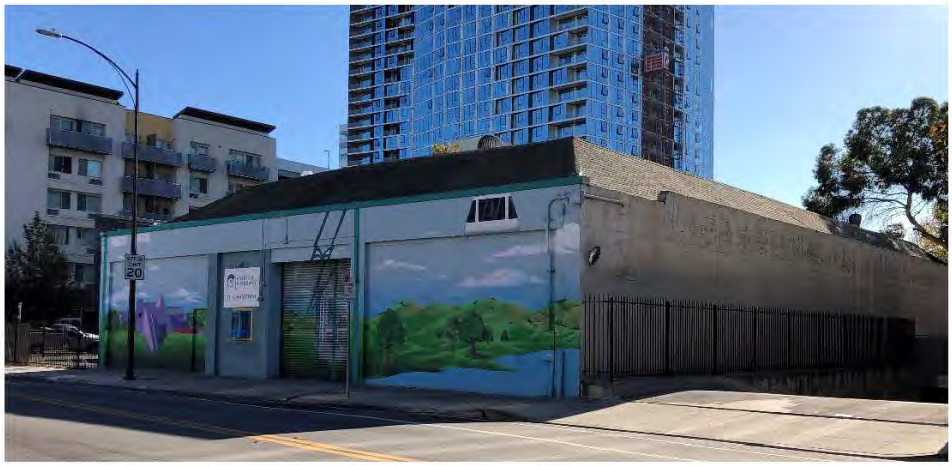
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located within the boundaries of the St. James Square City Landmark District, the subject parcel is at the intersection of E. St. John and N. 4th streets in downtown San Jose. Located on the northeast corner of the block bounded by E. St. John Street to the north, N. 4th Street to the east, E. Santa Clara Street to the south, and N. 3rd Street to the west, the parcel features three one-story commercial buildings at 128 E. St. John Street, 95 N. 4th Street, and 77 N. 4th Street. The surrounding area consists of a mix of institutional, commercial, and residential buildings. The City of San Jose City Hall is across the street at the southeast intersection of N. 4th and E. Santa Clara streets, and the San Jose State University (SJSU) campus is a block south of the subject property.

(See Continuation Sheet.)

***P3b. Resource Attributes:** (List attributes and codes)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P4. Resources Present:** ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
The north and west facades of 128 E. St. John St., TreanorHL, 11/2020.

***P6. Date Constructed/Age and Source:** ✓ Historic ☐ Prehistoric ☐ Both
ca. 1922, ca. 1927, 1948, Assessor's Office, permits, city directories

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
550 Montgomery, San Francisco, CA

***P9. Date Recorded:** Dec 20, 2021

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
TreanorHL, *The Icon Echo Project, San Jose, California, Historic Resources Assessment* – April 5, 2022

***Attachments:** ☐NONE ☐Location Map ✓Continuation Sheet ✓Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 128 E. St. John Street, 77-95 N. 4th Street ***NRHP Status Code** _____
Page 2 **of** 15

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** 20th century commercial, Commercial Modern, utilitarian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
128 E. St. John Street was constructed ca. 1922, 95 N. 4th Street in 1948, and 77 N. 4th Street ca. 1927. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ b. Builder: Bridges Construction Co.
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)[1]
By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[2]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** April 5, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



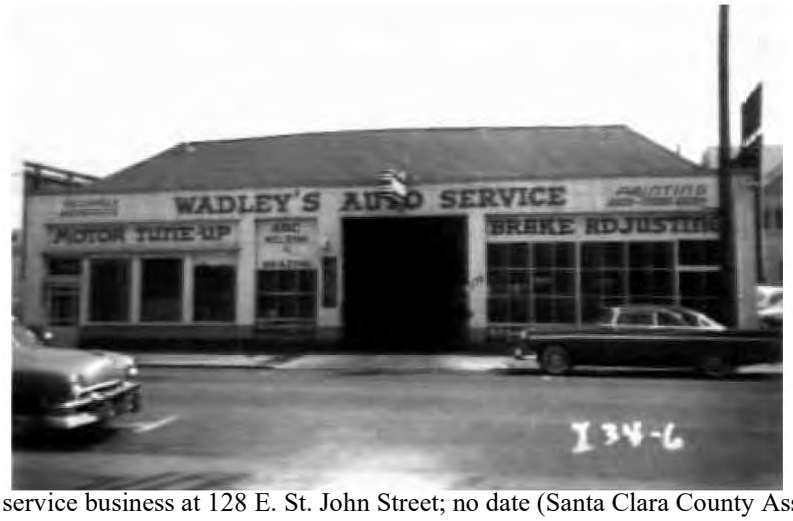
***P3a. Description, Continued:**

Constructed ca. 1922, the one-story utilitarian garage at 128 E. St. John Street is rectangular in plan. The reinforced concrete building has an asphalt shingle-clad hipped roof with a flat top. The rear façade is not visible. The stucco-clad front façade has four large openings, three of which were previously infilled—the infilled sections are clad with scored stucco to mimic concrete masonry units. The second opening from the west features a metal roll up door while the easternmost opening has a single door inserted at the west end. The front (north) façade has stucco cladding while the side facades are only painted with no cladding nor openings. The west façade has brick infill at the top quarter of the wall. A large billboard is attached to the east façade.

The one-story commercial building at 95 N. 4th Street was constructed in 1948. It is set back approximately 35 feet from both streets with asphalt-paved surface parking to the north and east. The concrete building is rectangular in plan with a flat roof. The front (east) façade is partially clad with sheet metal and features three metal-sash storefronts with glazed doors and transoms. The north façade has a large, fixed corner window to the east and a single flush door with a painted transom to the west. Two openings at the center appear to be boarded up. The west and south facades are blind.

Constructed ca. 1927 with rear additions from 1947 and ca. 1960, the one-story utilitarian commercial building at 77 N. 4th Street is L-shaped in plan. It is of concrete masonry unit construction with a flat roof. The parapet is stepped at the front and straight at the sides. An approximately 30-foot-long driveway to the south leads to the panel garage door facing east. The symmetrical front (east) façade at the property line features a centered recessed entrance which consists of a glazed wood door (currently boarded up) flanked by large windows, all with transoms. Two large openings infilled with glass blocks appear to the north and south of the entrance. The north façade features three multi-lite steel-sash windows. Two sets of wood-sash, two-part rectangular windows facing the driveway punctuate the south façade. A single wood panel door with a transom and an attached single window is to the west. All windows on the north and south façades have metal security bars.

P5a. Photographs, Continued:



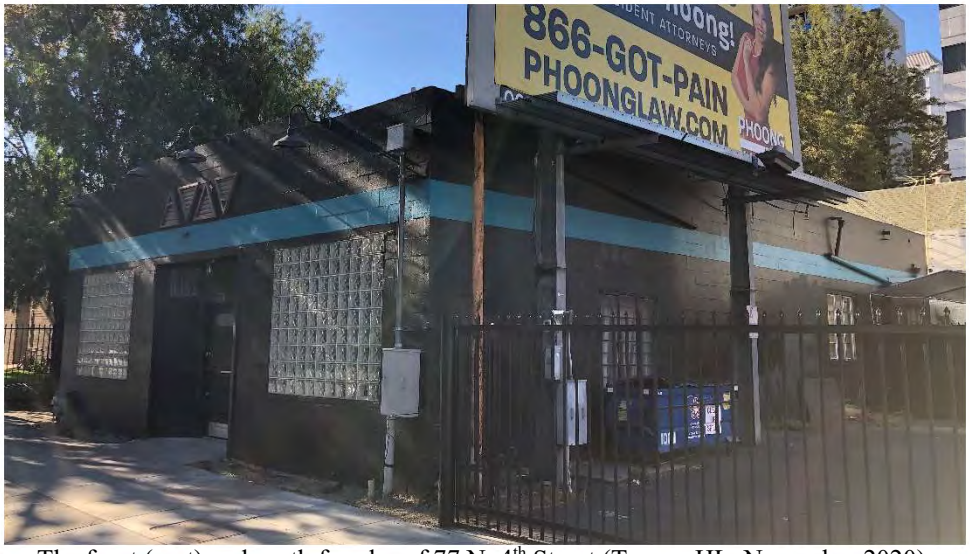
The automobile service business at 128 E. St. John Street; no date (Santa Clara County Assessor's Office).



The laundry at 77 N. 4th Street, left, and the service station at 95 N. 4th Street, right. No date, possibly around mid-20th century (Santa Clara County Assessor's Office).



The front (east) and north façades of 95 N. 4th Street (TreanorHL, November 2020).



The front (east) and north façades of 77 N. 4th Street (TreanorHL, November 2020).

***B6. Construction History, Continued:**

The subject block was developed with one- or two-story wood frame dwellings at its northwest quarter as indicated on the 1891 Sanborn map; the rest of the block featured a mix of animal husbandry and industrial complexes including a corral, Glenwood Lumber Co., The Central Milling Co. Flour Mill, and Mt. Hamilton Livery. Five of the dwellings on N. 3rd Street were replaced by the First Presbyterian Church in 1908; the rest of the block remained intact until at least 1915.[3] By 1932, the lumber company at the intersection of E. St. John and N. 4th streets was no longer extant—according to the Sanborn maps and aerial photographs, these inner parcels remained vacant until 1972 when the new church building was constructed. The garage at 128 E. St John Street was constructed ca. 1922 and the laundry at 77 N. 4th Street ca. 1927. The livery and the flour mill on the southern half of the block were replaced by warehouses and stores by 1915; and auto-related businesses and garages were introduced along E. Santa Clara Street in the 1950s. The last dwellings on the block were removed by 1958.

After World War II, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, San Jose's downtown retail began to decline in the mid-1950s; over the course of about 15 years, businesses left the once-vital downtown retail center for new modern shopping centers, malls, and office parks in the suburbs—which was not only a local but a national trend of the time.[4]

The subject block changed drastically in the late 1960s and the early 1970s. The service station structures at 147 E. Santa Clara Street were constructed in 1969. The First Presbyterian Church on N. 3rd Street was demolished in 1968; the multi-unit senior housing, Town Park Towers, was constructed in 1971 and the new church at 49 N. 4th Street was completed in 1972. The latest addition to the block is the contemporary multi-story office building at northwest corner, constructed ca. 1985.

Construction Chronology

128 E. St. John Street

No building permits associated with the initial construction were found for the property. The Santa Clara

Assessor's Office records the construction date as ca. 1922. The address first appears in the 1938 city directory as "Continental Baking Co." The building is also shown as "Garage" on the 1939 Sanborn map and it is evident on the 1948 aerial photograph.[5] All windows and doors, except for the opening with the roll-up garage door, were infilled at an unknown date. Below is the construction chronology with a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.[6]

Ca. 1922	The building was constructed.
1962	Add vault and interior partitions to the one-story building, to be used as parking garage. Permit No. 39432.
1964	Alter front and offices, used as offices and storage of motor vehicles. Permit No. 45364-F.
1990	Reroofing. Permit No. 92234Pld.

95 N. 4th Street
According to the permits on file, the one-story building was constructed in 1948 as an auto service and a gasoline filling station by Bridges Construction Company. The Santa Clara Assessor's Office records also confirms this date. The building first appears on the 1949 city directory and the 1950 Sanborn map.[7] According to the aerial photographs, the front canopy was removed in the 1990s.[8] Below is a list of building permits on file and a summary of what the permit work entailed.[9]

1948	Permit application to construct a one-story gasoline filling station by Bridges Construction Company. Permit No. 4861.
1973	Interior alterations for a locker room. Permit No. 76192F.
2017	Permit application for tenant improvements to meet ADA compliance. Permit No. 2017-022300.

77 N. 4th Street
No building permits associated with the initial construction were found for the property. Although the Assessor's Office records note the construction date as ca. 1930, the building first appears on the 1927 city directory and the 1932 Sanborn map as a (French) laundry.[10] The earliest permits on file, for the rear addition and front alterations, are from 1947. A side addition as constructed in 1956. Below is the construction chronology with a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.[11]

Ca. 1927	The building was constructed.
1947	Addition to the one-story laundry building by contractor Morrison W. Reese. Permit No. 3554.
1947	Alterations at the front. Permit No. 3323.
1956	Building addition. Permit No. 23753.
1976	Alterations to the building to be used for pottery sales and management. Permit No. 00073F.

***B10. Significance, Continued:**
The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era (1870 – 1918)[12]
The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.[13]

Inter-War Period (1918 – 1945)
After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.[14] During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.[15]

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the

growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.[16]

Industrialization and Urbanization (1945 – 1991)
Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[17]

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.[18] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[19] While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.[20]

Downtown San Jose[21]
Downtown San Jose was the cultural, civic, shopping, and economic hub for the Santa Clara Valley through World War II and into the early 1950s. With the emergence of Silicon Valley to the north, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, the City of San Jose soon became a bedroom community for Silicon Valley, rather than its business center. During this period, there was little regard for preserving San Jose's downtown. Downtown retail began to decline in the mid-1950s. Over the course of about 15 years, retailers led an exodus from which significantly changed the previous vitality of downtown. Freeways made it easy to bypass the once-vital retail center for new modern shopping centers, malls, and office parks in the suburbs.

In 1958, San Jose moved its city hall out of downtown to a newly built office park and civic center on N. 1st Street, nearly two miles to the north. The county offices followed city hall out of downtown, as did the daily paper, the Mercury News. This exodus removed hundreds of public sector and newspaper workers from downtown.

Through the 1960s, city leaders continued to pursue an outward growth agenda, but there was a growing awareness of the negative impacts of annexation. Pro-growth Hamann retired in 1969, and in 1970 the city council adopted an urban development policy that promoted infill rather than outward growth. The City of San Jose established an urban growth boundary in the 1970s and then began a long process of focusing city growth in areas with existing infrastructure, including downtown. However, by then, downtown had lost its central position in the South Bay. To refocus city growth and investment in downtown, San Jose had to fight against the trend toward decentralization. The conditions were then set-in place for significant development and revitalization of the downtown.

Starting in the 1980s, the San Jose Redevelopment Agency—by then the largest Redevelopment Agency in the state—used virtually all its power and money to try to make San Jose's downtown match the scale and the amenities of one of the nation's larger cities. Office development began to grow again in the mid-1980s, with space for traditional business services jobs such as accounting, legal and consulting. Many of these businesses went to new class-A buildings along Santa Clara Street or Almaden Boulevard.

The Martin Luther King Library (2003) and the San Jose City Hall (2005) are among the most recent civic infrastructure projects in downtown San Jose. The library project is especially significant in the attempt to reshape downtown as a social district—by being a literal connection between the downtown and the San Jose State University campus. It is also an important resource for the growing downtown residential community.

Architect/Builder

The research did not reveal any architects or builders associated with the initial design and/or construction of the buildings at 128 E. St. John and 77 N. 4th streets.

The building at 95 N. 4th Street was built by Bridges Construction Company. Founded by contractor H. A. Bridges, the firm worked on numerous structures in San Jose including remodeling of Hotel San Jose at 369 N. Market Street (1937) and construction of a new reinforced concrete structure at Stockton Avenue and Clinton Street for Warner Press, a religious publishing house from Anderson, Indiana (1946)—both designed by Higgins & Root Associates. Bridges also built Fire Station No. 1 (1951, eligible for the National and California Registers, a Candidate City Landmark) at 201 N. Market Street, which Binder & Curtis designed.[22]

Architectural Styles

The subject buildings on the project site exhibit examples of different architectural styles and influences. Constructed ca. 1927, the former laundry at 77 N. 4th Street is an example of a 20th century commercial building reflecting the characteristic features of its type including concrete construction, steel-sash windows, and a flat roof. The garage building at 128 E. St. John Street (ca. 1922) is a utilitarian structure without a definitive architectural style.

The former gas station building at 95 N. 4th Street (1948) was originally influenced by the Commercial Modern architectural style. Generated by a rejection of all historical references, the modern architectural styles were prevalent in San Jose from ca. 1930 to the 1950s and later.[23] Especially during the decades following the end of World War II, the Commercial Modern (ca. 1945-1975) and late interpretations of the International Style was applied to everyday residential, commercial, and institutional buildings. Less expensive and stripped-down versions of the style were favored by builders who preferred inexpensive building materials, maximized square footage, and quick construction methods.[24] Character-defining features of the style that applied to the subject structure include horizontal massing, flat or low-pitched roofs, and extensive use of glass within metal frames.[25]

Occupants

128 E. St. John Street

This building, listed as 126 E. St. John in the city directories until the 1960s, was occupied by auto-related businesses (auto repair, garage, auto painter, armored car service etc.) from 1926 to at least 1976.

A smaller office space at the northeast corner of the building, 128 E. St. John Street, was used by a variety of businesses including a contractor's office, a baking company, and a car service from 1926 to 1963.

Dates	Occupants
1924 - 1925	Not listed
1926	126: Bryant & Cox (auto repair) 128: R. L. Jorgensen (contractor)
1927	126: Park Garage 128: R. L. Jorgensen (contractor)
1928 – 1930	126: Park Garage
1931	126-128: J. H. Roger (garage)
1932	126: J. H. Roger (garage), R. S. Purviance (auto repair)
1933 – 1936	126: J. H. Roger (garage)
1938	126: J. H. Roger (garage), Emil Urban (auto painter) 128: Continental Baking Co.
1939	126: Emil Urban (auto painter) 128: Continental Baking Co.
1941	126: J. H. Roger (garage)
1943	126: J. H. Roger (garage), Emil Urban (auto painter), H. P. Lee (auto repair) 128: Continental Baking Co.
1945	126: J. H. Roger (garage), Emil Urban (auto painter), Schwirtz & Probst (auto repair) 128: Continental Baking Co.
1947	126: J. H. Roger (garage), Emil Urban (auto painter), D. H. Wadley (auto repair) 128: Continental Baking Co.
1950	126: Emil Urban (auto painter), D. H. Wadley (auto repair) 128: Continental Baking Co.
1956	126: Wadley's Auto Services, Urban & Son (auto painters) 128: Vacant
1957 – 1959	126: Lawrance Bros Auto Rebuilding, Wadley's Auto Services (repair), Urban & Son (auto painters) 128: Loomis Armored Car Service
1960 – 1963	126: Wadley's Auto Services (repair) 128: Loomis Armored Car Service
1965 – 1976	128: Loomis Armored Car Service

95 N. 4th Street

This address was recorded as a gas station from 1949 to 1965.

Dates	Occupants
1949 – 1950	Fite's Automotive Service, gas station
1955	Robert E Hill gas
1956 – 1962	Texaco Service (G C McReynolds), gas station
1963	Texaco Service (John Elish), gas station
1965 – 1970	Not listed

77 N. 4th Street

The building at 77 N. 4th Street was used as a laundry from 1927 until at least 1970.

Dates	Occupants
1927 – 1945	New Style French Laundry
1947 – 1950	Baby's Laundry Service
1954 – 1970	Baby's Diaper Service

Current Historic Status

The subject parcel is within the boundaries of the St. James Square City Landmark District According to the *St. James Square Historic District Design Guidelines* and the City Landmark District nomination documentation, this is a noncontributing property. It has not previously been identified on any state or national historic resources inventory as an individual resource. The 77 N. 4th Street property is specifically identified in the San Jose HRI as a noncontributing site/structure.

Significance Evaluation

St. James Square City Landmark District Evaluation
According to the *St. James Square Historic District Design Guidelines* and the City Landmark District nomination, the subject parcel is a noncontributing property located within the boundaries of the City Landmark District. At the core of the district is St. James Park which was originally laid out in 1848. The public buildings surrounding the park are significant for their civic design and uses from the 1860s through 1930s. Therefore, the period of significance for the district is assumed to be from 1848 to the 1930s. The character-defining features of the district can be summarized as:

- Buildings with monumental designs surroundings the park
- Massive buildings, usually two- to four-story-tall and rectangular in plan
- Building setback on platforms above street grade; steps utilized as part of the main entrance
- Hipped or gabled roofs visible from the street
- Vertical building orientation through pilasters, columns, windows shapes, and corner towers
- Use of brick, plaster, wood, stone, terra cotta, and clay roof tiles as main building materials
- Entries and punched windows with architectural detailing
- Highly decorative cornices
- Colors: white, grey, earth tones, red clay roof tiles, brown asphalt shingles
- Signage cut into the wall surface.[26]

The subject property, including buildings at 128 E. St. John Street, 77 N. 4th Street, and 95 N. 4th Street, does not exhibit any of the district's character-defining features nor does it contribute to the character of the landmark district. 95 N. 4th Street was constructed in 1948, outside the defined period of significance; therefore, it cannot convey the significance of the landmark district. Two structures on this parcel were constructed within the period of significance, 128 E. St. John Street ca. 1922 and 77 N. 4th Street ca. 1927. However, neither are exceptional examples of the early 20th century architectural styles not vital urban remnants of the late 19th to early 20th century San Jose. Both are modest one-story commercial structures and do not have the monumental massing, vertical orientation, architectural detailing, greenspace, or materials associated with the characteristics of the landmark district. Overall, none of the buildings on the subject property appear eligible as contributors to the St. James Square City Landmark District.

National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR)

Evaluation[27]

Criterion A/1 – Association with significant events

The commercial buildings on this parcel were constructed in the first half of the 20th century when the previous 19th century residential and light industrial buildings were replaced by uses such as warehouses and auto-related businesses. The garage at 128 E. St. John Street was constructed ca. 1922, the laundry at 77 N. 4th Street was constructed ca. 1927, and the gas station at 95 N. 4th Street in 1948. While indicative of the trend, neither the individual buildings on the property nor the subject parcel as a whole is individually representative of any important patterns of development within the greater downtown area or San Jose; the subject property followed an already established model in the area. Therefore, it does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The building at 128 E. St. John Street is utilitarian without a definitive architectural style. The building at 77 N. 4th Street reflects some features of the 20th century commercial architecture as evidenced in its concrete construction, steel-sash windows, and flat roof. The 95 N. 4th Street building was influenced by the Commercial Modern architectural style. None of the buildings on the property are outstanding examples of an architectural style. They are all of common construction and materials with no notable or special attributes, and the structures do not possess high artistic value. No architect, designer or builder has been identified with the initial construction of the buildings at 128 E. St. John or 77 N. 4th Street. The building at 95 N. 4th Street was constructed by Bridges Construction Company. Even though the company worked on several prominent buildings in San Jose, this former gas station is not among them. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The buildings on the subject parcel retain integrity of location since they have not been moved. They retain their integrity of association and feeling since they have been used for commercial purposes since their construction. The buildings on the subject property have received additions and exterior alterations over time, so integrity of design, materials, and workmanship has been diminished. Integrity of setting has been generally compromised since the 1970s by numerous nearby commercial and mixed-use developments. Overall, the property has diminished integrity.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

The subject buildings do not have a significant character, interest, or value to the commercial development of downtown San Jose. Although the property developed during the *Inter-War* and *Industrialization and Urbanization* periods of San Jose, none of the buildings are individually representative of any important patterns of development; they followed an already established trend and typical growth pattern in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*
Three commercial buildings were constructed on this parcel in the first half of the 20th century as a transition in uses took place. While indicative of the trend, none of the individual buildings on the property nor the subject parcel as a whole are individually representative of any important patterns of development within the greater downtown area or San Jose; the subject property followed an already established model in the area. Therefore, the buildings are not linked specifically to any significant events and the property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*
There is no person of significance individually associated with the subject buildings or the parcel. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*
The buildings on the subject parcel do not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the buildings are among the several early 20th century commercial structures in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*
The subject property does not appear to portray the environment of a group of people in an era of history through a distinctive architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*
None of the commercial buildings on the subject parcel embody distinguishing characteristics of an architectural type or specimen. The former garage at 128 E. St. John Street (ca. 1922) is a utilitarian commercial building with no notable attributes. The former gas station at 95 N. 4th Street was originally influenced by the Commercial Modern style but has been altered over time. While the former laundry at 77 N. 4th Street (ca. 1927) reflects some features of the 20th century commercial architecture, it is a modest building typical of its type and period. All buildings on site are of common construction and materials with no notable or special attributes. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*
No architect, designer or builder has been identified for the initial construction of the buildings at 128 E. St. John Street and 77 N. 4th Street. The building at 95 N. 4th Street was constructed by Bridges

Construction Company which worked on some prominent buildings in San Jose. However, this former gas station is not among their influential works. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*
The building at 128 E. St. John Street is utilitarian without a definitive architectural style. The building at 77 N. 4th Street reflects some features of the 20th century commercial architecture as evidenced in its concrete construction, steel-sash windows, and flat roof. The 95 N. 4th Street building was influenced by the Commercial Modern architectural style. However, none of the buildings on the property are outstanding examples of an architectural style. They are all of common construction and materials with no notable or special attributes or innovations. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the subject property, including buildings at 128 E. St. John Street, 77 N. 4th Street, and 95 N. 4th Street, is a noncontributor to the St. James Square City Landmark District. It also cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

***B12. References (Endnotes):**

[1] Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

[2] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

[3] Sanborn maps; San Jose Public Library California Room Digital Collections, File Name: CAL-PC-184.

[4] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

[5] Santa Clara County Assessor's Office*; City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.

[6] City of San Jose Online Permit Services.

[7] Santa Clara County Assessor's Office*; City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.

[8] Historical Aerials by NETR Online.

[9] City of San Jose Online Permit Services.

[10] Santa Clara County Assessor's Office*; City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.

[11] City of San Jose Online Permit Services.

[12] Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March

30, 1992), 8-9.

[13] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes*, 13-16.

[14] Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.

[15] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes*, 13-16.

[16] Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development,* July 21, 2003, 9.

[17] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

[18] PAST Consultants*, San Jose Modernism,* 26-27; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* 003), 13-16.

[19] Ibid., 26-27.

[20] Winter & Company, *Your Old House*, 15.

[21] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

[22] PAST Consultants*, San Jose Modernism,* 159.

[23] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 30-32.

[24] Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.

[25] PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 77-78.

[26] City of San Jose, *San Jose Downtown Design Guidelines and Standards* (adopted April 23, 2019; amended May 21, 2019; Planning Director's Update May 1, 2020), 13-16.

[27] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

State of California ⍰ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 10 ***Resource Name or #:** (Assigned by recorder) 147 E. Santa Clara Street
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ✓ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** ___; __ ☐ **of** __ ☐ **of Sec** __; _____ **B.M.**
c. Address 147 E. Santa Clara Street City San Jose Zip 95113
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 467-20-079

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject parcel is at the intersection of E. Santa Clara and N. 4th streets in downtown San Jose. Located on the southeast corner of the block bounded by E. St. John Street to the north, N. 4th Street to the east, E. Santa Clara Street to the south, and N. 3rd Street to the west, the parcel features a gas station. The surrounding area consists of a mix of institutional, commercial, and residential buildings. The City of San Jose City Hall is across the street at the southeast intersection of N. 4th and E. Santa Clara streets, and the San Jose State University (SJSU) campus is a block south of the subject property.

The gas station at the intersection of E. Santa Clara and N. 4th streets has two identical canopies sheltering the pumps and a one-story commercial building. The canopies, one running on the north-south and the other in east-west directions, each have a clay tile-clad hipped roof supported by four brick columns. (See Continuation Sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes)_____
***P4. Resources Present:** ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
Looking north from E. Santa Clara St., TreanorHL, 11/2020.
***P6. Date Constructed/Age and Source:** ✓ Historic ☐ Prehistoric ☐ Both
1969, permits
***P7. Owner and Address:**
***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
550 Montgomery St San Francisco, CA
***P9. Date Recorded:** Dec 20, 2021
***P10. Survey Type:** (Describe)
Intensive survey
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") TreanorHL, *The Icon Echo Project, San Jose, California, Historic Resources Assessment,* April 5, 2022

***Attachments:** ☐NONE ☐Location Map ✓Continuation Sheet ✓Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 147 E. Santa Clara Street ***NRHP Status Code** _____
Page 2 **of** 10

B1. Historic Name: _____
B2. Common Name: Chevron gas station
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Commercial Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1969. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ b. Builder: R. W. Johnston & Son
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)[1]
By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[2]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** April 5, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description, Continued:**

The diagonally placed commercial building is rectangular in plan with a clay tile-clad hipped roof. Exterior walls are stucco-clad with brick veneer rising to the windowsills on the front (southeast) and northeast walls. Large, fixed windows punctuate both facades. Two aluminum-sash double glazed doors with transoms interrupt the front façade. A single panel door is at the north end of the northeast façade. The southwest and northwest (rear) façades are fully clad in brick veneer. The southwest façade is punctuated by a flush door and a fixed window at the corner. The rear façade features a roll-up garage door and a single flush door.

***B6. Construction History, Continued:**

The subject block was developed with one- or two-story wood frame dwellings at its northwest quarter as indicated on the 1891 Sanborn map; the rest of the block featured a mix of animal husbandry and industrial complexes including a corral, Glenwood Lumber Co., The Central Milling Co. Flour Mill, and Mt. Hamilton Livery. Five of the dwellings on N. 3rd Street were replaced by the First Presbyterian Church in 1908; the rest of the block remained intact until at least 1915.[3] By 1932, the lumber company at the intersection of E. St. John and N. 4th streets was no longer extant—according to the Sanborn maps and aerial photographs, these inner parcels remained vacant until 1972 when the new church building was constructed. The garage at 128 E. St John Street was constructed ca. 1922 and the laundry at 77 N. 4th Street ca. 1927. The livery and the flour mill on the southern half of the block were replaced by warehouses and stores by 1915; and auto-related businesses and garages were introduced along E. Santa Clara Street in the 1950s. The last dwellings on the block were removed by 1958.

After World War II, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, San Jose's downtown retail began to decline in the mid-1950s; over the course of about 15 years, businesses left the once-vital downtown retail center for new modern shopping centers, malls, and office parks in the suburbs—which was not only a local but a national trend of the time.[4]

The subject block changed drastically in the late 1960s and the early 1970s. The service station structures at 147 E. Santa Clara Street were constructed in 1969. The First Presbyterian Church on N. 3rd Street was demolished in 1968; the multi-unit senior housing, Town Park Towers, was constructed in 1971 and the new church at 49 N. 4th Street was completed in 1972. The latest addition to the block is the contemporary multi-story office building at northwest corner, constructed ca. 1985.

Construction Chronology

A one-story service station building for Standard Oil Company at 147 E. Santa Clara Street was constructed in 1969. The address first appears on the 1971 city directory as the Standard Station.[5] Below is a list of building permits on file and a summary of what the permit work entailed.[6]

1969	Permit application to construct a one-story service station by contractor R. W. Johnston & Son. Permit No. 62702V.
1983	A one-story kiosk for cashier booth at the Chevron gas station was built. Permit No. 40662F. (According to the aerials photos, this addition was removed ca. 1995.)
1990	Water treatment equipment was installed. Permit No. 87642F.
1994	Replace monument sign. Permit No. 94-40073.

***B10. Significance, Continued:**

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era (1870 – 1918)[7]
The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.[8]

Inter-War Period (1918 – 1945)
After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.[9] During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.[10]

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the

growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.[11]

Industrialization and Urbanization (1945 – 1991)
Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[12]

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.[13] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[14] While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.[15]

Downtown San Jose[16]
Downtown San Jose was the cultural, civic, shopping, and economic hub for the Santa Clara Valley through World War II and into the early 1950s. With the emergence of Silicon Valley to the north, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, the City of San Jose soon became a bedroom community for Silicon Valley, rather than its business center. During this period, there was little regard for preserving San Jose's downtown. Downtown retail began to decline in the mid-1950s. Over the course of about 15 years, retailers led an exodus from which significantly changed the previous vitality of downtown. Freeways made it easy to bypass the once-vital retail center for new modern shopping centers, malls, and office parks in the suburbs.

In 1958, San Jose moved its city hall out of downtown to a newly built office park and civic center on N. 1st Street, nearly two miles to the north. The county offices followed city hall out of downtown, as did the daily paper, the Mercury News. This exodus removed hundreds of public sector and newspaper workers from downtown.

Through the 1960s, city leaders continued to pursue an outward growth agenda, but there was a growing awareness of the negative impacts of annexation. Pro-growth Hamann retired in 1969, and in 1970 the city council adopted an urban development policy that promoted infill rather than outward growth. The City of San Jose established an urban growth boundary in the 1970s and then began a long process of focusing city growth in areas with existing infrastructure, including downtown. However, by then, downtown had lost its central position in the South Bay. To refocus city growth and investment in downtown, San Jose had to fight against the trend toward decentralization. The conditions were then set-in place for significant development and revitalization of the downtown.

Starting in the 1980s, the San Jose Redevelopment Agency—by then the largest Redevelopment Agency in the state—used virtually all its power and money to try to make San Jose's downtown match the scale and the amenities of one of the nation's larger cities. Office development began to grow again in the mid-1980s, with space for traditional business services jobs such as accounting, legal and consulting. Many of these businesses went to new class-A buildings along Santa Clara Street or Almaden Boulevard.

The Martin Luther King Library (2003) and the San Jose City Hall (2005) are among the most recent civic infrastructure projects in downtown San Jose. The library project is especially significant in the attempt to reshape downtown as a social district—by being a literal connection between the downtown and the San Jose State University campus. It is also an important resource for the growing downtown residential community.

Architect/Builder

The research did not reveal any architects associated with the initial design and/or construction of the buildings. The service station at 147 E. Santa Clara Street was constructed by contractor R. W. Johnston & Son in 1969. The firm was listed as general contractors in the local directories.[17]

Architectural Styles

The gas station buildings at 147 E. Santa Clara Street were originally influenced by the Commercial Modern architectural style. Generated by a rejection of all historical references, the modern architectural styles were prevalent in San Jose from ca. 1930 to the 1950s and later.[18] Especially during the decades following the end of World War II, the Commercial Modern (ca. 1945-1975) and late interpretations of the International Style was applied to everyday residential, commercial, and institutional buildings. Less expensive and stripped-down versions of the style were favored by builders who preferred inexpensive building materials, maximized square footage, and quick construction methods.[19] Character-defining features of the style that applied to the subject structures include horizontal massing, flat or low-pitched roofs, and extensive use of glass within metal frames.[20]

Occupants

This gas and service station was used by Standard Oil/Standard Stations from 1971 to 1973 and has been used by Chevron since 1976. [21]

Current Historic Status

The subject parcel has not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation[22]

Criterion A/1 – Association with significant events

The gas station at 147 E. Santa Clara was constructed in 1969 during the post-World War II and midcentury growth of San Jose. The subject block and its surroundings changed drastically in the late 1960s and the 1970s; new development replacing most of the late 19th and early 20th century buildings. However, the subject property is not individually representative of any important patterns of development within the greater downtown area or the City; the subject property followed an already established trend

in downtown San Jose. It is not associated with the commercial development of the block or the area in an individually significant way. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

The property has been occupied by Standard Oil/Standard Stations from 1971 to 1973 and has been used by Chevron since 1976. No persons of known historical significance appear to have been associated with the subject property. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The structures associated with the gas station at 147 E. Santa Clara Street are modest representations of the Commercial Modern architectural style which was prevalent in San Jose from ca. 1945 to 1975. Although the structures illustrate some character-defining features of the style including horizontal massing, low-pitched roofs, and extensive use of glass within metal frames; they are not exemplary representatives of the style. They are of common construction and materials with no notable or special attributes, and do not possess high artistic value. The gas station was constructed by contractors R. W. Johnston & Son who are not considered masters. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The property at 147 E. Santa Clara Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a gas station since its construction. The structures on the subject parcel have not received any significant additions or alterations, so the property retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been generally compromised since the 1970s by nearby commercial and mixed-use developments. Overall, the property retains sufficient integrity.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*
   The subject structures on the parcel do not have a significant character, interest, or value to the commercial development of downtown San Jose. Although the property developed during the Industrialization and Urbanization period, it is not individually representative of any important patterns of development; it followed an already established trend in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

The gas station at 147 E. Santa Clara was constructed in 1969 during the post-World War II and midcentury growth of San Jose. The subject block and its surroundings changed drastically in the late

1960s and the 1970s; new development replacing most of the late 19th and early 20th century buildings. However, the subject property is not individually representative of any important patterns of development within the greater downtown area or the City; the subject property followed an already established trend in downtown San Jose. It is not associated with the commercial development of the block or the area in an individually significant way. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*
The property has been occupied by Standard Oil/Standard Stations from 1971 to 1973 and has been used by Chevron since 1976. There is no person of significance individually associated with the subject property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*
The property does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the structures on the parcel are among the several late 20th century commercial/utilitarian structures in downtown. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*
The subject property does not appear to portray the environment of a group of people in an era of history through a distinctive architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*
None of the structures on the subject parcel embody distinguishing characteristics of an architectural type or specimen. The structures are modest representations of the Commercial Modern architectural style which was prevalent in San Jose from ca. 1945 to 1975. Although the structures illustrate some character-defining features of the style including horizontal massing, low-pitched roofs, and extensive use of glass within metal frames; they are not exemplary representatives of the style. They are of common construction and materials with no notable or special attributes. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*
No architect has been identified for the property. The gas station was constructed by contractors R. W. Johnston & Son who are not considered master builders. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*
The structures on the subject parcel did not make use of architectural innovations, but rather used typical building materials and details of the time. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the subject property at 147 E. Santa Clara Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

***B12. References (Endnotes):**

[1] Unless noted, largely summarized from & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

[2] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

[3] Sanborn maps; San Jose Public Library California Room Digital Collections, File Name: CAL-PC-184.

[4] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

[5] City of San Jose Online Permit Services; Santa Clara County Assessor's Office; San Jose city directories.

[6] City of San Jose Online Permit Services.

[7] Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

[8] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes*, 13-16.

[9] Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.

[10] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes*, 13-16.

[11] Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development,* July 21, 2003, 9.

[12] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

[13] PAST Consultants*, San Jose Modernism,* 26-27; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* 003), 13-16.

[14] Ibid., 26-27.

[15] Winter & Company, *Your Old House*, 15.

[16] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

[17] Ancestry.com.

[18] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 30-32.

[19] Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.

[20] PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 77-78.

[21] Ancestry.com; City of San Jose Online Permit Services.

[22] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

State of California ⍰ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 11 ***Resource Name or #:** (Assigned by recorder) 60 N. 3rd Street
P1. Other Identifier: Town Park Towers

*P2. **Location:** ☐ **Not for Publication** ✓ **Unrestricted**
*a. **County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** ___; __ ☐ **of** __ ☐ **of Sec** __; _____ **B.M.**
c. Address 60 N .3rd Street City San Jose Zip 95113
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 467-20-080

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject parcel is on the west side of N. 4th Street in downtown San Jose on the block bounded by E. St. John Street to the north, N. 4th Street to the east, E. Santa Clara Street to the south, and N. 3rd Street to the west. This parcel is occupied by Town Park Towers on the N. 3rd Street side and a paved parking lot on the N. 4th Street side. The surrounding area consists of a mix of institutional, commercial, and residential buildings. The City of San Jose City Hall is across the street at the southeast intersection of N. 4th and E. Santa Clara streets, and the San Jose State University (SJSU) campus is a block south of the subject property.

Constructed in 1971, the ten-story building has always been used for senior citizen housing. The Modern apartment building is rectangular in plan with scalloped balconies extending to the east and west sides. It is set back approximately 25 feet from the property line on N. 3rd Street, behind a front yard featuring mature trees and small shrubs. (See Continuation Sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes)_____
***P4. Resources Present:** ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
The east facade, TreanorHL, 11/2020.
***P6. Date Constructed/Age and Source:** ✓ Historic ☐ Prehistoric ☐ Both
1971, permits
***P7. Owner and Address:**
***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
550 Montgomery St San Francisco, CA
***P9. Date Recorded:** Dec 20, 2021
***P10. Survey Type:** (Describe)
Intensive survey
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") TreanorHL, *The Icon Echo Project, San Jose, California, Historic Resources Assessment,* April 5, 2022

***Attachments:** ☐NONE ☐Location Map ✓Continuation Sheet ✓Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 60 N. 3rd Street ***NRHP Status Code** _____
Page 2 **of** 11

B1. Historic Name: Town Park Towers
B2. Common Name: Town Park Towers
B3. Original Use: Senior housing B4. Present Use: Senior housing
***B5. Architectural Style:** Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1971. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: Goodwin Steinberg b. Builder: Ernest Hathaway
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)[1]
By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[2]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** April 5, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description, Continued:**

Capped by a flat roof, the north and south ends of the building are solid while the east and west sides are transparent with a series of windows and overhanging balconies. The identical north and south façades are divided into three bays; the projecting middle bay contains the emergency exit stairs. The east and west facades are divided into seven bays by concrete screens. Each section has a floor-to-ceiling window wall (three-part at the narrow bays and ten-part at the wider bays) and a curved balcony with metal railings. The ground floor of the front (west) façade features the recessed main entrance at the center bay. A full-width aluminum-sash storefront with glazed double sliding doors is accessed by a ramp from the sidewalk. The wider bays to the north and south are punctuated by five slim windows while the narrow end bays are blind. The east façade has storefront assemblies on the ground floor with double doors opening to the parking lot.

***B6. Construction History, Continued:**

The subject block was developed with one- or two-story wood frame dwellings at its northwest quarter as indicated on the 1891 Sanborn map; the rest of the block featured a mix of animal husbandry and industrial complexes including a corral, Glenwood Lumber Co., The Central Milling Co. Flour Mill, and Mt. Hamilton Livery. Five of the dwellings on N. 3rd Street were replaced by the First Presbyterian Church in 1908; the rest of the block remained intact until at least 1915.[3] By 1932, the lumber company at the intersection of E. St. John and N. 4th streets was no longer extant—according to the Sanborn maps and aerial photographs, these inner parcels remained vacant until 1972 when the new church building was constructed. The garage at 128 E. St John Street was constructed ca. 1922 and the laundry at 77 N. 4th Street ca. 1927. A two-story building was added to the south of the church by 1932; it was noted as "undertaking" and later as a youth center, both of which were possibly associated with the church. The livery and the flour mill on the southern half of the block were replaced by warehouses and stores by 1915; and auto-related businesses and garages were introduced along E. Santa Clara Street in the 1950s. The last dwellings on the block were removed by 1958.

After World War II, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, San Jose's downtown retail began to decline in the mid-1950s; over the course of about 15 years, businesses left the once-vital downtown retail center for new modern shopping centers, malls, and office parks in the suburbs—which was not only a local but a national trend of the time.[4]

The subject block changed drastically in the late 1960s and the early 1970s. The service station structures at 147 E. Santa Clara Street were constructed in 1969. The First Presbyterian Church hired Goodwin Steinberg to provide design drawings for construction of a new roof for the church. The project required a costly repair, so Steinberg proposed to demolish the existing church, subdivide the parcel, construct a smaller church building on one parcel and a senior housing project (supported by the federal Housing and Urban Development funds) on the other. Even though the congregation rejected the idea of demolishing the 1908 church building in the beginning, the architect convinced them by offering to reuse some of the sentimental finishes and furnishings from the original building.[5] The First Presbyterian Church on N. 3rd Street was demolished in 1968 and the new church at 49 N. 4th Street was completed in 1972. Constructed in 1971, the multi-unit senior housing, Town Park Towers, was among the early projects in promoting housing and healthy development in downtown core.[6] Both the church and the senior housing were built by general contractor Ernest Hathaway. The latest addition to the block is the contemporary multi-story

office building at northwest corner, constructed ca. 1985.

Construction Chronology
The former church building on the parcel was demolished in 1970 and the ten-story Town Park Towers building was constructed in 1971. It was designed by Goodwin Steinberg and constructed by general contractor E. A. Hathaway as part of a larger project featuring the First Presbyterian Church on the adjacent parcel along N. 4th Street.[7] The address first appears on the 1973 city directory as "Town Park Towers, senior citizen housing." Below is a list of major building permits on file and a summary of what the permit work entailed.[8]

1971	Permit application to construct a 10-story, 216-unit building, Town Park Towers. Permit No. 69931.
1982	Water tank and solar panels were installed. Permit No. 34343.
1994	Pump house and slab were constructed. Permit No. 94-30546F.
2002	Reroofing. Permit No. 2002-040490-MF.

***B10. Significance, Continued:**
The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era (1870 – 1918)[9]
The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were

established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.[10]

Inter-War Period (1918 – 1945)
After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.[11] During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.[12]

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.[13]

Industrialization and Urbanization (1945 – 1991)
Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[14]

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.[15] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[16] While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.[17]

Downtown San Jose[18]
Downtown San Jose was the cultural, civic, shopping, and economic hub for the Santa Clara Valley through World War II and into the early 1950s. With the emergence of Silicon Valley to the north, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, the City of San Jose soon became a bedroom community for Silicon Valley, rather than its business center. During this period, there was little regard for preserving San Jose's downtown. Downtown retail began to decline in the mid-1950s. Over the course of about 15 years, retailers led an exodus from which significantly changed the previous vitality of downtown. Freeways made it easy to

bypass the once-vital retail center for new modern shopping centers, malls, and office parks in the suburbs.

In 1958, San Jose moved its city hall out of downtown to a newly built office park and civic center on N. 1st Street, nearly two miles to the north. The county offices followed city hall out of downtown, as did the daily paper, the Mercury News. This exodus removed hundreds of public sector and newspaper workers from downtown.

Through the 1960s, city leaders continued to pursue an outward growth agenda, but there was a growing awareness of the negative impacts of annexation. Pro-growth Hamann retired in 1969, and in 1970 the city council adopted an urban development policy that promoted infill rather than outward growth. The City of San Jose established an urban growth boundary in the 1970s and then began a long process of focusing city growth in areas with existing infrastructure, including downtown. However, by then, downtown had lost its central position in the South Bay. To refocus city growth and investment in downtown, San Jose had to fight against the trend toward decentralization. The conditions were then set-in place for significant development and revitalization of the downtown.

Starting in the 1980s, the San Jose Redevelopment Agency—by then the largest Redevelopment Agency in the state—used virtually all its power and money to try to make San Jose's downtown match the scale and the amenities of one of the nation's larger cities. Office development began to grow again in the mid-1980s, with space for traditional business services jobs such as accounting, legal and consulting. Many of these businesses went to new class-A buildings along Santa Clara Street or Almaden Boulevard.

The Martin Luther King Library (2003) and the San Jose City Hall (2005) are among the most recent civic infrastructure projects in downtown San Jose. The library project is especially significant in the attempt to reshape downtown as a social district—by being a literal connection between the downtown and the San Jose State University campus. It is also an important resource for the growing downtown residential community.

Architect/Builder
The subject building was designed by architect Goodwin Steinberg and constructed by general contractor Ernest A. Hathaway.

Goodwin Steinberg, FAIA (1922-2010) founded his architectural firm in San Jose in 1953. The firm's portfolio includes residential, civic, educational, commercial, industrial, hotel, retail, and public projects in the Santa Clara Valley. Steinberg studied with internationally known Modernist architect Mies van der Rohe at the Illinois Institute of Technology, graduated from the University of Illinois, and studied at Fontainebleau School of Fine Arts. He worked for his father Edward Steinberg, a prominent Chicago architect, for a few years and then started practicing architecture in the San Francisco Bay Area. He designed more than 700 Modern homes and hundreds of more traditional tract homes for developers in San Jose, San Carlos, and Cupertino. An advocate of regional planning, Steinberg provided design advice for the Guadalupe River Park. Today, the firm continues as Steinberg Hart, an international architectural firm, with multiple offices in California, New York, Texas, and China.[19]

The following paragraph about Ernest Hathaway and his contracting firm was taken from *San Jose Modernism:*

Founded by Ernest Hathaway, the San José contracting firm of E. A. Hathaway & Co. (established in 1923) merged with Dinwiddie Construction (established in 1911 by W. S. Dinwiddie) in 1996 to become Hathaway Dinwiddie Construction Group. In 1999, the firm changed its name to Hathaway Dinwiddie Construction Co. When they merged, the firms were two of the oldest construction companies on the West Coast. Among many other mid-century San José projects completed with Higgins & Root, E. A. Hathaway built the Lincoln Glen Elementary School (1950) at 2175 Lincoln Avenue; a firehouse for Engine Co. No. 5 (1948) at Sixth and Taylor streets; and a $40,000 "modern plant" for Navlet's floral business on the west side of The Alameda between Keeble Avenue and Race Street, featuring an extensive use of glass. In March 1949, Progressive Architecture featured images of an office and built-in desks attributed to Higgins & Root and E.A. Hathaway & Co. Today, the company specializes in building advanced technology facilities, including micro-electronics, semiconductor and bio/pharmaceutical facilities, plus office buildings, interior improvements, seismic retrofits, and special purpose facilities. The firm has built the Getty Center in Los Angeles, Bank of America's World Headquarters, and the Transamerica Pyramid (1972, by William L. Pereira Associates). The firm has offices in San Francisco, Santa Clara and Los Angeles.[20]

Architectural Style

The subject building at 60 N. 3rd Street (1971) exhibits characteristics of the Modern architectural style. The period from the 1950s through the 1970s was defined by a population boom and physical growth of the city that produced a staggering number of Modern buildings in downtown as well as the suburbs. Town Park Towers' curvilinear balconies, expansive use of glass, and flat roof is reminiscent of the Organic architectural style of which there were a few examples in San Jose in the 1960s and the 1970s.[21]

Occupants

The Town Park Towers building has been continuously used as senior housing since its construction in 1971.

Current Historic Status

The subject parcel has not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation[22]

Criterion A/1 – Association with significant events

Town Park Towers at 60 N. 3rd Street was constructed in 1971 during the *Industrialization and Urbanization* period following World War II and midcentury growth of San Jose. This senior housing project replaced the former First Presbyterian Church which was constructed in 1908. The subject block and its surroundings had already been undergoing momentous change during the mid-20th century which aimed to revive the declining city center, so the subject property followed an already established trend in downtown San Jose. Research has not revealed an important association between the building and San Jose's mid-20th century growth or with any other historic context. The building is not individually representative of any important patterns of development within the greater downtown area or the City; it is not associated with the residential or institutional development of the block or the area in an individually significant way. Therefore, the property does not appear individually eligible for listing on

the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The Town Park Towers building at 60 N. 3rd Street appears individually significant as a prominent and rare example of an apartment building for seniors designed in the Modern architectural style in downtown San Jose. The multi-story residential building exhibits characteristics of the Modern architectural style with its large massing, flat roof, expressed concrete construction, expansive use of glass, and overall absence of ornamentation. The repetitive curvilinear balconies are reminiscent of the Organic architectural style. The building is a rare and a prominent example of a Modern apartment building for seniors within the context of downtown San Jose. In San Jose, Modern residential buildings usually appear outside the commercial core; within the boundaries of downtown, this building is one of the only extant examples of its type.

The building also appears significant as a work of master architect Goodwin Steinberg and master builders Hathaway & Company. Goodwin Steinberg was a master architect who achieved a high degree of respect in the Bay Area and internationally. He was associated with the post-World War II development of Santa Clara Valley; his notable works including the Beth Am Congregation campus, and restorations of the Santa Clara County Courthouse, and the Del Monte Hotel. The general contractors Hathaway & Co. are also considered masters. Established in 1923, the firm was active in the in San Jose and the Bay Area during the mid- and late-20th century and worked on many prominent projects with master architects Higgins & Roots, Goodwin Steinberg, and William L. Pereira.

Therefore, Town Park Towers at 60 N. 3rd Street appears individually eligible for listing in the on the NRHP and CRHR at the local level under Criterion C/3 for its Modern architectural style and its association with the master architect Goodwin Steinberg and master builders Hathaway & Company. The period of significance is the year of construction, 1971.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building at 60 N. 3rd Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been continuously used for senior housing since its construction. The building has not received any significant exterior additions or alterations, so it retains sufficient integrity of design, materials, and workmanship. Even though the block remained mostly intact (except for that adjacent office building constructed in 1984), integrity of setting has been compromised since the 1970s by nearby commercial and mixed-use

developments. Overall, the property retains sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*
   The subject building does not have a significant character, interest or value to the residential or institutional development of downtown San Jose. Although the subject property is associated with the post-World War II and mid-to-late-20th century growth of the city, it is not individually representative of any important patterns of development; it followed an already established trend in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*
   Town Park Towers at 60 N. 3rd Street was constructed in 1971 during the Industrialization and Urbanization period following World War II and midcentury growth of San Jose. This senior housing project replaced the former First Presbyterian Church which was constructed in 1908. The subject block and its surroundings had already been undergoing momentous change during the mid-20th century which aimed to revive the declining city center, so the subject property followed an already established trend in downtown San Jose. Research has not revealed an important association between the building and San Jose's mid-20th century growth or with any other historic context. The building is not individually representative of any important patterns of development within the greater downtown area or the City; it is not associated with the residential or institutional development of the block or the area in an individually significant way. The building does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*
   There is no person of significance individually associated with the building. The building does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*
   While the building is associated with downtown San Jose's post-World War II development, it does not individually reflect the cultural, economic, social, or historic heritage of San Jose. The building does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*
   The subject property does not appear to portray the environment of a group of people in an era of history through its Modern architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*
   The building at 60 N. 3rd Street embodies distinguishing characteristics of the Modern architectural style including its large massing, flat roof, expressed concrete construction, expansive use of glass, and overall absence of ornamentation. The repetitive curvilinear balconies are reminiscent of the Organic architectural style. The building is a rare and a prominent example of a Modern apartment

building for seniors within the context of downtown San Jose. In San Jose, Modern residential buildings usually appear outside the commercial core, so within the boundaries of downtown, this building is one of the only extant examples of its type. The property appears to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*
The building was designed by master architect Goodwin Steinberg and constructed by master builders Hathaway & Company. The senior housing building stands out as a distinctive work in both professional's careers and influenced the development of downtown San Jose as one of the earliest residential towers in the area. Both professionals were active in San Jose and associated with the post-World War II development of the city, Santa Clara Valley, and the Bay Area. The property appears to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*
The building did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

Character-defining features:
- Simple rectangular ten-story massing
- Flat roof
- Expressed concrete construction
- Large expanses of glass in metal frames on the east and west façades
- Repetitive curvilinear balconies with metal railings on the east and west façades
- Projecting stair towers at the north and south façades
- Absence of ornamentation

In conclusion, the property at 60 N. 3rd Street appears individually eligible for listing in the on the NRHP and CRHR at the local level under Criterion C/3 as a prominent and rare example of an apartment building for seniors designed in the Modern architectural style in downtown San Jose, and for representing the work of master architect Goodwin Steinberg and master builders Hathaway & Company. The period of significance is the year of construction, 1971. The property retains sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance. The property also appears eligible as a City of San Jose Landmark under criteria 6 and 7. Therefore, 60 N. 3rd Street appears to be a historic resource as defined by CEQA.

***B12. References (Endnotes):**

[1] Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

[2] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

[3] Sanborn maps; San Jose Public Library California Room Digital Collections, File Name: CAL-PC-184.

[4] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

[5] Goodwin Steinberg, *From the Ground Up, Building Silicon Valley* (Stanford, CA: Stanford University Press, 2002), 28-32.

[6] Goodwin Steinberg, *From the Ground Up, Building Silicon Valley* (Stanford, CA: Stanford University Press, 2002), 29.

[7] City of San Jose Online Permit Services; Goodwin Steinberg, *From the Ground Up, Building Silicon Valley* (Stanford, CA: Stanford University Press, 2002), 29-33.

[8] City of San Jose Online Permit Services.

[9] Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

[10] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes*, 13-16.

[11] Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.

[12] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes*, 13-16.

[13] Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development,* July 21, 2003, 9.

[14] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

[15] PAST Consultants*, San Jose Modernism,* 26-27; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* 003), 13-16.

[16] Ibid., 26-27.

[17] Winter & Company, *Your Old House*, 15.

[18] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

[19] Summarized from PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 145-146; Steinberg Hart, https://steinberghart.com/ (accessed December 29, 2020); "Celebrated architect Goodwin Steinberg, 89, dies after illness," *Palo Alto Online,* December 16, 2010.

[20] PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 166.

[21] PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 87-88.

[22] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

State of California ⍰ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 11 ***Resource Name or #:** (Assigned by recorder) 49 N. 4th Street
P1. Other Identifier: First Presbyterian Church of San Jose

*P2. **Location:** ☐ **Not for Publication** ✓ **Unrestricted**
*a. **County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** ___; __ ☐ **of** __ ☐ **of Sec** __; _____ **B.M.**
c. Address 49 N. 4th Street City San Jose Zip 95113
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 467-20-081

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject parcel is on the west side of N. 4th Street in downtown San Jose on the block bounded by E. St. John Street to the north, N. 4th Street to the east, E. Santa Clara Street to the south, and N. 3rd Street to the west. The surrounding area consists of a mix of institutional, commercial, and residential buildings. The City of San Jose City Hall is across the street at the southeast intersection of N. 4th and E. Santa Clara streets, and the San Jose State University (SJSU) campus is a block south of the subject property.

The one-story building for the First Presbyterian Church of San Jose was constructed in 1972. The Modern brick building is irregular in plan with a flat roof and straight parapet. Running east-west, the church building occupies the northern part of the parcel while the southern part is used for surface parking. It is set back approximately 20 feet from the north and east property lines. (See Continuation Sheet.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes)_____
***P4. Resources Present:** ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
The east facade, TreanorHL, 11/2020.
***P6. Date Constructed/Age and Source:** ✓ Historic ☐ Prehistoric ☐ Both
1972, permits
***P7. Owner and Address:**
***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
550 Montgomery St San Francisco, CA
***P9. Date Recorded:** Dec 20, 2021
***P10. Survey Type:** (Describe)
Intensive survey
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
TreanorHL, *The Icon Echo Project, San Jose, California, Historic Resources Assessment,* April 5, 2022

***Attachments:** ☐NONE ☐Location Map ✓Continuation Sheet ✓Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 49 N. 4th Street ***NRHP Status Code** _____

B1. Historic Name: First Presbyterian Church of San Jose
B2. Common Name: First Presbyterian Church of San Jose
B3. Original Use: Religious B4. Present Use: Services for homeless
***B5. Architectural Style:** Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1972. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: Goodwin Steinberg b. Builder: Ernest Hathaway
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)[1]
By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[2]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** April 5, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description, Continued:**

The typical window assembly on the north and south facades is full-height aluminum-sash with sidelites on both sides. Series of windows are separated by solid panels in-between. This window design sometimes features a single glazed door with transom at the center pane. The main entrance to the church is on the south façade, facing the parking lot, sheltered below an awning. The street-facing east façade is mostly blind except for a deeply recessed doorway. The building is surrounded by metal fence.

***B6. Construction History, Continued:**

The subject block was developed with one- or two-story wood frame dwellings at its northwest quarter as indicated on the 1891 Sanborn map; the rest of the block featured a mix of animal husbandry and industrial complexes including a corral, Glenwood Lumber Co., The Central Milling Co. Flour Mill, and Mt. Hamilton Livery. Five of the dwellings on N. 3rd Street were replaced by the First Presbyterian Church in 1908; the rest of the block remained intact until at least 1915.[3] By 1932, the lumber company at the intersection of E. St. John and N. 4th streets was no longer extant—according to the Sanborn maps and aerial photographs, these inner parcels remained vacant until 1972 when the new church building was constructed. The garage at 128 E. St John Street was constructed ca. 1922 and the laundry at 77 N. 4th Street ca. 1927. A two-story building was added to the south of the church by 1932; it was noted as "undertaking" and later as a youth center, both of which were possibly associated with the church. The livery and the flour mill on the southern half of the block were replaced by warehouses and stores by 1915; and auto-related businesses and garages were introduced along E. Santa Clara Street in the 1950s. The last dwellings on the block were removed by 1958.

After World War II, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, San Jose's downtown retail began to decline in the mid-1950s; over the course of about 15 years, businesses left the once-vital downtown retail center for new modern shopping centers, malls, and office parks in the suburbs—which was not only a local but a national trend of the time.[4]

The subject block changed drastically in the late 1960s and the early 1970s. The service station structures at 147 E. Santa Clara Street were constructed in 1969. The First Presbyterian Church hired Goodwin Steinberg to provide design drawings for construction of a new roof for the church. The project required a costly repair, so Steinberg proposed to demolish the existing church, subdivide the parcel, construct a smaller church building on one parcel and a senior housing project (supported by the federal Housing and Urban Development funds) on the other. Even though the congregation rejected the idea of demolishing the 1908 church building in the beginning, the architect convinced them by offering to reuse some of the sentimental finishes and furnishings from the original building.[5] The First Presbyterian Church on N. 3rd Street was demolished in 1968 and the new church at 49 N. 4th Street was completed in 1972. Constructed in 1971, the multi-unit senior housing, Town Park Towers, was among the early projects in promoting housing and healthy development in downtown core.[6] Both the church and the senior housing were built by general contractor Ernest Hathaway. The latest addition to the block is the contemporary multi-story office building at northwest corner, constructed ca. 1985.

Construction Chronology

The one-story building for the First Presbyterian Church of San Jose was constructed in 1972. Architect Goodwin Steinberg and general contractor E. A. Hathaway are associated with the building.[7] The address

first appears on the 1973 city directory, and the building was continuously used by the congregation until 2019. Even though the last service at the building was held in 2019; it continues to provide services for homeless and disadvantaged.[8] Below is a list of building permits on file and a summary of what the permit work entailed.[9]

1972	Permit application to construct a one-story church building. Permit No. 72688.
1996	A new church sign was installed at the front. Permit No. B9674770.

***B10. Significance, Continued:**
The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era (1870 – 1918)[10]
The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.[11]

Inter-War Period (1918 – 1945)

After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.[12] During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.[13]

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.[14]

Industrialization and Urbanization (1945 – 1991)
Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[15]

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.[16] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[17] While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.[18]

Downtown San Jose[19]
Downtown San Jose was the cultural, civic, shopping, and economic hub for the Santa Clara Valley through World War II and into the early 1950s. With the emergence of Silicon Valley to the north, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, the City of San Jose soon became a bedroom community for Silicon Valley, rather than its business center. During this period, there was little regard for preserving San Jose's downtown. Downtown retail began to decline in the mid-1950s. Over the course of about 15 years, retailers led an exodus from which significantly changed the previous vitality of downtown. Freeways made it easy to bypass the once-vital retail center for new modern shopping centers, malls, and office parks in the suburbs.

In 1958, San Jose moved its city hall out of downtown to a newly built office park and civic center on N. 1st Street, nearly two miles to the north. The county offices followed city hall out of downtown, as did the daily paper, the Mercury News. This exodus removed hundreds of public sector and newspaper workers from downtown.

Through the 1960s, city leaders continued to pursue an outward growth agenda, but there was a growing awareness of the negative impacts of annexation. Pro-growth Hamann retired in 1969, and in 1970 the city council adopted an urban development policy that promoted infill rather than outward growth. The City of San Jose established an urban growth boundary in the 1970s and then began a long process of focusing city growth in areas with existing infrastructure, including downtown. However, by then, downtown had lost its central position in the South Bay. To refocus city growth and investment in downtown, San Jose had to fight against the trend toward decentralization. The conditions were then set-in place for significant development and revitalization of the downtown.

Starting in the 1980s, the San Jose Redevelopment Agency—by then the largest Redevelopment Agency in the state—used virtually all its power and money to try to make San Jose's downtown match the scale and the amenities of one of the nation's larger cities. Office development began to grow again in the mid-1980s, with space for traditional business services jobs such as accounting, legal and consulting. Many of these businesses went to new class-A buildings along Santa Clara Street or Almaden Boulevard.

The Martin Luther King Library (2003) and the San Jose City Hall (2005) are among the most recent civic infrastructure projects in downtown San Jose. The library project is especially significant in the attempt to reshape downtown as a social district—by being a literal connection between the downtown and the San Jose State University campus. It is also an important resource for the growing downtown residential community.

Architect/Builder
The church building at 49 N. 4th Street was designed by architect Goodwin Steinberg and constructed by general contractor Ernest A. Hathaway.

Goodwin Steinberg, FAIA (1922-2010) founded his architectural firm in San Jose in 1953. The firm's portfolio includes residential, civic, educational, commercial, industrial, hotel, retail, and public projects in the Santa Clara Valley. Steinberg studied with internationally known Modernist architect Mies van der Rohe at the Illinois Institute of Technology, graduated from the University of Illinois, and studied at Fontainebleau School of Fine Arts. He worked for his father Edward Steinberg, a prominent Chicago architect, for a few years and then started practicing architecture in the San Francisco Bay Area. He designed more than 700 Modern homes and hundreds of more traditional tract homes for developers in San Jose, San Carlos, and Cupertino. An advocate of regional planning, Steinberg provided design advice for the Guadalupe River Park. Today, the firm continues as Steinberg Hart, an international architectural firm, with multiple offices in California, New York, Texas, and China.[20]

The following paragraph about Ernest Hathaway and his contracting firm was taken from *San Jose Modernism:*

> Founded by Ernest Hathaway, the San José contracting firm of E. A. Hathaway & Co. (established in 1923) merged with Dinwiddie Construction (established in 1911 by W. S. Dinwiddie) in 1996 to become Hathaway Dinwiddie Construction Group. In 1999, the firm changed its name to Hathaway Dinwiddie Construction Co. When they merged, the firms were two of the oldest construction companies on the West Coast. Among many other mid-century San José projects completed with Higgins & Root, E. A. Hathaway built the Lincoln Glen Elementary School (1950) at 2175 Lincoln Avenue; a firehouse for Engine Co. No. 5 (1948) at Sixth and Taylor streets; and a $40,000 "modern

plant" for Navlet's floral business on the west side of The Alameda between Keeble Avenue and Race Street, featuring an extensive use of glass. In March 1949, Progressive Architecture featured images of an office and built-in desks attributed to Higgins & Root and E.A. Hathaway & Co. Today, the company specializes in building advanced technology facilities, including micro-electronics, semiconductor and bio/pharmaceutical facilities, plus office buildings, interior improvements, seismic retrofits, and special purpose facilities. The firm has built the Getty Center in Los Angeles, Bank of America's World Headquarters, and the Transamerica Pyramid (1972, by William L. Pereira Associates). The firm has offices in San Francisco, Santa Clara and Los Angeles.[21]

Architectural Style

The church at 49 N. 4th Street (1972) exhibits characteristics of the Modern architectural style. The period from the 1950s through the 1970s was defined by a population boom and physical growth of the city that produced a staggering number of Modern buildings in downtown as well as the suburbs. The First Presbyterian Church building reflects some of the character-defining features of the International style including strong right angles and cubic forms, exterior walls of brick, flat roofs with flush parapet, walls of glass, asymmetrical facades, and minimal applied ornamentation.[22]

Occupants

The building was constructed for the First Presbyterian Church of San Jose in 1972 and continuously used by the congregation until 2019. Since then, the building has been used to provide services for homeless and disadvantaged.[23]

Current Historic Status

The subject parcel has not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation[24]

Criterion A/1 – Association with significant events

The First Presbyterian Church building at 49 N. 4th Street was constructed in 1972 during the *Industrialization and Urbanization* period following World War II and midcentury growth of San Jose. The church was developed in conjunction with the adjacent senior housing project, replacing the 1908 First Presbyterian Church on N. 3rd Street. The subject block and its surroundings have already been going under a momentous change during the mid-20th century which aimed to revive the declining city center, so the subject property followed an already established trend in downtown San Jose. The building is not individually representative of any important patterns of development within the greater downtown area or the City; it is not associated with the institutional development of the block or the area in an individually significant way. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

First Presbyterian Church at 49 N. 4th Street is a Modern style building which also displays some of the character-defining features of the International style including strong right angles and cubic forms, exterior walls of brick, flat roofs, walls of glass, asymmetrical facades, and minimal applied ornamentation. However, the building is not architecturally significant within the larger context of post-World War II Modernist churches in San Jose. It is a modest version of the style and not a distinguished example among church buildings from this period. The building appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. The building is the work of master architect Goodwin Steinberg and master builders Hathaway & Company; both of whom worked on many prominent projects in San Jose and the Bay Area. However, this church was not among their more noteworthy work. Among the many religious facilities he designed, Steinberg's most notable religious project is the Congregation Beth Am in Los Altos. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building at 49 N. 4th Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it had been continuously used as a church until 2019. The building has not received any significant exterior additions or alterations, so it retains sufficient integrity of design, materials, and workmanship. Even though the block remained mostly intact, integrity of setting has been compromised since the 1970s by nearby commercial and mixed-use developments. Overall, the property retains sufficient integrity.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*
   The subject building does not have a significant character, interest or value to the development of downtown San Jose. Although the subject property is associated with the post-World War II and midcentury growth of the city, it is not individually representative of any important patterns of development; it followed an already established trend in downtown San Jose. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*
   The First Presbyterian Church building at 49 N. 4th Street was constructed in 1972 during the Industrialization and Urbanization period following World War II and midcentury growth of San Jose. The church was developed in conjunction with the adjacent senior housing project, replacing the 1908 First Presbyterian Church on N. 3rd Street. The subject block and its surroundings have already been going under a momentous change during the mid-20th century which aimed to revive the declining city center, so the subject property followed an already established trend in downtown San Jose. The building is not individually representative of any important patterns of development within the greater downtown area or the City; it is not associated with the institutional development of the

block or the area in an individually significant way. The building does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*
There is no person of significance individually associated with the building. The building does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*
While the building is associated with downtown San Jose's post-World War II development, it does not individually reflect the cultural, economic, social, or historic heritage of San Jose. The building does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*
The subject property does not appear to portray the environment of a group of people in an era of history through its Modern architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*
The Modern church building at 49 N. 4th Street illustrates some characteristics of the International architectural style including its strong right angles and cubic forms, exterior walls of brick, flat roofs, walls of glass, asymmetrical facades, and minimal applied ornamentation. However, the building is not architecturally significant within the larger context of post-World War II Modernist churches in San Jose. It is a modest version of the style and not a distinguished example among church buildings from this period. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*
The building was designed by master architect Goodwin Steinberg and constructed by master builders Hathaway & Company. Both professionals were active in San Jose and associated with the post-World War II development of San Jose, Santa Clara Valley, and the Bay Area. However, this church is a modest illustration of their work and cannot be considered among their more influential projects. As defined in the municipal code the church is not a distinctive, significant, or important work of the architect or builder. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*
The building did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the property at 49 N. 4th Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

***B12. References (Endnotes):**

[1] Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

[2] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

[3] Sanborn maps; San Jose Public Library California Room Digital Collections, File Name: CAL-PC-184.

[4] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

[5] Goodwin Steinberg, *From the Ground Up, Building Silicon Valley* (Stanford, CA: Stanford University Press, 2002), 28-32.

[6] Goodwin Steinberg, *From the Ground Up, Building Silicon Valley* (Stanford, CA: Stanford University Press, 2002), 29.

[7] City of San Jose Online Permit Services.

[8] Sal Pizarro, "After 170 years, First Presbyterian Church of San Jose closes its doors downtown," *Mercury News,* July 1, 2019.

[9] City of San Jose Online Permit Services.

[10] Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

[11] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes*, 13-16.

[12] Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.

[13] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes*, 13-16.

[14] Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development,* July 21, 2003, 9.

[15] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

[16] PAST Consultants*, San Jose Modernism,* 26-27; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* 003), 13-16.

[17] Ibid., 26-27.

[18] Winter & Company, *Your Old House*, 15.

[19] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

[20] Summarized from PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 145-146; Steinberg Hart, https://steinberghart.com/ (accessed December 29, 2020); "Celebrated architect Goodwin Steinberg, 89, dies after illness," *Palo Alto Online,* December 16, 2010.

[21] PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 166.

[22] Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 175.

[23] Sal Pizarro, "After 170 years, First Presbyterian Church of San Jose closes its doors downtown," *Mercury News,* July 1, 2019.

[24] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

TREANORHL

THE ICON ECHO PROJECT, SAN JOSE, CALIFORNIA

DOWNTOWN DESIGN GUIDELINES & STANDARDS COMPLIANCE REVIEW AND CEQA ANALYSIS

APRIL 5, 2022



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APPENDIX 19

1. INTRODUCTION

David J. Powers & Associates, Inc. has requested TreanorHL's assistance in assessing four parcels located on N. 4th Street between E. St. John and E. Santa Clara streets in San Jose (APNs 467-20-060, -079, -080, and -081). The project site involves the parking lot associated with the 60 N. 3rd Street property (APN 467-20-080), but it does not involve the multi-story senior housing at 60 N. 3rd Street. The surface parking lot on the east portion of will be sold to the project applicant as part of a parcel split. The multi-story senior housing at 60 N. 3rd Street (Town Park Towers) on the west portion of the parcel will be outside the boundaries of the project site. The project proposes to demolish the existing buildings at the site (except for the Town Park Towers at 60 N. 3rd Street) and construct a new mixed-use development featuring a 24-story office tower (Icon) and a 27-story residential tower (Echo) sharing a podium level. The project site is within the General Plan Downtown Growth Area and the Downtown Core, and adjacent to two historic resources listed in the San Jose Historic Resources Inventory. It is also partially within the boundaries of the St. James Square City Landmark District.

TreanorHL completed three separate reports for the project:

1. A historic resource assessment (separate report),
2. An evaluation of the Icon commercial tower for the *San José Downtown Design Guidelines and Standards* compliance and CEQA analysis (this report),
3. An evaluation of the Echo residential tower for compliance with the Secretary of The Interior's Standards for Rehabilitation, the St. James Design Guidelines, and the City of San Jose Ordinance (separate report).[1]

In reference to the historic resources, this report includes an evaluation of the proposed design of the Icon office tower for compliance to the *San José Downtown Design Guidelines and Standards* (2019, updated 2020). The design assessment and compliance analysis are provided to inform the environmental process and determine if the proposed project would result in a substantial adverse change in the significance of or cause an impact to any adjacent historic resources as defined by the California Environmental Quality Act (CEQA) and to ensure compliance with local planning guidelines and regulations relevant to historic resources. In addition, this report assesses the proposed demolition of the buildings on site which were determined to be ineligible for listing in the NRHP, CRHP and the San Jose Historic Resources Inventory as Candidate City Landmarks in a separate report by TreanorHL entitled *The Icon Echo Project, San Jose, California, Historic Resource Assessment.*

The Echo residential tower is not subject to the *San José Downtown Design Guidelines and Standards* since it does not meet the adjacency criteria. The residential tower is evaluated separately under the Secretary of The Interior's Standards for Rehabilitation and the St. James Design Guidelines as part of the analysis for the application for a historic preservation permit.

2. SUMMARY OF FINDINGS

As evaluated in a separate historic resource assessment by TreanorHL, the project site does not include any individually eligible or previously listed historic resources. Although not eligible for individual listing in the NRHP, CRHR or as a Candidate City Landmark, the northernmost parcel (APN 467-020-060) is identified as a noncontributor within the locally listed St. James Square City Landmark District. The proposed project would not cause direct impacts to any historical resources as defined by CEQA and will not have an effect on the project

[1] TreanorHL, *The Icon Echo Project, San Jose, California, Historic Resource Assessment* (April 5, 2022); TreanorHL, *The Icon Echo Project, San Jose, California, St. James Square Historic District Design Guidelines and the Secretary of the Interiors Standards Compliance Review* (April 5, 2022).

site. For an analysis of the project with respect to the City Landmark District, see the separate report, *The Icon Echo Project, San Jose, California, St. James Square Historic District Design Guidelines and The Secretary of the Interior's Standards Compliance Review*.

The activities related to the physical undertaking of the project would have the potential to physically damage the adjacent historic resources from operation of construction equipment, stating, material storage, or vibration. With implementation of recommended mitigation measures, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant.

The proposed Icon office tower does not fully comply with the applicable 2019 Guidelines and Standards for historic adjacency, particularly with Standards "a. Height Transition" and "c. Rear Transition" of Section 4.2.2, and Standards "Massing c" and "Ground floor j" of Section 4.2.4. Even though the proposed project partially complies with the local standards and guidelines, the proposed project would not substantially impair the significance and integrity of the adjacent historic properties listed or found eligible for listing in the San Jose HRI; they would continue to be listed in the San Jose HRI. No impacts have been identified or recommendations made per local standards and guidelines.

3. METHODOLOGY

TreanorHL conducted a site visit on November 10, 2020 to evaluate the existing conditions, historic features, and architectural significance of the subject properties. TreanorHL evaluated the significance of the subject properties and completed a historic resource assessment (revised draft dated April 5, 2022). Staff also reviewed the proposed project drawings dated January 31, 2022 (WRNS Studio, *Urban Catalyst, Icon Echo – Office & Residential San Jose, CA, File No. SP21-031, Special Use Permit Resubmittal #2),* and relevant documents provided by David J. Powers & Associates.

4. PROPOSED PROJECT[2]

The approximately 2.1-acre site is comprised of four parcels located on N. 4th Street between E. St. John and E. Santa Clara streets in downtown San Jose. The project will demolish all existing structures within the project site and construct a mixed-use development featuring a 24-story office tower (Icon) and a 27-story residential tower (Echo) sharing a podium level. The Icon office tower with ground floor retail is at the southern portion of the site at the intersection of E. Santa Clara and N. 4th streets. The Echo residential tower is placed at the northern portion of the project site. The new development anchors the corners and streets while providing an amenity deck between the primary massing elements.

The Icon office tower is composed of the base volume that forms the podium fronting onto E. Santa Clara Street and around the corner on N. 4th Street. The base merges with the tower volume that forms a focal point at the intersection of E. Santa Clara and N. 4th streets. Both volumes sit on an eight-tier parking structure which is concealed by a cartridge of three 20-foot-tall office floors. The building steps back from the street above the podium level. At the street level, it is set back four feet along E. Santa Clara Street and seven feet at the corner of E. Santa Clara and N. 4th streets. The podium sets back 25 feet at varying heights. The massing is broken down vertically and horizontally by two-story niches forming staggered slots. At the Skyline level, two-story "lanterns" contain interior spaces for gatherings while the voids in the façade feature connecting stairs and

[2] Summarized from WRNS Studio, *Urban Catalyst, Icon Echo – Office & Residential San Jose, CA, File No. SP21-031, Special Use Permit Resubmittal #2* (January 31, 2022).

exterior terraces. Along the west property line, the parking structure forms a zero-lot line with the adjacent parcel at the south half of the podium level while the northern half is set back approximately 16 feet. The podium wall facing the rear of the historic buildings on N. 3rd Street is articulated with decorative panels to resonate with the fenestration patterns of the adjacent historic buildings.

5. PROPERTY DESCRIPTION & SIGNIFICANCE SUMMARY[3]

The project site is located on the west side of N. 4th Street between E. St. John Street to the north and E. Santa Clara Street to the south. Encompassing four parcels, the site features multiple buildings and surface parking lots. The buildings on the project site are (from north to south) three one-story industrial/commercial buildings at the intersection of E. St. John and N. 4th streets (128 E. St. John, 95 N. 4th, 77 N. 4th streets), the former First Presbyterian Church building at 49 N. 4th Street, and the gas station and auto-repair shop at the intersection of N. 4th and E. Santa Clara streets (147 E. Santa Clara Street). The project site involves the parking lot associated with the 60 N. 3rd Street property (APN 467-20-080), but it does not involve the multi-story senior housing at 60 N. 3rd Street. The surface parking lot on the east portion of will be sold to the project applicant as part of a parcel split. The multi-story senior housing at 60 N. 3rd Street (Town Park Towers) on the west portion of the parcel will be outside the boundaries of the project site. The surrounding area consists of a mix of institutional, commercial, and residential buildings. The San Jose City Hall is across the street at the southeast intersection of N. 4th and E. Santa Clara streets, and the San Jose State University (SJSU) campus is a block south of the subject property.

As evaluated in a separate historic resource assessment by TreanorHL, of the buildings located within the project site, none appear individually eligible for listing on the NRHP, CRHR, or as a City Landmark. The buildings at 128 E. St. John Street, 49, 77, and 95 N. 4th Street, and 147 E. Santa Clara Street do not appear to possess sufficient historical significance under the NRHP or CRHR criteria. The subject buildings also do not appear to be eligible individually as City of San Jose Landmarks as they do not possess historic significance under local criteria. Although within the boundaries of the St. James Square City Landmark District, the buildings at 128 E. St. John Street, 77 N. 4th Street, and 95 N. 4th Street are identified as noncontributors to the City Landmark District in the *St. James Square Historic District Design Guidelines* (published by City of San Jose in 1989) and are not within the boundaries of the designated St. James Square National Register Historic District.

Adjacent to the project site, Park Town Towers at 60 N. 3rd Street was identified by TreanorHL in *The Icon Echo Project, San Jose, California, Historic Resource Assessment* as individually eligible for listing on the NRHP and CRHR at the local level under Criterion C/3 as a prominent and rare example of an apartment building for seniors designed in the Modern architectural style in downtown San Jose, and for representing the work of master architect Goodwin Steinberg and master builders Hathaway & Company. The period of significance is the year of construction, 1971. The property retains sufficient integrity to communicate its significance under Criterion C/3 for its defined period of significance. The property also appears eligible as a City of San Jose Landmark under criteria 6 and 7.

[3] TreanorHL, *Urban Catalyst, Icon Echo – Office & Residential San Jose, CA, File No. SP21-031, Special Use Permit Resubmittal #2* (Janaury 31, 2022).



Figure 1. The proposed project site on N. 4th Street, outlined in dashed yellow (Google Earth, imagery date August 2018).



Figure 2. The subject parcels outlined in red with addresses noted in black; the project site is outlined in dashed yellow (Google Earth, imagery date August 2018).

6. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of state, and local regulations used to assess the proposed project.

California Environmental Quality Act

For the purposes of the CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
    A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    B. Is associated with the lives of persons important in our past;
    C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

When a proposed project may adversely affect a historical resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1).

Local Planning Regulations

This section provides a design analysis using the standards detailed in the *San Jose Downtown Design Guidelines and Standards* (2019, updated 2020). The San José City Council has adopted guidelines and standards to assist with the design, construction, review and approval of development in Downtown San José. These guidelines provide the minimum design standards to be applied to various developments and land uses and serve to facilitate a consistent and efficient review process of proposed developments.[4]

[4] City of San Jose, "Design Guidelines," https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/start-a-new-project-or-use/design-guidelines (accessed September 3, 2020).

San Jose Downtown Design Guidelines and Standards (DDGS) provide guidance for the form and design of buildings in Downtown, their appearance in the larger cityscape, and their interface with the pedestrian level. The DDGS apply generally to the Downtown core. While the San Jose State University (SJSU) campus is not within the boundary of the Downtown Growth Area, it is included within the DDGS boundary since it contributes significantly to the vitality of downtown. The DDGS also set rules for new buildings and external alterations to non-historic buildings being built near and adjacent to historic and other key structures within the DDGS boundary.[5]

7. PROJECT ASSESSMENT[6]

CEQA

When a proposed project may adversely affect a historical resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). CEQA explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

The project site does not include any historic resources. Adjacent to the project site, Park Town Towers at 60 N. 3rd Street appears individually eligible for listing on the NRHP and CRHR and it also appears eligible as a City of San Jose Landmark under criteria 6 and 7. Also adjacent to the project site, 30 N. 3rd Street and 101 E. Santa Clara Street are listed on the HRI. The San Jose Downtown Historic District is located across E. Santa Clara Street, south of the project site.

Local Planning Regulations

This section provides a design analysis using the standards detailed in the *San Jose Downtown Design Guidelines and Standards*.

2019 City of San Jose Downtown Design Guidelines and Standards (DDGS)

Adopted in April 2019 and updated in May 2020, the *City of San Jose DDGS* provides a framework for addressing new construction adjacent to designated and eligible historic resources. The 2019 Guidelines define historic adjacency as follows:

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[5] City of San Jose, *San Jose Downtown Design Guidelines and Standards* (adopted April 23, 2019, amended May 21, 2019, Planning Director's update May 1, 2020), 2-3.

[6] TreanorHL reviewed WRNS Studio, *Urban Catalyst, Icon Echo – Office & Residential San Jose, CA, Special Use Permit Resubmittal* dated November 5, 2021. See appendix for full set.

A site has Historic Adjacency when any of the these are true:

a. At least 50% of buildings fully or partially within 200 feet are on the San José Historic Resources Inventory (HRI) or are eligible for HRI listing.
b. The site is within 100 feet of a Designated or Candidate City Landmark or contributor to a district or conservation area.
c. The site is adjacent to a historic building on the Historic Resources Inventory (HRI) or eligible for HRI listing.

The building(s) within the categories above that cause a new building to have Historic Adjacency are the new building's Historic Context.[7]

The historic adjacency only applies to the Icon office tower. The Echo residential tower is not subject to the DDGS since it does not meet the adjacency criteria. The residential tower is evaluated separately under the Secretary of The Interior's Standards for Rehabilitation and the St. James Design Guidelines as part of the analysis for the application for a historic preservation permit.

The surrounding properties that are listed in the San Jose HRI are mapped below. The project site qualifies for "Historic Adjacency" as defined by all sub-categories: (a) approximately 60% of the properties within 200 feet of the project site are on the San Jose HRI, (b) the site is within 100 feet of the Designated City Landmark at 30 N. 3rd Street, and (c) it is adjacent to two historic buildings, 30 N. 3rd Street and 101 E. Santa Clara Street, listed on the HRI.[8] In this case, applicable guidelines and standards are listed as "4.2.2 Massing Relationship to Context" and "4.2.4 Historic Adjacency." The proposed project site is not in the Affected Area of a Civic Icon Building; therefore Guideline 4.2.3 does not apply.

The properties at 96 N. 3rd Street and 110 N. 3rd Street are listed on the San Jose HRI. Both are within the boundaries of the Saint James Square City Landmark District; however, they are identified as noncontributing structures in the *St. James Square Historic District Design Guidelines* document published in 1989. The properties at 156 E. St. John Street and 21 N. 5th Street are no longer extant and have been replaced by contemporary developments. Therefore, they are not considered among the Historic Context buildings for the purposes of this report.

[7] City of San Jose, *San Jose Downtown Design Guidelines and Standards* (adopted April 23, 2019; amended May 21, 2019; Planning Director's Update May 1, 2020), 13.
[8] City of San Jose, *City of San Jose Historic Resources Inventory; San Jose Designated Historic City Landmarks,* 2/8/2016, https://www.sanjoseca.gov/home/showpublisheddocument?id=24023 (accessed March 23, 2021).



Figure 3. The surrounding properties that are previously identified on the local inventory: the project site is outlined in dashed red, the properties listed on the San Jose HRI within 200 feet of the project sites are labeled with addresses and the San Jose Downtown Historic District shaded in green, located to the south of the project site (City of San Jose Public GIS Viewer).

4.2.2 Massing Relationship to Context Standards. Create massing transitions between high-rises and lower-scale development.

a) Height Transition: If a new building 100 feet tall or more is across the street from or adjacent to either:
   1. A historic building 45 feet tall or less
   2. A site for residential use that is limited to building 45 feet tall or less

The new building must step back its street-facing façade 5 feet minimum from the front parcel or setback line at an elevation between 25 and 50 feet.

Analysis: The proposed Icon office tower is over 200 feet tall and is adjacent to the Alliance Building at 101 E. Santa Clara Street and across the street from multiple historic buildings on E. Santa Clara Street which are within the San Jose Downtown Historic District, all 45 feet tall or less except for the building located at 100 E. Santa Clara Street. On the E. Santa Clara Street-facing (south) façade, the Icon office tower steps back approximately 30 feet partially above Level 3 (20 feet) at the southwest corner next to the Alliance Building. The rest of this façade does not step back from the front parcel at an elevation between 25 and 50 feet; it only steps back approximately 22 feet at and above level nine (80 feet). Therefore, the Icon office tower does not comply with Standard a.

b) Width Transition: If a new building is across the street from or adjacent to a historic building that is both
1. *45 feet tall or less*
2. *More than 30 feet narrower than the new building*

The new building must create gaps in the Podium Level above the ground floor to divide its street-facing massing into segments no more than 30 feet wider than the widest of the applicable historic buildings. Gaps must be 5 feet minimum width and depth.

There is no need to limit the massing width of a building adjacent to historic buildings that occupy their full lot width, such as historic storefronts. Thus, a historic building's street-facing façade continues to within 5 feet of its parcel edges, it does not trigger the Width Transition requirement.

Analysis: The Icon office tower is adjacent to the Alliance Building at 101 E. Santa Clara Street and across the street from multiple historic buildings on E. Santa Clara Street which are within the San Jose Downtown Historic District; all more than 30 feet narrower than the Icon office tower (widths ranging from approximately 30 to 90 feet) and all 45 feet tall or less except for the 100 E. Santa Clara Street property. The E. Santa Clara Street-facing massing of the Icon office tower above the ground floor (at levels 3 and 4) is broken up into multiple segments: (from west to east) an approximately 40-foot-wide segment set back 30 feet from the property line, an approximately 90-foot-wide segment at the property line, and an approximately 39-foot-wide segment set back approximately 10 feet from the property line. At levels 5 to 8, the eastern section is divided into two segments divided by a 10 feet wide gap. These divisions are further articulated with vertical aluminum dividers of the glazing system. Overall, the Icon office tower is consistent with Standard b.

c) Rear Transition: If a new building 100 feet tall or more is across a parcel line interior to a block from either:
1. *A historic building 45 feet tall or less*
2. *A site for residential use that is limited to a building 45 feet tall or less*

The rear portion of new building must maintain a transitional height of 70 feet or less within the first 20 feet from the property line.

Analysis: The Icon office tower is over 200 feet tall and is across a parcel line interior to a block from the Sperry Flour Co. building at 30 N. 3rd Street; less than 45 feet tall. The rear portion of the Icon Office tower bordering the historic Sperry Flour Co. building rises up to 80 feet at the property line; exceeding the recommended transitional height. Therefore, the proposed project does not comply with Standard c.

4.2.3 Civic Icon Adjacency Guidelines.

The project site is not within an Affected Area of a Civic icon.

4.2.4 Historic Adjacency Standards. Incorporate essential urban and architectural characteristics of historic context.

Massing

a. Relate Podium Level building massing to the scale of Historic Context buildings by breaking a large building into masses of similar scale to Historic Context buildings.

Analysis. The Historic Context buildings on E. Santa Clara and N. 3rd streets have widths ranging from approximately 30 to 90 feet. The podium level of the Icon office tower is broken up into smaller, similar scale massing elements by change of materials, i.e., transparent (glazed) retail and lobby spaces vs. opaque (glass

fiber reinforced concrete) garage and service walls; use of vertical columns and storefront divisions; and the protrusion and regression of the façade surface. Overall, the proposed design of the Icon office tower is consistent with Standard a.

b. Design buildings with rectilinear rather than curved and diagonal forms where rectilinear forms are typical of the Historic Context buildings.

Analysis. The proposed design of the Icon office tower is consistent with Standard b.

c. Use cornice articulation at the Podium Level at a height comparable to the heights of Historic Context buildings.

Analysis. The proposed Icon office tower provides a well-defined podium level on two street-facing façades without featuring a typical cornice articulation. The podium massing at the office tower is 80-feet-tall.

At the Icon office tower, the proposed podium level, partially crowned with a glass railing which acts as a cornice, is considerably taller than the surrounding Historic Context buildings. However, the proposed height of the ground floor at 20 feet would be appropriate as compared to the height of the Historic Context buildings. At this level, the two-story high storefronts with transoms and glazed curtainwalls along E. Santa Clara Street and at the street intersections are set back slightly from the upper floor (level three) and are more transparent than the upper floors—providing human scale along the street.

As proposed, the Icon office tower does not fully comply with Standard c but it is consistent with its surroundings.

d. Maintain Streetwall continuity with Historic Context buildings that are on the same side of the same street by placing the street-side façade of a new building 5 feet of the average Historic Context building streetwall distance from the front property line.

Analysis. The Alliance Building at 101 E. Santa Clara Street is built out to the property line without any setbacks, creating a continuous streetwall. The new building is set back 3'-3" from the front property line along the majority of its E. Santa Clara Street façade (except for an almost 8' setback at the southeast corner) which is within the recommended range. Therefore, the Icon office tower is consistent with Standard d.

Façade

e. Use articulation that creates façade divisions with widths similar to Historic Context buildings on the same side of the same block (if the new building is wider).

Analysis. The Icon office tower is wider than the Alliance Building at 101 E. Santa Clara Street, which is on the same side of the block. At the first two levels of the podium level, the south façade is divided into two main sections: the storefronts to the west and the recessed office lobby to the east. The storefronts are further divided by projecting columns placed at 30 feet intervals and aluminum-framed glazing system. Above the ground floor, the façade is broken up into multiple segments with setbacks and gaps to create façade divisions. The proposed divisions at the new building's south façade would be comparable to the overall width of the Alliance Building. Therefore, the Icon office tower is compatible with Standard e.

f. Do not simulate historic architecture to achieve these guidelines and standards.

Analysis. The proposed Icon office tower is clearly contemporary and does not simulate historic architecture. The proposed Icon office tower is compatible with Standard f.

g. Place windows on facades visible from the windows of the adjacent Historic Context structure even if this requires that the façade be set back from the property line.

Analysis. The adjacent Alliance Building has multiple windows facing east towards the Icon office tower. On the west façade, the first eight floors (up to 80 feet) of the new building would not have any windows; this section would be clad in an aluminum-framed panel system featuring semi-open, cementitious panels. Five false windows would be on first level of the west elevation; the existing rear windows of the Alliance Building will be directly facing this wall. Therefore, the proposed Icon office tower is compatible with Standard g.

Elements

h. Use some building materials that respond to Historic Context building materials.

Analysis. The Historic Context buildings exhibit a diverse collection of building materials including stucco, masonry, metals, glass, and wood. The proposed Icon office tower will use a modern vocabulary of materials compatible with the Historic Context buildings mainly including aluminum-framed glazing system, metal louvers and cladding, cementitious panels, and glass. Therefore, it is compatible with Standard h.

i. *The new materials should be compatible with historic materials in scale, proportion, design, finish, texture, and durability.*

Analysis. While the use of large expanses of glass are extensive, the subdivision of the glass helps to break down the overall scale and proportion of the material. Overall, the new materials appear to be compatible with the historic materials in scale, proportion, design, finish, texture, and durability. The proposed Icon office tower is consistent with Standard i.

Ground Floor

j. Space pedestrian entries at similar distances to Historic Context building entries.

Analysis. The Historic Context buildings on E. Santa Clara and N. 3rd streets often have multiple pedestrian entries located with some of the closest within 10 to 30 feet of each other. The proposed Icon office tower has three pedestrian entries spaced at approximately 15 to 30 feet on the south façade for the retail spaces and one pedestrian entry for the office lobby at the east end. At the podium level, the east (N. 4th Street) façade has one pedestrian entry for the residential lobby; the rest of the façade is mostly blind and only interrupted by the vehicular garage entries and exits and multiple service entries. As proposed, the Icon office tower is not compatible with Standard j, particularly on the N. 4th Street façade.

k. Create a ground floor with a similar floor to ceiling height as nearby Historic Context buildings.

Analysis. The nearby Historic Context buildings have tall ground floors housing commercial spaces. At 20 feet, the clearly defined ground floor of the Icon office tower is similar in height to the Historic Context buildings. As proposed, the Icon office tower is compatible with Standard k.

In summary, the proposed Icon office tower does not fully comply with the applicable 2019 DDGS, particularly with Standards "a. Height Transition" and "c. Rear Transition" of Section 4.2.2, and Standards "Massing c" and "Ground floor j" of Section 4.2.4.

8. IMPACTS ANALYSIS AND PROPOSED MITIGATION MEASURES

According to the San Jose DDGS analysis above, the proposed Icon office tower is adjacent to multiple designated and eligible resources as well as a concentration of resources. The properties defined as adjacent by the DDGS are 30 N. 3rd Street, 101 E. Santa Clara Street, and multiple properties across the street at 100 to 150 E. Santa Clara Street. Although the proposed project is only partially compliant to the applicable DDGS; the proposed project would not substantially impair the significance and integrity of the adjacent historic properties identified on the San Jose HRI. However, demolition and construction activities may result in adverse impacts to the immediately adjacent historic resources.

CEQA

Per CEQA, historic resources include properties eligible for listing on the NRHP, the CRHR, or local register of historical resources (as defined in Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on a historical resource if it would "cause a substantial adverse change in the significance" of that resource. Specifically, "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

Any time there is construction activity adjacent to a historic resource, there is always the potential for direct or indirect impacts and as such it is important to have measures in place to minimize unintentional damages from operation of construction equipment, stating, material storage, or vibration, and to prepare appropriate measures to address any damage that may occur.

Impacts to the Project Site

The project site does not include any individually eligible or previously listed historic resources. As such the proposed project would not cause direct impacts to any historic resources and would not have an effect on the project site.

Impacts to Adjacent Historic Resources by Construction-Related Activities

The proposed project includes construction of a new development and would also require below-grade excavation and foundation work, new building framing, and possible pile driving. These construction activities may produce ground borne vibrations that would result in potentially significant adverse impacts to the adjacent historic resources. Such impacts could include unintentional damage to or destruction of character-defining features at the historic façades or historic building materials through physical impacts or cracking or damage due to demolition- or construction-related vibrations. The activities related to the physical undertaking of the project would have the potential to physically damage the adjacent historic resources (30 N. 3rd Street, 101 E. Santa Clara Street, and 60 N. 3rd Street), which could cause a substantial adverse change in the significance of historic resources and therefore require mitigation measures. With implementation of Mitigation Measures 1a through 1d described below, the potential for project construction-related impacts to the identified adjacent historic resources would be reduced to less-than-significant.

Mitigation Measure 1a. If pile-driving is to be included as part of the construction, then the adjacent historic resources should first be surveyed to determine the existing condition. The survey shall be conducted by a historical architect meeting the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture and a structural engineer with a minimum of five years of demonstrated experience with historic buildings. The purpose of the study would be to establish the baseline condition of the buildings prior to construction, including the location and extent of any visible cracks or spalls. The documentation shall take the

form of written descriptions and photographs and shall include those physical characteristics of the resources that conveys their historic significance and that justifies their inclusion on the national, state, or local inventories. The documentation shall be reviewed and approved by the City of San Jose's Historic Preservation Officer (HPO), or equivalent.

Mitigation Measure 1b. A qualified geologist, or other professional with expertise in ground vibration and its effect on existing structures, shall prepare a study of the potential of vibrations caused by excavation and construction activities associated with the proposed project. Based on the results of the study, specifications regarding the restriction and monitoring of pile-driving shall be incorporated into the contract. Initial pile-driving shall be monitored and if vibrations are above threshold levels, modifications shall be made to reduce vibrations to below established levels. A copy of the study, contract specifications, and monitoring reports shall be provided to the City of San Jose's HPO, or equivalent.

Mitigation Measure 1c. Prepare and implement a Historical Resources Protection Plan (HRPP) to protect the historic building fabric of the adjacent historic resources from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The project sponsor shall, prior to issuance of public works clearance, including any ground-disturbing work, prepare a plan establishing procedures to protect the resources. The project sponsor shall ensure the contractor follows this plan while working near the historic resources.

The plan shall be prepared by a qualified historical architect and is subject to review by the City's HPO. At a minimum, the plan shall include:

- guidelines for operation of construction equipment adjacent to the historic resources,
- means and methods to reduce vibrations from excavation and construction,
- requirements for monitoring and documenting compliance with the plan, and,
- education/training of construction workers about the significance of the adjacent historic resources.

Mitigation Measure 1d. A qualified team (team) of at least one qualified historical architect and one qualified structural engineer shall monitor the mitigation measures.

The adjacent historic resources would be monitored during construction and any changes to existing conditions would be reported, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. Monitoring reports shall be submitted to the City's HPO, or equivalent on a periodic basis. The structural engineer shall consult with the historical architect, especially if any problems with character defining features of the historic resource are discovered.

If in the opinion of the team, substantial adverse impacts to the historic resource related to construction activities are found during construction, the monitoring team shall so inform the project sponsor, or sponsor's designated representative responsible for construction activities, as well as the City's HPO, or equivalent. The project sponsor shall adhere to the monitoring team's recommendations for corrective measures, including potentially halting construction in situations where construction activities would imminently endanger the historic resources. The project sponsor shall ensure that if repairs occur, in the event of damage to the historic resources during construction, repair work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall restore the character-defining features in a manner that does not affect their historic status.

The team shall prepare a report documenting the site visits. The HPO shall determine the frequency of the reporting period. The team shall submit the site visit reports to the HPO no later than one week after each reporting period. The report shall also include, but is not limited to, the following:

- A summary of the construction progress,
- Substantial adverse impacts related to the construction activities identified during the site visits,
- The problem and potential impact to the historic resources during demolition and construction activities,
- Recommendations made by the team to avoid the impact,
- Actions taken by the project applicant in response to the problem, and,
- Progress on the level of success in meeting the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties for the project as noted above for the character-defining features, and in preserving the character-defining features of the historic resources,
- If applicable, photographs shall be included in reports to better explain and illustrate progress.

In addition, the team shall submit a final document associated with monitoring and repairs after completion of the construction activities to the HPO prior to the issuance of an Occupancy Permit. The document (e.g., with photographs and other appropriate means) shall summarize the level of success in meeting the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties for the project as noted above for the character-defining features, and in preserving the character-defining features of the historic resources.

With implementation of Measures 1a through 1d, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant.

Summary Impacts Analysis

The project site does not include any individually eligible buildings or contributing, thus there are no built historic resources within the project site. As such the proposed project would not cause direct impacts to any historic resources and will not have an effect on the project site.

The activities related to the physical undertaking of the project would have the potential to physically damage the adjacent historic resources. With implementation of recommended mitigation measures, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant.

Local Planning Regulations

The proposed design of the Icon office tower is not fully compliant with the applicable *San Jose Downtown Design Guidelines and Standards*. Even though the proposed Icon office tower partially complies with the local standards and guidelines, it would not substantially impair the significance and integrity of the Historic Context buildings or adjacent properties listed in the San Jose HRI; they would continue to be listed on the local, state, and federal inventories.

9. CONCLUSION

This report and conclusions pertain to the proposed demolition of on-site resources and the historic adjacency impacts regarding the construction of the Icon office tower. The Echo residential tower is not subject to the local guidelines and standards since it does not meet the adjacency criteria. The residential tower is evaluated separately under the Secretary of The Interior's Standards for Rehabilitation and the St. James Design Guidelines as part of the analysis for the application for a historic preservation permit. See TreanorHL, *The Icon Echo*

Project, San Jose, California, St. James Square Historic District Design Guidelines and the Secretary of the Interiors Standards Compliance Review (April 5, 2022).

The project site does not include any individually eligible or previously listed historic resources. As such the proposed project would not cause direct impacts to any historic resources and will not have an effect on the project site.

The activities related to the physical undertaking of the project would have the potential to physically damage the adjacent historic resources. With implementation of recommended mitigation measures, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant.

The proposed Icon office tower does not fully comply with the applicable 2019 DDGS, particularly with Standards "a. Height Transition" and "c. Rear Transition" of Section 4.2.2, and Standards "Massing c" and "Ground floor j" of Section 4.2.4. Even though the proposed Icon office tower partially complies with the local standards and guidelines, it would not substantially impair the significance and integrity of the Historic Context buildings or adjacent properties listed in the San Jose HRI; they would continue to be listed in the San Jose HRI. No impacts have been identified or recommendations made per local standards and guidelines.

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APPENDIX

PROJECT DRAWINGS

WRNSSTUDIO

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003-RD	G03	DESIGN NARRATIVE
004-P	G04	EXISTING SITE PHOTOS & APN MAP
005-G	G05	PERSPECTIVE - N 4TH ST
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015-C	C06	STORMWATER MANAGEMENT DETAILS
016A-C	C07	FIRE PROTECTION PLAN
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033-L	L17	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 18 OFFICE (MST USED)
034-L	L18	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 19 OFFICE (NOT USED)
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082-B	TR1.2	TRASH STAGING PLAN - PHASE 1
083-B	TR1.3	ROLL-OFF STUDY AND BIN PATH OF TRAVEL - LEVEL 1
084-B	TR2.0	CHUTE DETAILS
11 UTILITIES		
085-U	JT-1	JOINT TRENCH TITLE SHEET
086-U	JT-2	JOINT TRENCH INTENT

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URBAN CATALYST

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

FILE NO. SP21-031

SPECIAL USE PERMIT RESUBMITTAL #2

01/31/2022

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URBAN CATALYST
PROJECT NO.: 20037.00

AHJ #

ISSUES	DATE
PRELIMINARY COMPREHENSIVE REVIEW	03/26/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

⚠ REVISION LIST	DATE

COVER

G00

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UTILITIES
RADIUS DESIGN LLC
1460 MARIA LANE
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WALNUT CREEK, CA 94598

PROJECT OVERVIEW

PROJECT OVERVIEW

THE APPLICANT PROPOSES TO DEVELOP APNS 467-20-079, 467-20-081, 467-20-060, AND THE SURFACE PARKING LOT OF APN 467-20-080 THAT WILL BE SOLD TO APPLICANT AS PART OF A PARCEL SPLIT. TOTAL AREA OF REDEVELOPMENT IS JUST OVER 2.1 ACRES. THESE APNS ARE CURRENTLY ACCESSED VIA CURB CUTS ON E. ST JOHN, 4TH ST, AND E. SANTA CLARA.

SITE ZONING OVERVIEW
GENERAL PLAN DESIGNATION - DOWNTOWN
ZONING DISTRICT - DC DOWNTOWN PRIAMRY COMMERCIAL

IMPLEMENTATION OF THE PROJECT WOULD INCLUDE THE DEMOLITION OF ALL STRUCTURES ON-SITE, PLUS THE REMOVAL OF OTHER ABOVE AND BELOW GRADE STRUCTURES AT THE GAS STATION ON THE CORNER OF E. SANTA CLARA AND 4TH ST, A TOTAL 22,527 SF OF AT-GRADE AREA TO BE DEMOLISHED. 26 (NON-ORDINANCE SIZED) AND 13 (ORDINANCE SIZED) TREES WILL ALSO BE REMOVED, HENCE A TOTAL OF 39 TREES WILL BE REMOVED FROM PROPERTY. THE APPLICANT PROPOSES TO CONSTRUCT:

RESIDENTIAL
- MAXIMUM NUMBER OF UNITS: 415
- MINIMUM PARKING RATIO 1:1, SHARED WITH OFFICE.
- HEIGHT: UP TO 267 FEET
- FLOORS: UP TO 27 FLOORS
- PARKING: 1 LEVEL BASEMENT AND 4 ABOVE GRADE LEVELS OF PARKING.

COMMERCIAL
- SQUARE FOOTAGE: UP TO 525,000 GSF OF OFFICE
- MINIMUM PARKING RATIO: 2/1000, INCLUDES SHARED RESIDENTIAL PARKING.
  - PLUS 30 PARKING SPACES FOR TOWN PARK TOWERS.
- HEIGHT: UP TO 282 FEET
- FLOORS: UP TO 24 FLOORS AND 1 BASEMENT LEVEL
- PROJECT INLCUDES A SPECIAL USE PERMIT TO ALLOW UP TO 10 COMMERCIAL CONDOMINIUMS (MIN. 750 SF EACH).

RETAIL
- SQUARE FOOTAGE: UP TO 8500 SF
- NO PARKING FOR RETAIL PER DOWNTOWN STANDARDS

SUSTAINABILITY GOALS
THE PROJECT WILL COMPLY WITH THE CITY REQUIRED CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN TIER 1 NON-VOLUNTARY MEASURES) AND CALIFORNIA BUILDING CODE (CBC) REQUIREMENTS WHICH INCLUDE DESIGN PROVISIONS INTENDED TO REDUCE WASTEFUL ENERGY CONSUMPTION.

THE PROPOSED DEVELOPMENT WOULD BE DESIGNED TO ACHIEVE LEED SILVER CERTIFICATION CONSISTENT WITH SAN JOSE COUNCIL POLICY 6-32 & SAN JOSE REACH CODE ORDINANCE 2020 ENERGY REQUIREMENTS, THOUGH NO SPECIFIC BUILDING MEASURES HAVE BEEN IDENTIFIED AT THIS TIME.

VICINITY MAP



145 E SANTA CLARA ST, SAN JOSE, CA 95113

LOCATION MAP



SAN JOSE, CA

SHEET INDEX

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ISSUES	DATE
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SITE DEVELOPMENT PERMIT	07/19/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 12" = 1'-0"

SHEET TITLE:

SHEET INDEX, PROJECT INFORMATION

SHEET NO:

G01

DOCUMENT NO: 001-IDX

1/28/2022 5:53:51 PM

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

BUILDING CODE NARRATIVE

THE ICON/ECHO OFFICE BUILDING AND RESIDENTIAL TOWER IS PROPOSED AS FULLY SPRINKLERED, **TYPE IA** CONSTRUCTION. THE PROPOSED USES OF THE BUILDING FALL UNDER THE FOLLOWING OCCUPANCY GROUPS:

- GROUP B: OFFICE
- GROUP A-2: ASSEMBLY
- GROUP R-2: RESIDENTIAL
- GROUP S-2: PARKING STRUCTURE

EACH OF THE USES IDENTIFIED HAS AN UNLIMITED NUMBER OF STORIES IN TYPE IA CONSTRUCTION AS DEFINED IN **CBC TABLE 504.4** AND HAS UNLIMITED AREA PER STORY AS DEFINED IN **CBC TABLE 506.2**. THE PROPOSED PROJECT IS REQUIRED TO MEET THE REQUIREMENTS OF **CBC SECTION 403 HIGH RISE BUILDINGS** AS THE HIGHEST OCCUPIABLE FLOOR IS GREATER THAN 75' ABOVE THE GROUND PLANE. ADDITIONAL FIRE SERVICE ACCESS ELEVATORS ARE REQUIRED PER **CBC SECTION 403.6** FOR BUILDINGS WITH OCCUPIABLE FLOORS 120' OR GREATER ABOVE THE GROUND PLANE.

AS ALL OF THE BUILDING COMPONENTS ARE OF TYPE IA CONSTRUCTION THE PROJECT UTILIZES SECTION 508 MIXED USE AND OCCUPANCY, SPECIFICALLY SECTION 508.3 FOR NON-SEPARATED OCCUPANCIES AND THEREFORE NO HORIZONTAL SEPARATION IS UTILIZED BETWEEN THE PARKING STRUCTURE AND OTHER OCCUPANCIES (PLEASE REFER TO THE **BUILDING CODE SUMMARY SHEET 9A**).

CURRENT CALIFORNIA CODES
CALIFORNIA BUILDING CODE 2019
CALIFORNIA FIRE CODE 2019
CALIFORNIA ELECTRICAL CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA PLUMBING CODE 2019
CALIFORNIA ENERGY CODE 2019
CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN) 2019

PLEASE REFER TO ATTACHED LETTER SUBMITTED FOR SPECIFIC QUESTIONS SURROUNDING THE PROPOSED CODE PATH FOR THE ICON/ECHO PROJECT.

CODE SUMMARY: OFFICE BUILDING (CBC 2019)

TYPE OF CONSTRUCTION	TYPE 1A	602.2
REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME: 3 HOUR	CHAPTER 6 TABLE 601
	PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY: NO RATING (REDUCED 1 HOUR PER FOOTNOTE a)	
	BEARING WALLS - EXTERIOR: 3 HOUR	
	BEARING WALLS - INTERIOR: 3 HOUR	
	BEARING WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY: 3 HOUR	
	NON-BEARING WALLS - EXTERIOR: SEE "FIRE SEPARATION DISTANCE" BELOW	
	NON-BEARING WALLS - INTERIOR: NO RATING REQUIRED	
	FLOOR CONSTRUCTION: 2 HOUR (UL DESIGN #D-902)	
	ROOF CONSTRUCTION: 1.5 HOUR (UL DESIGN #D-902)	
	STAIRWAY ENCLOSURE: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)	
	SHAFT ENCLOSURES: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)	
OCCUPANCY CLASSIFICATION	THE BUILDING IS CLASSIFIED AS NONSEPARATED MULTI-OCCUPANCY WITH THE FOLLOWING OCCUPANCIES: BUSINESS GROUP B (PRIMARY OCCUPANCY) ASSEMBLY OCCUPANCY A-2 (ACCESSORY OCCUPANCY) STORAGE S-2 (PARKING GARAGE)	CHAPTER 3 508.3
ALLOWABLE BUILDING HEIGHT & AREA	ALLOWABLE HEIGHT: UL	TABLE 504.3
	ALLOWABLE NO. OF STORIES: UL	TABLE 504.4
	ALLOWABLE AREA: UL	TABLE 506.2
ACTUAL BUILDING HEIGHT & AREA	ACTUAL HEIGHT: 265'-0"	
	ACTUAL NO. OF STORIES: 20 STORIES + PENTHOUSE (PH)	
	ACTUAL AREA (PER FLOOR): LEVEL B1: 53,696 FT²; LEVEL 1: 46,668 FT²; LEVEL 2: 40,502 FT²; LEVEL 3: 49,804 FT²; LEVEL 4: 41,430 FT²; LEVEL 5: 50,447 FT²; LEVEL 06: 41,081 FT²; LEVEL 07: 50,769 FT²; LEVEL 08: 31,265 FT²; LEVEL 09: 50,769 FT²; LEVEL 010: 44,263 FT²; LEVEL 011: 44,624 FT²; LEVEL 012: 45,899 FT²; LEVEL 013: 42,013 FT²; LEVEL 014: 42,898 FT²; LEVEL 015: 44,219 FT²; LEVEL 016: 40,877 FT²; LEVEL 017: 36,804 FT²; LEVEL 018: 27,558 FT²; LEVEL 019: 27,557 FT²; LEVEL 020: 27,558 FT²; LEVEL PH: 4,793 FT²	
	ACTUAL AREA (TOTAL BUILDING): TOTAL BLDG (OFFICE + PARKING): 884,995 SF	

FIRE SEPARATION RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	DISTANCE / REQ'D RATING: 0 FT < X < 5 FT = 2 HR 5 FT ≤ X < 10 FT = 2 HR 10 FT ≤ X < 30 FT = 2 HR 30 FT ≤ X = NR	CHP. 6 TABLE 602
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE	MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) 0' - 3 ' / 3'-5' / 5'-10' / 10'-15' / 15'-20' / 20'-25' / 25'-30' UNPROTECTED, SPRINKLERED (UP,S): NP / 15% / 25% / 45% / 75% / NL / NL PROTECTED (P): NP / 15% / 25% / 45% / 75% / NL / NL (NP=NOT PERMITTED, NL=NO LIMIT)	TABLE 705.8
FLOOR OPENINGS & SHAFTS	2 HOUR (X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 HOURS.")	CHP. 7 713.4
OCCUPANT LOAD	OCCUPANCY CLASSIFICATION / FUNCTION OF SPACE / OCCUPANT LOAD (SF PER OCCUPANT): BUSINESS GROUP B: BUSINESS AREAS: 150 GROSS; STORAGE/MECH/ELEC ROOMS: 300 GROSS; ASSEMBLY, UNCONCENTRATED (LESS THAN 750 SF/50 OCC): 15 NET ASSEMBLY GROUP A-2: ASSEMBLY, UNCONCENTRATED (DINING FACILITY): 15 NET	TABLE 1004.1.2
MEANS OF EGRESS	EXIT WIDTH FOR STAIRWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.1 EXCEPTION 1 1011.2
	EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.2 EXCEPTION 1
	SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): MAX OCC LOAD / MAX COMMON PATH OF TRAVEL A-2 OCCUPANCY: 49 / 75'-0" B OCCUPANCY: 49 / 100'-0" S-2 OCCUPANCY: 29 / 100'-0"	TABLE 1006.2.1
	THREE EXITS OR MORE REQUIRED THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000. FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000.	1006.2.1.1

	EXIT ACCESS TRAVEL DISTANCE A-2 OCCUPANCY: 250'-0" B OCCUPANCY: 300'-0"	TABLE 1017.2
	MINIMUM CORRIDOR WIDTH A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT B OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT	TABLE 1020.2
	CORRIDOR DEAD ENDS A-2 OCCUPANCY: 20'-0" B OCCUPANCY: 50'-0" *FOR CORRIDORS SERVING BOTH A & B OCCUPANCIES, THE SHORTEST DEAD END DISTANCE GOVERNS.	1020.4 1020.4, EXCEPTION 2
	EXIT PASSAGEWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-HOUR RATED CONSTRUCTION. EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES.	1024.2 1024.3 1024.4 1024.5
AUTOMATIC SPRINKLER SYSTEM	AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905.	903 905
FIRE ALARM SYSTEM	FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.	907.2
PENTHOUSE AREA LIMITATION	AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY.	1510.2.2 1510.2.3
INTERIOR OPENING AND WINDOW FIRE PROTECTION RATINGS	TYPE OF ASSEMBLY / DOOR RATING / DOOR VISION PANEL SIZE / DOOR SIDELITE/ TRANSOM / WINDOW 1 HR FIRE PARTITION: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 1 HR FIRE BARRIER: 60 MIN. / 100 IN² / NP / NP 1 HR SMOKE BARRIER: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 2HR PARTITION/SHAFT: 90 MIN. / 100 IN² / NP / NP NP= NOT PERMITTED	TABLE 716.5 TABLE 716.6

ACCESSIBLE MEANS OF EGRESS	NOT REQUIRED WHERE THE FLOOR LEVEL IS NOT FOUR OR MORE STORIES ABOVE/BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.	1009.2.1
STAIRWAYS	ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 ITEMS 2-4: 44" MINIMUM WIDTH.	1009.3 EXCEPTION 2
AREA OF REFUGE	NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.	1009.3 EXCEPTION 5
TWO-WAY COMMUNICATION SYSTEM	TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE.	1009.8

CODE SUMMARY: RESIDENTIAL BUILDING (CBC 2019)

TYPE OF CONSTRUCTION	TYPE 1A	602.2
REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME: 3 HOUR	CHAPTER 6 TABLE 601
	PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY: NO RATING (REDUCED 1 HOUR PER FOOTNOTE a)	
	BEARING WALLS - EXTERIOR: 3 HOUR	
	BEARING WALLS - INTERIOR: 3 HOUR	
	BEARING WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY: 3 HOUR	
	NON-BEARING WALLS - EXTERIOR: SEE "FIRE SEPARATION DISTANCE" BELOW	
	NON-BEARING WALLS - INTERIOR: NO RATING REQUIRED	
	FLOOR CONSTRUCTION: 2 HOUR (UL DESIGN #D-902)	
	ROOF CONSTRUCTION: 1.5 HOUR (UL DESIGN #D-902)	
	STAIRWAY ENCLOSURE: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)	
	SHAFT ENCLOSURES: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)	
OCCUPANCY CLASSIFICATION	THE BUILDING IS CLASSIFIED AS NONSEPARATED MULTI-OCCUPANCY WITH THE FOLLOWING OCCUPANCIES: RESIDENTIAL R-2 (PRIMARY OCCUPANCY) ASSEMBLY OCCUPANCY A-2 (ACCESSORY OCCUPANCY) STORAGE S-2 (PARKING GARAGE)	CHAPTER 3 508.3
ALLOWABLE BUILDING HEIGHT & AREA	ALLOWABLE HEIGHT: UL	TABLE 504.3
	ALLOWABLE NO. OF STORIES: UL	TABLE 504.4
	ALLOWABLE AREA: UL	TABLE 506.2
ACTUAL BUILDING HEIGHT & AREA	ACTUAL HEIGHT: 265'-0"	
	ACTUAL NO. OF STORIES: 25 STORIES + PENTHOUSE (PH)	
	ACTUAL AREA (PER FLOOR): LEVEL B1: 35,815 FT²; LEVEL 1: 37,961 FT²; LEVEL 2: 35,901 FT²; LEVEL 3: 38,359 FT²; LEVEL 4: 36,177 FT²; LEVEL 5: 35,349 FT²; LEVEL R6: 15,525 FT²; LEVEL R7: 17,927 FT²; LEVEL R8: 17,927 FT²; LEVEL R9: 17,927 FT²; LEVEL R10: 17,927 FT²; LEVEL R11: 17,927 FT²; LEVEL R12: 17,927 FT²; LEVEL R13: 17,927 FT²; LEVEL R14: 17,927 FT²; LEVEL R15: 17,927 FT²; LEVEL R16: 17,927 FT²; LEVEL R17: 17,927 FT²; LEVEL R18: 17,927 FT²; LEVEL R19: 17,927 FT²; LEVEL R20: 17,927 FT²; LEVEL R21: 17,927 FT²; LEVEL R22: 17,927 FT²; LEVEL R23: 17,927 FT²; LEVEL R24: 14,306 FT²; LEVEL R25: 12,310 FT²	
	ACTUAL AREA (TOTAL BUILDING): TOTAL BLDG (RESIDENTIAL + PARKING): 536,772 SF	

FIRE SEPARATION RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	DISTANCE / REQ'D RATING: 0 FT < X < 5 FT = 2 HR 5 FT ≤ X < 10 FT = 2 HR 10 FT ≤ X < 30 FT = 2 HR 30 FT ≤ X = NR	CHP. 6 TABLE 602
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE	MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) 0' - 3 ' / 3'-5' / 5'-10' / 10'-15' / 15'-20' / 20'-25' / 25'-30' UNPROTECTED, SPRINKLERED (UP,S): NP / 15% / 25% / 45% / 75% / NL / NL PROTECTED (P): NP / 15% / 25% / 45% / 75% / NL / NL (NP=NOT PERMITTED, NL=NO LIMIT)	TABLE 705.8
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OCCUPANT LOAD	OCCUPANCY CLASSIFICATION / FUNCTION OF SPACE / OCCUPANT LOAD (SF PER OCCUPANT): RESIDENTIAL R-2: RESIDENTIAL: 200 GROSS; STORAGE/MECH/ELEC ROOMS: 300 GROSS; ASSEMBLY, UNCONCENTRATED (LESS THAN 750 SF/50 OCC): 15 NET ASSEMBLY GROUP A-2: ASSEMBLY, UNCONCENTRATED (DINING FACILITY): 15 NET	TABLE 1004.1.2
MEANS OF EGRESS	EXIT WIDTH FOR STAIRWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.1 EXCEPTION 1 1011.2
	EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.2 EXCEPTION 1
	SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): MAX OCC LOAD / MAX COMMON PATH OF TRAVEL A-2 OCCUPANCY: 49 / 75'-0" R-2 OCCUPANCY: 30 / 125'-0" S-2 OCCUPANCY: 29 / 100'-0"	TABLE 1006.2.1
	THREE EXITS OR MORE REQUIRED THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000. FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000.	1006.2.1.1

	EXIT ACCESS TRAVEL DISTANCE A-2 OCCUPANCY: 250'-0" R-2 OCCUPANCY: 250'-0"	TABLE 1017.2
	MINIMUM CORRIDOR WIDTH A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT R-2 OCCUPANCY (50 OCC OR MORE): 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT	TABLE 1020.2
	CORRIDOR DEAD ENDS A-2 OCCUPANCY: 20'-0" R-2 OCCUPANCY: 20'-0"	1020.4
	EXIT PASSAGEWAYS MINIMUM EGRESS WIDTH = 36" (50 OCC OR LESS), 44" FOR 50 OCC OR MORE , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-HOUR RATED CONSTRUCTION. EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES.	1024.2 1024.3 1024.4 1024.5
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INTERIOR OPENING AND WINDOW FIRE PROTECTION RATINGS	TYPE OF ASSEMBLY / DOOR RATING / DOOR VISION PANEL SIZE / DOOR SIDELITE/ TRANSOM / WINDOW 1 HR FIRE PARTITION: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 1 HR FIRE BARRIER: 60 MIN. / 100 IN² / NP / NP 1 HR SMOKE BARRIER: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 2HR PARTITION/SHAFT: 90 MIN. / 100 IN² / NP / NP NP= NOT PERMITTED	TABLE 716.5 TABLE 716.6

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STAIRWAYS	ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 ITEMS 2-4: 44" MINIMUM WIDTH.	1009.3 EXCEPTION 2
AREA OF REFUGE	NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.	1009.3 EXCEPTION 5
TWO-WAY COMMUNICATION SYSTEM	TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE.	1009.8

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4TH FLOOR, STE. 402
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CALIFORNIA 94107
415.489.2224 TEL
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WWW.WRNSSTUDIO.COM

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 12" = 1'-0"

SHEET TITLE:
BUILDING CODE SUMMARY

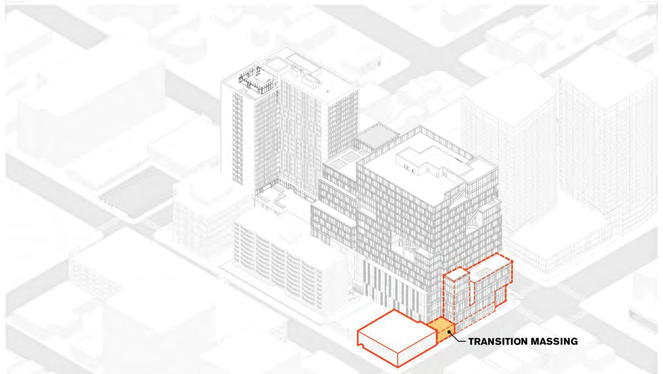
SHEET NO:
G02

DOCUMENT NO: 002-G

1/27/2022 5:04:47 PM

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

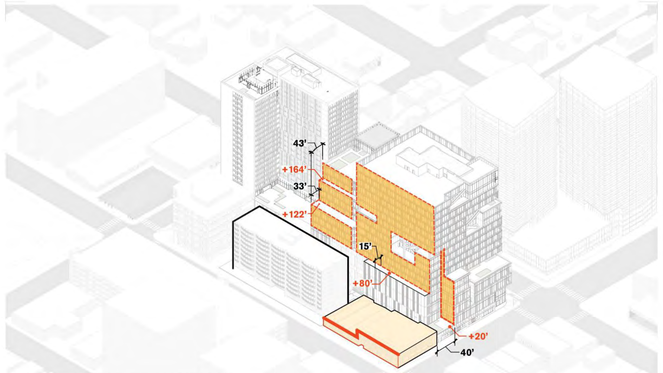
If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



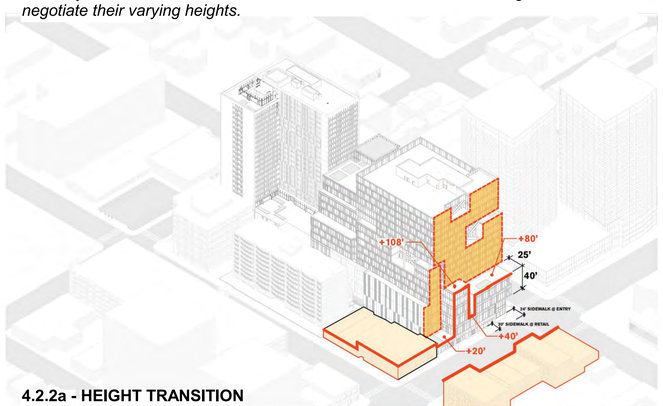
4.2.4a - MASSING
A transitional massing steps down in height to align with Alliance Building: retail scale continues the along the urban edge of E. Santa Clara.



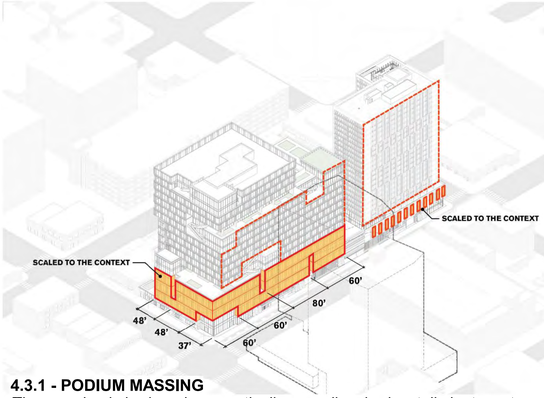
4.2.4 - FACADE
The podium wall facing the rear of the historic buildings is articulated with decorative panels that resonate with the fenestration patterns and smaller proportions of the historic context without mimicking its traditional architectural language.



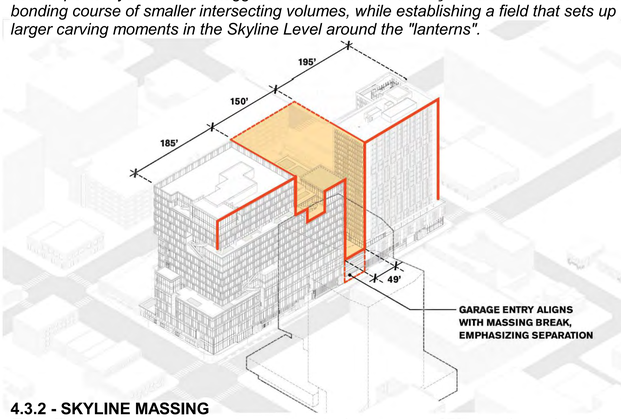
4.2.2c - REAR TRANSITION
A variety of setbacks and architectural treatments defer to historic neighbors and negotiate their varying heights.



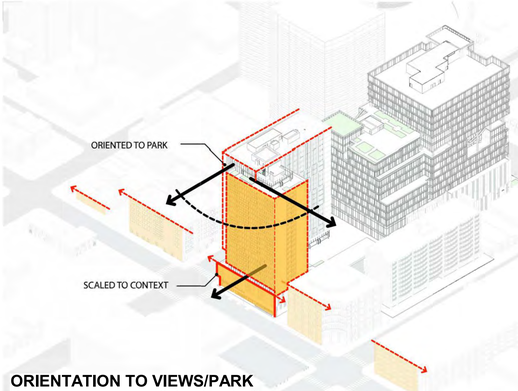
4.2.2a - HEIGHT TRANSITION
The building sets back 25 ft at varying heights, preserving the Santa Clara Street natural view corridor to the Eastern Hills and responding to the varied heights of the historic context. The mass on the Santa Clara property line is 40 vertical feet.



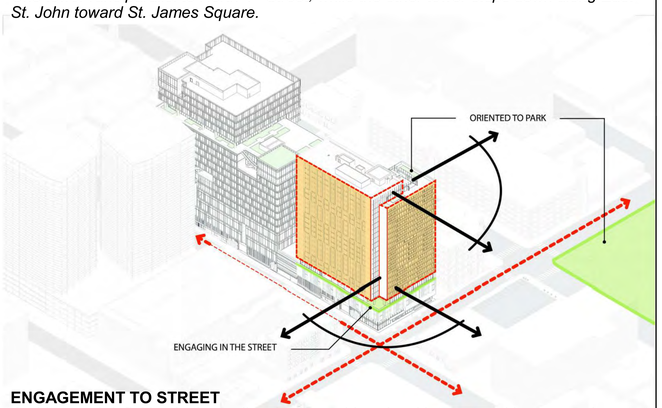
4.3.1 - PODIUM MASSING
The massing is broken down vertically as well as horizontally by two-story niches in a counterpoint rhythm. These staggered slots work with the façade articulation to create a bonding course of smaller intersecting volumes, while establishing a field that sets up larger carving moments in the Skyline Level around the "lanterns".



4.3.2 - SKYLINE MASSING
The office and residential towers are separated an average 67ft, creating a dynamic roof line along N. 4th Street for a cityscape that is memorable and distinctive. Landscaped terraces within provide visual interest to the rear-facing Town Park Towers.



ORIENTATION TO VIEWS/PARK
One tower runs parallel to North 4th Street, while the other tower steps down along East St. John toward St. James Square.



ENGAGEMENT TO STREET
Architectural definition in the podium level provides visual interest and human scale, while Level 3 and 4 massing holds the street edge at the corner,

DESIGN NARRATIVE

EXISTING SITE

The project site consists of four existing parcels totaling approximately 2.1 acres located along North 4th Street between East Santa Clara Street and East Saint John Street. The four parcels are: APN# 467-20-060 which is currently occupied by single story Commercial Uses with associated parking, APN# 467-20-081 which is currently occupied by the single story First Presbyterian Church, APN# 467-20-080, which is currently occupied by surface parking that serves Town Park Towers and APN# 467-20-079 which is currently occupied by a Chevron gas station (please see Sheet 1B). It is anticipated that all of the existing structures will be demolished as a part of the project.

PROPOSED PROJECT

The project is comprised of up to 525,000 gross square foot commercial office uses, up to 8,500 SF of retail uses along E Santa Clara Street and up to 415 residential units. A proposed four-story parking structure containing 1134 spaces provides parking at 2.5 spaces/1000 sq. ft. for the commercial uses, and 1 space/unit in a shared parking model. An additional 30 stalls are provided for the Town Park Towers Senior Living facility as replacement parking.

Overall Building Massing Strategy

The overall building massing for the Icon/Echo project has been designed to take advantage of and augment the particular conditions of the site, create a dynamic presence and embrace San Jose's mild climate, while fulfilling the intent of the SJDDG. The overall strategy is to anchor the corners and streets of the site with programmatic elements which allows the formation of an amenity deck between the primary massing elements. Extensive exterior spaces at a variety of scales are carved into the facades and blur the boundaries between inside and out providing exterior workplace opportunities in the Office building and public and private open space in the residential tower. The Residential tower anchors the northern portion of the site, while the Commercial office building anchors the southern portion. Each of the programmatic elements is formed by a clear and coherent organizational idea.

Office Building (Icon)

The Icon Office building is conceived as a base volume that forms the podium fronting onto East Santa Clara and around the corner on North 4th Street. Further down 4th Street, the base merges with the tower volume forming a focal point across the intersection from City Hall. Both the base and tower volumes subsume an 8-tier parking structure which is shielded from view behind a cartridge of three 20-ft-tall office floors. Above the Podium level, the tower volume steps back from the street clearly articulating the scale of the historic district across the street and the adjacent Alliance building.

At the Street level, a 4-ft setback of 20 vertical ft widens the Santa Clara sidewalk to 20 ft and provides an enhanced streetscape and human scale at the pedestrian level. This same setback increases to 7 ft at the corner of Santa Clara and 4th St, creating a 24-ft-wide sidewalk for a more generous pedestrian experience.

The Podium level sets back 25 ft at varying heights, preserving the Santa Clara Street natural view corridor to the Eastern Hills and responding to the varied heights of the relevant historic buildings across East Santa Clara. The massing is broken down vertically as well as horizontally by two-story niches in a counterpoint rhythm. These staggered slots work with the façade articulation to create a bonding course of smaller intersecting volumes. Between the breaks, a field is established and extends up through the Skyline level.

At the Skyline level, the established field of office facade is carved away to highlight and reveal two-story "lanterns". The location of these "lanterns" are carefully positioned to leverage urbanistic views to and from the building. The voids in the façade feature connecting stairs and exterior terraces, while the lanterns contain interior spaces for gatherings. The lantern at the setback along Santa Clara St harkens a clock tower, accentuating the view corridor and linking the Pedestrian, Podium and Skyline levels.

While setbacks help give relief to adjacent historic buildings, we also are working to find architectural alignment with Town Park Towers, which makes such an important statement along 3rd Street. The transitional height of the podium volume at 80 feet helps transition between the lower historic Sperry and Alliance buildings, and the taller potentially-historic Town Park Towers building. Additionally, the podium wall facing the rear of the historic buildings is articulated with decorative panels to resonate with the fenestration patterns and smaller proportions of the historic context without mimicking its traditional architectural language (see diagram related to 4.2.4 – Façade).

Residential Tower (Echo)

The Echo Residential tower is conceived as two tower elements that interlock at the corner of East St. John and North 4th Streets. One tower runs parallel to North 4th Street, while the other tower steps down along East St. John toward St. James Square; the applicant will work with the city to mitigate any shadows created in the park. Both of the towers sit atop a 4-tier parking structure which is shielded from public view by liner units on levels three and four that form the Podium level and fully activate street life. The tower elements are separated from the Podium level by an Amenity deck that slides under the tower volumes to East St. John St, providing green space that ties visually to St. James Square. An additional exterior space sits atop the lower tower volume, further orienting the development toward the park.

At the Pedestrian level, the design features a well-defined entry and double-height lobby on park-lining St John Street. Clear glass at ground level allows pedestrians to see interior activity. Level 1 is set back 5 feet at the corner of St John and 4th St to create a wider sidewalk and provides for a 2 feet pedestrian setback from the property line.

At the Podium level the massing exhibits architectural definition to provide visual interest and human scale. While Level 3 and 4 hold the street edge corner, vertical elements hearken the columns and pilasters of the historic context. Openings are recessed and delineated with surrounds/frames, with a greater proportion of wall to window. Light earthtone, textured/ribbed cementitious panels play well with the stucco and terra cotta of the historic context. This massing is finished with a strong, simple cornice line at +40 feet, matching several neighboring buildings in the district.

At the Skyline level, the tower negotiates a transition zone from 2 to 4-story, 30-40-foot tall buildings surrounding St. James Square, through the 90 foot-tall non-contributing 96 N 3rd Street, to 260-foot-tall Echo, on to the 300 foot-tall Miro towers on 4th/Santa Clara. The scale of the residential tower is broken up by a series of exterior spaces arranged to tie the project to the park on the north and to the amenities deck on the south. Lanai-like horizontal elements create a juxtaposition to the vertical tapestry-like façade of solid and void that run along the North 4th Street volume. The intersection of the two volumes is accentuated by a slot at the corner, where landscape elements or possibly artwork could feature. The north façade lanai is composed of a plane set back 5 feet with solaria and balconies extending out to the property line, creating a solid-void relationship common in neighboring buildings. This layering provides visual interest through depth and shadow, while enabling residents to enjoy the historic district not only by looking out upon it, but also by inhabiting it.

Similar to the Office building, the west façade of the Residential tower forms a zero lot line, which limits allowable openings. A recessed balcony space at the westward studio unit is off the property line enough that it allows for openings, visually activating the west façade.

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 12" = 1'-0"

SHEET TITLE:
DESIGN NARRATIVE

SHEET NO:
G03

DOCUMENT NO: 003-PD

1/28/2022 3:56:45 PM

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A. DONNER LOFTS @ 4TH & E. ST JAMES



B. SP+ 4TH ST. PARKING STRUCTURE



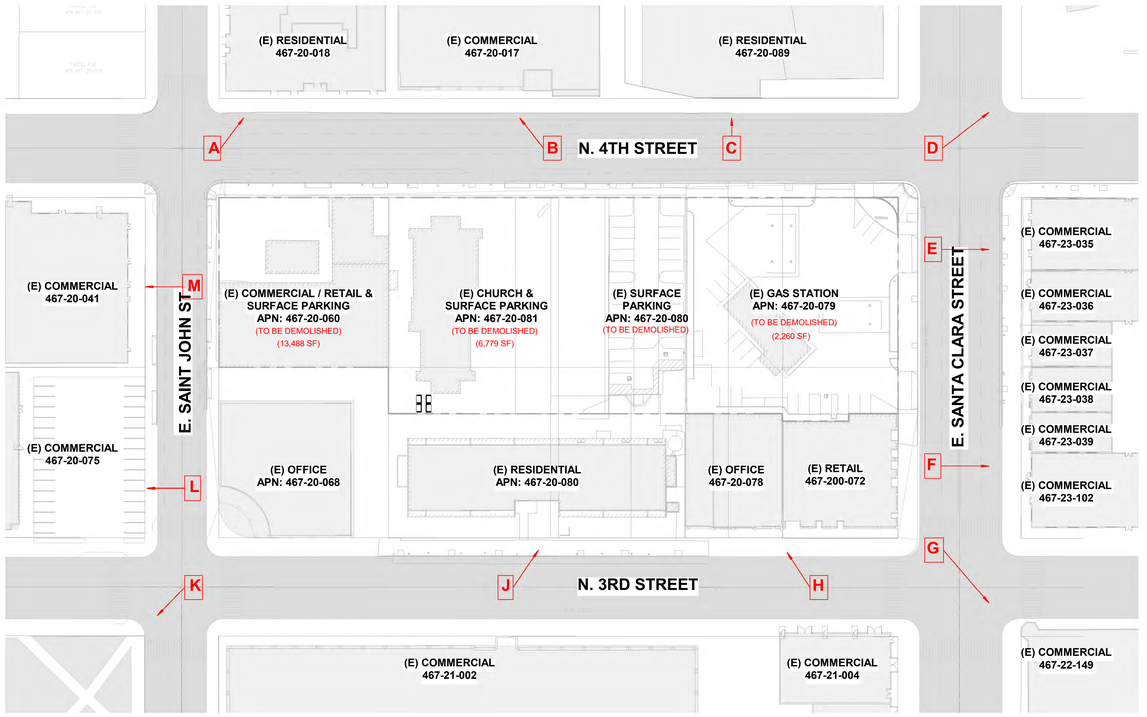
C. MIRO CONDOMINIUMS (IN CONSTRUCTION)



D. SAN JOSE CITY HALL @ 4TH ST & E. SANTA CLARA



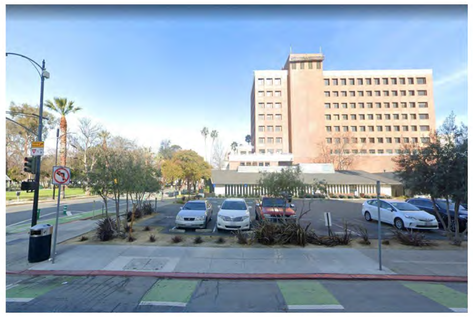
M. MISC. RETAIL & PARKING LOT @ E. ST JOHN & 4TH ST



SITE PLAN - EXISTING APN MAP
1" = 50'-0"



E. GROUND FLOOR RETAIL & APARTMENTS



L. MITCHELL & WALWYN PARKING LOT @ E. ST JOHN & 3RD ST



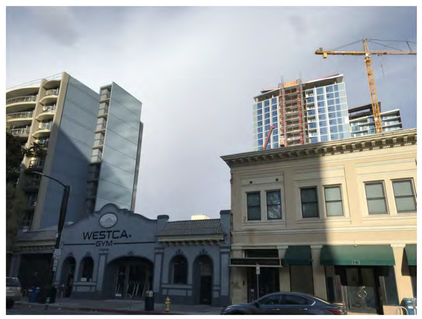
F. GROUND FLOOR RETAIL & HOTEL CARIANNA



K. ST. JAMES PARK @ E. ST JOHN & 3RD ST



J. TOWN PARK TOWERS



H. SPERRY BUILDING & ALLIANCE BUILDING



G. GROUND FLOOR RETAIL & APARTMENTS @ 3RD & E. SANTA CLARA

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1 REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 50'-0"

SHEET TITLE:

EXISTING SITE PHOTOS & APN MAP

SHEET NO.
G04

DOCUMENT NO. 004.P

1/27/2022 5:05:00 PM

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SANTA CLARA & 4TH ST

ST. JOHN ST & N 4TH ST

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

PERSPECTIVE - N 4TH ST.

SHEET NO:

G05

DOCUMENT NO: 005-G

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ST. JOHN ST & N 4TH ST

ISSUES	DATE
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

⚠ REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

PERSPECTIVE - N 4TH ST & ST JOHN

SHEET NO:

G06

DOCUMENT NO: 006-G

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SANTA CLARA & 4TH ST

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

PERSPECTIVE - SANTA CLARA & 4TH

SHEET NO:

G07

DOCUMENT NO: 007-G

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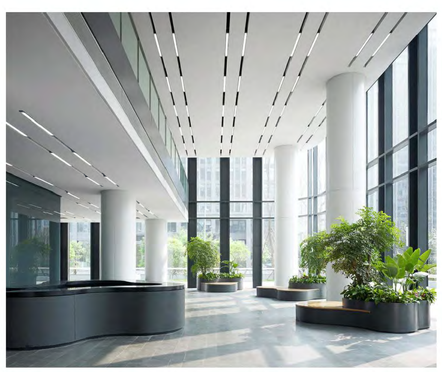

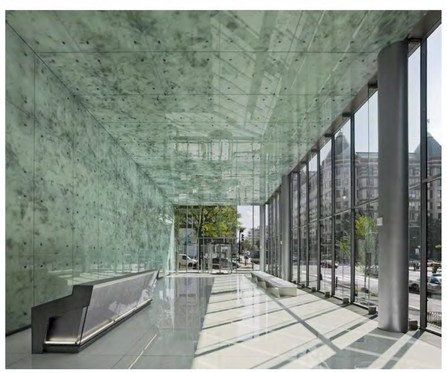

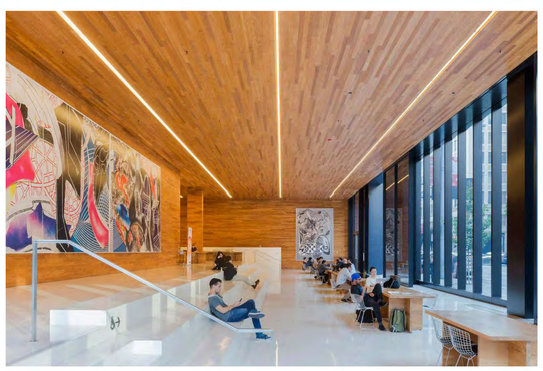



ISSUES	DATE
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REVISION LIST	DATE

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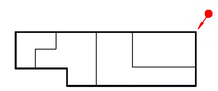
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

STREET VIEW - SANTA CLARA @ 4TH

SHEET NO:

G08

DOCUMENT NO: 008-G

1/27/2022 5:05:11 PM

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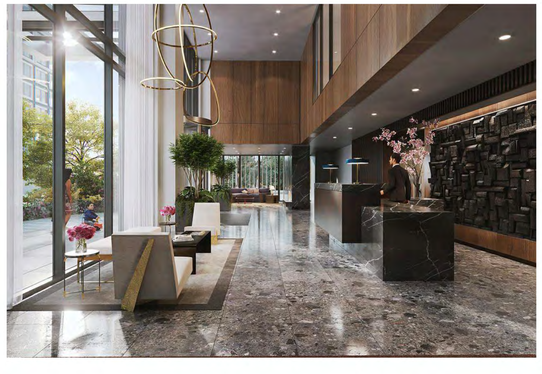

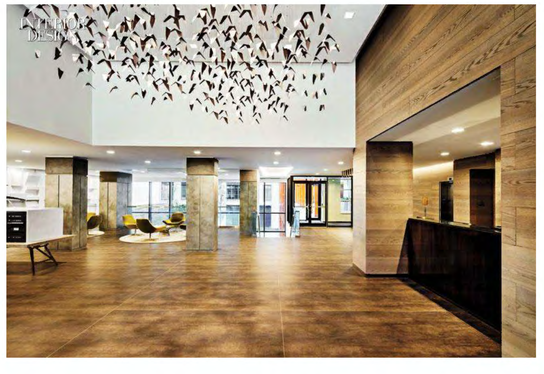

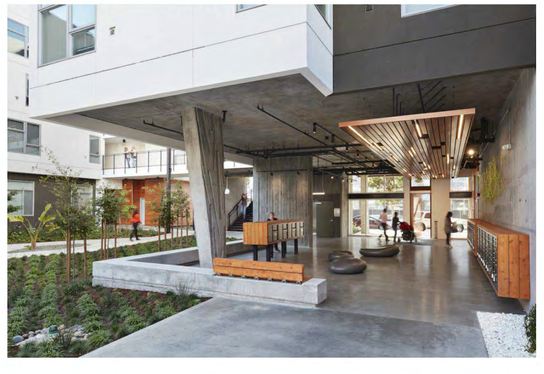

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

⚠ REVISION LIST	DATE

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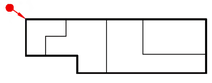
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

STREET VIEW - ST. JOHN @ 4TH

SHEET NO:

G09

DOCUMENT NO: 009-G

1/27/2022 5:05:14 PM

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PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1! REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

STREET VIEW - SANTA CLARA TOWARD 4TH

SHEET NO:

G10

DOCUMENT NO: 010-G

1/27/2022 5:05:17 PM

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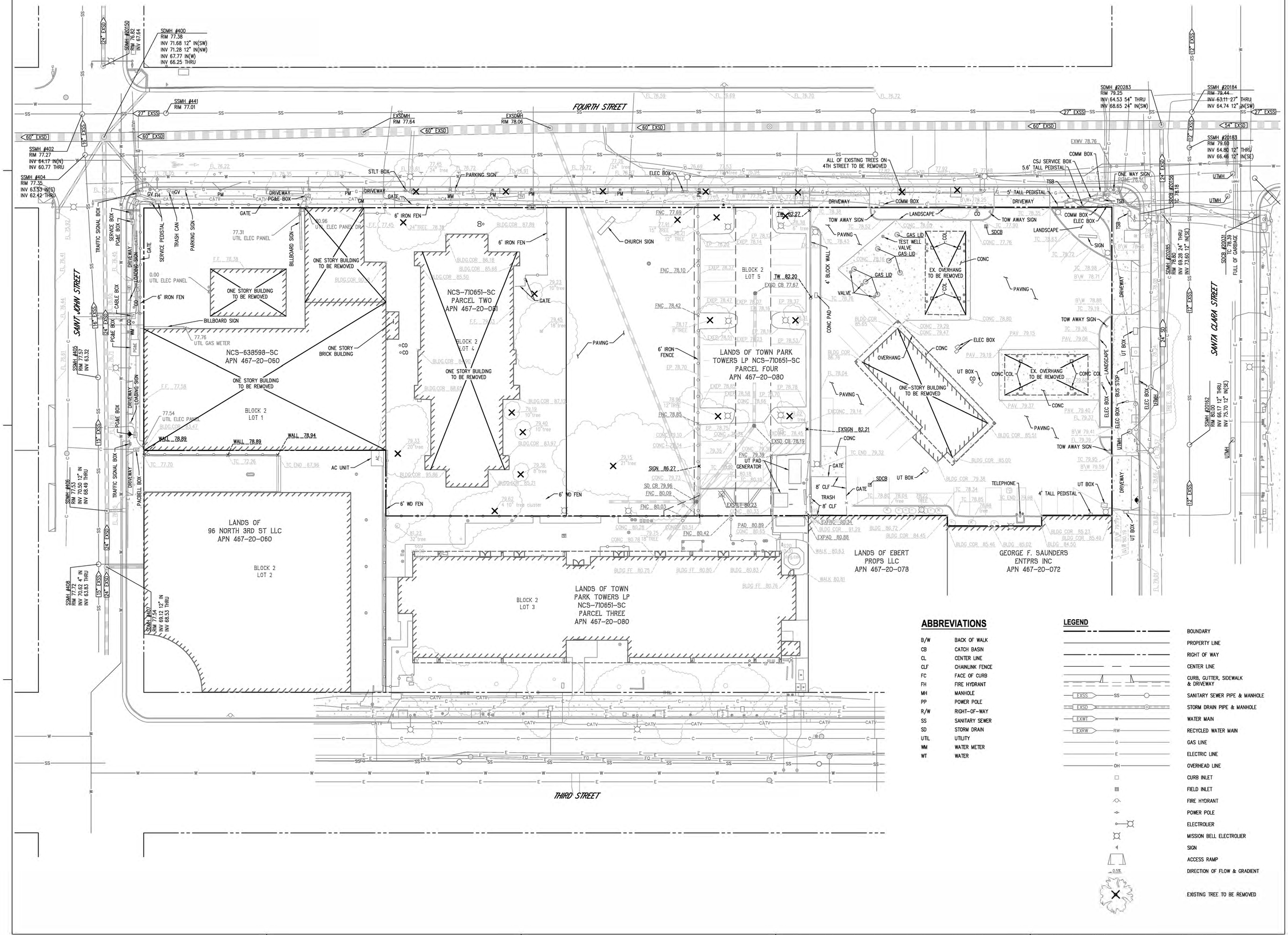

ABBREVIATIONS

B/W	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
CLF	CHAINLINK FENCE
FC	FACE OF CURB
FH	FIRE HYDRANT
MH	MANHOLE
PP	POWER POLE
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
UTIL	UTILITY
WM	WATER METER
WT	WATER

LEGEND

- BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- CURB, GUTTER, SIDEWALK & DRIVEWAY
- EXSS — SS — SANITARY SEWER PIPE & MANHOLE
- EXSD — SD — STORM DRAIN PIPE & MANHOLE
- EXWT — W — WATER MAIN
- EXRW — RW — RECYCLED WATER MAIN
- G — GAS LINE
- E — ELECTRIC LINE
- OH — OVERHEAD LINE
- CURB INLET
- FIELD INLET
- FIRE HYDRANT
- POWER POLE
- ELECTROLIER
- MISSION BELL ELECTROLIER
- SIGN
- ACCESS RAMP
- 0.5% — DIRECTION OF FLOW & GRADIENT
- EXISTING TREE TO BE REMOVED

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REGISTERED PROFESSIONAL ENGINEER ANDREW TURNER No. C72831 CIVIL STATE OF CALIFORNIA

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO:

C01

DOCUMENT NO: 011-E

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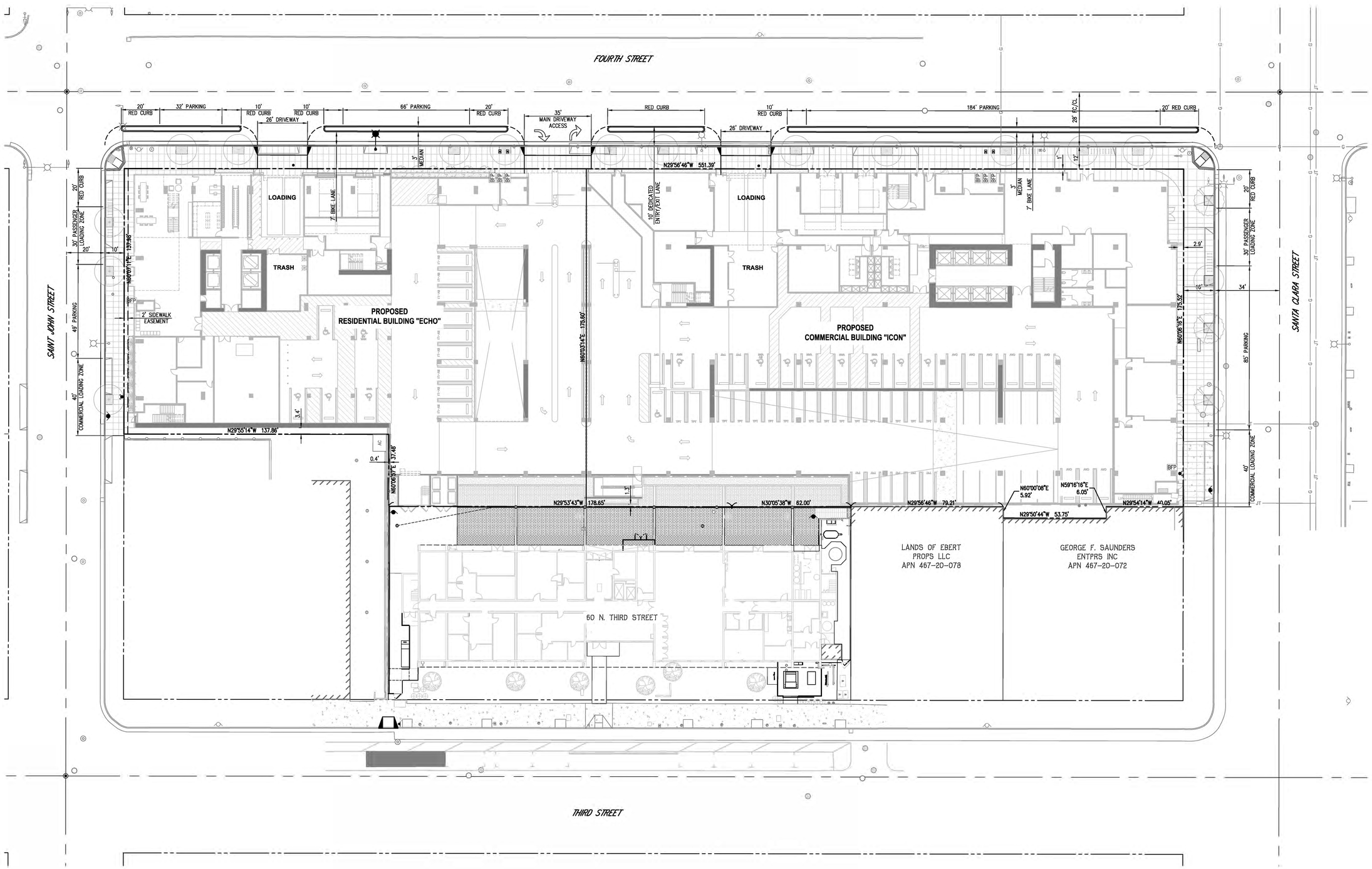

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REGISTERED PROFESSIONAL ENGINEER ANDREW TURNER No. C72831 CIVIL STATE OF CALIFORNIA

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SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

SITE PLAN 1ST FLOOR

SHEET NO:

C02

DOCUMENT NO: 012-C

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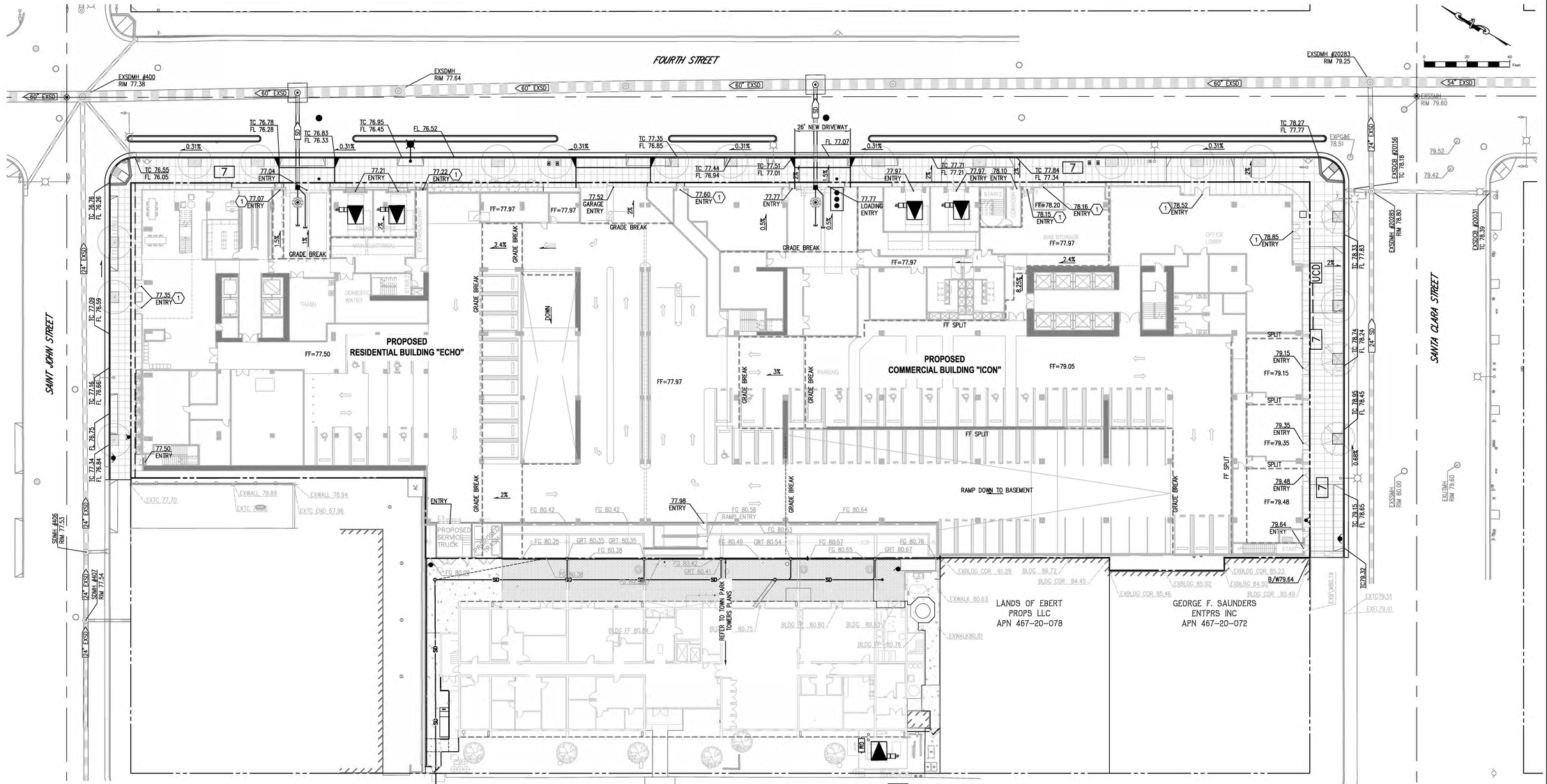
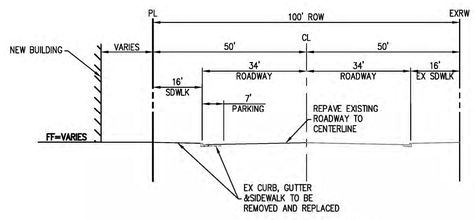
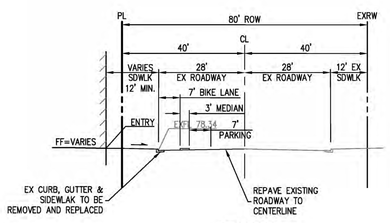
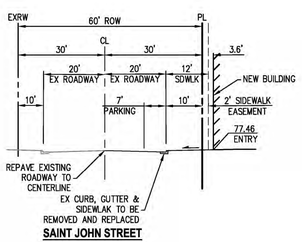




SANTA CLARA STREET
NTS



4TH STREET
NTS



SAINT JOHN STREET
NTS

BENCHMARK: CITY OF SAN JOSE BENCHMARK NO. 126-E, USC AND GS I-19=96 SET IN CONCRETE 121.6 FEET NORTH OF SANTA CLARA STREET CENTER LINE AND 29.5 FEET WEST OF FOURTH STREET CENTER LINE. F.B. 881 PG. 41. ELEVATION = 77.97.

NOTES:
(1) ELEVATION DIFFERENCE BETWEEN ENTRY TO FINISH FLOOR ELEVATIONS TO BE MITIGATED WITH INTERIOR RAMPING.

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		EASEMENT LINE
		CURB, GUTTER & SIDEWALK
	EXSS SS	SANITARY SEWER PIPE & MANHOLE
SD	EXSD	STORM DRAIN PIPE & MANHOLE
	EXW W	WATER MAIN & VALVE
	G	GAS LINE
	JT	JOINT TRENCH LINE
	OH	OVERHEAD LINE
SD SD		AREA DRAIN PIPE & AREA DRAIN
		BIO-TREATMENT PIPE & CLEANOUT
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
W ARV	W ARV	WATER METER & AIR RELEASE VALVE
	E	UTILITY BOXES & VAULTS
		POWER POLE
		ELECTROLIER
		SURVEY MONUMENT
		SIGN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		DIRECTION OF FLOW
		STORMWATER TREATMENT PLANTER
		DRAINAGE MANAGEMENT AREA (DMA)

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PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

GRADING AND DRAINAGE PLAN 1ST FLOOR

SHEET NO:

C03

DOCUMENT NO: 013-C

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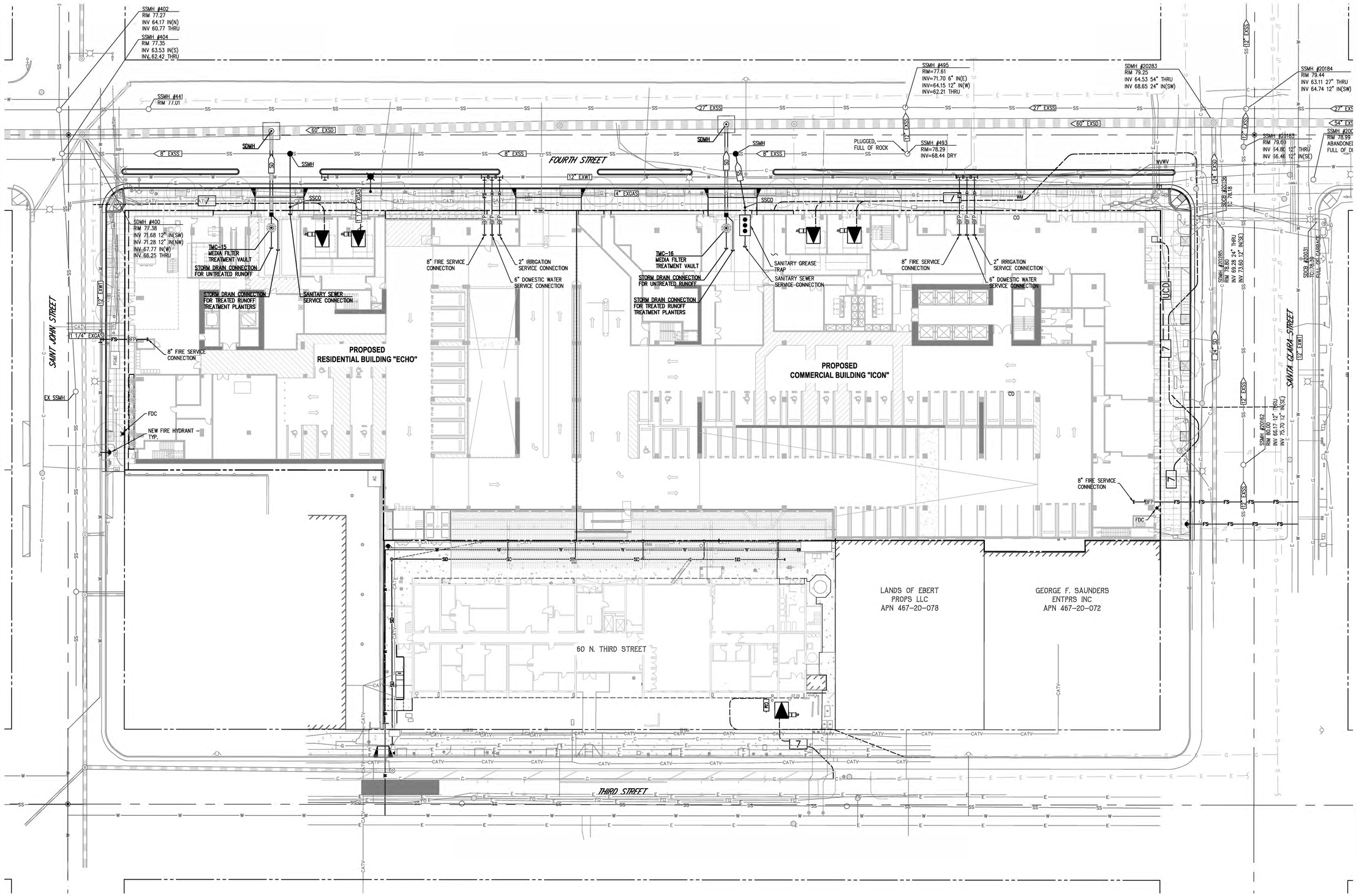

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REGISTERED PROFESSIONAL ENGINEER
ANDREW TURNER
No. C72831
CIVIL
STATE OF CALIFORNIA

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

UTILITY PLAN BASEMENT

SHEET NO:
C04

DOCUMENT NO: 014-C

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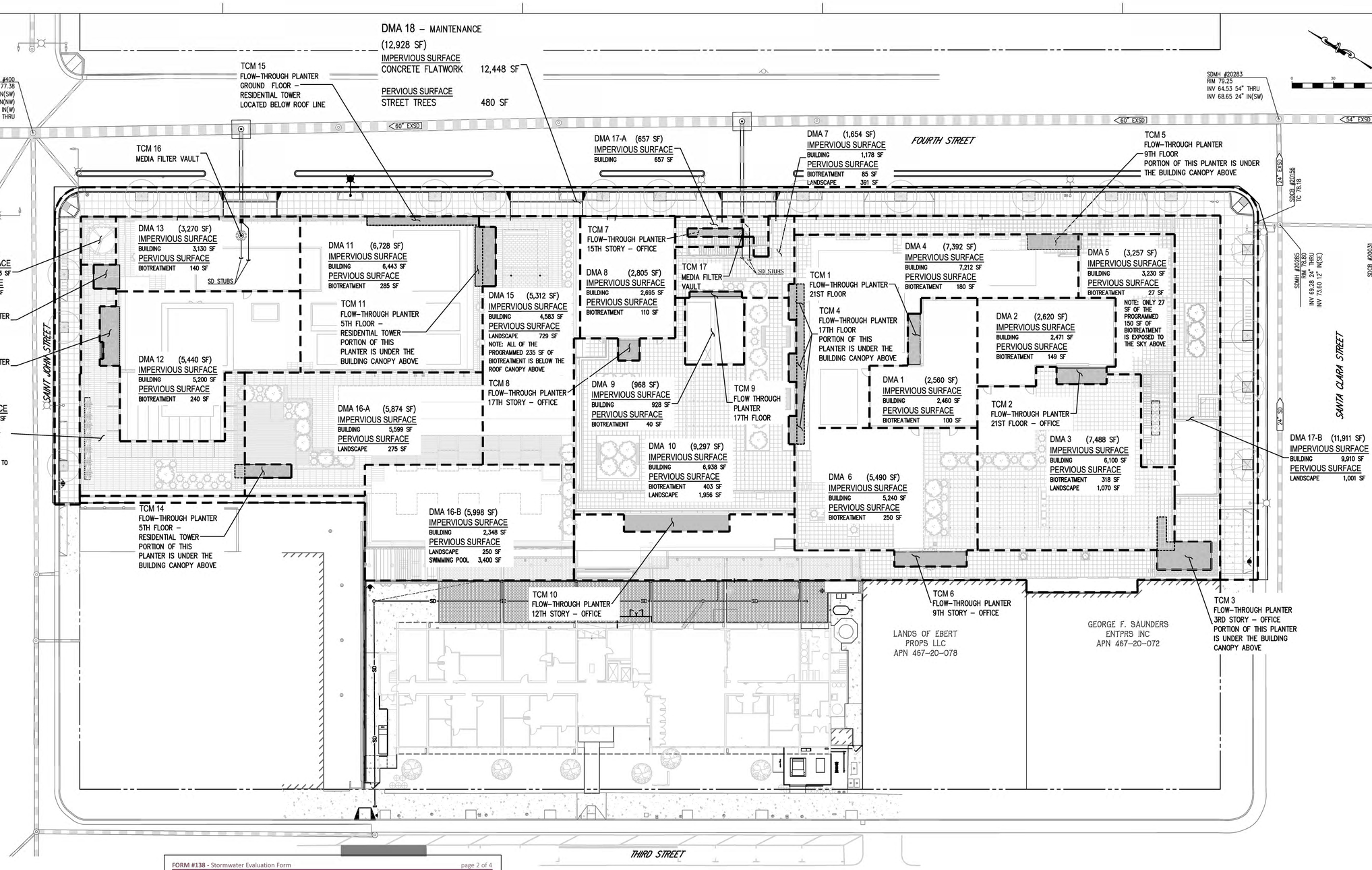

FORM #138 - Stormwater Evaluation Form page 2 of 4

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):			N/A
2.b Total area of site:	2.11	acres	
2.c Total area of site that will be disturbed:	2.11	acres	

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is[1] sq. ft.	Existing IA Replaced with IA[2] sq. ft.	New IA Created[2] sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total IA	d.1 83690	d.2	d.3 79933	d.4 0	d.5 (d.2+d.3+d.4) 79933
Total New and Replaced IA			d.6 (d.3+d.4) 79933		
Public Street Totals					
Total Public Streets IA[3]	d.8 0	d.9 0	d.10 0	d.11 0	d.12 (d.9+d.10+d.11) 0
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 0		
Total Site and Public Streets IA	d.14 (d.1+d.8) 83690				d.15 (d.5+d.12) 79933
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:					d.16 95.5 %

2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.	Total Post Project PA sq. ft.
Total PA[4]	e.1 8268	e.2 12025
2.f Total Area (IA + PA)	f.1 (d.14 + e.1) 91958	f.2 (d.15 + e.2) 91958

FOOTNOTES

1. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
2. The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. **A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).**
3. These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
4. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING
2. USE WATER EFFICIENT IRRIGATION SYSTEMS
3. GOOD HOUSE KEEPING e.g. SWEEP PAVEMENT AND CLEAN CATCH BASINS
4. LABEL STORM DRAINS
5. CONNECT TO THE SANITARY SEWER
   - COVERED TRASH/RECYCLING ENCLOSURES
   - INTERIOR PARKING STRUCTURES
   - POOLS, SPAS, FOUNTAINS
   - COVERED LOADING DOCKS AND MAINTENANCE BAYS

SITE DESIGN MEASURES:

1. CLUSTER STRUCTURES/PAVEMENT
2. CREATE NEW PERVIOUS SURFACES
   - LANDSCAPING
3. PARKING ON TOP OF OR UNDER BUILDINGS
   - ON TOP OR UNDER BUILDINGS
   - NOT PROVIDED IN EXCESS OF CODE

LEGEND

- DMA BOUNDARY
- DMA — DRAINAGE MANAGEMENT AREA
- TCM — TREATMENT CONTROL MEASURE
- BIOTREATMENT PLANTER BOX

NOTES

1. PROPERTY INFORMATION
   SITE AREA = 91,958 S.F. (2.11 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 83,690 S.F. (1.92 AC)
3. EXISTING ONSITE PERVIOUS AREA = 8,268 S.F. (0.19 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 79,933 S.F. (1.84 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 12,025 S.F. (0.27 AC)
6. THERE IS A 4.1% (3,757 SF) INCREASE OF PERVIOUS SURFACE AREA FOR THIS PROJECT.
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SAN JOSE STORM WATER COLLECTION SYSTEM AND ULTIMATELY TO THE GUADALUPE RIVER.
8. 0.55 ACRES (23,828 S.F.)– 25.9% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO A SIZED "MEDIA FILTER MECHANICAL TREATMENT DEVICE" OR APPROVED EQUAL.
9. 1.56 ACRES (68,130 S.F.)– 74.1% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIOTREATMENT FLOW–THOUGH PLANTER BOXES FOR TREATMENT.
10. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10–YEAR STORM EVENT.
11. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE LANDSCAPE AREAS AND ROOF SURFACES. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIOTREATMENT PLANTER BOXES OR MEDIA FILTER MECHANICAL DEVICES.
12. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
13. SPECIAL PROJECT EXEMPTIONS: WITH THE A 100% EXEMPTION CREDIT BASED ON THE SPECIAL PROJECT CRITERIA, THE PROJECT WOULD NOT BE REQUIRED TO TREAT THE PROJECT WITH LID METHODS. THE CURRENT DESIGN PROPOSES MORE THAN 69,000 S.F. OF LID TREATMENT WHICH FAR EXCEEDS THE REQUIREMENTS. THESE PLANS HAVE INCORPORATED ADDITIONAL OPPORTUNITIES ABOVE THE PERMIT REQUIREMENTS.
14. THE PARTY RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER CONTROL PLAN IS:
    UC CHEVRON OWNER, LLC
    99 S. ALMADEN BLVD., SUITE 840
    SAN JOSE, CA 95113

WRNSSTUDIO
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REGISTERED PROFESSIONAL ENGINEER ANDREW TURNER No. C72831 CIVIL STATE OF CALIFORNIA

ISSUES	DATE
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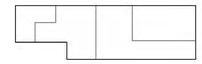
SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

REVISION LIST	DATE

ECHO RESI & OFFICE TOWER

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

STORMWATER CONTROL PLAN ROOF LEVEL

SHEET NO:

C05

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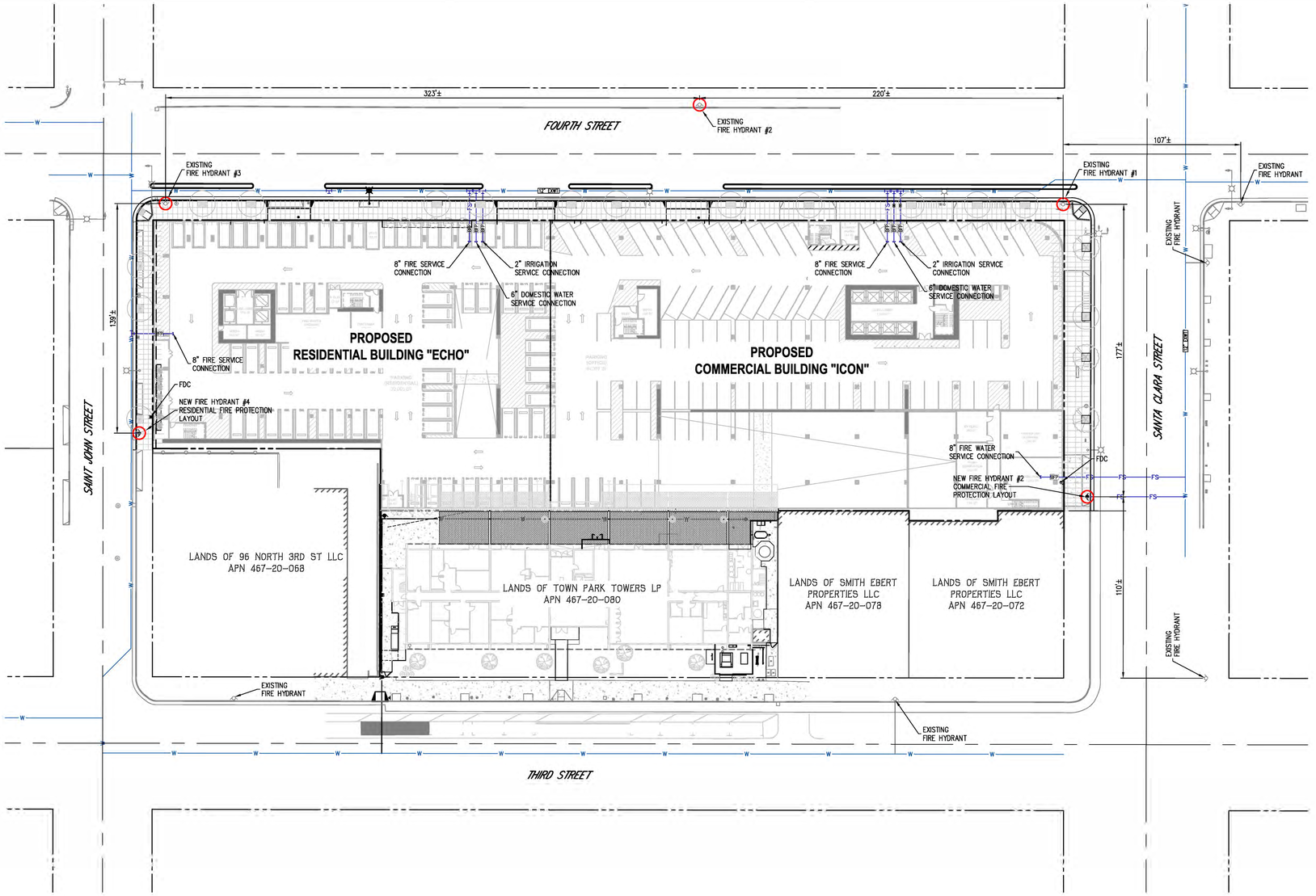
DOCUMENT NO: 015-C



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#	REVISION LIST	DATE

FIRE PREVENTION NOTES

1. PROPOSED TYPE OF CONSTRUCTION:

25 STORY RESIDENTIAL BUILDING – ECHO

NEW FAB BUILDING	FLOOR LEVEL	LEVEL	AREA
ECHO	B1	LEVEL B1 PARKING	35,815 SF
ECHO	1	LEVEL 1 PARKING	37,961 SF
ECHO	2	LEVEL 2 PARKING	35,901 SF
ECHO	3	LEVEL 3 PARKING	38,359 SF
ECHO	4	LEVEL 4 PARKING	36,177 SF
ECHO	5	LEVEL 5 PARKING	15,733 SF
ECHO	6	LEVEL 6 RESIDENTIAL	15,525 SF
ECHO	7–23	LEVEL 7–23 RESIDENTIAL	17,343 SF
			536,772 SF

PER FIRE CODE APPENDIX B SECTION B104.3 – FIRE FLOW CALCULATION AREA OF BUILDINGS CONSTRUCTED OF TYPE IA & IB CONSTRUCTION SHALL BE THE AREA OF THE THREE LARGEST SUCCESSIVE FLOORS.

20 STORY OFFICE BUILDING – ICON

NEW FAB BUILDING	FLOOR LEVEL	LEVEL	AREA
ICON	B1	LEVEL B1 PARKING	51,092 SF
ICON	1	LEVEL 1 PARKING	46,422 SF
ICON	2	LEVEL 2 PARKING	39,157 SF
ICON	3	LEVEL 3 PARKING	51,058 SF
ICON	4	LEVEL 4 PARKING	40,479 SF
ICON	5	LEVEL 5 PARKING	52,583 SF
ICON	6	LEVEL 6 PARKING	42,848 SF
ICON	7	LEVEL 7 PARKING	52,638 SF
ICON	8	LEVEL 8 PARKING	32,473 SF
ICON	9	LEVEL 9 PARKING	52,346 SF
ICON	10	LEVEL 10 PARKING	43,292 SF
ICON	11	LEVEL 11 OFFICE	42,528 SF
ICON	12	LEVEL 12 OFFICE	44,602 SF
ICON	13	LEVEL 13 OFFICE	43,221 SF
ICON	14	LEVEL 14 OFFICE	44,489 SF
ICON	15	LEVEL 15 OFFICE	45,720 SF
ICON	16	LEVEL 161 OFFICE	43,391 SF
ICON	17	LEVEL 17 OFFICE	41,571 SF
ICON	18	LEVEL 18 OFFICE	30,117 SF
ICON	19	LEVEL 19 OFFICE	27,558 SF
ICON	20	LEVEL 20 OFFICE	27,458 SF
ICON	ROOF	LEVEL ROOF	4,794 SF
			899,837 SF

PER FIRE CODE APPENDIX B SECTION B104.3 – FIRE FLOW CALCULATION AREA OF BUILDINGS CONSTRUCTED OF TYPE IA & IB CONSTRUCTION SHALL BE THE AREA OF THE THREE LARGEST SUCCESSIVE FLOORS.

2. REQUIREMENT FOR FIRE FLOW:

PER FIRE CODE APPENDIX B SECTION B104.3 – FIRE FLOW CALCULATION AREA OF BUILDING CONSTRUCTED OF TYPE IB CONSTRUCTION SHALL BE THE AREA OF THE THREE LARGEST SUCCESSIVE FLOORS WHICH ARE FLOORS 2–4.

IN ACCORDANCE WITH THE SAN JOSE FIRE FLOW AND HYDRANT POLICY, FLOORS 2–4 FOR THE RESIDENTIAL BUILDING AND FLOORS 3–5 FOR THE COMMERCIAL BUILDING.

RESIDENTIAL BUILDING – ECHO

BUILDING AREA OF THE 3 LARGEST SUCCESSIVE FLOORS = 110,437 SF

110,437 SF OF GROUP 1 ORDINARY HAZARD OCCUPANCY TYPE IB CONSTRUCTION = **2,625 GPM**

COMMERCIAL BUILDING – ICON

BUILDING AREA OF THE 3 LARGEST SUCCESSIVE FLOORS = 144,120 SF

144,437 SF OF GROUP 1 ORDINARY HAZARD OCCUPANCY TYPE 1 IB CONSTRUCTION = **3,000 GPM**

3. FIRE HYDRANT DISTRIBUTION REQUIREMENTS:

THE FIRE FLOW DURATION, HYDRANT LOCATIONS AND DISTRIBUTION ARE TO BE BASED ON THE FULL FIRE FLOW REQUIRED PER CFC TABLES B105.1 AND C105.1.

RESIDENTIAL BUILDING – ECHO

PER TABLE B105.1 3,500 GPM REQUIRED WITH 3 HOUR DURATION PER TABLE C102.1 4 HYDRANTS ARE REQUIRED WITH AVERAGE SPACING OF 350' O.C.

COMMERCIAL BUILDING – ICON

PER TABLE B105.1 4,000 GPM IS REQUIRED WITH 4 HOUR FLOW DURATION
PER TABLE C102.1 4 HYDRANTS ARE REQUIRED WITH AVERAGE SPACING OF 350' O.C.

4. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE LOCATED LESS THAN 100' FROM SURROUNDING FIRE HYDRANTS.

5. FIRE FLOW CALCULATIONS WILL BE PROVIDED BY SAN JOSE WATER COMPANY.

LEGEND

- FIRE HYDRANT LOCATION THAT IS PART OF THE PROPOSE FIRE PROTECTION REQUIREMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- FDC (FIRE DEPARTMENT CONNECTION)

FIRE PREVENTION APPROVAL:
FOR HYDRANT LOCATION, FIRE FLOW REQUIREMENTS AND FIRE ACCESS.

BY: _____

DATE: _____

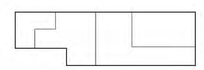


VICINITY MAP
NOT TO SCALE

ECHO RESI & OFFICE TOWER

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

FIRE PROTECTION PLAN

SHEET NO:

C07

DOCUMENT NO: 016A-C

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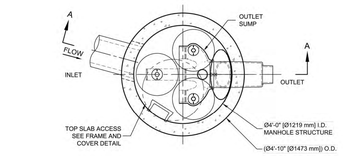
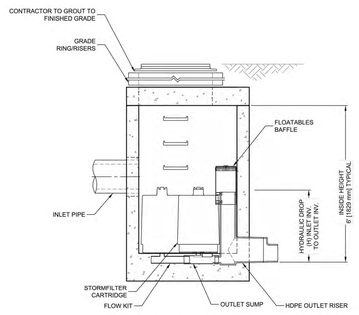
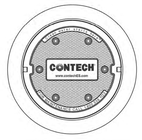


PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A



SECTION A-A



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø4 [1219 mm] MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS [28.3 L/s] . IF THE SITE CONDITIONS EXCEED 1.0 CFS [28.3 L/s] AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27" [686 mm]			18" [458 mm]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (Hr)	3.00' [930 mm]			2.3' [700 mm]			1.8' [550 mm]		
SPECIFIC FLOW RATE gpm/sf [L/s/m²]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]
CARTRIDGE FLOW RATE (gpm) [L/s]	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.44]	10 [0.63]	8.35 [0.54]	5 [0.32]

* 1.67 gpm/sf [1.08 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs) [L/s]	*
PEAK FLOW RATE (cfs) [L/s]	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (PERLITE, ZPG, PSORB)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

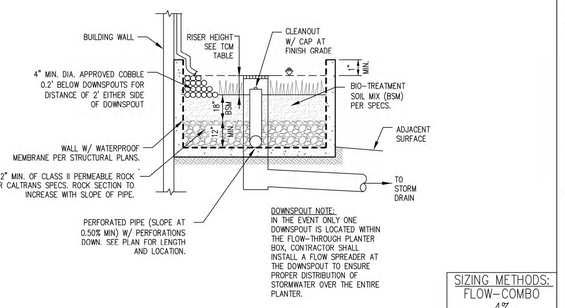
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' [1524 mm] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178 mm]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) (L/s) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft) [m²].
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES [200 mm], CONTRACTOR TO REMOVE THE 8 INCH [200 mm] OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

The Stormwater Management StormFilter®
THIS PRODUCT IS MANUFACTURED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,378,352; 5,707,527; 5,893,971; 6,027,639; 6,821,439; 6,998,038; AND RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48
STORMFILTER TCMs 15 & 16
STANDARD DETAIL



SIZING METHODS:
FLOW-COMBO
4%

3 FLOW-THROUGH PLANTER (ABOVE GRADE)
N.T.S.

MEDIA FILTER SIZING

DMA # 16 A&B
A= 10,198 s.f. A= 0.234 acre

C Value	Area* (s.f.)	Weighted C Value
1.00	9,486	
0.8	0	0.937
0.7	0	
0.1	712	

Rainfall Intensity (i) i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= CxixA
Q= 0.0439 CFS (19.69 GPM)

Manufacturer: CONTECH
Cartridge Height: 18" in.
Cartidge Media (if applicable): PHOSPHOSORB
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.53 gpm/cartridge

Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 2 (round up)
Cartridges Required= 2
Treatment Flow Rate Capacity= 0.0558 cfs

MEDIA FILTER SIZING

DMA # 15 A&C
A= 11,943 s.f. A= 0.274 acre

C Value	Area* (s.f.)	Weighted C Value
1.00	8,313	
0.8	0	0.727
0.7	0	
0.1	3,630	

Rainfall Intensity (i) i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= CxixA
Q= 0.0398 CFS (17.88 GPM)

Manufacturer: CONTECH
Cartridge Height: 18" in.
Cartidge Media (if applicable): PHOSPHOSORB
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.53 gpm/cartridge

Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 2 (round up)
Cartridges Required= 2
Treatment Flow Rate Capacity= 0.0558 cfs

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
49 N. 4TH STREET, SAN JOSE, CA

I.B. PROPERTY OWNER:
UC CHEVRON OWNER, LLC

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
PAUL RING

II.B. PHONE NUMBER OF CONTACT:
650-888-5885

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99 S. ALMADEN BOULEVARD, SUITE 550 SAN JOSE, CA 95113

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP: //WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW–THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON–FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PROJECT SITE INFORMATION:

1. **SOILS TYPE: CLAY & SANDY CLAY WITH INTERBEDDED SAND LAYERS**
2. **GROUND WATER DEPTH: 14.5'–15' BELOW GROUND SURFACE**
3. **NAME OF RECEIVING BODY: GUADALUPE RIVER**
4. **FLOOD ZONE: ZONE D–FEMA COMMUNITY PANEL NO. 06085C0234H**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DRAINAGE MANAGEMENT AREA	TCM#	LOCATION	TYPE OF TREATMENT USED	LID or NON-LID	SIZING METHOD	DRAINAGE AREA (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (PERMEABLE PAVEMENT) (SF)	PERVIOUS SURFACE (OTHER) (SF)	% ONSITE AREA TREATED BY LID OR NON-LID TCM	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)	OVERFLOW RISER HEIGHT	STORAGE DEPTH REQUIRED	STORAGE DEPTH PROVIDED	# OF CARTRIDGES REQUIRED	# OF CARTRIDGES PROVIDED	MEDIA TYPE	CARTRIDGE HEIGHT (IN)	# OF TREE CREDIT	TREATMENT CREDIT (S.F.)	COMMENTS
DMA-1	1	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	2560	2460	0	100	2.78%	98	100	6"	-	-	-	-	-	-	-	-	21ST STORY - COMMERCIAL TOWER
DMA-2	2	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	2620	2471	0	149	2.85%	99	105	6"	-	-	-	-	-	-	-	-	21ST STORY - COMMERCIAL TOWER
DMA-3	3	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	7488	6100	0	1388	8.14%	244	318	6"	-	-	-	-	-	-	-	-	3RD STORY - COMMERCIAL TOWER
DMA-4	4	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	7392	7212	0	180	8.04%	288	437	6"	-	-	-	-	-	-	-	-	17TH STORY - COMMERCIAL TOWER
DMA-5	5	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	3257	3230	0	27	3.54%	129	150	6"	-	-	-	-	-	-	-	-	9TH STORY - COMMERCIAL TOWER
DMA-6	6	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	5490	5240	0	250	5.97%	210	250	6"	-	-	-	-	-	-	-	-	9TH STORY - COMMERCIAL TOWER
DMA-7	7	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1654	1178	0	476	1.80%	47	85	6"	-	-	-	-	-	-	-	-	15TH STORY - COMMERCIAL TOWER
DMA-8	8	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	2805	2695	0	110	25.71%	108	110	6"	-	-	-	-	-	-	-	-	17TH STORY - COMMERCIAL TOWER
DMA-9	9	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	968	928	0	40	1.05%	37	40	6"	-	-	-	-	-	-	-	-	17TH STORY - COMMERCIAL TOWER
DMA-10	10	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	9297	6938	0	2359	10.11%	278	403	6"	-	-	-	-	-	-	-	-	12TH STORY - COMMERCIAL TOWER
DMA-11	11	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	6728	6443	0	285	7.32%	258	285	6"	-	-	-	-	-	-	-	-	5TH STORY - RESIDENTIAL TOWER
DMA-12	12	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	5440	5200	0	240	5.92%	208	240	6"	-	-	-	-	-	-	-	-	24TH STORY - RESIDENTIAL TOWER
DMA-13	13	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	3270	3130	0	140	29.97%	125	140	6"	-	-	-	-	-	-	-	-	24TH STORY - RESIDENTIAL TOWER
DMA-14	14	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	3849	3378	0	471	4.19%	135	240	6"	-	-	-	-	-	-	-	-	5TH STORY - RESIDENTIAL TOWER
DMA-15	15	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	5312	4583	0	729	5.78%	183	235	6"	-	-	-	-	-	-	-	-	GROUND FLOOR - RESIDENTIAL TOWER
DMA-16 A	16	ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	5874	5599	0	275	6.39%	N/A	N/A	N/A	-	-	2	2	PHOSPHOSORB	18"	-	-	GROUND FLOOR - RESIDENTIAL TOWER
DMA-16 B		ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	5998	2348	0	3650	6.52%	N/A	N/A	N/A	-	-					-	-	
DMA-16 C		ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	388	233	0	155	0.42%	N/A	N/A	N/A	-	-					-	-	
DMA-17 A	17	ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	657	657	0	0	0.71%	N/A	N/A	N/A	-	-	2	2	PHOSPHOSORB	18"	-	-	GROUND FLOOR - OFFICE TOWER
DMA-17 B		ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	10911	9910	0	1001	11.87%	N/A	N/A	N/A	-	-					-	-	
ONSITE SUBTOTAL (AREAS THAT ARE WITHIN PRIVATE PROPERTY)						91958	79933	0	12025	149.07%	2447	3138										
DMA-17	-	OFFSITE	Maintenance	N/A	N/A	12928	12448	0	480	N/A	-	-	-	-	-	-	-	-	-	-	-	-
OFFSITE SUBTOTAL (AREAS THAT ARE WITHIN PUBLIC RIGHT OF WAY)						12928	12448	0	480		0	0										
PROJECT TOTAL (TOTAL ONSITE & OFFSITE AREAS COMBINED)						**104,886**	**92,381**	**0**	**12,505**		**2,447**	**3,138**										

Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

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REGISTERED PROFESSIONAL ENGINEER ANDREW TURNER No. C72831 CIVIL STATE OF CALIFORNIA

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

REVISION LIST	DATE

ECHO RESI & OFFICE TOWER
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 19-124
DATE: 7/19/21
SCALE:

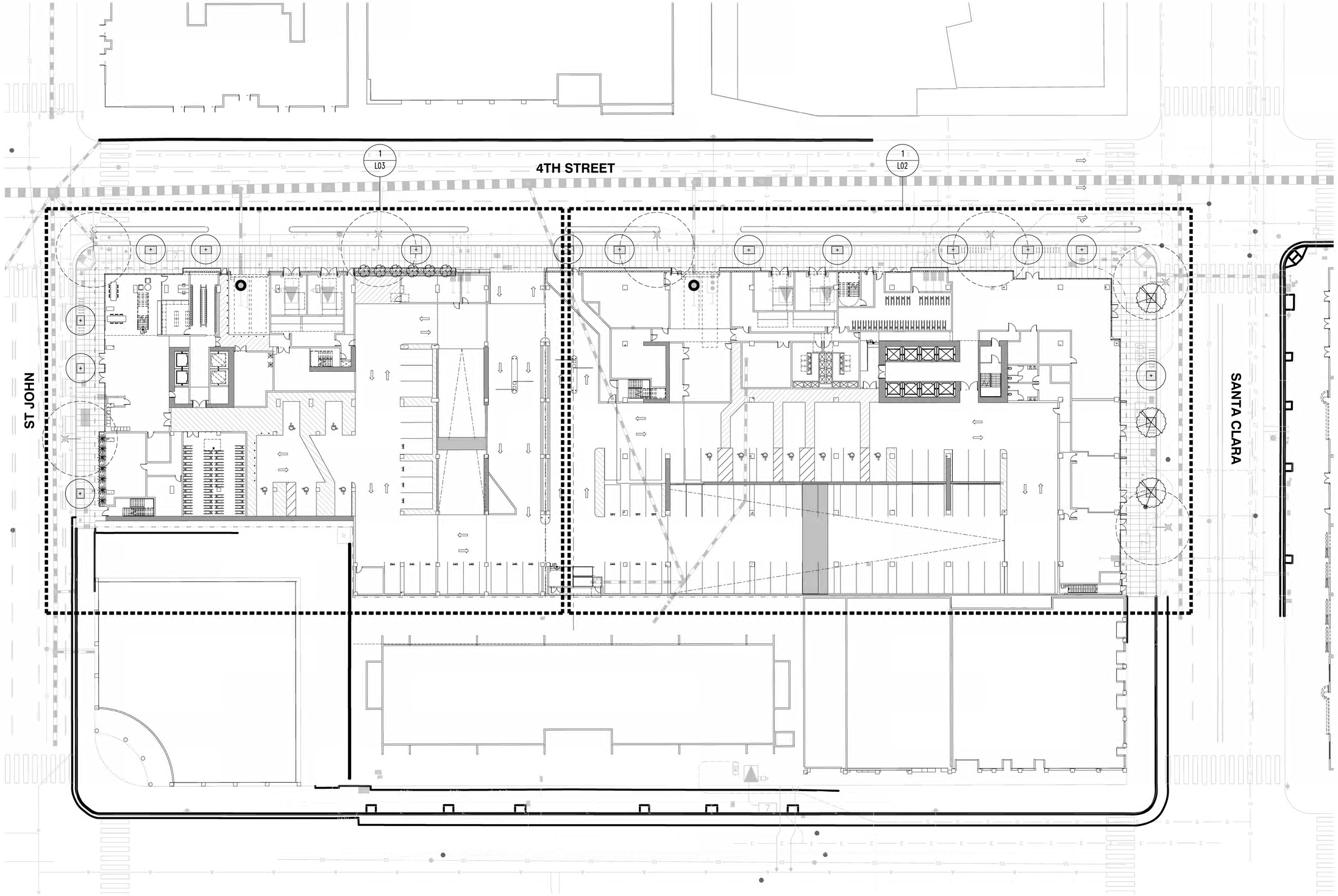
SHEET TITLE:
STORMWATER CONTROL DETAILS

SHEET NO:
C06

DOCUMENT NO: 016-C

I:\STORMWATER\COMMON\SS STORMFILTER\SFMH48 STANDARD DRAWING\SFMH48_SSFSFMH48.DWG 4/2/2019 9:54 AM

NOTE: STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.



LANDSCAPE SITE PLAN

SCALE: 1:20

1

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REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LANDSCAPE SITE PLAN

SHEET NO.

L01

DOCUMENT NO. 017-L

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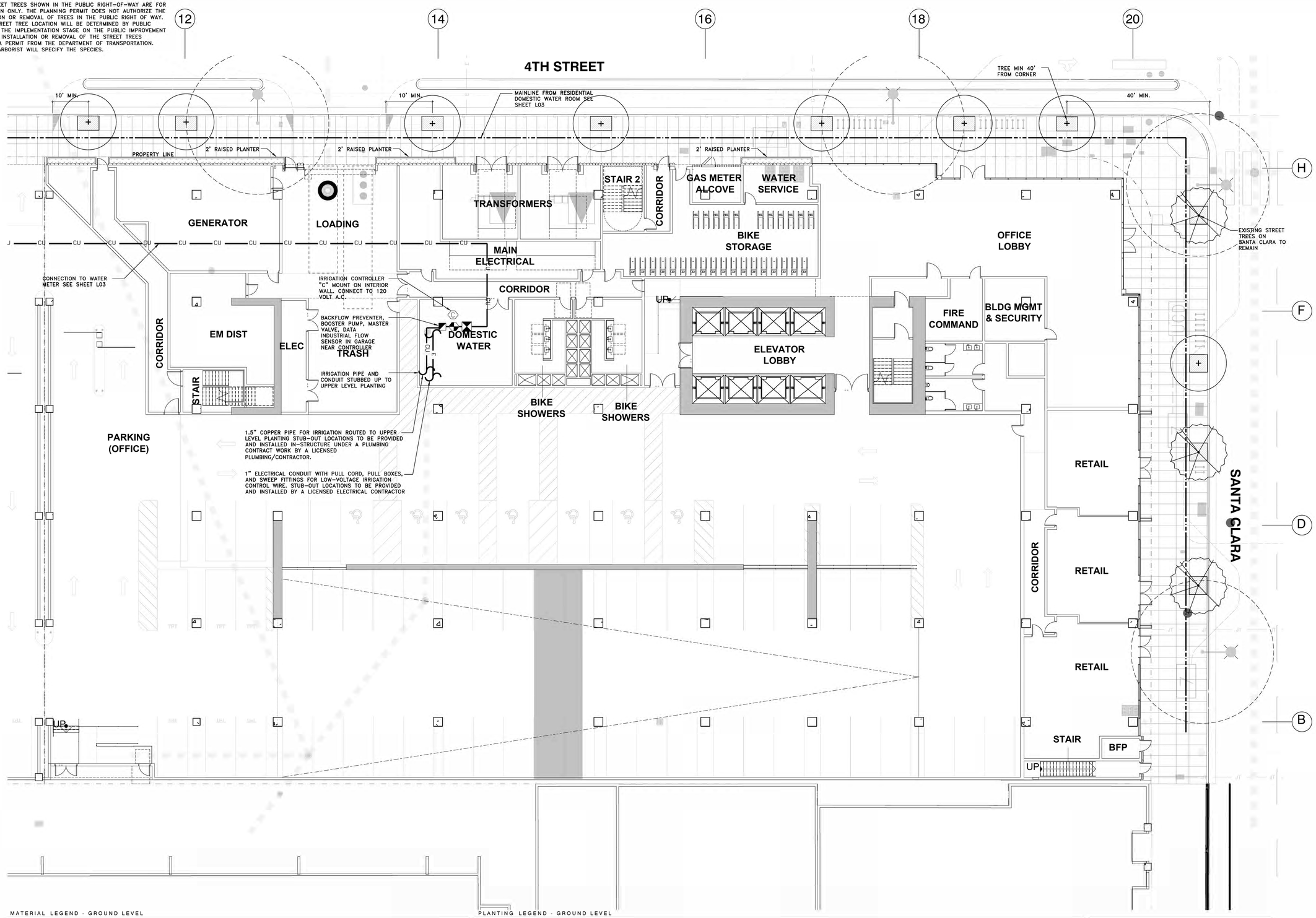

MATERIAL LEGEND - GROUND LEVEL

- CONCRETE PAVING TYPE 1: CITY STANDARD (PUBLIC STREETS)
- CITY STANDARD TREE WELL – DECOMPOSED GRANITE
- PLANTING
- 3' WIDE WARNING PAVER
- RAISED PLANTER
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BIKE RACK
- CITY STREET LIGHT

PLANTING LEGEND - GROUND LEVEL

TREES

STREET TREE TO BE SELECTED AND LOCATED BY CITY ARBORIST

EXISTING STREET TREE TO REMAIN

SHRUBS

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH 15 GAL

ALOE STRIATA/CAROL ALOE 15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER-CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
SALVIA GUARANITICA BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 97 (24" BOX OR GREATER) OR 194 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 46 NEW TREES (24" BOX OR GREATER) AND OVER 150 (15-GAL) REPLACEMENT TREES. NO OFF-SITE TREE REPLACEMENTS REQUIRED.

LAYOUT, MATERIAL, AND PLANTING PLAN - GROUND LEVEL SOUTH

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

1 0' 4' 8' 16' 32' N

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REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - GROUND LEVEL SOUTH

SHEET NO.
L02

DOCUMENT NO.
018-L

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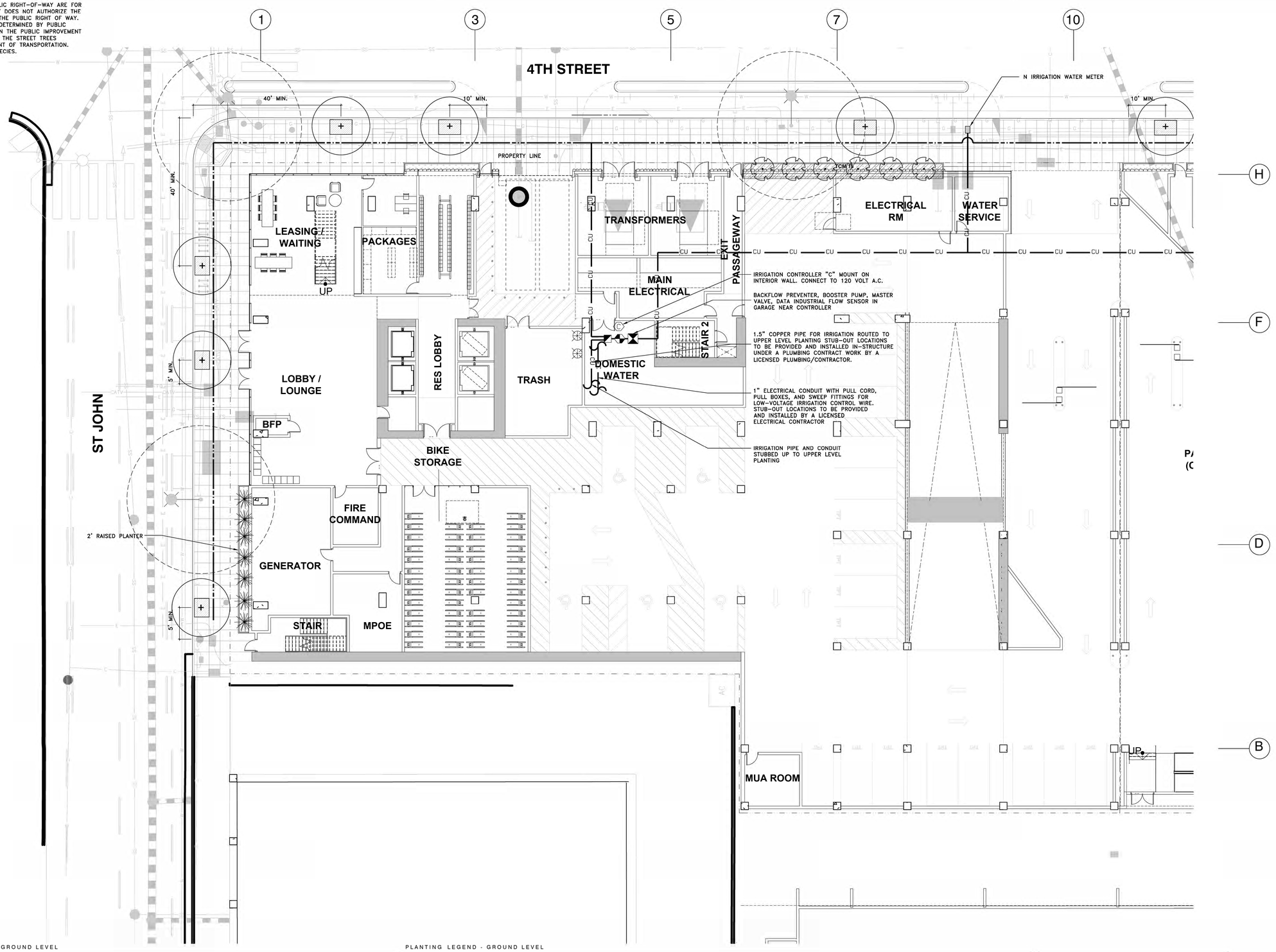

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GROUNDCOVER

SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
SALVIA GUARANITICA BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L03, WE ARE REQUIRED TO PLANT 97 (24" BOX OR GREATER) OR 194 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 46 NEW TREES (24" BOX OR GREATER) AND OVER 150 (15-GAL) REPLACEMENT TREES. NO OFF-SITE TREE REPLACEMENTS REQUIRED.

LAYOUT, MATERIAL, AND PLANTING PLAN - GROUND LEVEL NORTH

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

1 0' 4' 8' 16' 32' N

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415.285.3614 | glsarch.com

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - GROUND LEVEL NORTH

SHEET NO.

L03

DOCUMENT NO.

019-L

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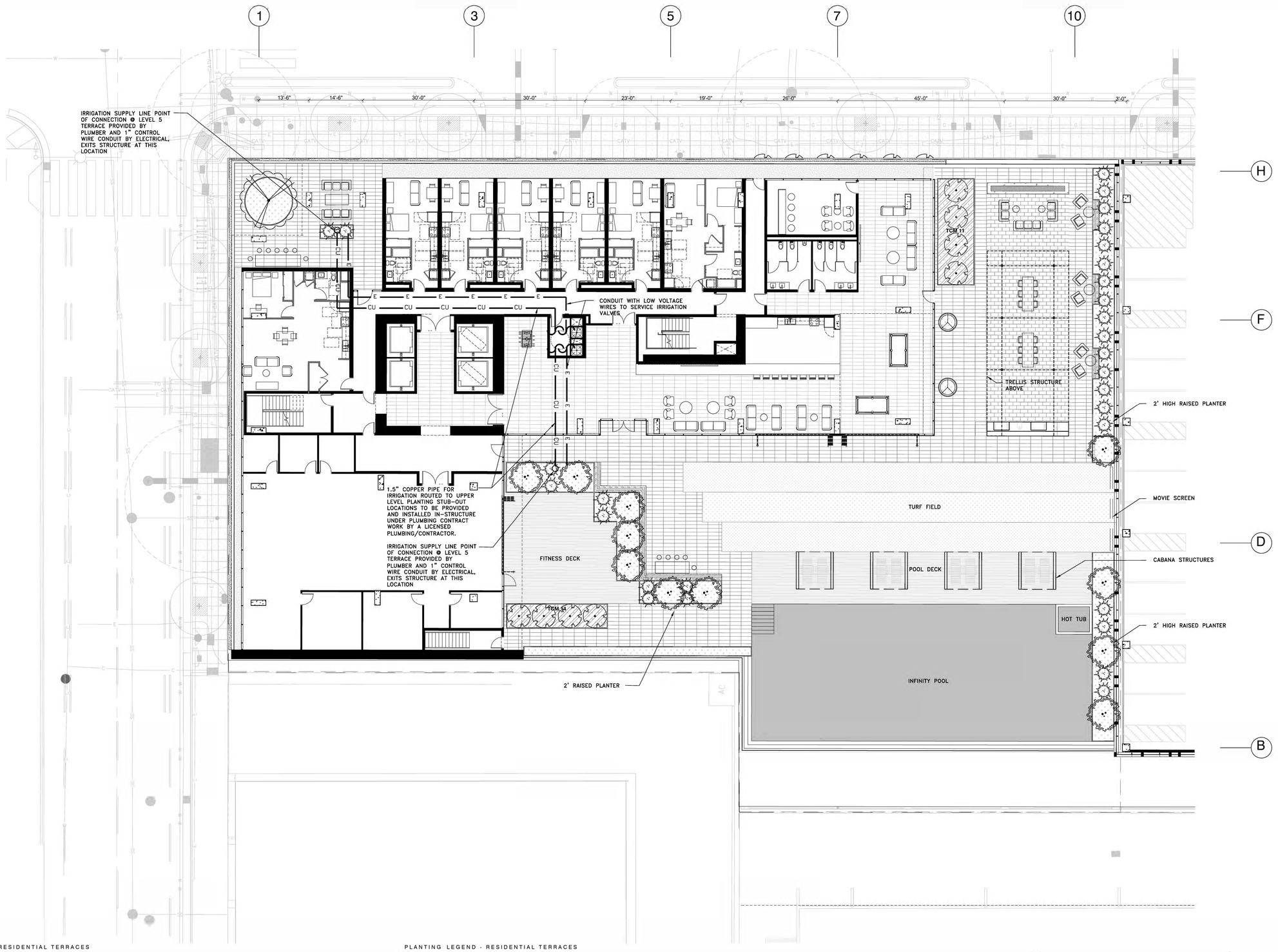

MATERIAL LEGEND - RESIDENTIAL TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- PEDESTAL PAVERS ON STRUCTURE – TYPE 2 (PERVIOUS)
- PEDESTAL PAVERS ON STRUCTURE – TYPE 3 (PERVIOUS)
- TURF – TYPE 1
- TURF – TYPE 2
- 36" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- PLANTING ON STRUCTURE
- WOOD DECK
- POOL/PORCELAIN TILE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK
- FIRE PIT
- CUSTOM CABANA STRUCTURE

PLANTING LEGEND - RESIDENTIAL TERRACES

TREES

AURAUCARIA HETEROPHYLLA
36" BOX

WASHINGTONIA FILIFERA 'CALIFORNIA FAN PALM'

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
24" BOX

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
1 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
1 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON
CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON
CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON
LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL
PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON
NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR
4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME
4" POT @ 18" O.C.
SALVIA GUARANITICA BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE, FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 5 RESI

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

1 0' 4' 8' 16' 32' N

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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 5 RESI

SHEET NO.

L04

DOCUMENT NO.

020-L

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MATERIAL LEGEND - RESIDENTIAL TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- PEDESTAL PAVERS ON STRUCTURE – TYPE 2 (PERVIOUS)
- PEDESTAL PAVERS ON STRUCTURE – TYPE 3 (PERVIOUS)
- TURF – TYPE 1
- TURF – TYPE 2
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- PLANTING ON STRUCTURE
- WOOD DECK
- POOL/PORCELAIN TILE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK
- FIRE PIT
- CUSTOM CABANA STRUCTURE

PLANTING LEGEND - RESIDENTIAL TERRACES

TREES

AUBAUCARIA HETEROPHYLLA
36" BOX

WASHINGTONIA FILIFERA
'CALIFORNIA FAN PALM'

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
24" BOX

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
1 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
1 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON
CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON
CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON
LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL
PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON
NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
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4" POT @ 18" O.C.
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4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 24 RESI

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

1 0' 4' 8' 16' 32' N

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REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 24 RESI

SHEET NO.

L05

DOCUMENT NO.: 021-L

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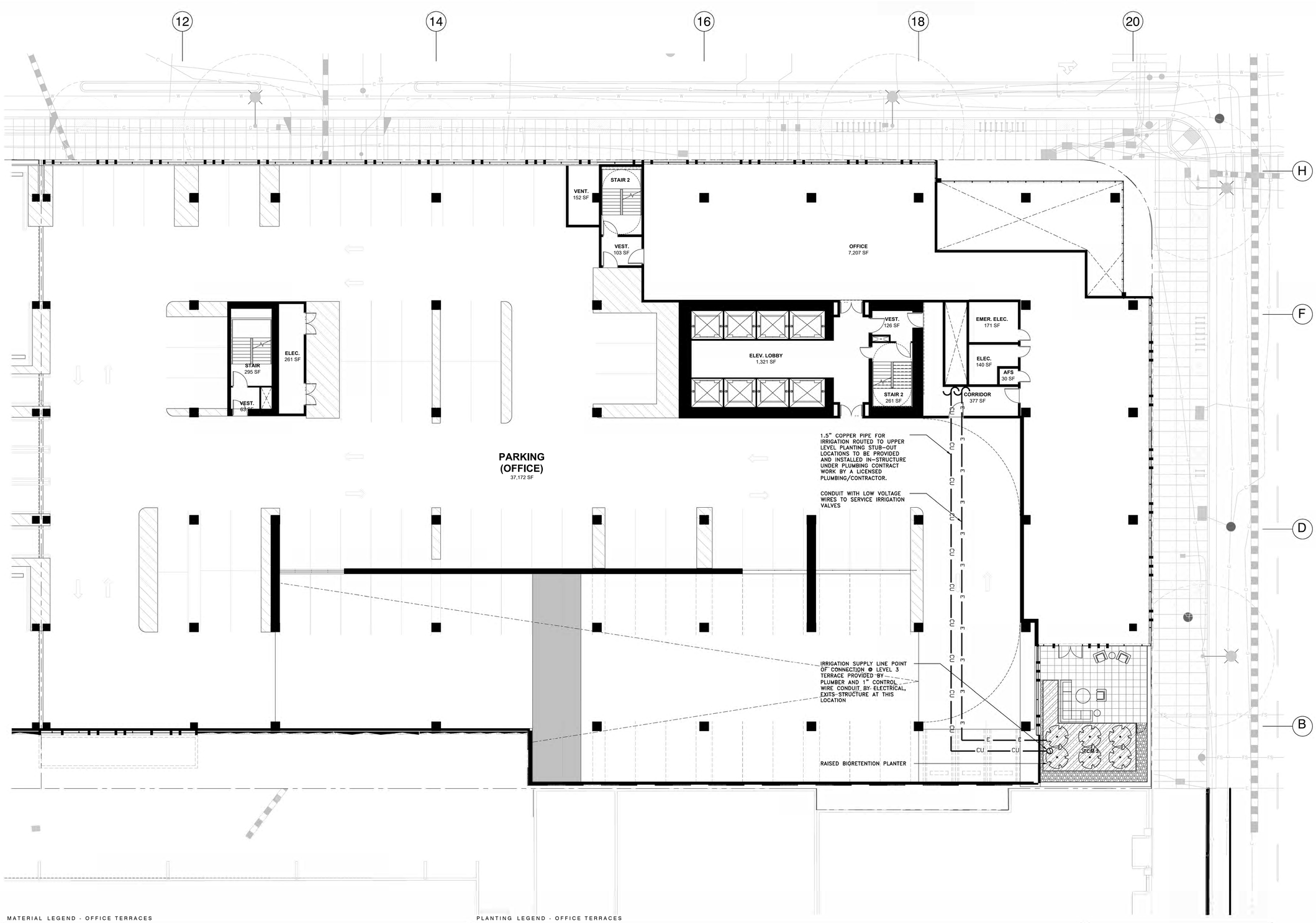

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNELS/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 24" BOX
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

- CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON
- CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON
- CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON
- LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL
- PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER-CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

- SUTERA CORDATA 'BLUE' 4" POT @ 18" O.C.
- COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
- THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
- SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
- SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 3 OFFICE

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

1 — 0' 4' 8' 16' 32'

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ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 3 OFFICE

SHEET NO.

L06

DOCUMENT NO.: 022-L

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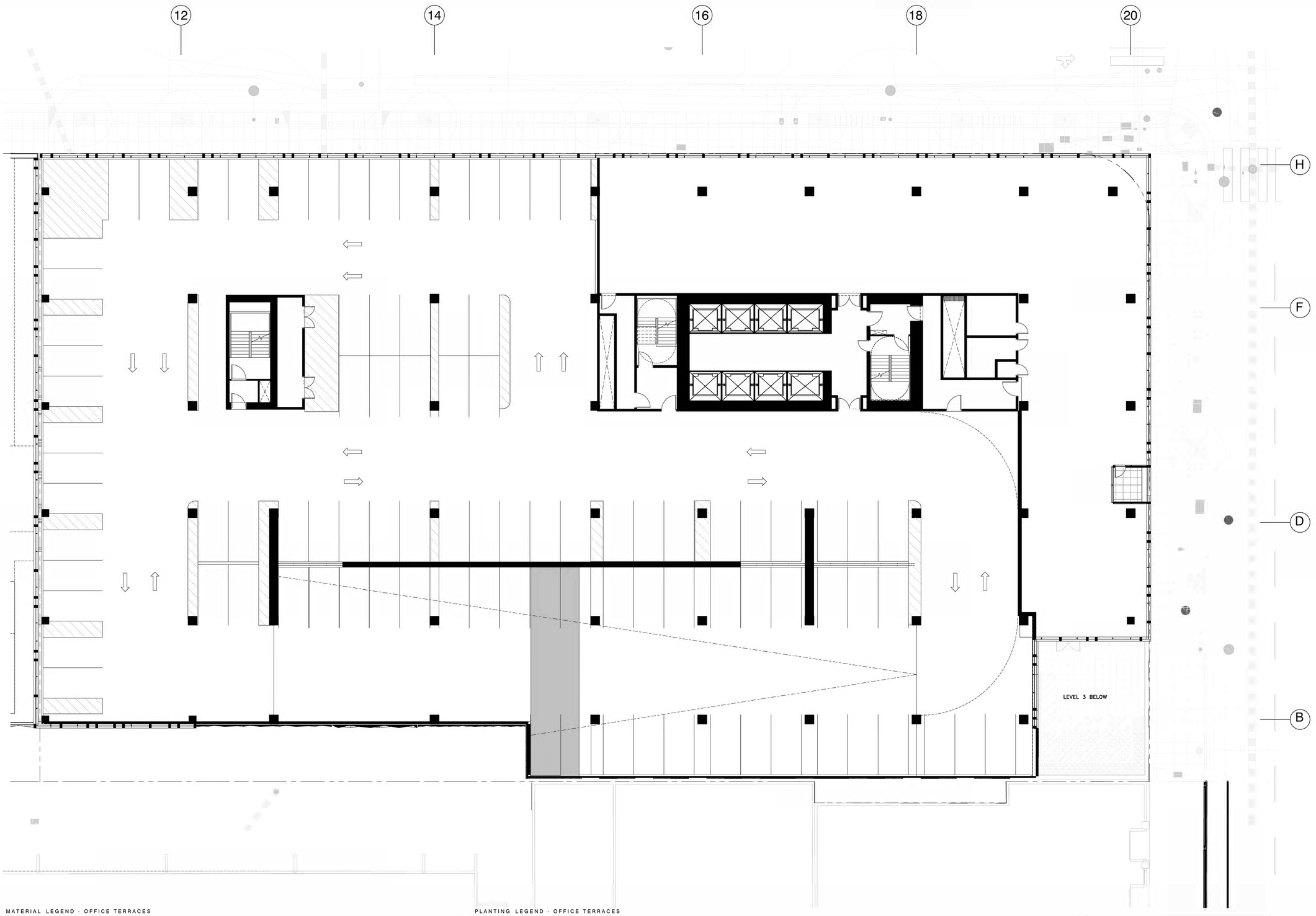

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 24" BOX
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
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C3 PLANTING

- CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON
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NOTE: FLOW-THROUGH PLANTER-CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

- SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
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IRRIGATION

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REPLACEMENT TREES

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OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 7 OFFICE

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

1 0' 4' 8' 16' 32' N

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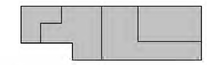
REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 5 OFFICE

SHEET NO.

L07

DOCUMENT NO.: 023-L

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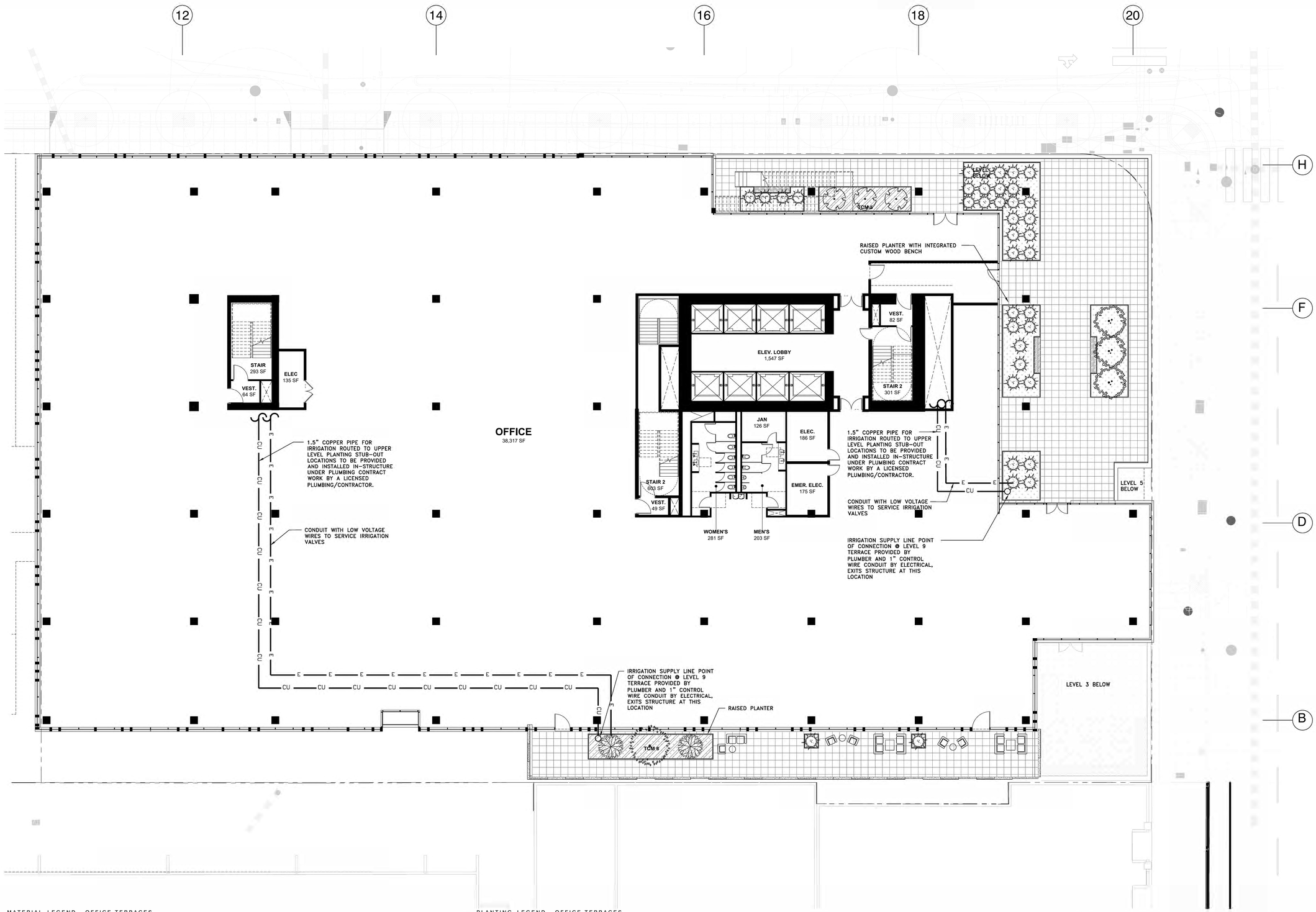

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

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- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

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- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON 15 GAL

C3 PLANTING

- CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON
- CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON
- CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON
- LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL
- PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER-CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

- SUTERA CORDATA 'BLUE' 4" POT @ 18" O.C.
- COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
- THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
- SALVIA GUARANITICA BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
- SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 9 OFFICE

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

1 0' 4' 8' 16' 32' N

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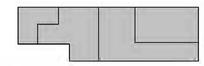
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

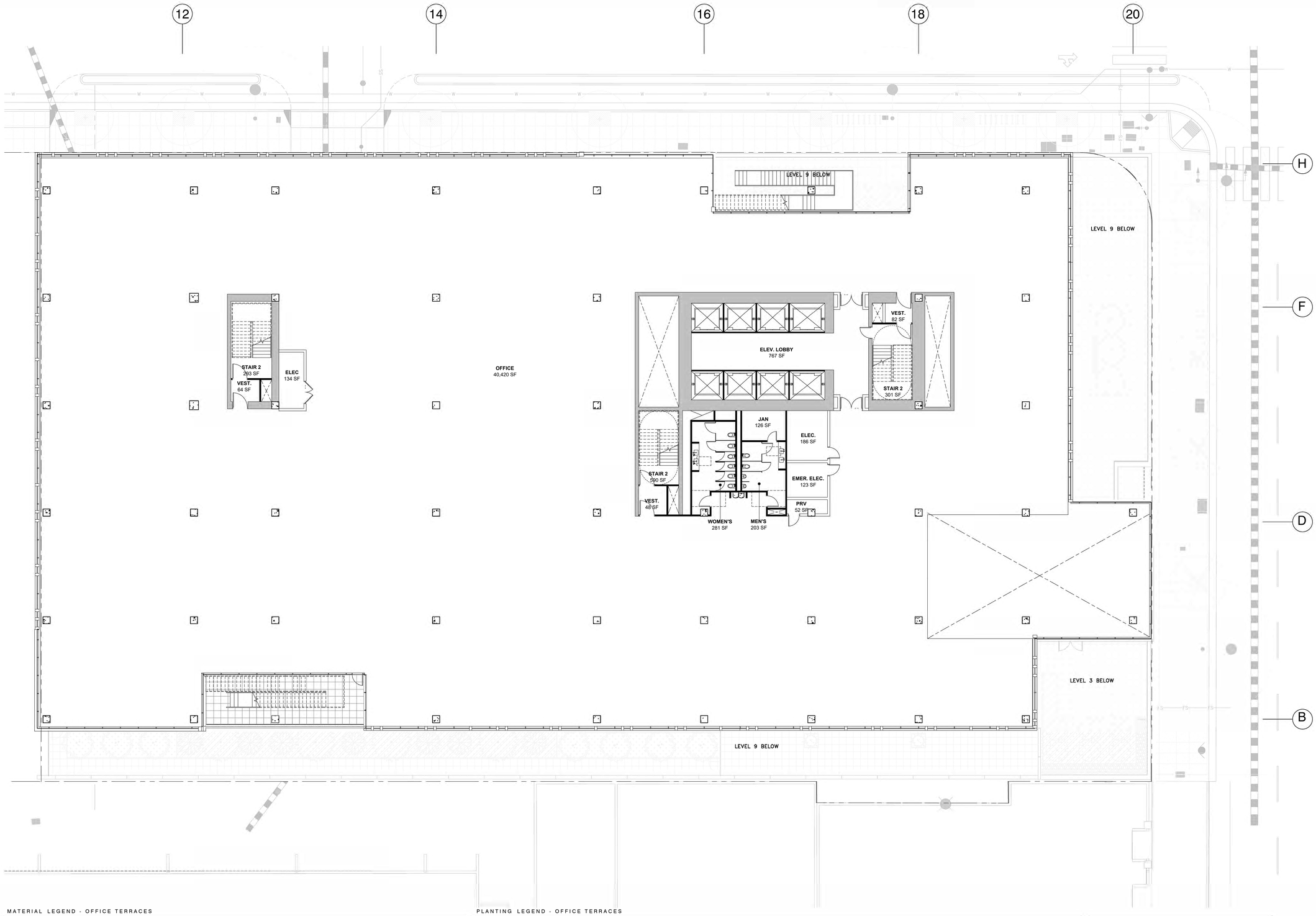
SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 9 OFFICE

SHEET NO.

L08

DOCUMENT NO.: 024-L



MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON
15 GAL

C3 PLANTING

SALVIA SONOMENSIS/ CREEPING SAGE
5 GALLON

CHONDRAPETALUM TECTORUM 5 GALLON

FRAGARIA CHILOENSIS/BEACH STRAWBERRY
5 GALLON

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR
4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME
4" POT @ 18" O.C.
SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 10 OFFICE

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

1 0' 4' 8' 16' 32' N

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 10 OFFICE

SHEET NO.
L09

DOCUMENT NO.
025-L

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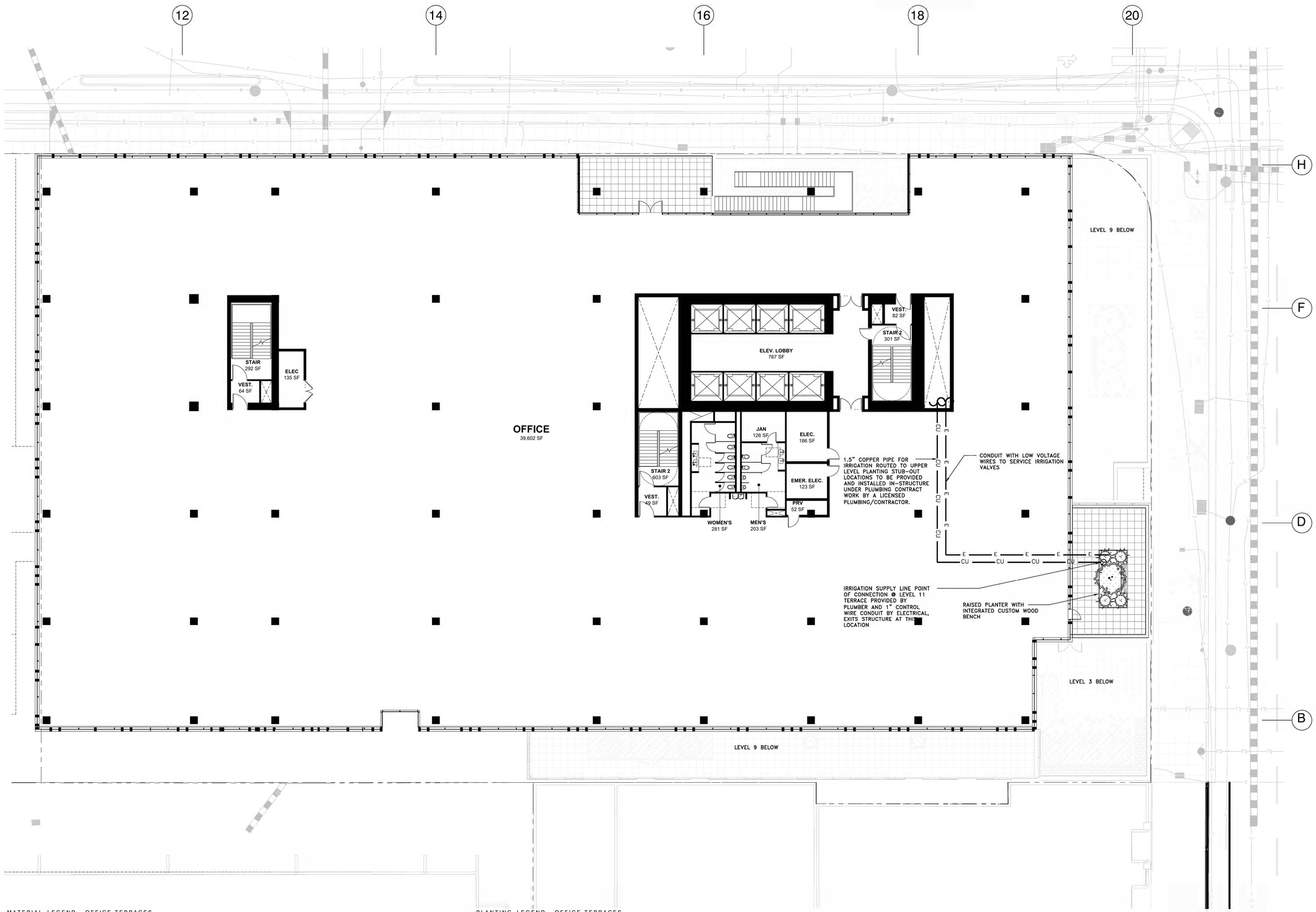

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 24" BOX
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

- CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON
- CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON
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- PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER-CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

- SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
- COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
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- SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

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REPLACEMENT TREES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 11 OFFICE

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

1 0' 4' 8' 16' 32' N

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ISSUES	DATE
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 11 OFFICE

SHEET NO.
L10

DOCUMENT NO.
026-L

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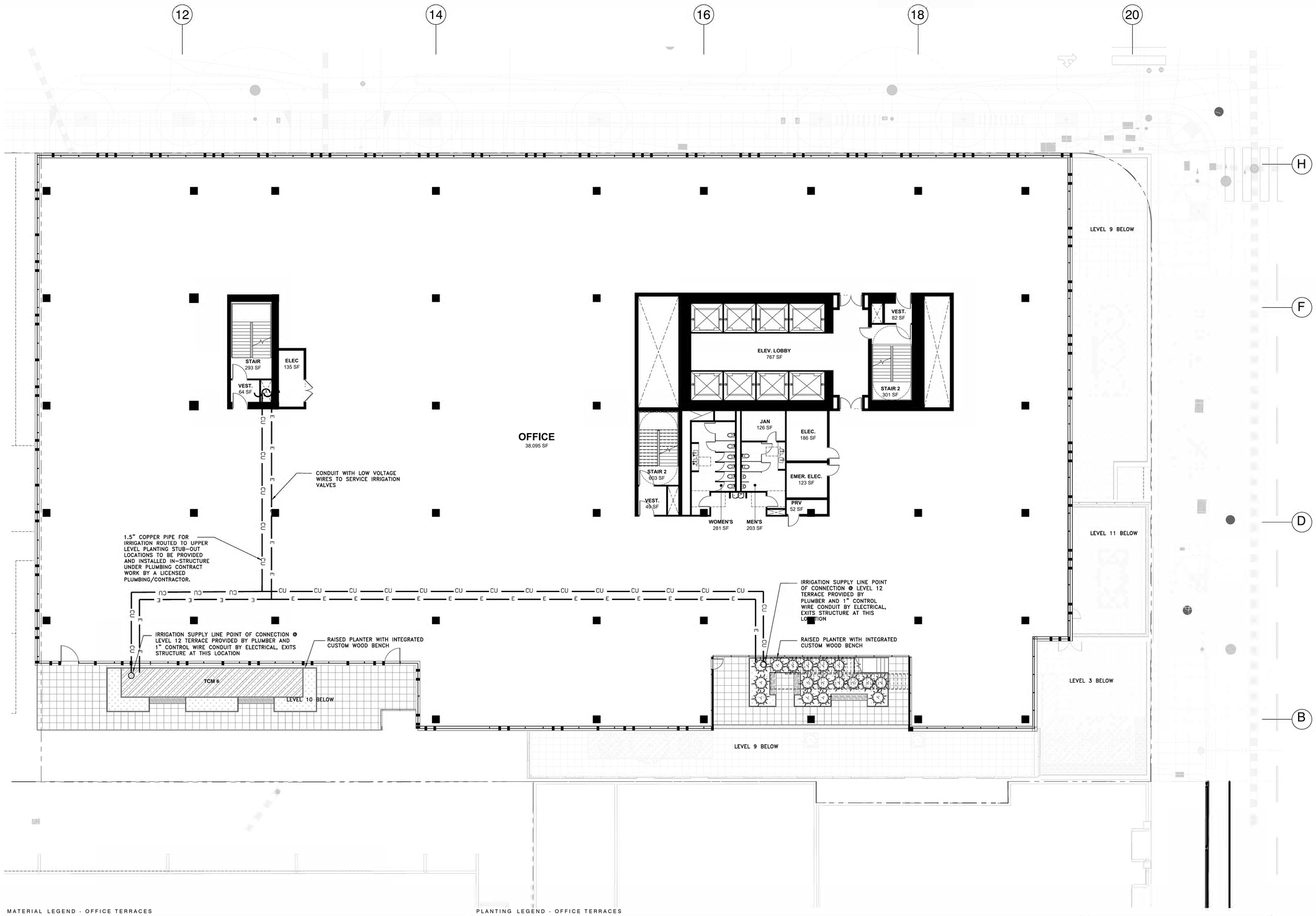

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE - TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 24" BOX
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

- CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON
- CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON
- CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON
- LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL
- PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

- SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
- COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
- THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
- SALVIA GUARANITICA BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
- SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

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OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 12 OFFICE

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

1 0' 4' 8' 16' 32' N

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 12 OFFICE

SHEET NO.

L11

DOCUMENT NO.

027-L

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MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS – TYPE 1
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- 38" HIGH BIO-RETENTION PLANTER
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
15 GAL

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

OLEA EUROPAEA/ LITTLE OLLIE
5 GAL

GROUNDCOVER

25% SUTERA CORDATA 'BLUE
25% COTYLEDON ORBICULATA / PIG'S EAR
25% THYMUS 'MINT'/ MINT THYME
25% SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 109 (24" BOX OR GREATER) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF 76 NEW TREES (24" BOX OR GREATER).

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 13 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021

#	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.:
DATE: 07/19/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 13 OFFICE

SHEET NO:
L12

DOCUMENT NO: 028.L

6/29/2021 5:02:41 PM

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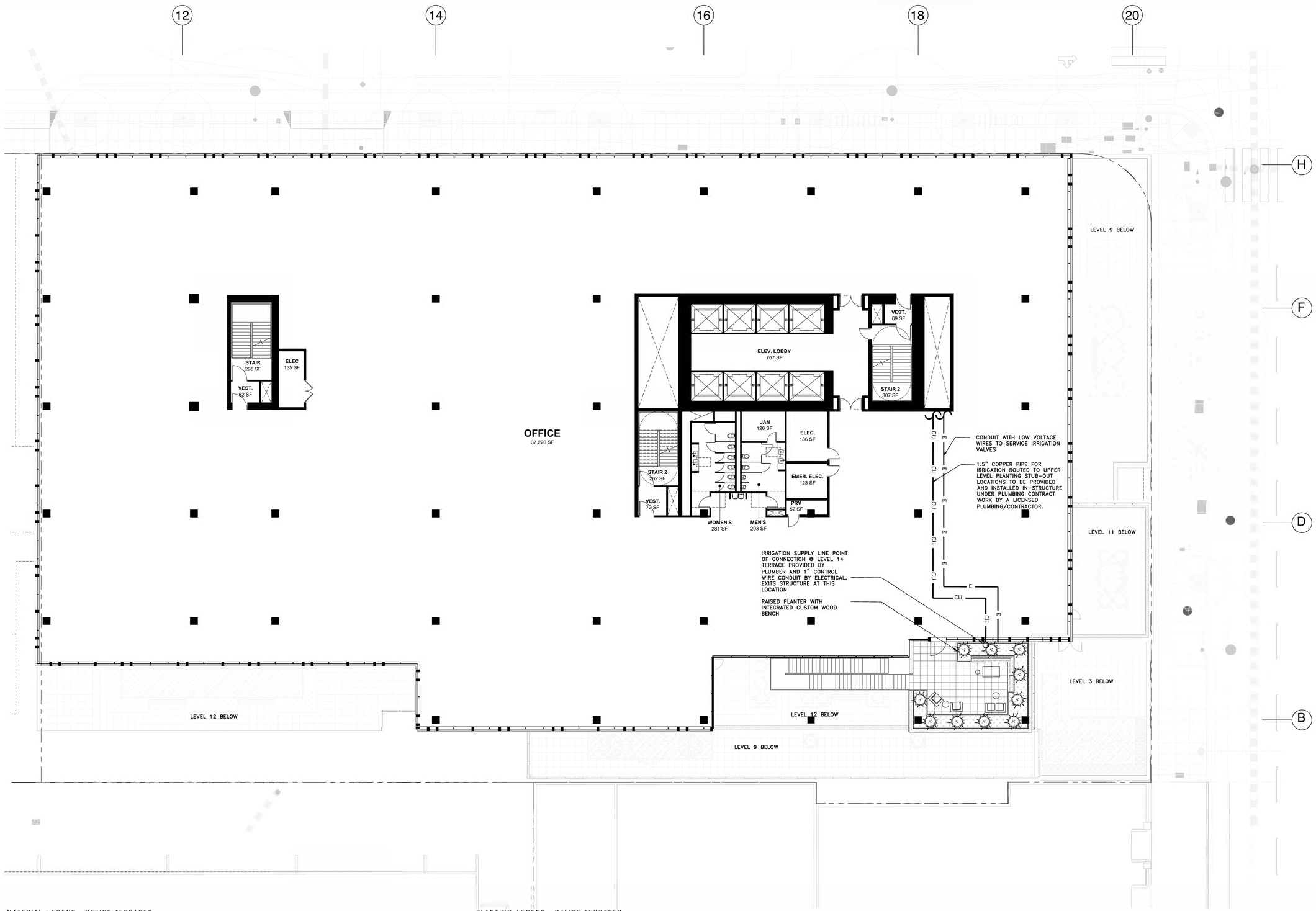
If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch



MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE - TYPE 1 (PERVIOUS)
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- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

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ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 2008
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SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 14 OFFICE

SHEET NO.
L13

DOCUMENT NO.
029-L

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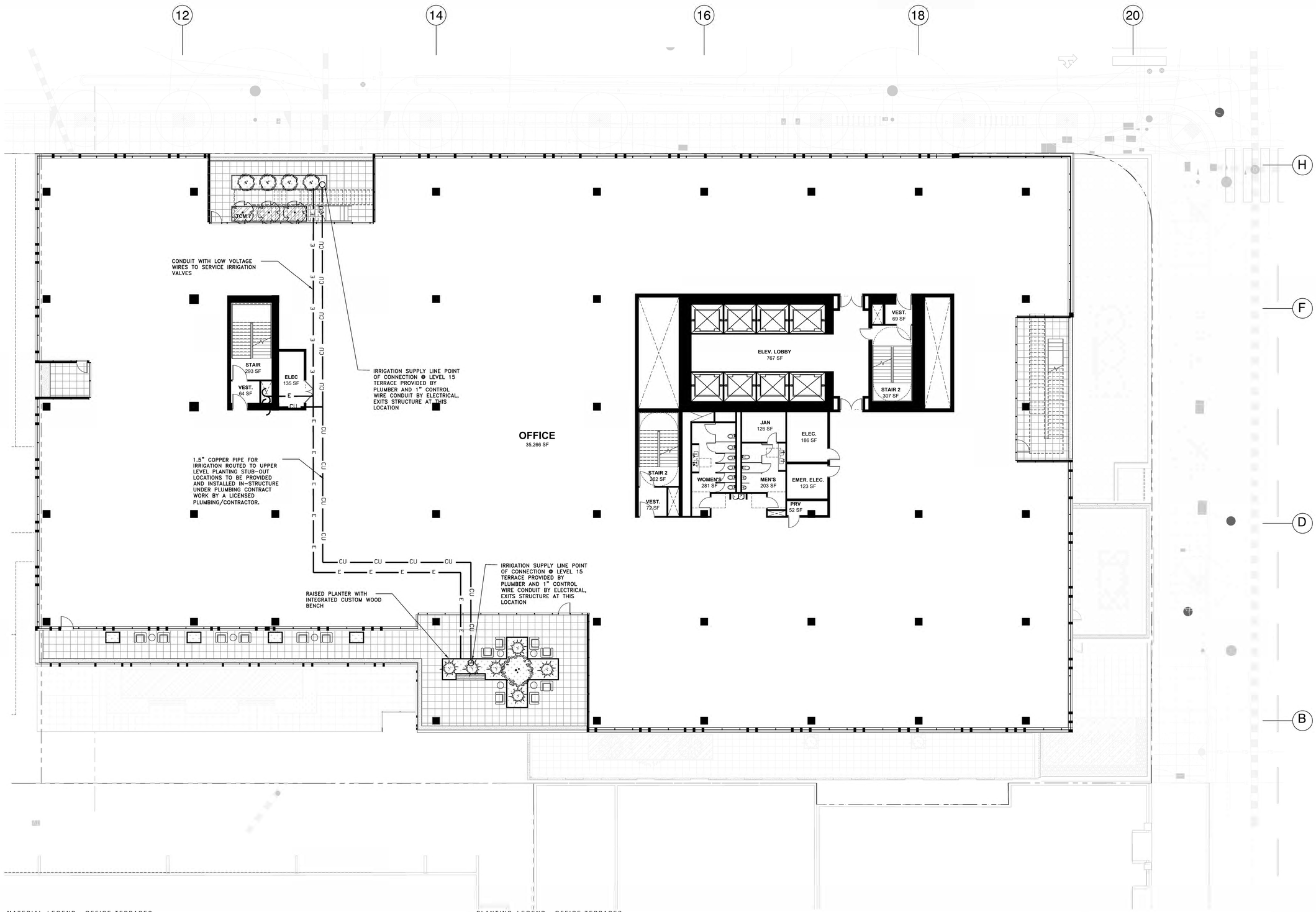

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON 24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL

CITRUS X MEYERII / MEYER LEMON 15 GAL

COTINUS COGGYGRIA/SMOKE TREE 15 GAL

LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH 15 GAL

ALOE STRIATA/CAROL ALOE 15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
SALVIA GUARANITICA BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 15 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 15 OFFICE

SHEET NO.

L14

DOCUMENT NO.: 030-L

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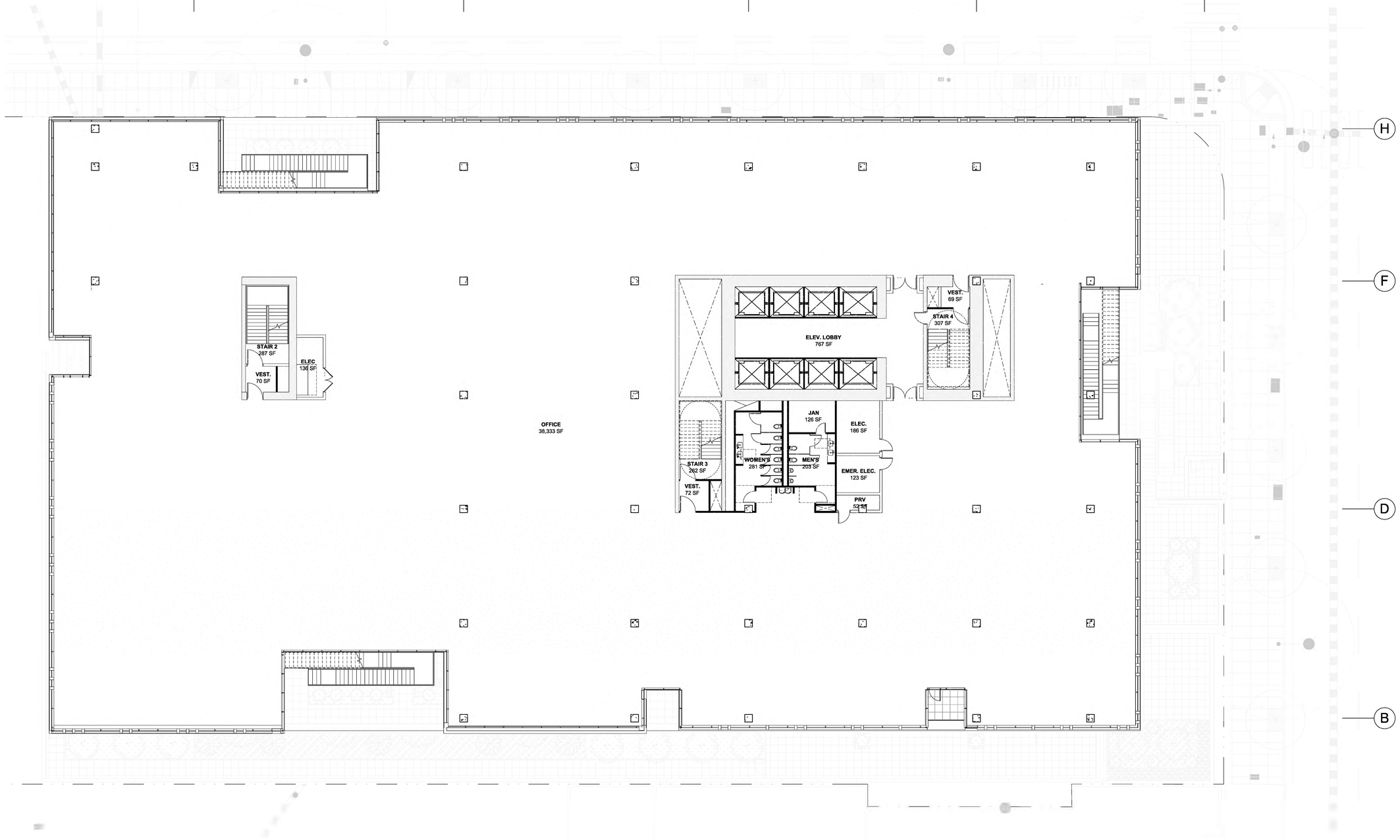

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS – TYPE 1
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- 38" HIGH BIO-RETENTION PLANTER
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
15 GAL

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

OLEA EUROPAEA/ LITTLE OLLIE
5 GAL

GROUNDCOVER

25% SUTERA CORDATA 'BLUE
25% COTYLEDON ORBICULATA / PIG'S EAR
25% THYMUS 'MINT'/ MINT THYME
25% SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 16 OFFICE

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

1

0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021

#	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.:
DATE: 07/19/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 16 OFFICE

SHEET NO:

L15

DOCUMENT NO: 031 L

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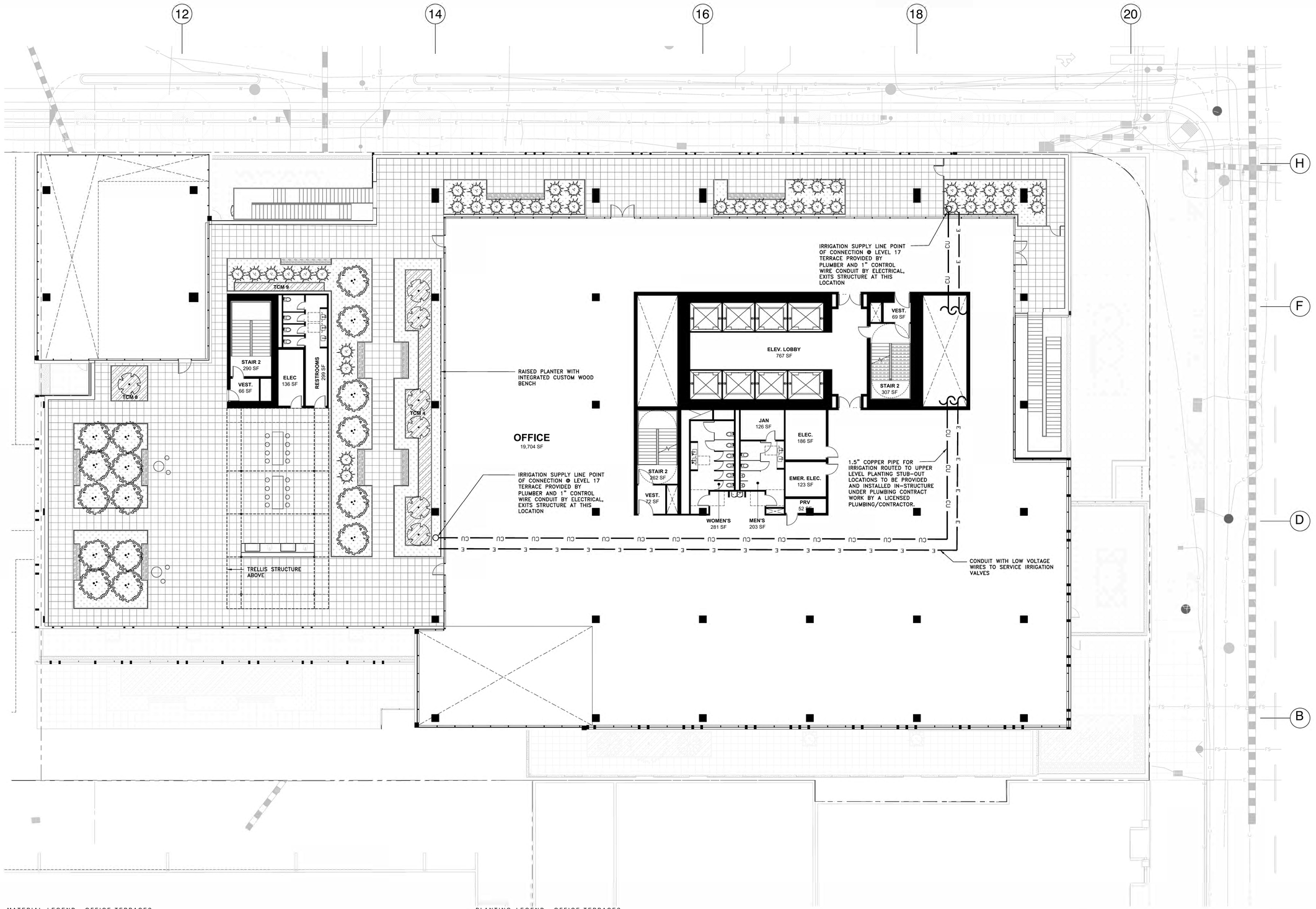

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

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- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON

NOTE: FLOW-THROUGH PLANTER-CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR
4" POT @ 18" O.C.
THYMUS 'WNT/' MINT THYME
4" POT @ 18" O.C.
SALVIA GUARANITICA BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 17 OFFICE

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

1 0' 4' 8' 16' 32' N

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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

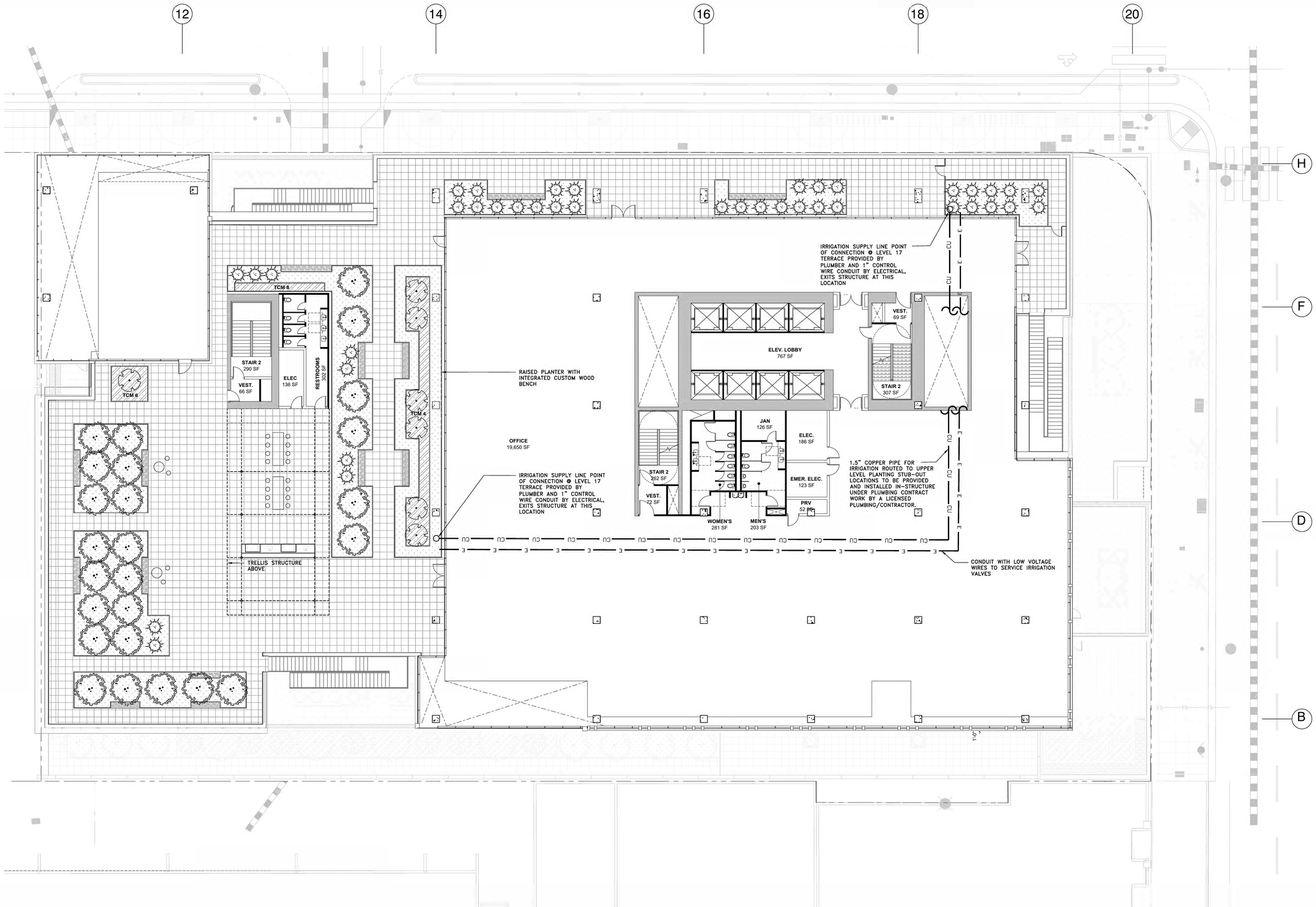
SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 17 OFFICE

SHEET NO.:

L16

DOCUMENT NO.: 032-L



MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

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- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON
15 GAL

C3 PLANTING

SALVIA SONOMENSIS/ CREEPING SAGE
5 GALLON

CHONDRAPETALUM TECTORUM 5 GALLON

FRAGARIA CHILOENSIS/BEACH STRAWBERRY
5 GALLON

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR
4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME
4" POT @ 18" O.C.
SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 17 OFFICE

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

1 0' 4' 8' 16' 32' N

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 17 OFFICE

SHEET NO.

L16

DOCUMENT NO.

033-L

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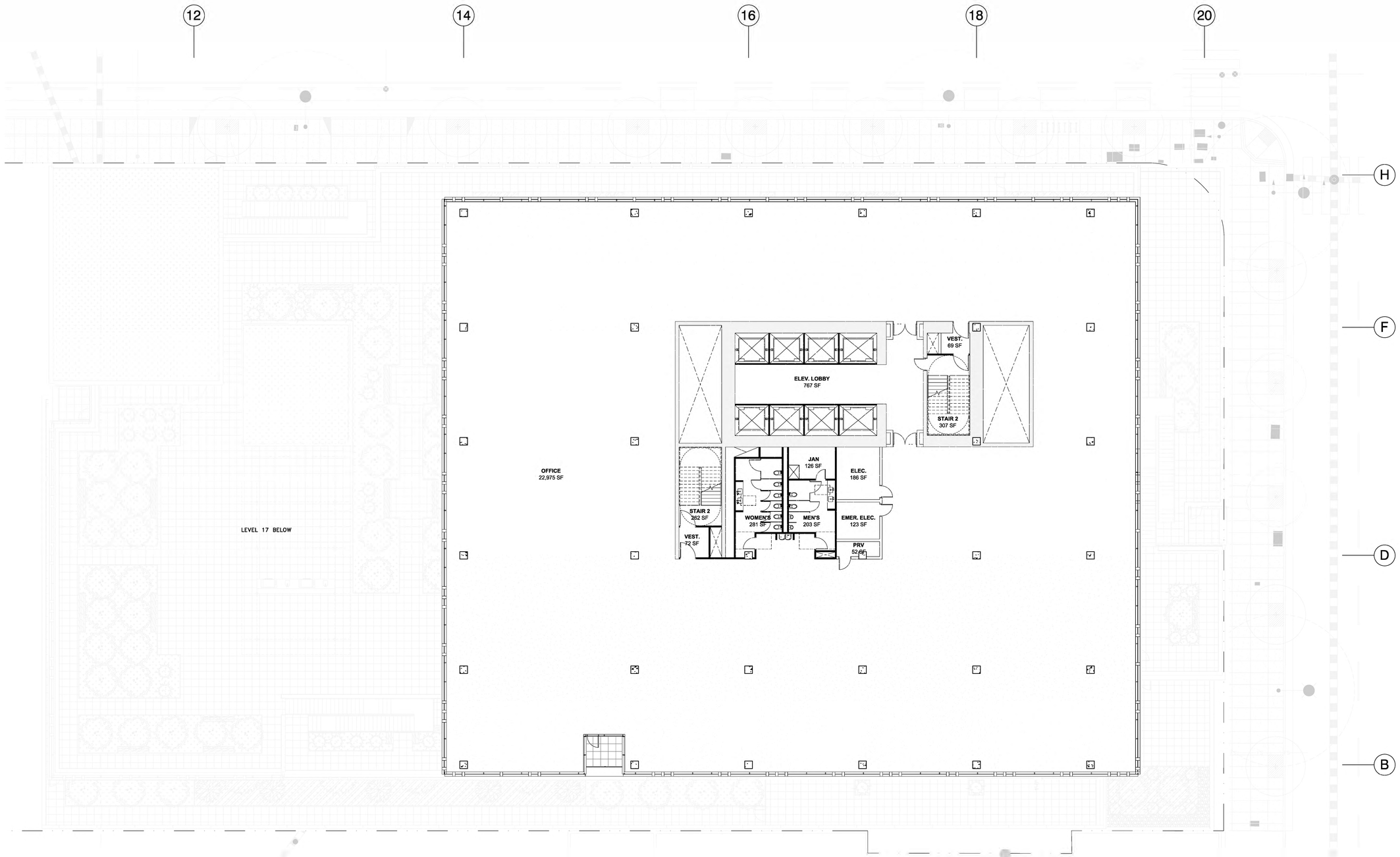

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS – TYPE 1
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- 38" HIGH BIO-RETENTION PLANTER
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 15 GAL
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL
- OLEA EUROPAEA/ LITTLE OLLIE 5 GAL

GROUNDCOVER

- 25% SUTERA CORDATA 'BLUE
- 25% COTYLEDON ORBICULATA / PIG'S EAR
- 25% THYMUS 'MINT'/ MINT THYME
- 25% SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
- 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

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LAYOUT, MATERIAL. AND PLANTING LAYOUT - LEVEL 18 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021

# REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.:

DATE: 07/19/2021

SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 19 OFFICE

SHEET NO:

L18

DOCUMENT NO: 034.L

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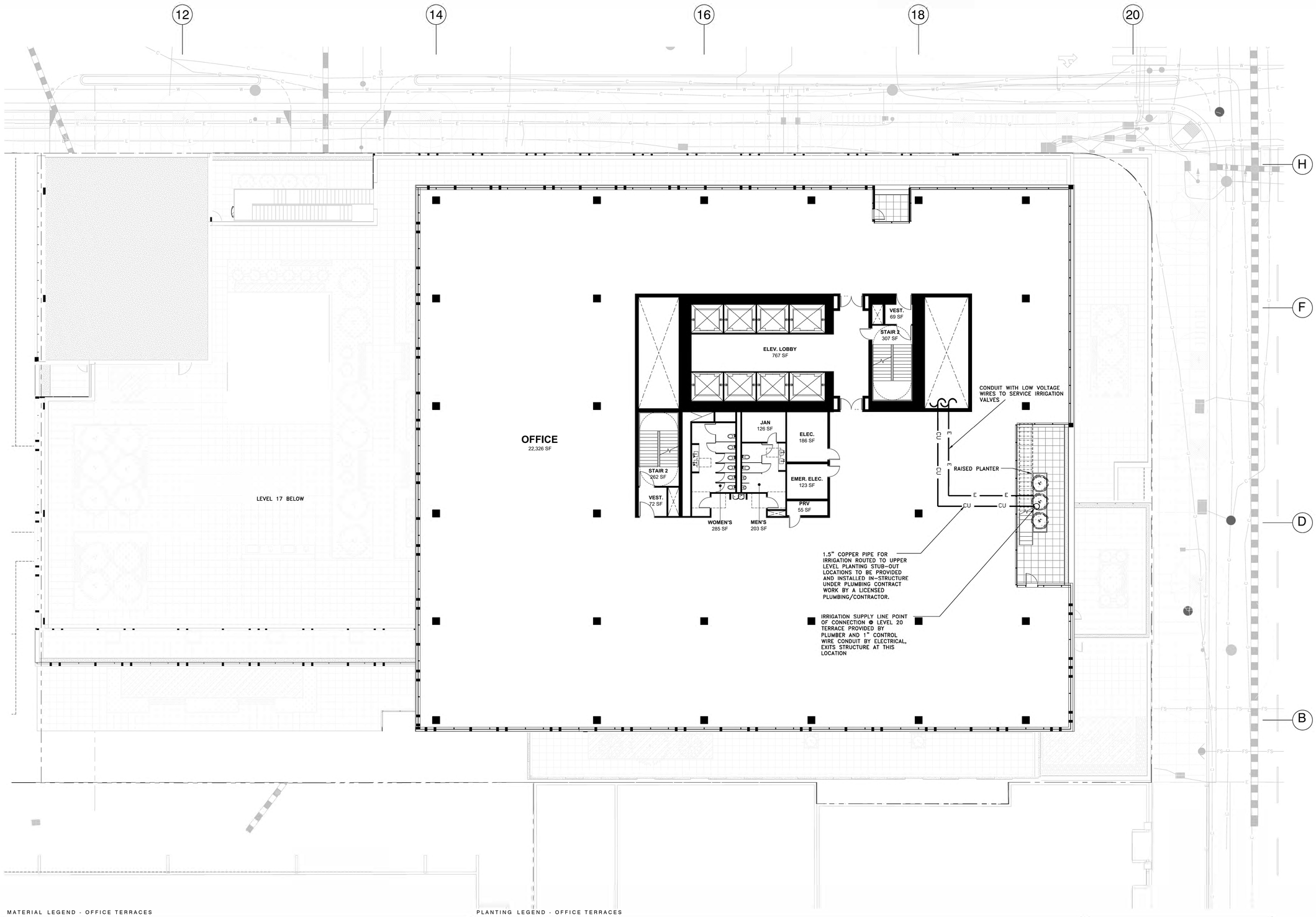

MATERIAL LEGEND - OFFICE TERRACES

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- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
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LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH
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ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON

NOTE: FLOW-THROUGH PLANTER-CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

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4" POT @ 18" O.C.
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ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE, FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.
OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 20 OFFICE

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

1 0' 4' 8' 16' 32' N

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

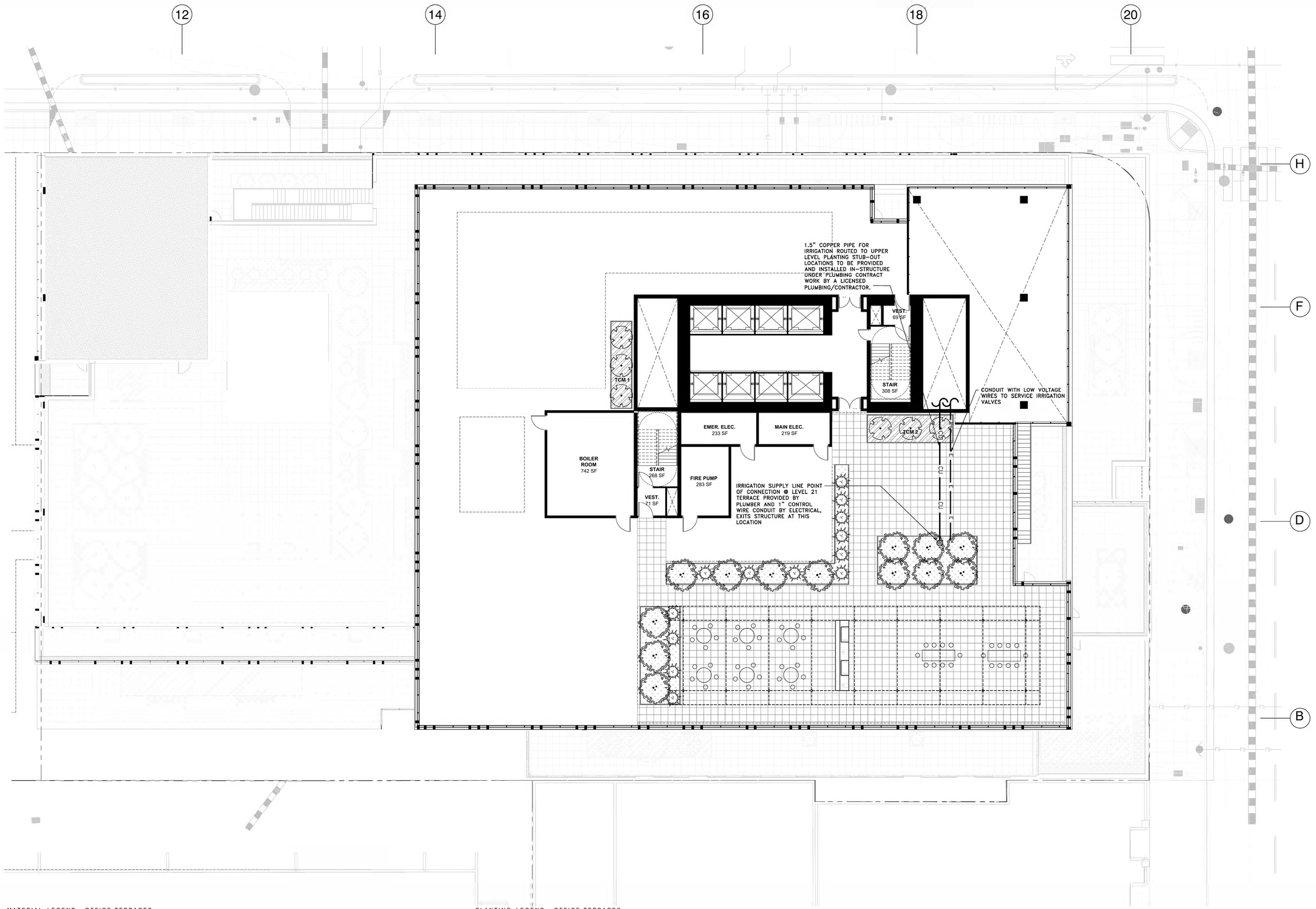
PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 20 OFFICE

SHEET NO.: L19

DOCUMENT NO.: 035-L



MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON 24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL

CITRUS X MEYERII / MEYER LEMON 15 GAL

COTINUS COGGYGRIA/SMOKE TREE 15 GAL

LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH 15 GAL

ALOE STRIATA/CAROL ALOE 15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL

HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON 15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT BASIN PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA "BLUE 4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
SALVIA GUARANITICA BLACK AND BLUE" /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 21 OFFICE

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

1 0' 4' 8' 16' 32' N

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SAN JOSE, CA

KEYPLAN

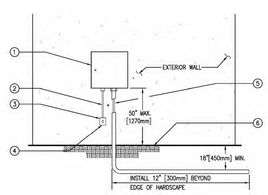


PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 21 OFFICE

SHEET NO.
L20

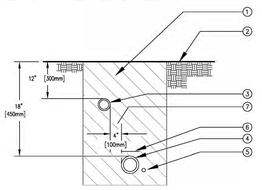
DOCUMENT NO.
036-L



1. IRRIGATION CONTROLLER.
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT.
3. 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR.
5. LOW VOLTAGE WIRE IN GRAY SCHEDULE 40 PVC CONDUIT.
6. FINISH GRADE OR HARDSCAPE.

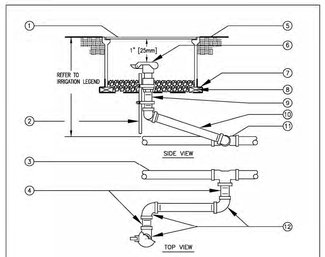
1 CONTROLLER – INTERIOR WALL MOUNTED
SCALE: NONE
DET: EXT-CONT

NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.



1. CLEAN BACKFILL MATERIAL.
2. FINISH GRADE.
3. LATERAL LINE.
4. MAIN LINE.
5. 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.
6. DETECTABLE WARNING TAPE OVER MAIN LINE – 3" [75mm] ABOVE PIPE.
7. TYPICAL DISTANCE BETWEEN PIPES.

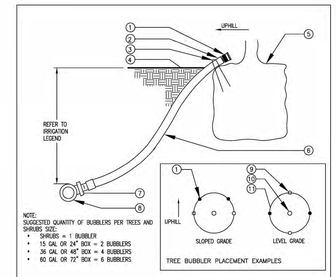
2 TRENCHING
SCALE: NONE
DET: TRENCH



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND OD).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK – 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
12. SCHEDULE 80 PVC THREADED 90° ELL.

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE PT INLET THREAD SIZE.

3 QUICK COUPLING VALVE
SCALE: NONE
DET: QUICK-C2

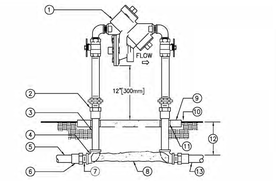


NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36 GAL OR 48" BOX = 4 BUBBLERS
- 60 GAL OR 72" BOX = 6 BUBBLERS

TREE BUBBLER PLACEMENT EXAMPLES

1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" [13mm] SCH. 40 MALE ADAPTER.
3. 6" [150mm] STEEL STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" [13mm] IPS FLEXIBLE PVC.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

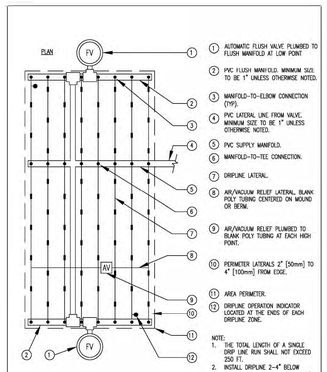
4 TREE AND SHRUB BUBBLER
SCALE: NONE
DET: TREE-SBUB



1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
4. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
5. PVC MAIN LINE TO POINT OF CONNECTION.
6. BUSH AS NECESSARY FOR SIZE TRANSITION.
7. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
8. CONCRETE SUPPORT BLOCK.
9. CONCRETE PAD-SEE ENCLOSURE DETAIL.
10. FINISH GRADE.
11. PVC SLEEVE BOTH SIDES.
12. REFER TO IRRIGATION LEGEND.
13. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS WAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

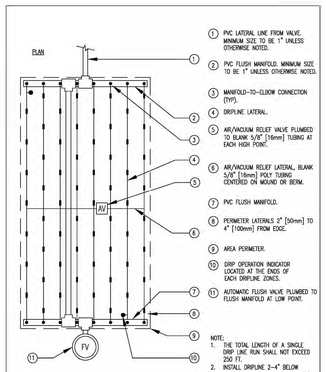
5 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE
DET: RPBI-1



1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

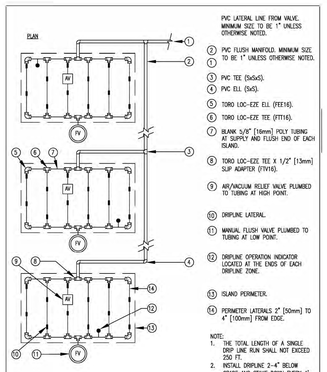
6 TORO DL 2000 CENTER FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" [16mm] TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" [16mm] POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

7 TORO DL 2000 END FEED LAYOUT
SCALE: NONE

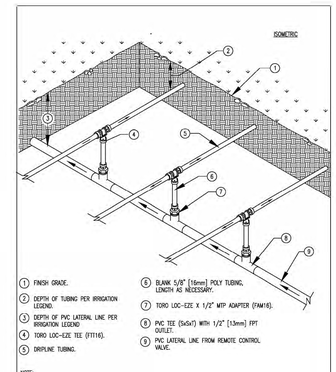


PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.

1. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC TEE (5x5x5).
3. PVC ELL (5x5).
4. TORO LOC-EZE ELL (FFE16).
5. TORO LOC-EZE TEE (FFT16).
6. BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
7. TORO LOC-EZE TEE X 1/2" [13mm] SLIP ADAPTER (FTV16).
8. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
9. DRIPLINE LATERAL.
10. MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
11. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
12. ISLAND PERIMETER.
13. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

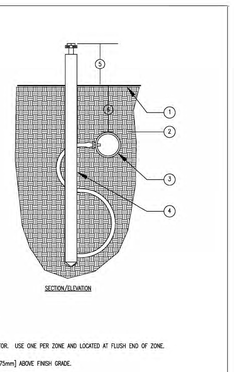
8 TORO DL 2000 ISLAND LAYOUT
SCALE: NONE



1. FINISH GRADE.
2. DEPTH OF TUBING PER IRRIGATION LEGEND.
3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND.
4. TORO LOC-EZE TEE (FTT16).
5. DRIPLINE TUBING.
6. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
7. TORO LOC-EZE X 1/2" MTP ADAPTER (FAM16).
8. PVC TEE (5x5x1") WITH 1/2" [13mm] FPT OUTLET.
9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.

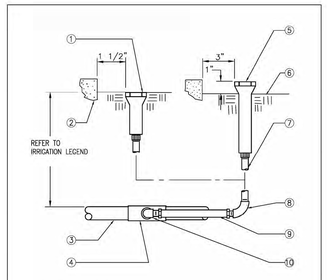
9 TORO DL 2000 CENTER FEED MANIFOLD
SCALE: NONE



SECTION/ELEVATION

1. FINISH GRADE.
2. SOIL BACKFILL.
3. DRIPLINE.
4. OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE.
5. 2"-3" [50mm – 75mm] ABOVE FINISH GRADE.
6. REFER TO IRRIGATION LEGEND.

10 TORO DL 2000 OPERATION INDICATOR
SCALE: NONE



1. POP-UP LAWN SPRAY SPRINKLER
2. WALL, WALK, CURB OR BUILDING
3. PVC LATERAL LINE
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
5. POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER
6. FINISH GRADE
7. 1/2" SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED – TYPICAL)
8. 1/2" SCHEDULE 40 PVC THREADED 90° ELL
9. COBRA CONNECTOR MODEL CC-600 (1/2"X6")
10. 1/2" SCHEDULE 40 PVC STREET ELL

11 POP-UP SPRAY SPRINKLER RISER
SCALE: NONE
DET: SH/LW-POPSP

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
■	570S/FB-50-PC	TORO BUBBLER, 2 PER TREE MINIMUM	0.5	30	TRICKLE
◆	570S/FB-25-PC	TORO BUBBLER, 1 PER SHRUB	0.25	30	TRICKLE
●▶	T-YD-500-34	TORO AIR RELIEF VALVE			
●+	FCH-H-FIPT	TORO FLUSH VALVE			
⊠	570Z-6P-SI-PRX/ 0-T-5-QP	TORO POP-UP SPRINKLER WITH SIDE INLET AND A CLOSED 5" NOZZLE TO BE USED AS DRIPLINE INDICATOR			
•	—	APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.			
⊖⊖	—	IRRIGATION POINT OF CONNECTION TO COPPER PIPE AND ELECTRICAL CONDUIT FOR COMMUNICATION WIRES ROUTED THROUGH THE BUILDING AND STUBBED OUT INTO PLANTERS WHERE SHOWN. WORK TO BE BY ELECTRICAL AND PLUMBING CONTRACTORS.			
⬬	P-220-26 SERIES	TORO REMOTE CONTROL VALVE			
⊠	DZX-700	TORO REMOTE CONTROL VALVE WITH A PRESSURE REGULATOR (SET TO 40 PSI) AND A 1" DISC FILTER			
—	BL-5201	BASELINE BICODER (1 PER SINGLE VALVE GROUP)			
—	BL-5202	BASELINE BICODER (1 PER 2 VALVE GROUPING)			
—	BL-5204	BASELINE BICODER (1 PER 3-4 VALVE GROUPING)			
—	BL-LA01	BASELINE LIGHTNING/SURGE ARRESTOR			
MS	BL-5315B	BASE LINE SOIL MOISTURE SENSOR, 1 PER HYDROZONE			
◆▶	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
◆▶	QB44LRCAR10	BUCKNER ANTI-ROTATION WINGED QUICK COUPLER (ON-STRUCTURE)			
⋈	T113-K	NIBCO GATE VALVE (LINE SIZE)			

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
⬬	220-26-6	TORO BRASS MASTER VALVE (NORMALLY CLOSED)			
◪	BL-BFM100	BASELINE FLOW METER (1")			
—	BL-5308	BASELINE FLOW DECODER			
⋈	975XLSEU-2"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY PROVIDED AND INSTALLED BY PLUMBER			
Ⓟ	TBD	WATERTRONICS BOOSTER PUMP, BY PLUMBING			
Ⓒ	BL-1000X	BASELINE 50 STATION TWO-WIRE CONTROLLER IN A WALL MOUNTED POWDER COATED METAL ENCLOSURE. PROVIDE CELL MODEM AT CONTROLLER LOCATION FOR CONNECTION TO INTERNET.			
—	BL-CM3C-X	BASELINE CELL MODEM			
—	BL-BMW2-PLUS	BASELINE MOBILE ACCESS ADVANCED FOR 1 CONTROLLER FOR 1 YEAR. GIVES USER FULL CONTROL OF THE THEIR BASE STATION 1000 SYSTEM WITH ANY WEB-ENABLED CELL PHONE OR MOBILE DEVICE.			
		CONTROLLER AND STATION NUMBER			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			
		CONTROLLER AND STATION NUMBER			
		AREA (SQ. FT.)			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE: 1 1/2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			

SYMBOL	DESCRIPTION	
CU CU	MAIN LINE:	1 1/2" AND SMALLER: TYPE "L" COPPER PIPE WITH WROUGHT FITTINGS. TO BE USED WHEN ROUTED THROUGH STRUCTURE. BY PLUMBING CONTRACTOR. SEE MEP PLANS FOR EXACT ROUTING THROUGH STRUCTURE.
E E	ELECTRICAL CONDUIT:	ELECTRICAL CONDUIT ROUTED THROUGH STRUCTURE FOR COMMUNICATION WIRES TO REMOTE CONTROL VALVES AND MOISTURE SENSORS. TO BE INSTALLED BY ELECTRICAL CONTRACTOR. SEE MEP PLANS FOR EXACT ROUTING THROUGH STRUCTURE.
	LATERAL LINE:	3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
	SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.
	DRIP ZONE:	TORO DL2000 SERIES DRIPLINE WITH LOC-EZE FITTINGS, PART #RGP-218. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORING TO DETAILS. MINIMUM PIPE SIZE OF PVC LATERAL LINE WITHIN DRIP AREAS TO BE 1". EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW. SEE DETAILS FOR FURTHER INFORMATION.
	DRIP ZONE:	TORO DL2000 SERIES DRIPLINE WITH LOC-EZE FITTINGS, PART #RGP-412-E. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORING TO DETAILS. MINIMUM PIPE SIZE OF PVC LATERAL LINE WITHIN DRIP AREAS TO BE 1". EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW. SEE DETAILS FOR FURTHER INFORMATION.

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

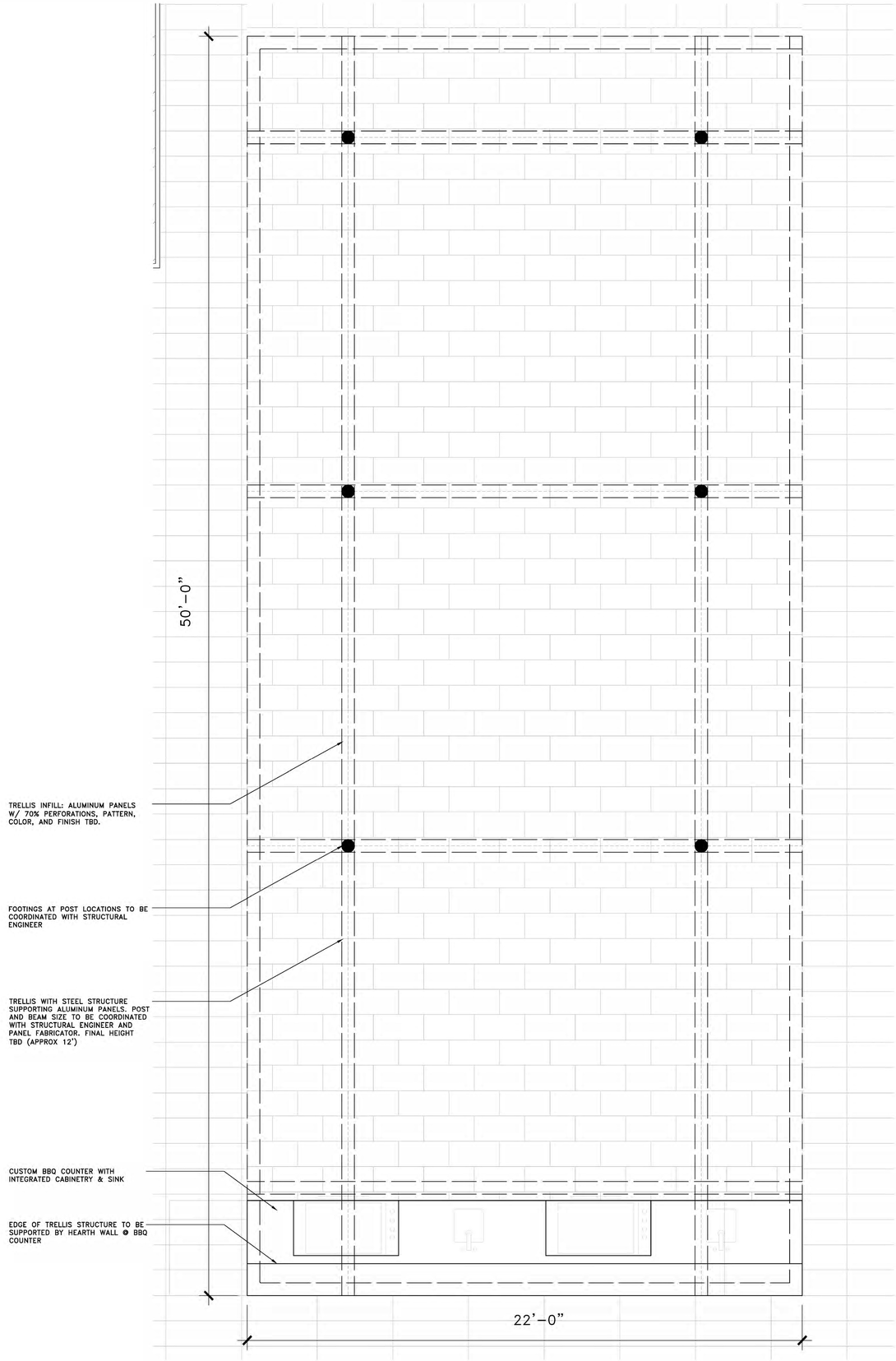


PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO.
L21

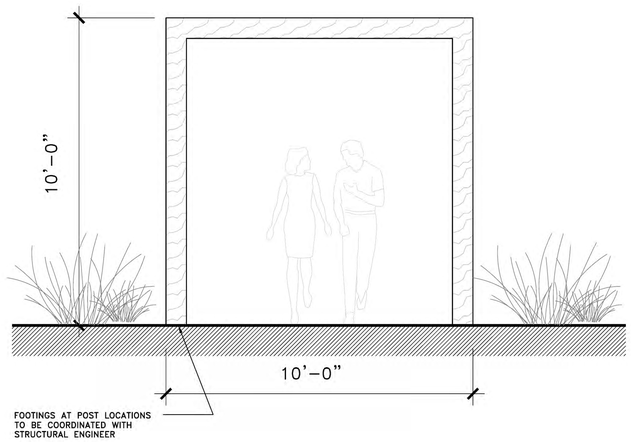
DOCUMENT NO.
037-L

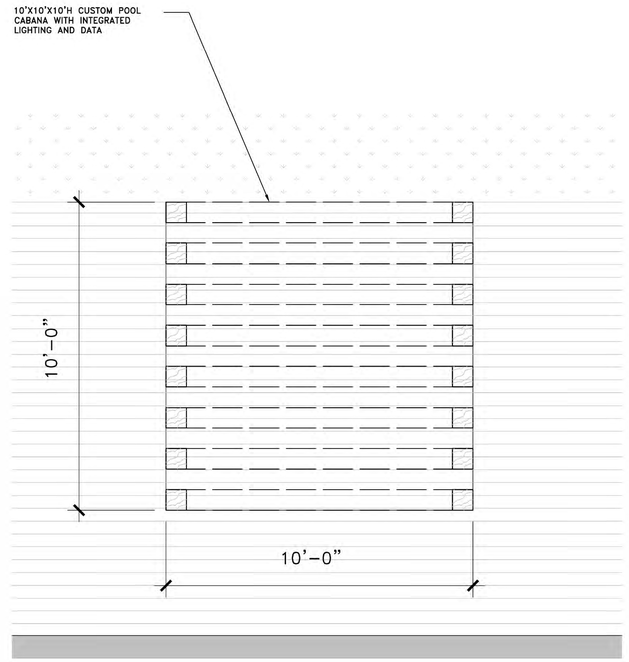


LEVEL 5 TRELLIS PLAN

SCALE: 1/2" = 1'–0"

2





CABANA PLAN & ELEVATION

SCALE: 1/2" = 1'–0"

1

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KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO.

L22

DOCUMENT NO.

038-L

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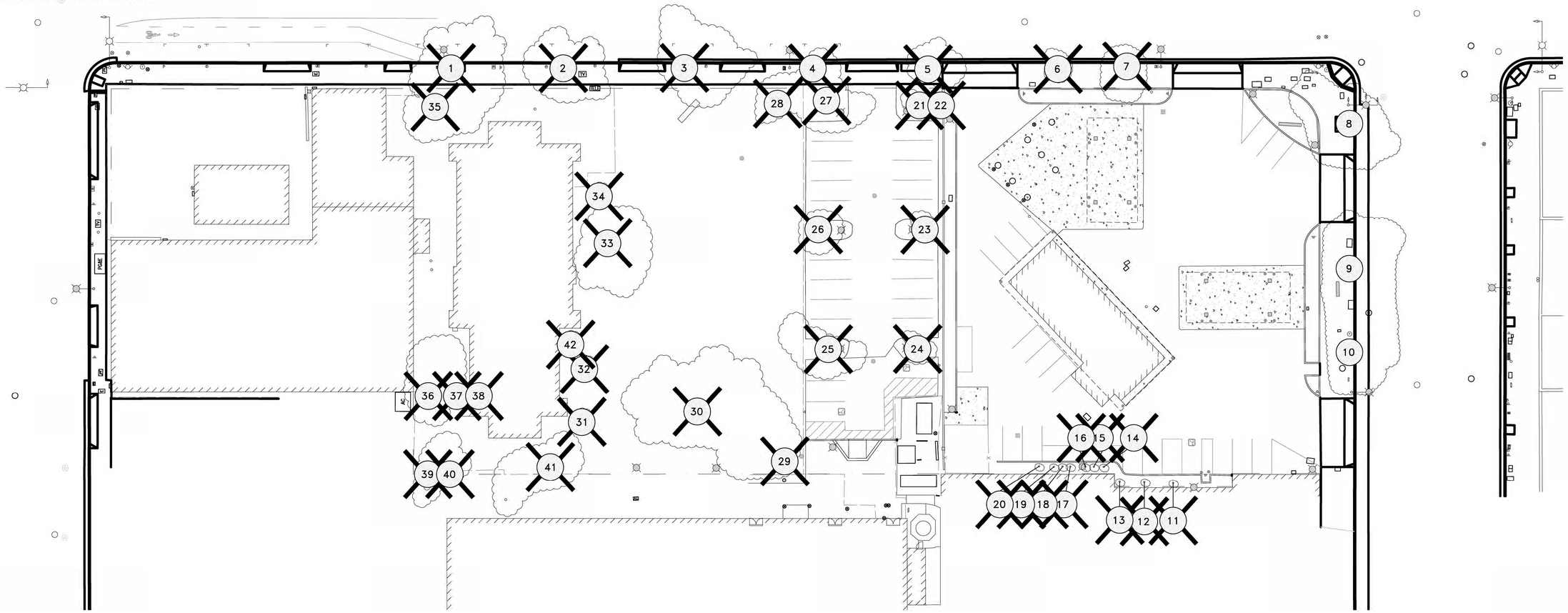
NOTE: STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.



TAG	SPECIES	DIAMETER	CONDITION	SUITABILITY FOR PRESERVATION	
01	LONDON PLANE	22	5	HIGH	TO BE REMOVED
02	LONDON PLANE	15	4	MODERATE	TO BE REMOVED
03	WESTERN SYCAMORE	25	5	HIGH	TO BE REMOVED
04	LONDON PLANE	10	3	MODERATE	TO BE REMOVED
05	LONDON PLANE	10	3	MODERATE	TO BE REMOVED
06	LONDON PLANE	7	3	LOW	TO BE REMOVED
07	WESTERN SYCAMORE	18	3	MODERATE	TO BE REMOVED
08	LONDON PLANE	19	5	HIGH	TO BE PRESERVED
09	LONDON PLANE	16	3	MODERATE	TO BE PRESERVED
10	LONDON PLANE	18	3	MODERATE	TO BE PRESERVED
11	ITALIAN CYPRESS	5	4	MODERATE	TO BE REMOVED
12	ITALIAN CYPRESS	6	4	MODERATE	TO BE REMOVED
13	ITALIAN CYPRESS	6	4	MODERATE	TO BE REMOVED
14	ITALIAN CYPRESS	7	3	LOW	TO BE REMOVED
15	ITALIAN CYPRESS	5	3	LOW	TO BE REMOVED
16	ITALIAN CYPRESS	5	3	LOW	TO BE REMOVED
17	ITALIAN CYPRESS	8	3	LOW	TO BE REMOVED
18	ITALIAN CYPRESS	8	3	LOW	TO BE REMOVED
19	ITALIAN CYPRESS	8	3	LOW	TO BE REMOVED
20	ITALIAN CYPRESS	8	3	LOW	TO BE REMOVED
21	CARPE MYRTLE	6	5	HIGH	TO BE REMOVED
22	PLUM	6	3	LOW	TO BE REMOVED
23	CARPE MYRTLE	6	5	HIGH	TO BE REMOVED
24	CARPE MYRTLE	7	5	HIGH	TO BE REMOVED
25	CHINESE ELM	12	3	LOW	TO BE REMOVED
26	CARPE MYRTLE	8	5	HIGH	TO BE REMOVED
27	CHINESE ELM	13	3	LOW	TO BE REMOVED
28	CHINESE ELM	15	4	MODERATE	TO BE REMOVED
29	CHINESE ELM	18	4	MODERATE	TO BE REMOVED
30	CHINESE ELM	21	4	MODERATE	TO BE REMOVED
31	MULBERRY	9	3	LOW	TO BE REMOVED
32	MULBERRY	11	3	LOW	TO BE REMOVED
33	LONDON PLANE	17	4	MODERATE	TO BE REMOVED
34	MULBERRY	11	3	LOW	TO BE REMOVED
35	AUSTRALIAN WILLOW	16,11,10,10	2	LOW	TO BE REMOVED
36	WHITE IRONBARK	22	2	LOW	TO BE REMOVED
37	SILK OAK	3	5	HIGH	TO BE REMOVED
38	SILK OAK	2	4	HIGH	TO BE REMOVED
39	ALMOND	1,1	3	LOW	TO BE REMOVED
40	ALMOND	2,2,1	3	LOW	TO BE REMOVED
41	GLOSSY PRIVET	12,12,10,8,6	3	LOW	TO BE REMOVED
42	SWEETGUM	10	4	MODERATE	TO BE REMOVED

LEGEND

- LIMIT OF WORK
- XXX TREE TO REMAIN
- XXX TREE TO BE REMOVED

DIAMETER OF TREE	TYPE OF TREE	NUMBER OF TREES TO BE REMOVED	REQUIRED TREE REPLACEMENT
12" OR GREATER	NATIVE	2	10 (24IN BOX)
12" OR GREATER	NON-NATIVE	11	44 (24IN BOX)
6" - 12"	NATIVE	0	0
6" - 12"	NON-NATIVE	19	38 (24IN BOX)
LESS THAN 6"	NATIVE	0	0
LESS THAN 6"	NON-NATIVE	5	5 (24IN BOX)
LESS THAN 6"	ORCHARD	2	0
TOTAL NUMBER OF TREES TO BE REMOVED:		39	97 (24IN BOX) OR 194 (15 GAL)

NUMBERS AND CALCULATION TAKEN FROM HORTSCIENCE ARBORIST REPORT APRIL 16, 2021

TREE REMOVAL PLAN

SCALE: 1:20

1

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KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
TREE REMOVAL AND PRESERVATION PLAN

SHEET NO.
L23

DOCUMENT NO.
039-TR

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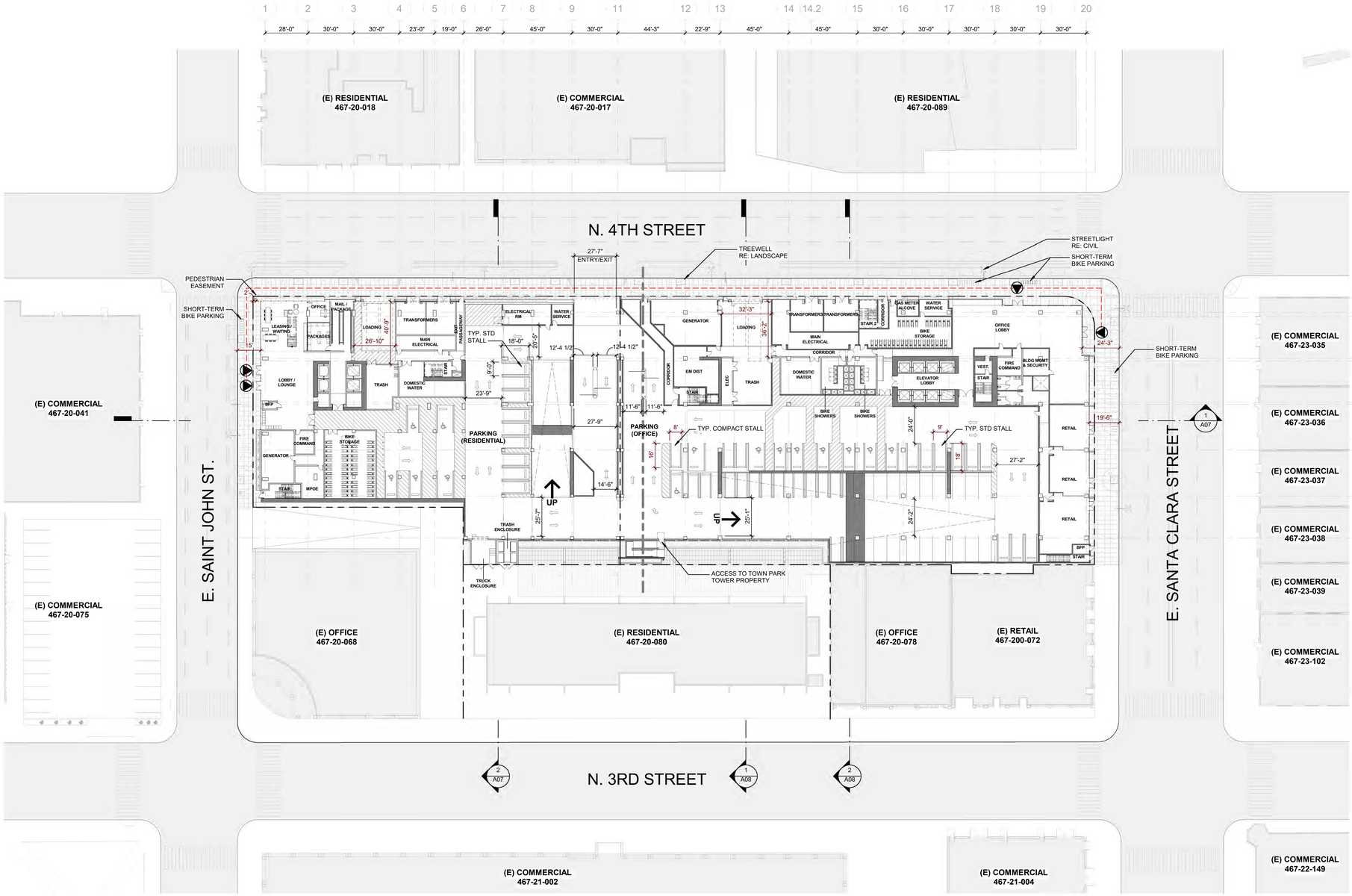

1 SITE PLAN - GROUND
1" = 30'-0"

DOWNTOWN ZONING REGULATIONS | *San José Municipal Code (SJMC) 20.70*

LAND USE (*SJ GEN. PLAN CH. 5*)	DOWNTOWN	EMPLOYMENT PRIORITY AREA (EPA OVERLAY)
ZONING DISTRICT (*SJMC 20.70.020*)	DC	
USES (*SJMC 20.70.100*)	**TOTAL GROSS FLOOR AREA**	**PARKING**
RETAIL, GENERAL	8,500 SF	NO PARKING
OFFICES, BUSINESS & ADMIN	525,000 SF	2.5 / 1000 SF
RESIDENTIAL, MULTIPLE	398,288 SF	1 / UNIT
OFF-STREET PARKING	458,458 SF	NA
DEVELOPMENT REGULATIONS	**REQUIRED**	**PROPOSED**
HEIGHT *(TITLE 14 CFR PART 77)*		
RESIDENTIAL	< 265 FT	265 FT
OFFICE	< 277.7 FT	263 FT
SETBACKS *(SJMC 20.70.210)*		
FRONT / REAR / SIDE / STREET	0 / 0 / 0 / 0	0 / 0 / 0 / 0
DOWNTOWN EPA	**REQUIRED**	**PROPOSED**
SITE / LOT AREA	91,916 SF (2.1 ACRES)	COMMERCIAL = 1.23 ACRES RESIDENTIAL = 0.87 ACRES
DENSITY, COMMERCIAL	FAR 4.0; 30 STORIES	8,500 + 525,000 = 533,500 / 91,916 = **5.8**
DENSITY, RESIDENTIAL	800 DU/AC; 30 STORIES	415 / 2.1 = **198 DU/AC**
DENSITY, MIXED-USE	FAR UP TO 30.0; 30 STORIES	533,500 + 398,288 + 458,623 = 1,390,411 / 91,916 = **15.13**

OFF-STREET PARKING (*SJMC 20.70.320*)	**REQUIRED**	**PROPOSED**
TOTAL PARKING: OFFICE + RESIDENTIAL + TPT	1,255	1,255
OFFICE: (FLOOR AREA / 1,000 x 2.5) x 80%*	893	893
RESIDENTIAL: 415 UNITS x 1.0 (1:1 RATIO) x 80%	332	332 (69 STALLS EXCLUSIVELY FOR RESIDENTIAL, 263 SHARED)*
DEDICATED TO TOWN PARK TOWERS	30	30
992 ACTUAL STALLS PROVIDED IN PROJECT. 992+263 SHARED = 1,255 PROPOSED		
ADA PARKING STALLS (*TITLE 24, CHP. 11: TABLE 11B-208.2*)		
ADA STALLS (20 + 1 PER 100 OVER 1000)	23	22
VAN ACCESSIBLE (23 / 6)	4	5
DIMENSIONS (COMPACT & STANDARD) (*SJMC 20.90.100: TABLE 20-220*)	8' X 16' & 9' X 18'	8' X 16' & 9' X 18'
DRIVEWAY DIMENSIONS	26'	23'-6 TO 24'
**SJMC 20.90.050: "FLOOR AREA" = 85% OF THE "TOTAL GROSS FLOOR AREA" OF THE BUILDING.*		

OFF-STREET LOADING (*SJMC 20.90.410*)	**REQUIRED**	**PROVIDED**
PROFESSIONAL OFFICES (*SJMC 20.70.420) 1 + 1 PER ADDITIONAL 100,000 SF AFTER INITIAL 175,000 SF (1+(275,000/100,000))*	4	2 (+2 CURBSIDE)
RETAIL (*SJMC 20.70.430*)	0	0
RESIDENTIAL (*SJMC 20.70.435*) 200<UNITS<500 = 2 LOADING	2	2

BICYCLE PARKING (*SJMC 20.90*)		
SAN JOSE (*SJMC 20.90.195*)*	**REQUIRED**	**PROVIDED**
OFFICE: 1:4000 SF	525,000 / 4,000 = **132**	132
SHOWERS: 3 + 1 PER 150,000 SF OVER 225,000SF	3 + 1 + 1 = **5**	5
RESIDENTIAL: 1:4 UNITS	415 / 4 = **104**	104
LEED V4 (*1,800 FTE*)	**REQUIRED**	**PROVIDED**
OFFICE: 5% OF FTE	0.05 x 1,800 = **90**	*SEE ABOVE*
SHOWERS: 1 FOR FIRST 100 FTE, 1 PER 150 FTE AFTER	1 + (1700/150) = **13**	*SEE ABOVE*
RESIDENTIAL: 1 PER UNIT @ 415	415	*SEE ABOVE*
CALGREEN (*TITLE 24, PART 11: 5.106.4.1.2*)	**REQUIRED**	**PROVIDED**
OFFICE: 5% OF PARKING	0.05 x 893 = **45**	*SEE ABOVE*
RESIDENTIAL: 5% OF PARKING	0.05 x 332 = **17**	*SEE ABOVE*
**PROJECT TO FOLLOW SAN JOSE DOWNTOWN ZONING REGULATIONS FOR LONG-TERM & SHORT-TERM BICYCLE PARKING*		
CLEAN AIR VEHICLE PARKING (*SJMC 20.90*)	**REQUIRED**	**PROVIDED**
EV CHARGING SPACES (*SJ ORDINANCE #30311) (SHARED PARKING MODEL: PERCENTAGES ARE A BLEND OF COMMERCIAL AND RESIDENTIAL REQUIREMENTS)*		
EVSE *(10% / 10%)*	10% OF TOTAL: 0.10 x 1,255 = **126**	126
EV READY *(0% / 20%)*	10% OF TOTAL: 0.10 x 1,255 = **126**	126
EV CAPABLE *(40% / 70%)*	55% OF TOTAL: 0.55 x 1,255 = **691**	691

OPEN SPACE AREAS*		
RESIDENTIAL	**PER GUIDELINES****	**PROVIDED**
COMMON OPEN SPACE: *100 SF PER UNIT IF 25% OR LESS OF UNITS HAVE PRIVATE OPEN SPACES*	100 SF X 415 = 41,500 SF	23,892 SF
PRIVATE OPEN SPACE: 60 SF OF PRIVATE SPACE PER UNIT FOR 50% OF UNITS	60 SF X 208 = 12,480 SF	11,132 SF

*OPEN SPACE REQUIREMENTS BASED ON SAN JOSE RESIDENTIAL DESIGN GUIDELINES, CHAPTER 26 PAGE 153.

**RECOMMENDATIONS BASED ON DENSELY POPULATED URBAN AREAS WITH MORE THAN 50 DWELLING UNITS ON SITE, PRIVATE OPEN SPACES PER UNIT MAY BE DECREASED TO 50% OF TOTAL UNITS.

COMMERCIAL CONDOMINIUMS

PROJECT INLCUDES A SPECIAL USE PERMIT TO ALLOW UP TO 10 COMMERCIAL CONDOMINIUMS. MINIMUM SIZE OF COMMERCIAL CONDOMINIUMS IS 750SF EACH, PER SECTION 20.175.042 OF THE ZONING CODE.

LEGEND

- ACCESSIBLE BUILDING ENTRANCE
- ACCESSIBLE PATH OF TRAVEL
- SEAT HEIGHT PLANTERS

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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REVISION LIST	DATE

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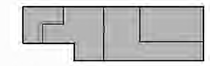
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

ARCHITECTURAL SITE PLAN, ZONING INFO

SHEET NO.: A01

DOCUMENT NO.: 040-A

1/28/2022 2:59:30 PM

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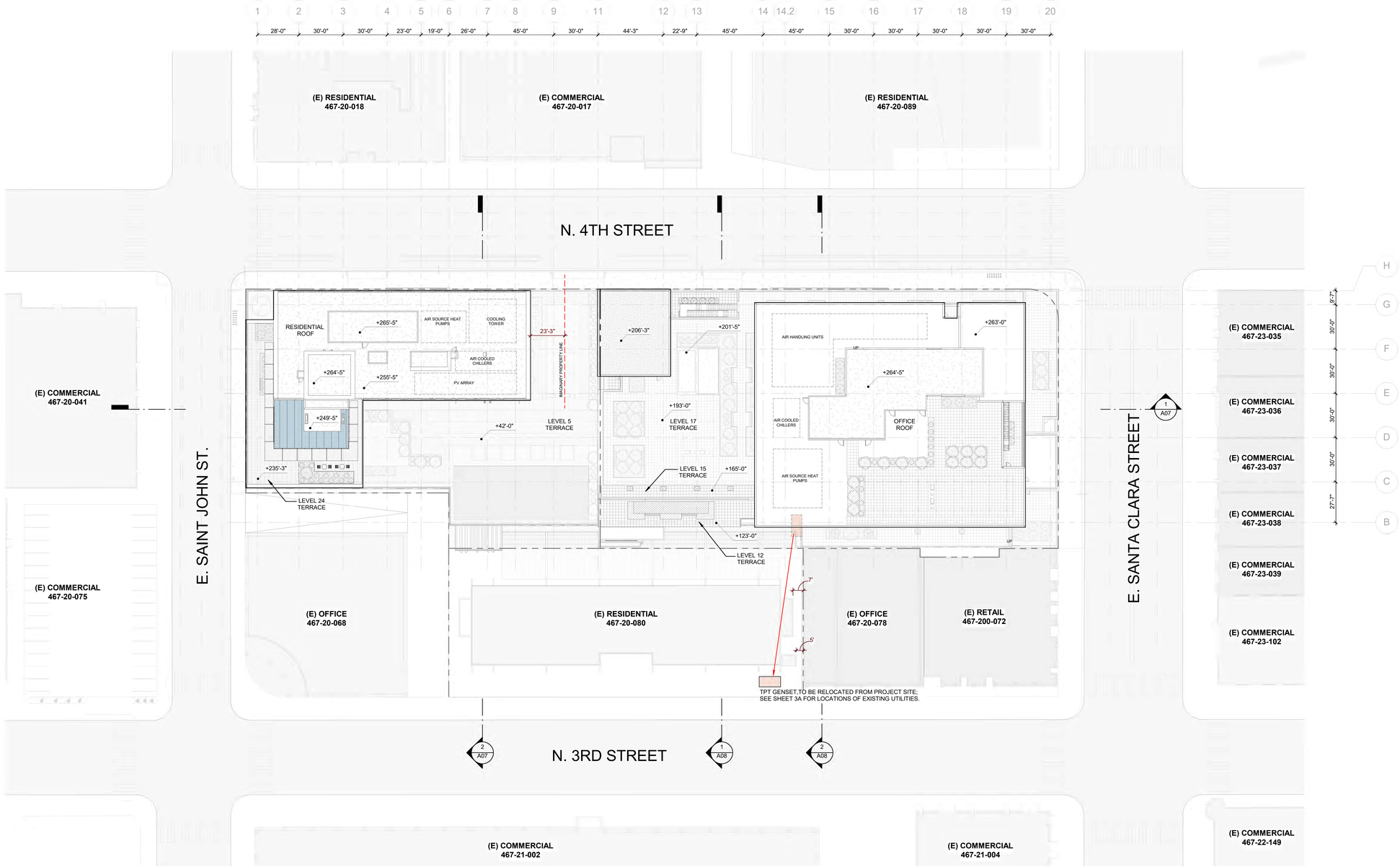

1 SITE PLAN - ROOF
1" = 30'-0"

LEGEND

- FIRE APPARATUS
- R 5'-0" HOSE LENGTH (RADIUS)
- IMAGINARY SEPARATION LINE

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SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

ARCHITECTURAL ROOF PLAN

SHEET NO.:

A02

DOCUMENT NO: 041-A

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KEY

01	ALUM-FRAMED GLAZING SYSTEM
04	METAL CLADDING
07	CEMENTITIOUS PANEL
11	GLASS ENTRANCE DOOR
12	METAL DOOR
13	GUARDRAIL, METAL
14	METAL CANOPY
15	CONCRETE PLANTER
16	FOLDING GLASS DOOR
17	GUARDRAIL, GLASS



3 RESIDENTIAL - ILLUSTRATIVE NORTH ELEVATION
1" = 20'-0"



1 RESIDENTIAL - ILLUSTRATIVE SOUTH ELEVATION
1" = 20'-0"

ISSUES	DATE
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⚠ REVISION LIST	DATE

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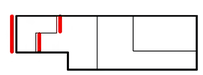
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
ILLUSTRATIVE ELEVATIONS - RESIDENTIAL NORTH / SOUTH

SHEET NO:
A03

DOCUMENT NO: 042-A

1/27/2022 5:03:24 PM

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KEY

01	ALUM-FRAMED GLAZING SYSTEM
01a	ALUM-FRAMED GLAZING SYSTEM, VISION GLASS
06	CONCRETE
07	CEMENTITIOUS PANEL
07a	CEMENTITIOUS PANEL, RIBBED
12	METAL DOOR
14	METAL CANOPY
17	GUARDRAIL, GLASS

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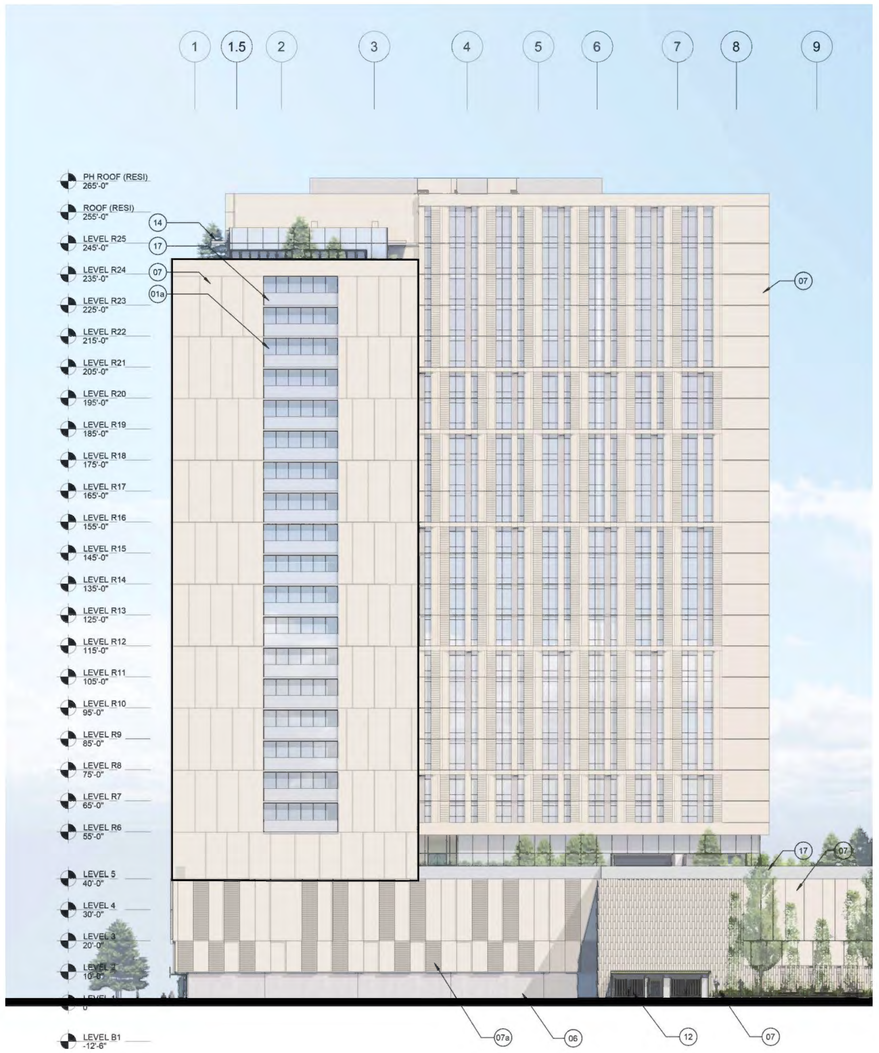

2 RESIDENTIAL - ILLUSTRATIVE WEST ELEVATION
1" = 20'-0"



3 RESIDENTIAL - ILLUSTRATIVE EAST ELEVATION
1" = 20'-0"

ISSUES	DATE
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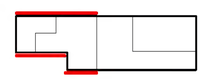

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
ILLUSTRATIVE ELEVATIONS - RESIDENTIAL EAST / WEST

SHEET NO:
A04

DOCUMENT NO: 043-A

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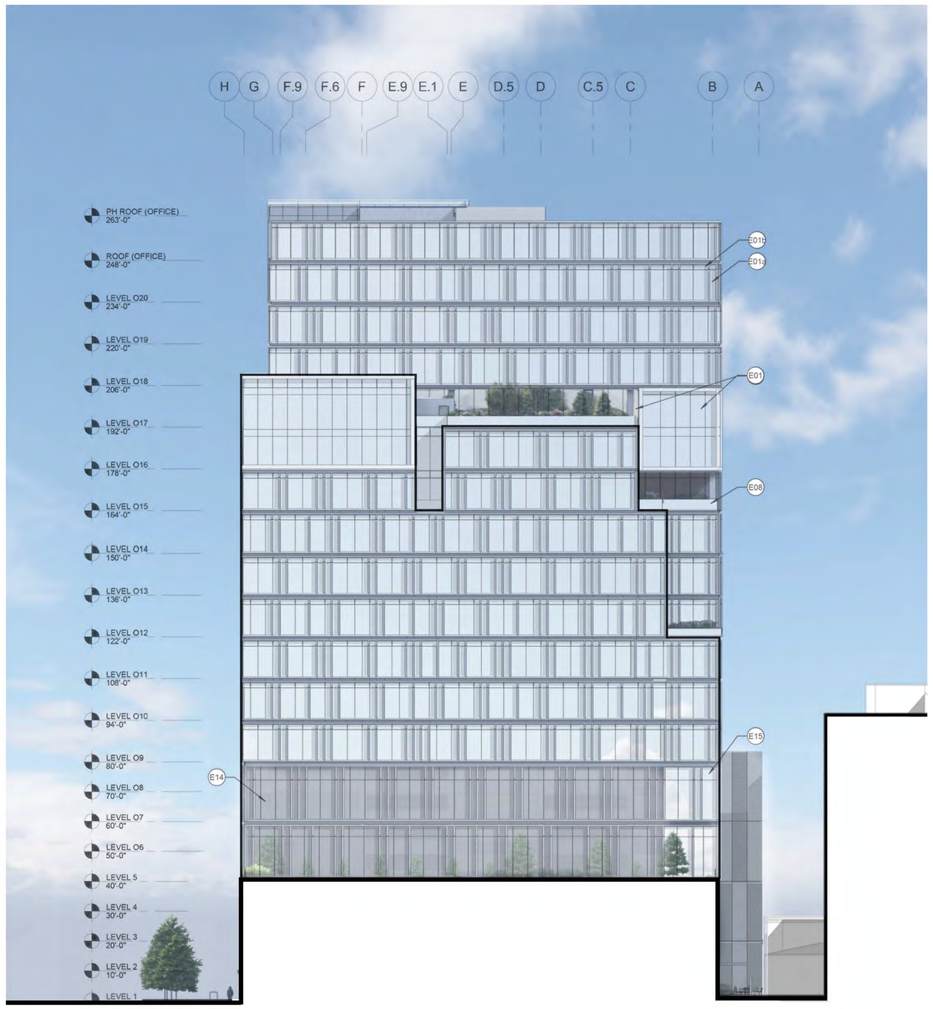
1/27/2022 5:03:27 PM

KEY

07a	CEMENTITIOUS PANEL, RIBBED
E01	ALUM-FRAMED GLAZING SYSTEM
E01a	ALUM-FRAMED GLAZING SYSTEM, VISION GLASS
E01b	ALUM-FRAMED GLAZING SYSTEM, SHADOW BOX
E03	METAL CLADDING
E04	METAL LOUVER
E05	CEMENTITIOUS PANEL
E08	GUARDRAIL, GLASS
E09a	CONCRETE COLUMN, PTD.
E14	PERFORATED METAL MESH SCREEN



3 OFFICE - ILLUSTRATIVE NORTH ELEVATION
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4 OFFICE - ILLUSTRATIVE SOUTH ELEVATION
1" = 20'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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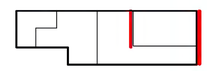
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
ILLUSTRATIVE ELEVATIONS - OFFICE NORTH / SOUTH

SHEET NO:
A05

DOCUMENT NO: 044-A

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1/28/2022 3:04:06 PM

KEY

E01a	ALUM-FRAMED GLAZING SYSTEM, VISION GLASS
E01b	ALUM-FRAMED GLAZING SYSTEM, SHADOW BOX
E03	METAL CLADDING
E04	METAL LOUVER
E08	GUARDRAIL, GLASS
E09a	CONCRETE COLUMN, PTD.
E13	DOOR, METAL
E14	PERFORATED METAL MESH SCREEN
E15	BACK-PAINTED GLASS
E16	FALSE WINDOW



1 OFFICE - ILLUSTRATIVE EAST ELEVATION
1" = 20'-0"



3 OFFICE - ILLUSTRATIVE WEST ELEVATION
1" = 20'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
ILLUSTRATIVE ELEVATIONS - OFFICE EAST / WEST

SHEET NO:
A06

DOCUMENT NO: 045-A

1/27/2022 5:03:34 PM

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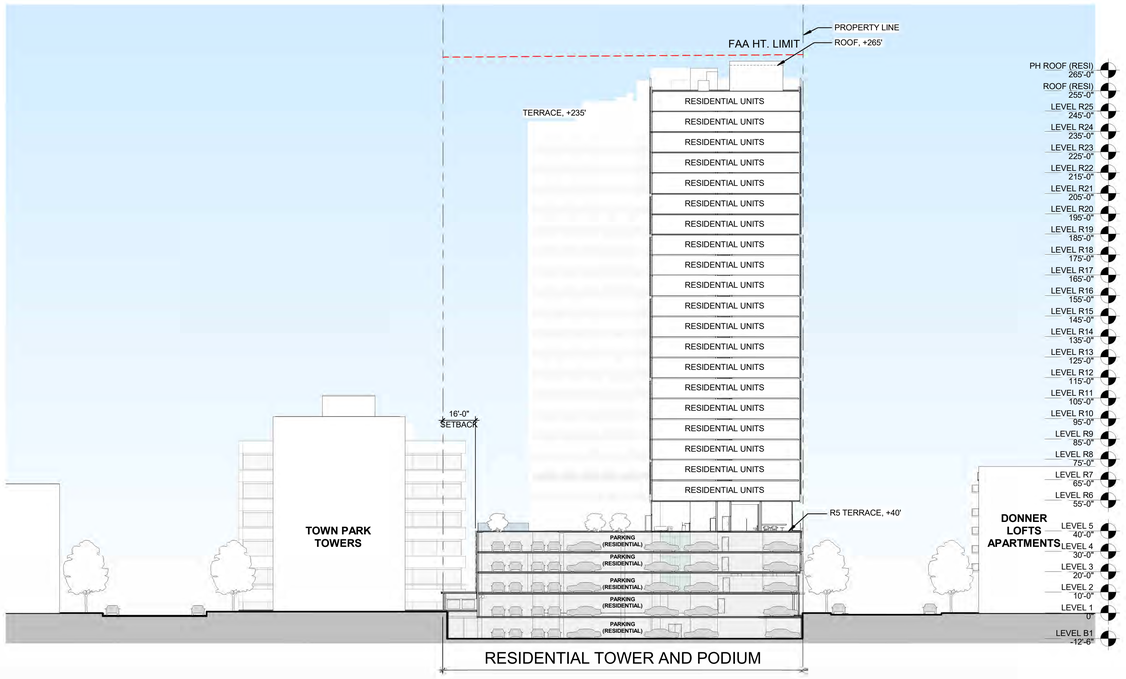
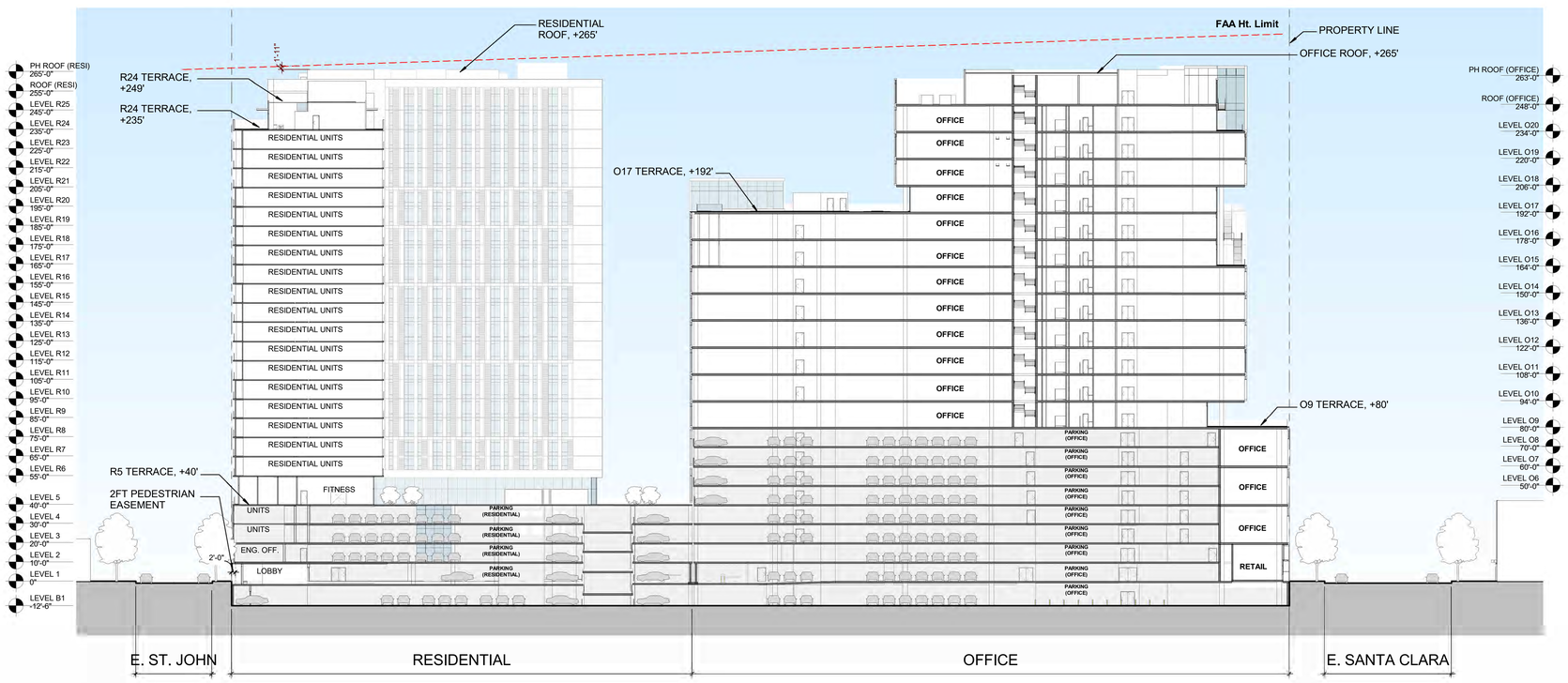


2 SITE SECTION E-W III
1" = 30'-0"



1 SITE SECTION N-S
1" = 30'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 30'-0"

SHEET TITLE:

SITE SECTIONS

SHEET NO:

A07

DOCUMENT NO: 046-A

1/27/2022 4:36:55 PM

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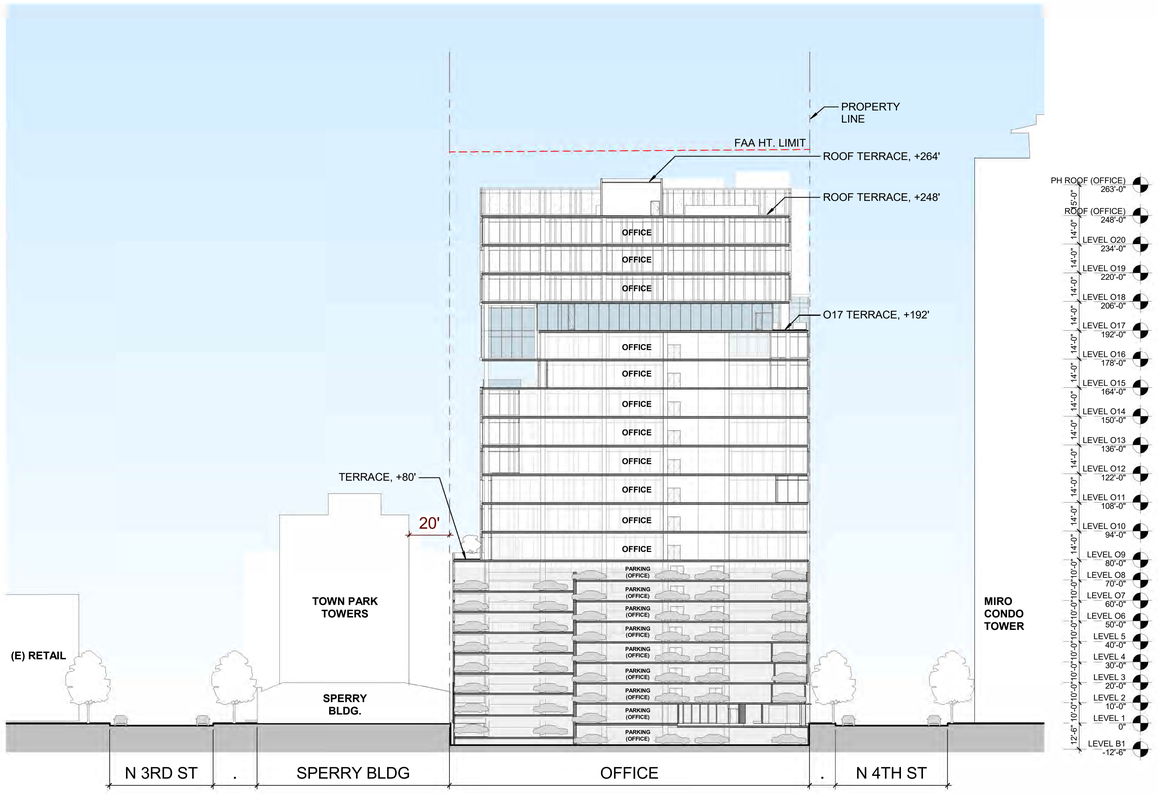
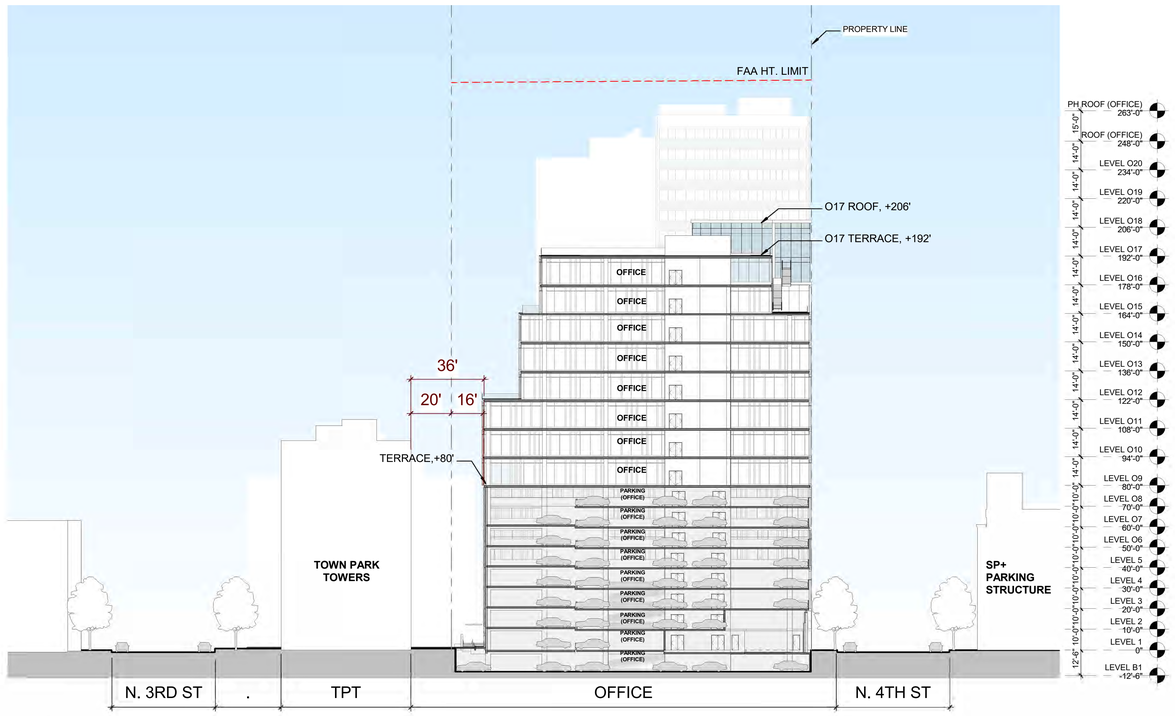


2 SITE SECTION E-W I
1" = 30'-0"



1 SITE SECTION E-W II
1" = 30'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 30'-0"

SHEET TITLE:

SITE SECTIONS

SHEET NO:

A08

DOCUMENT NO: 047-A

1/28/2022 3:09:12 PM

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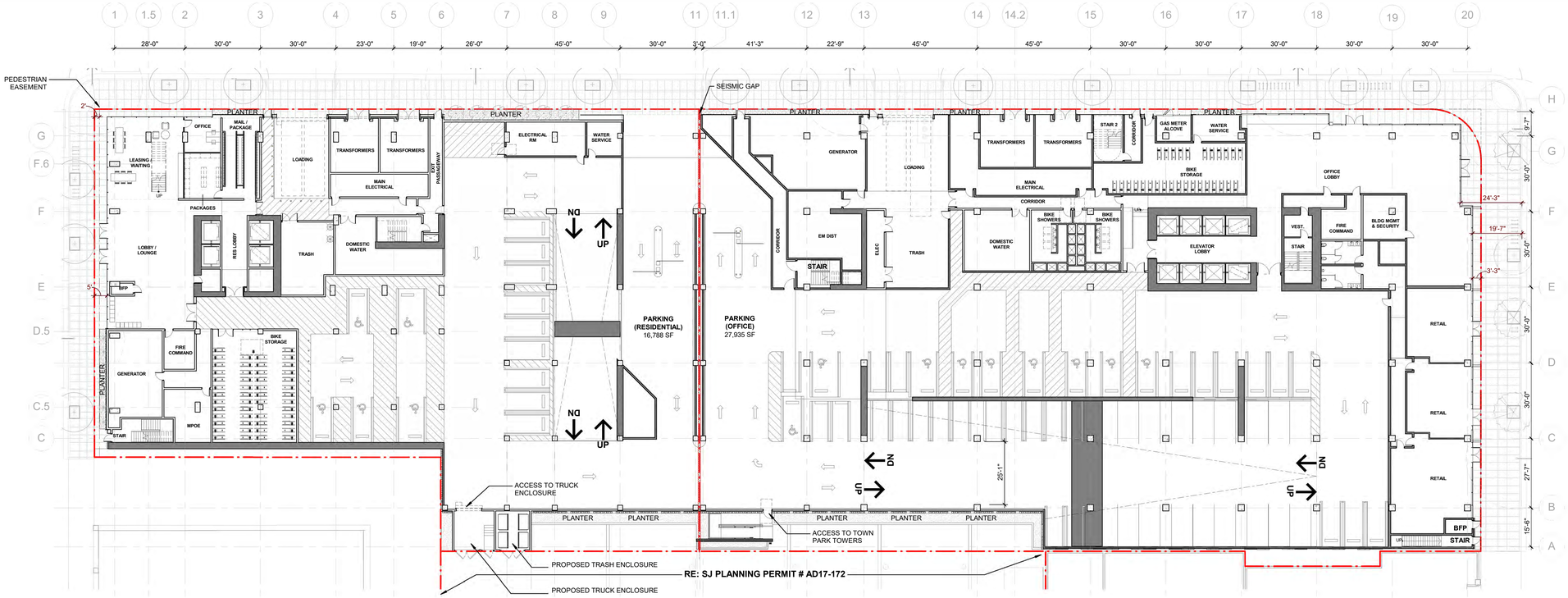
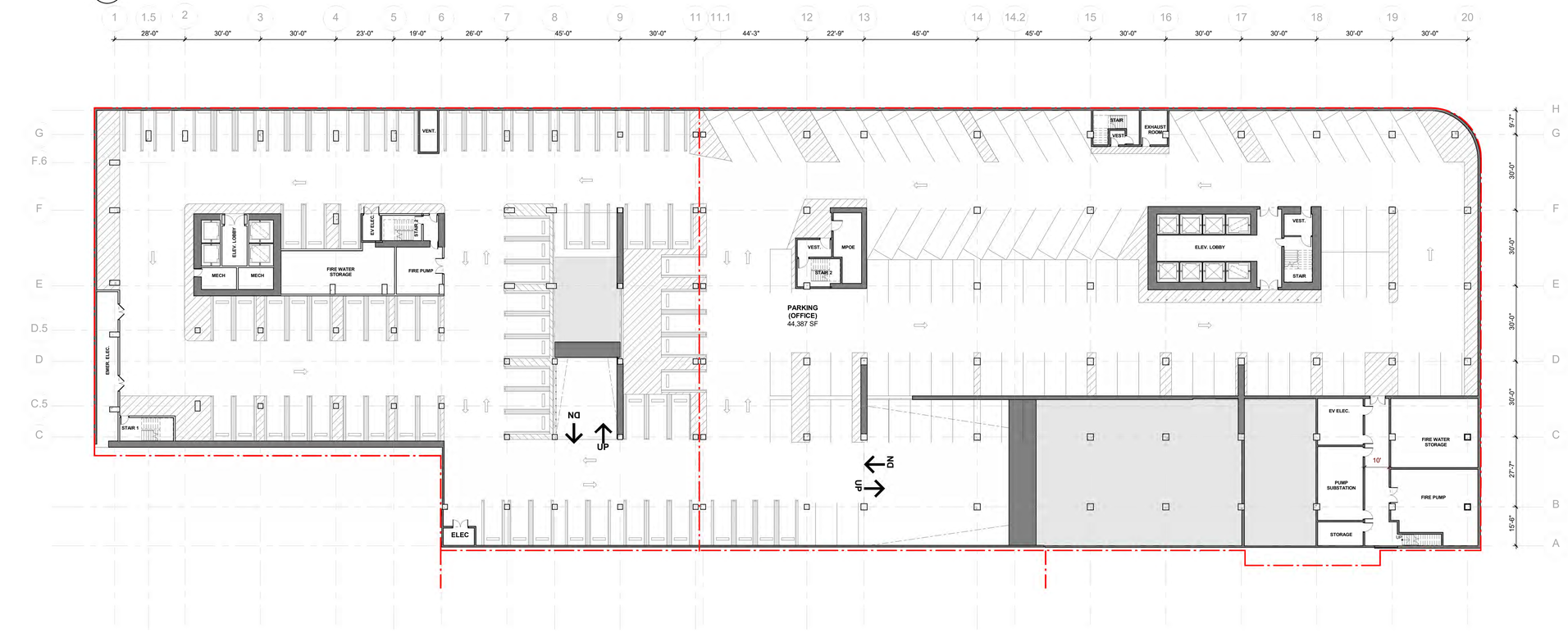


2 FLOOR PLAN - LEVEL 1
1" = 20'-0"



1 FLOOR PLAN - LEVEL B1
1" = 20'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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SAN JOSE, CA

KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
OVERALL FLOOR PLAN - LEVEL B1 & L1

SHEET NO:
A09

DOCUMENT NO: 048-A

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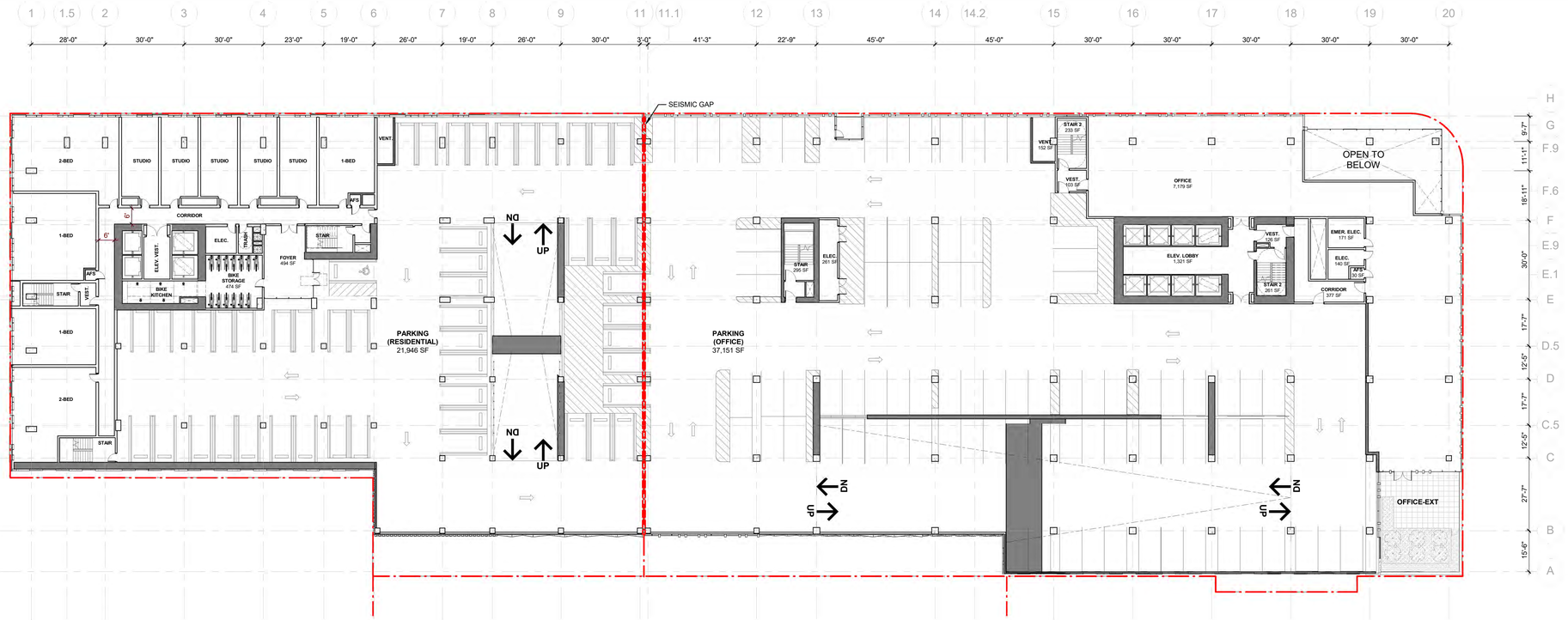
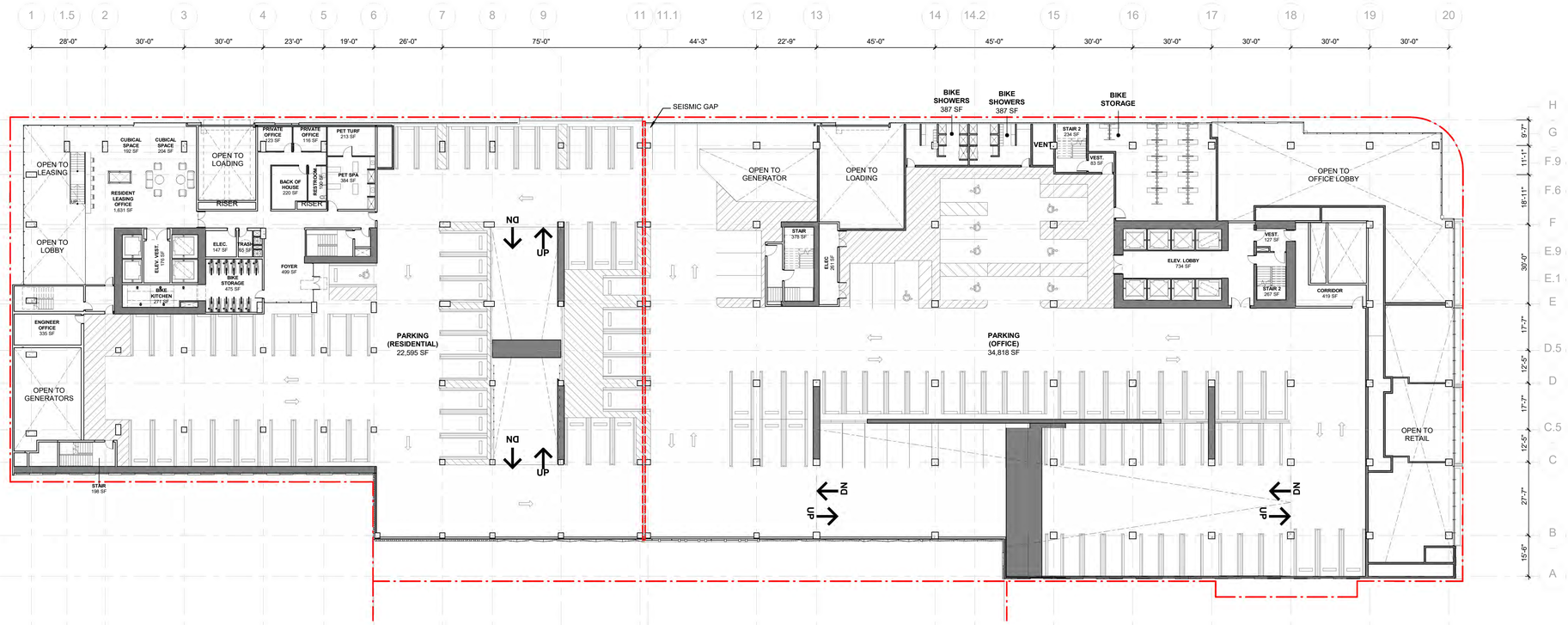


2 FLOOR PLAN - LEVEL 3
1" = 20'-0"



1 FLOOR PLAN - LEVEL 2
1" = 20'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 2 & 3

SHEET NO:

A10

DOCUMENT NO: 049-A

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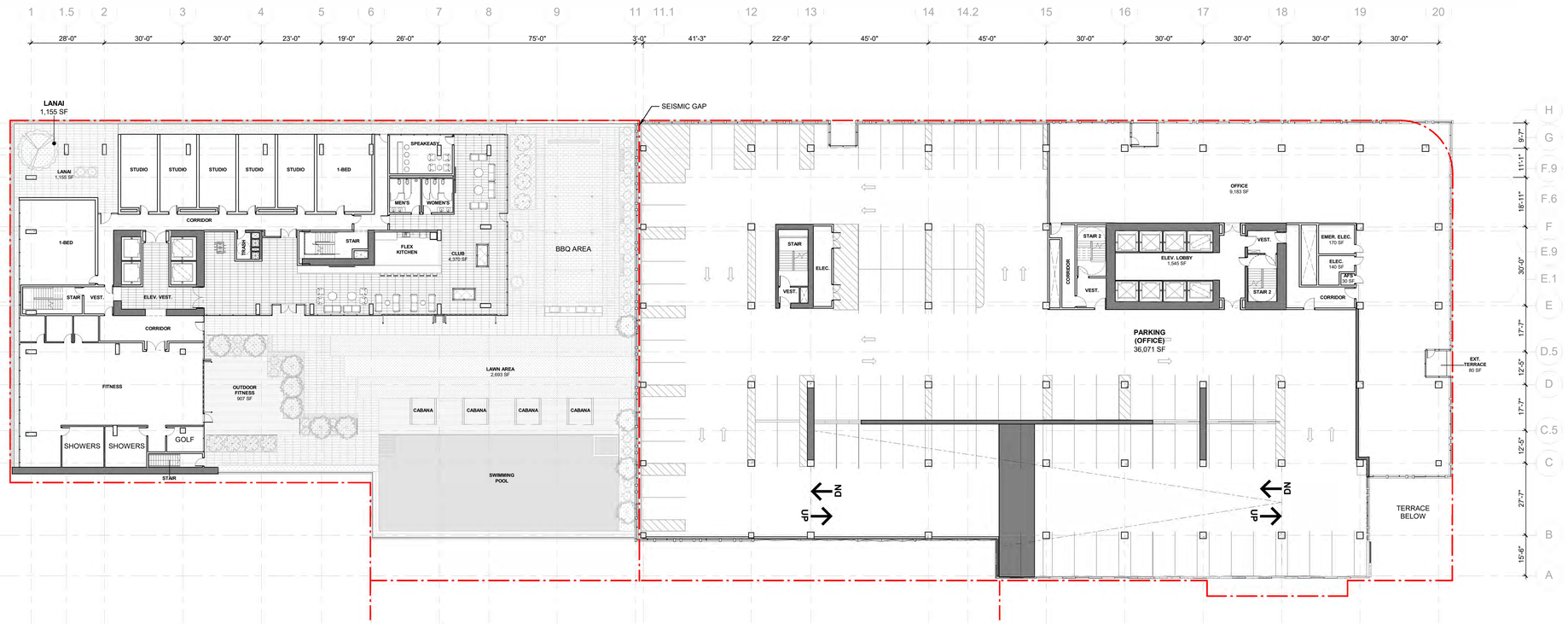
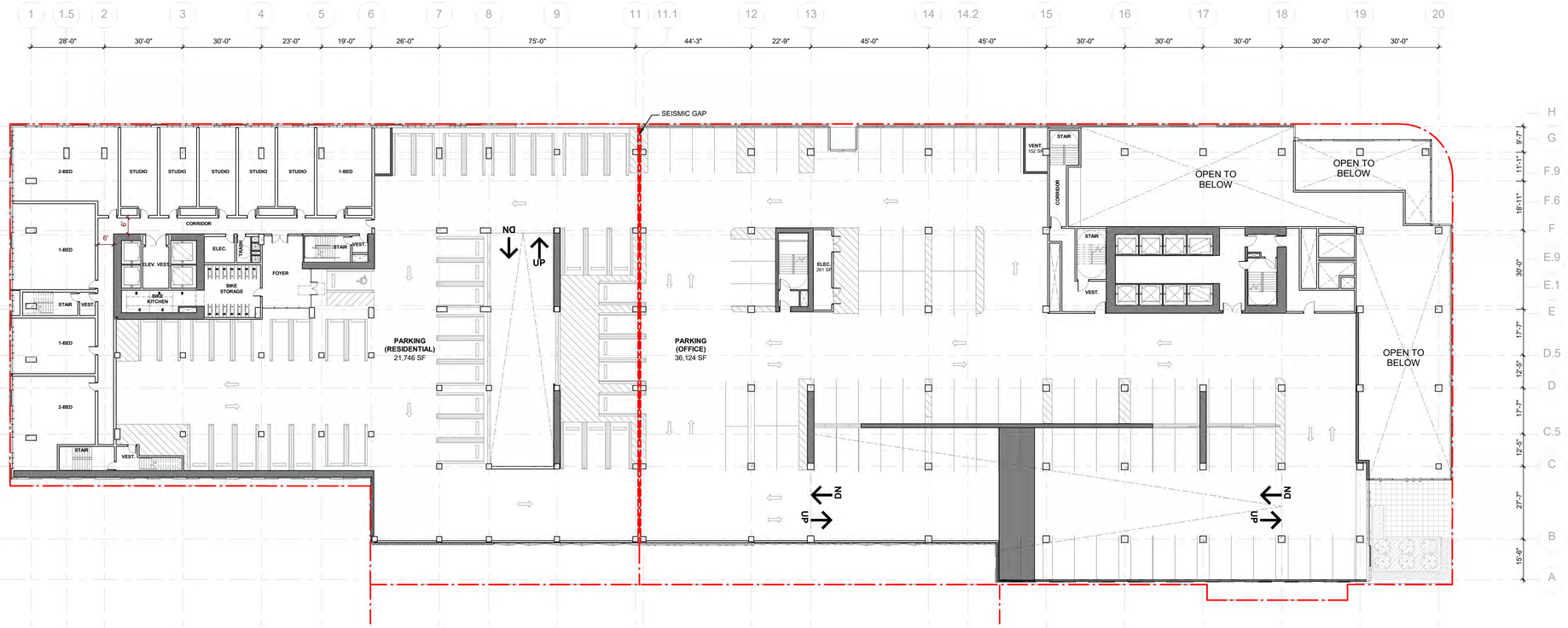


2 OVERALL FLOOR PLAN - LEVEL 5

1" = 20'-0"



1 FLOOR PLAN - LEVEL 4

1" = 20'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 4 & 5

SHEET NO:

A11

DOCUMENT NO: 050-A

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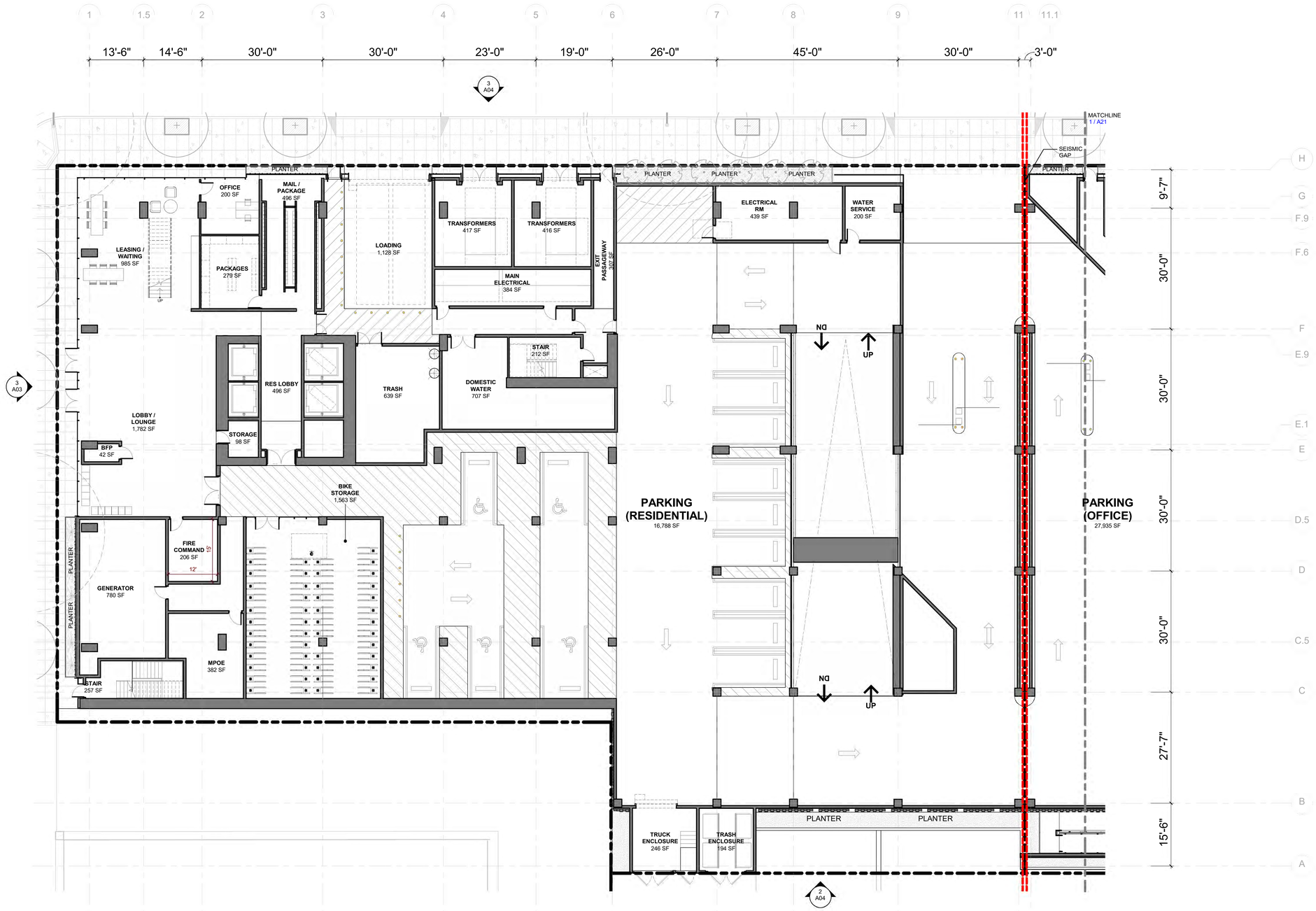

1 FLOOR PLAN - RESI LEVEL 1
3/32" = 1'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:

FLOOR PLAN - RESIDENTIAL LEVEL 1

SHEET NO:

A12

DOCUMENT NO: 051-A

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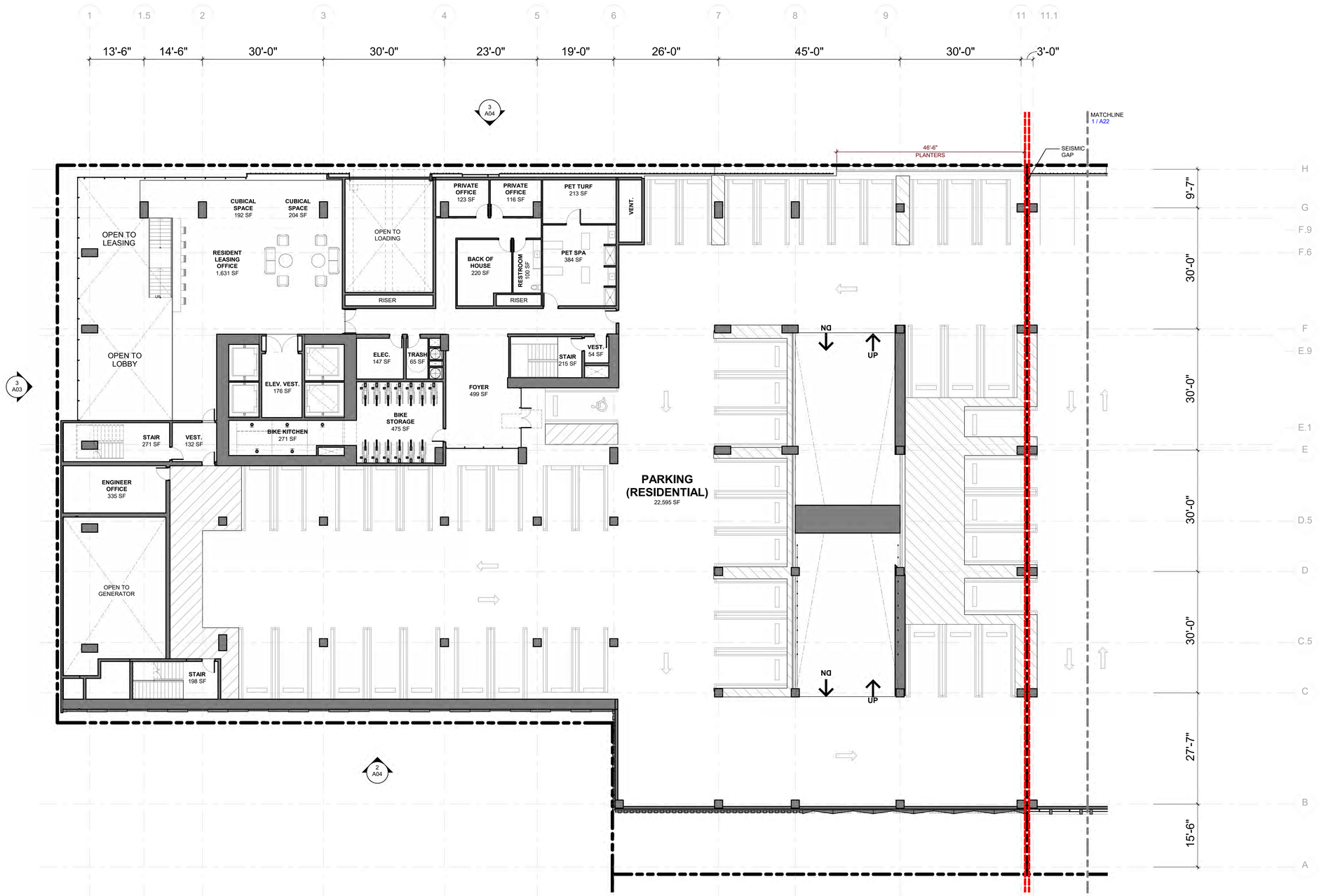

1 FLOOR PLAN - RESI LEVEL 2
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1	REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 2

SHEET NO.:
A13

DOCUMENT NO.: 052-A

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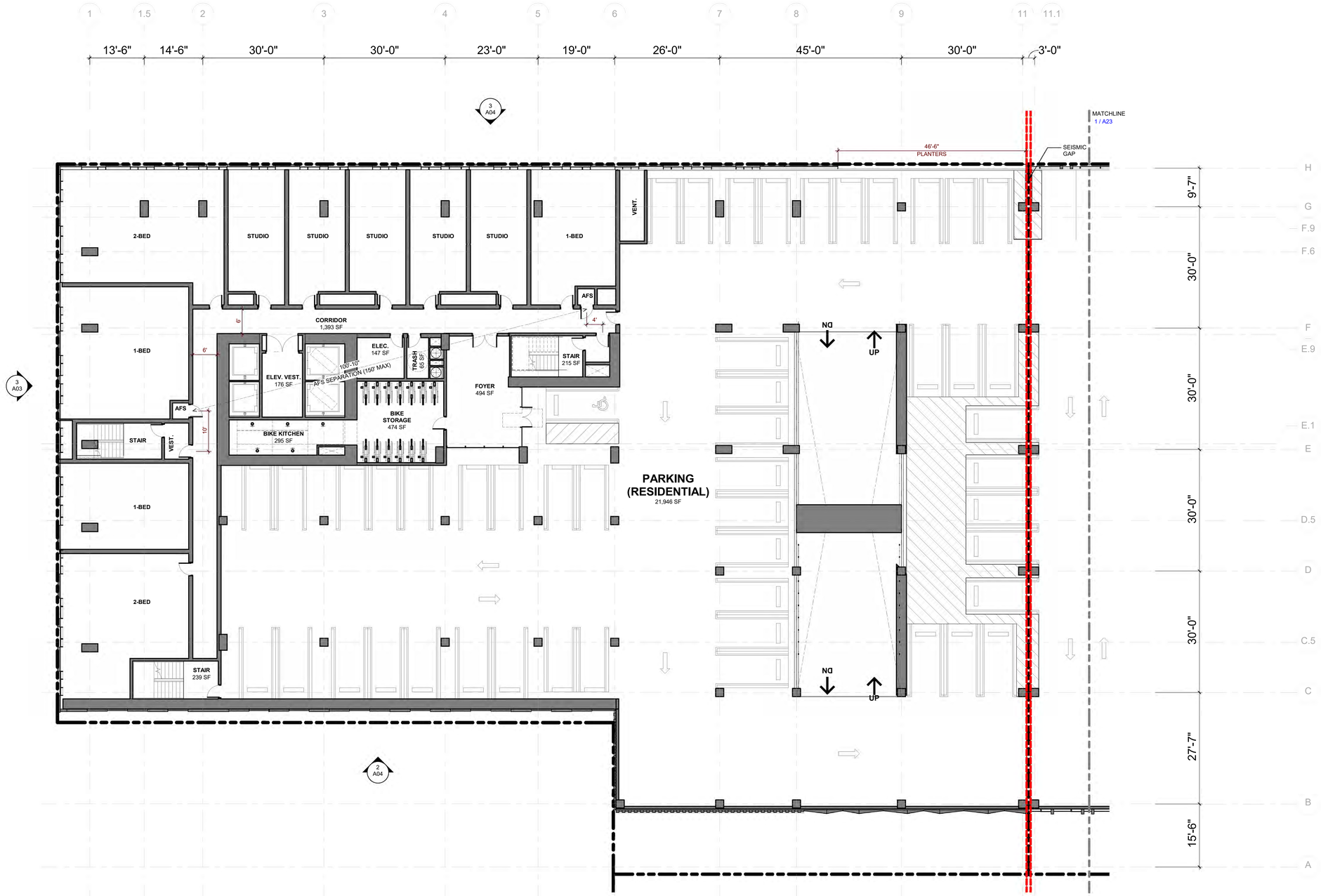

1 FLOOR PLAN - RESI LEVEL 3
3/32" = 1'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 3

SHEET NO:
A14

DOCUMENT NO: 053-A

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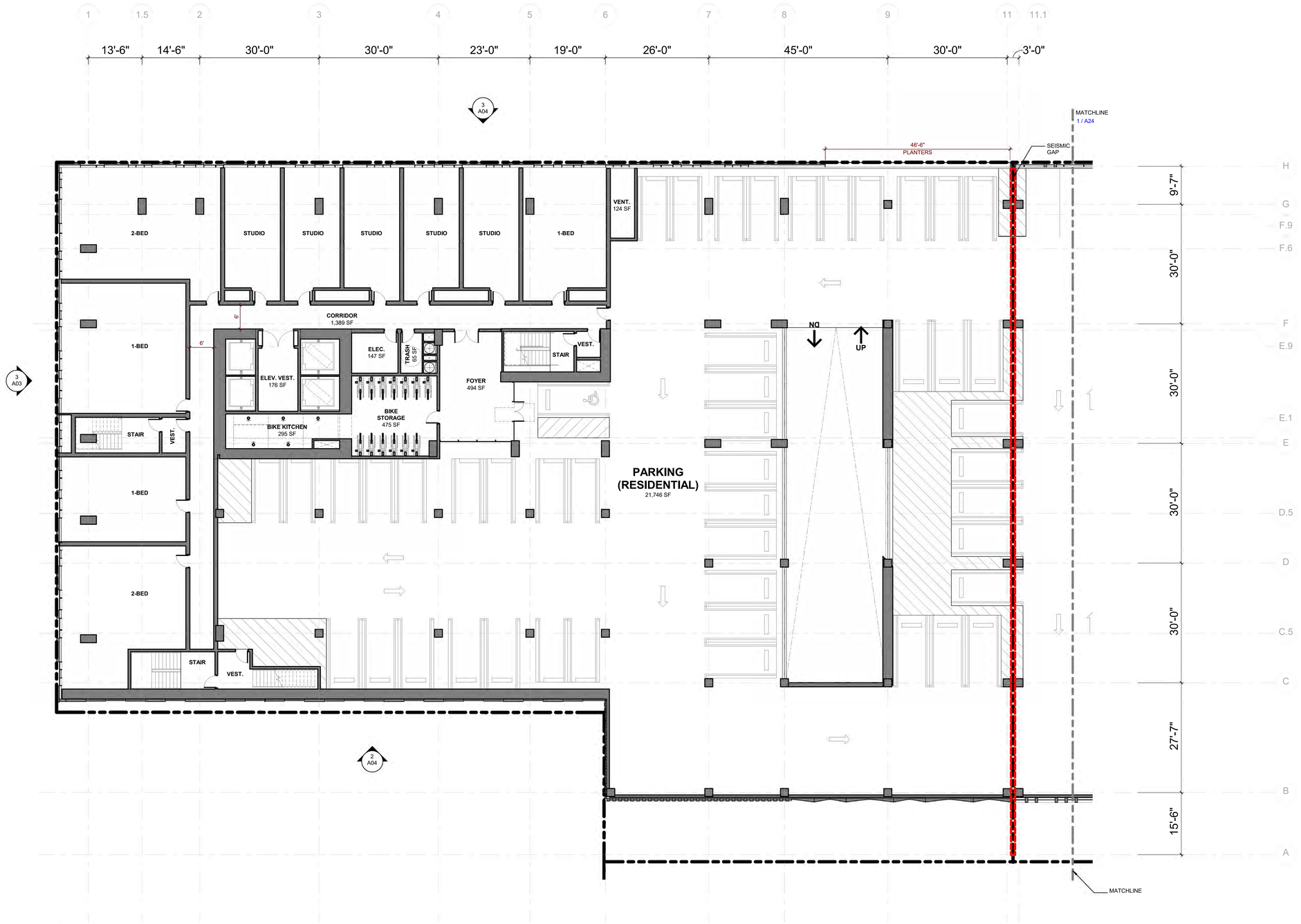

1 FLOOR PLAN - RESI LEVEL 4
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1 REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:

FLOOR PLAN - RESIDENTIAL LEVEL 4

SHEET NO:

A15

DOCUMENT NO: 054-A

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1 FLOOR PLAN - RESI LEVEL 5
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1	REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 5

SHEET NO:
A16

DOCUMENT NO: 055-A

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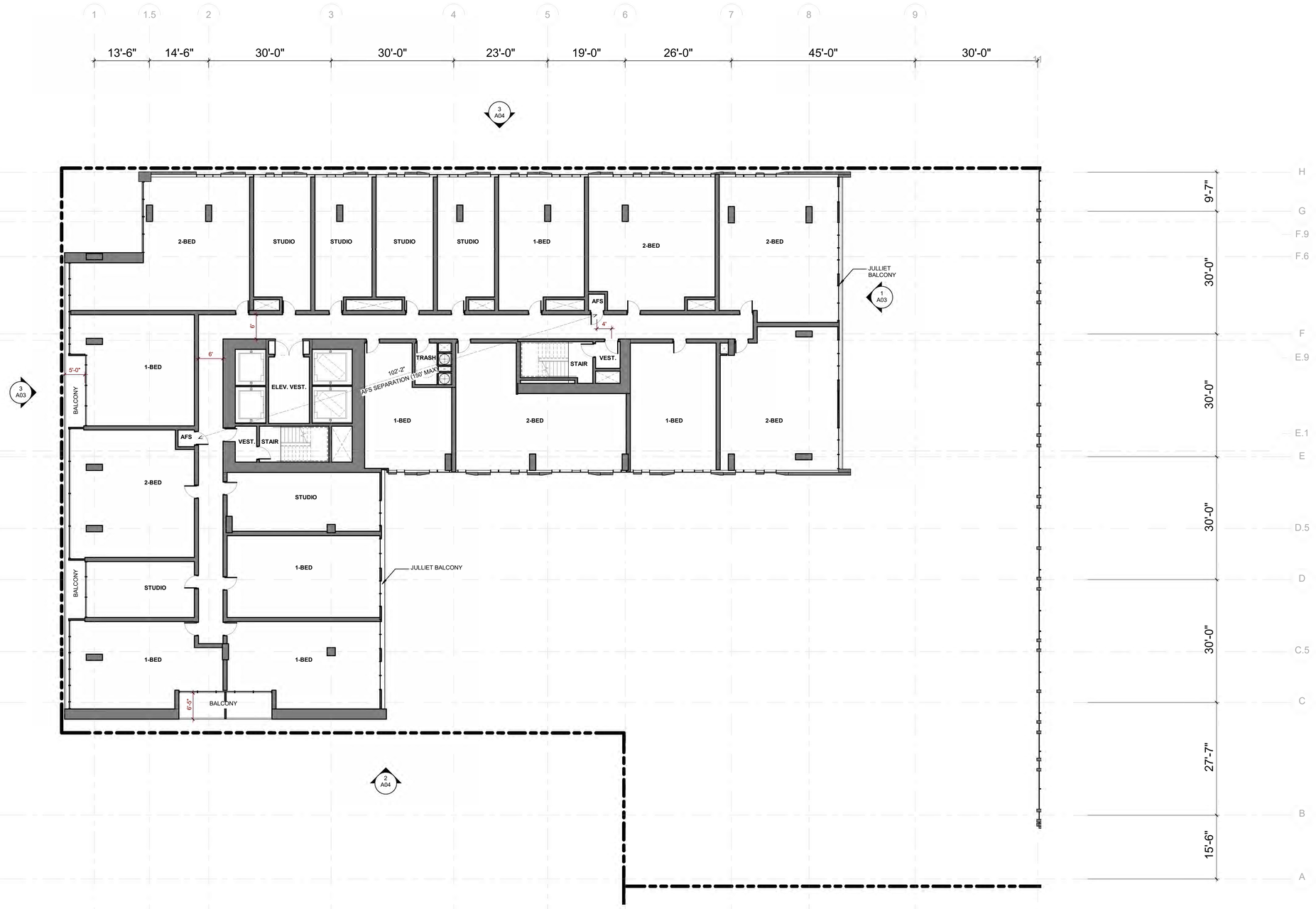

1 FLOOR PLAN - RESI LEVEL 6-23 (TYPICAL)
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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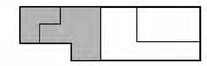
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 6-23

SHEET NO:
A17

DOCUMENT NO: 056-A

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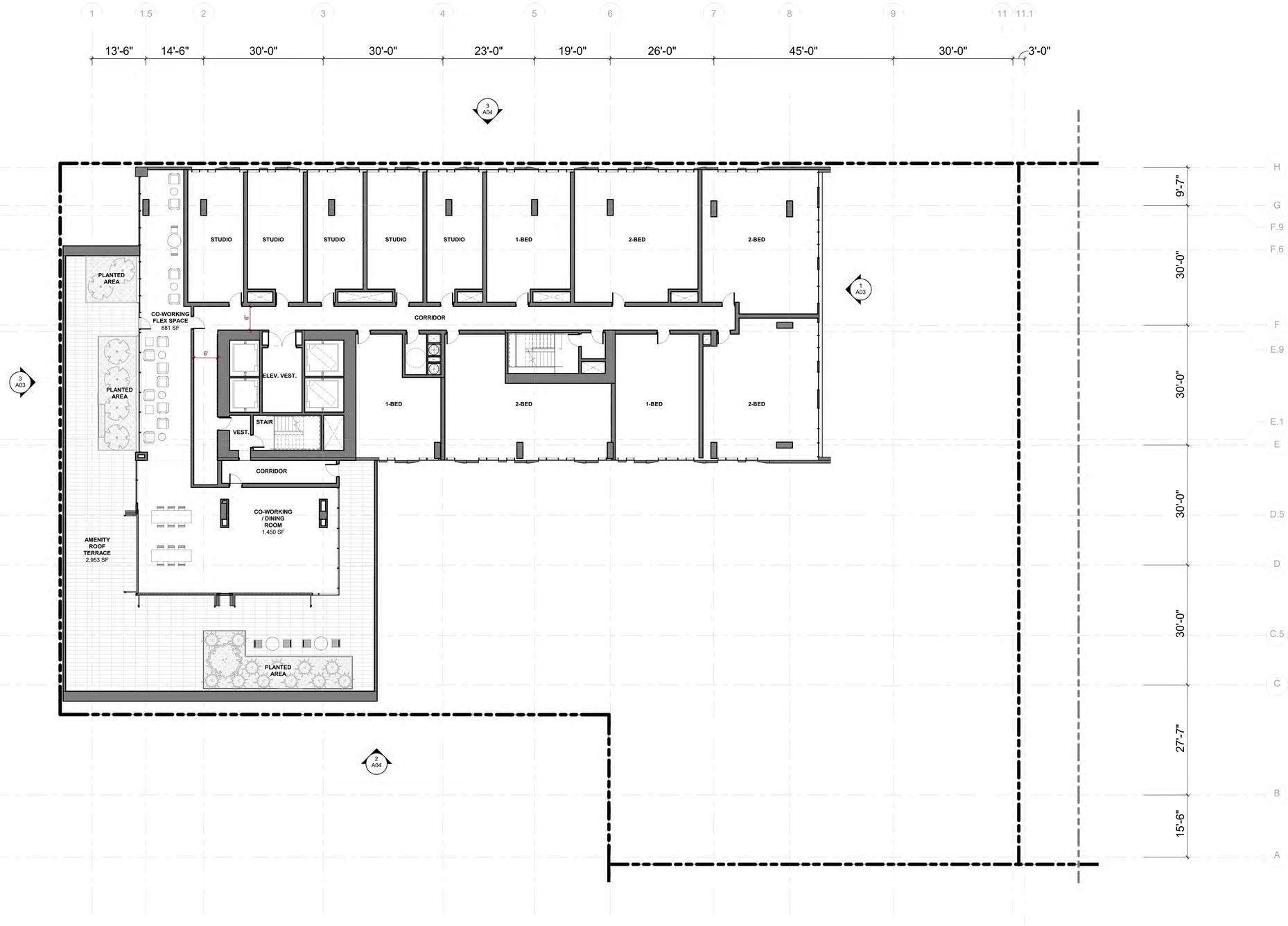

1 FLOOR PLAN - RESI LEVEL 24 (LOW ROOF)
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1 REVISION LIST	DATE

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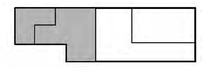
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 24

SHEET NO:
A18

DOCUMENT NO: 057-A

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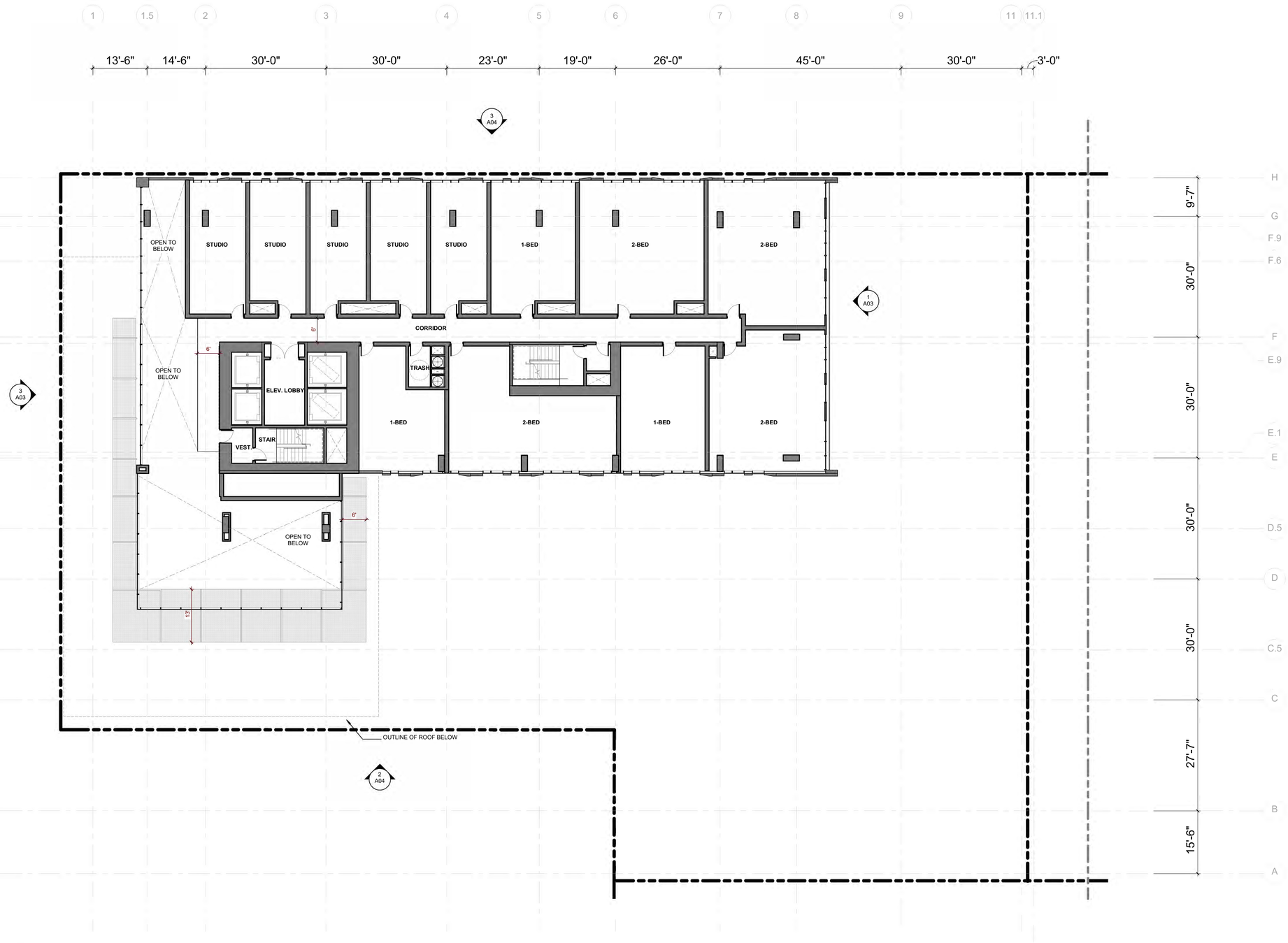

1 PLAN - RESI LEVEL ROOF
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1 REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:

FLOOR PLAN - RESIDENTIAL LEVEL 25

SHEET NO:

A19

DOCUMENT NO: 058-A

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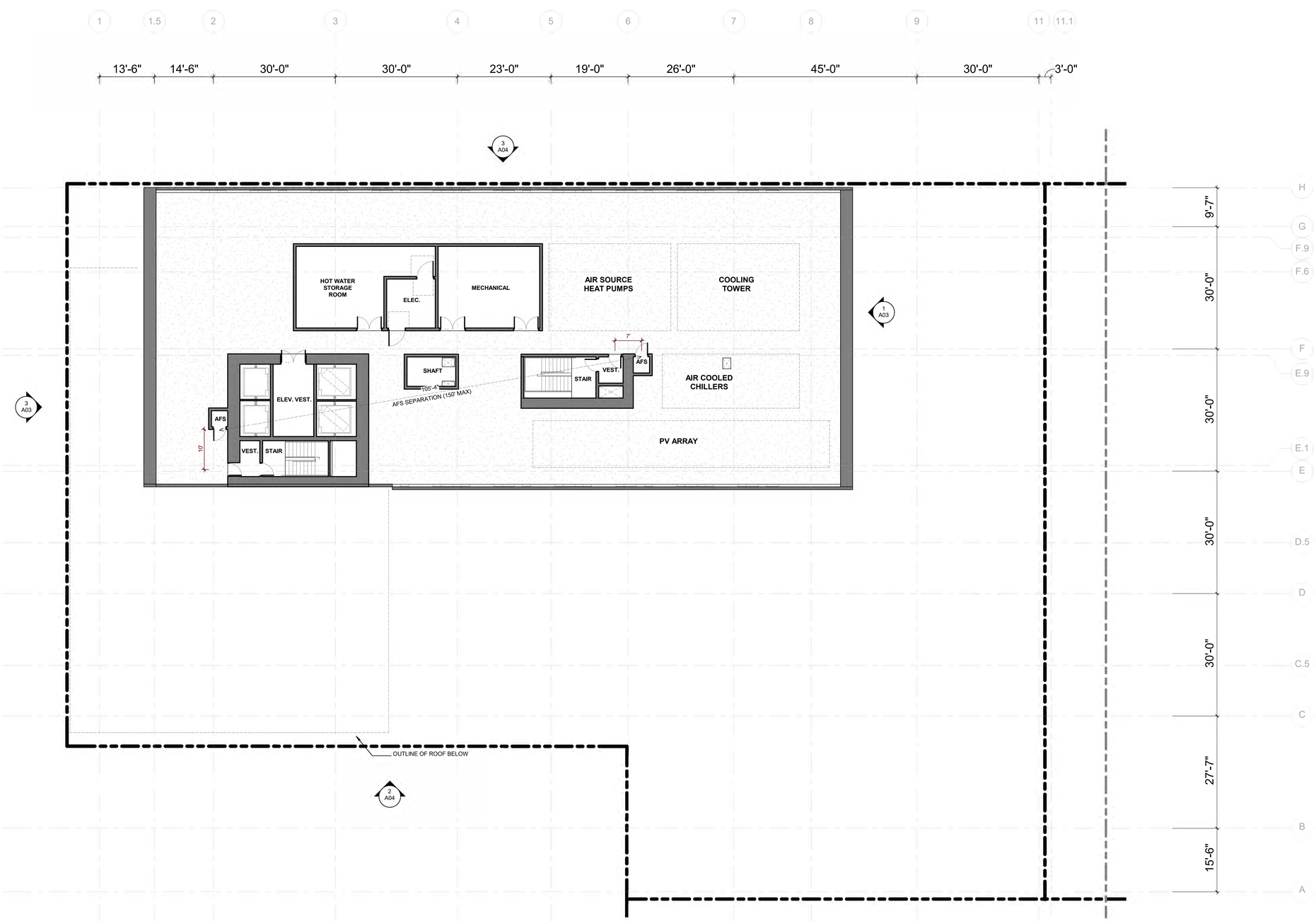

1 FLOOR PLAN - RESI LEVEL ROOF
3/32" = 1'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

1 REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL ROOF

SHEET NO:
A20

DOCUMENT NO: 059-A

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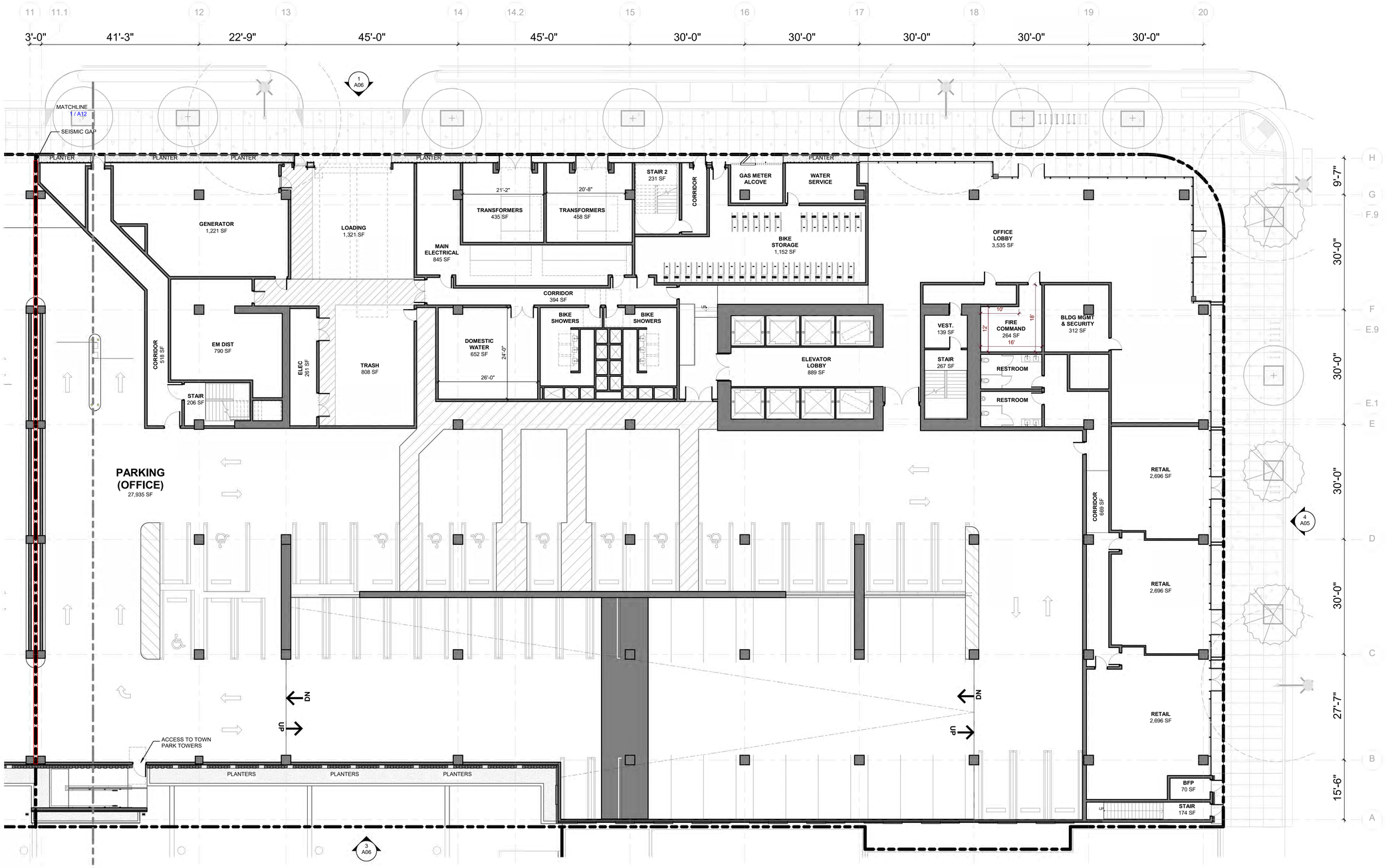

1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL 1

SHEET NO.:
A21

DOCUMENT NO: 060-A

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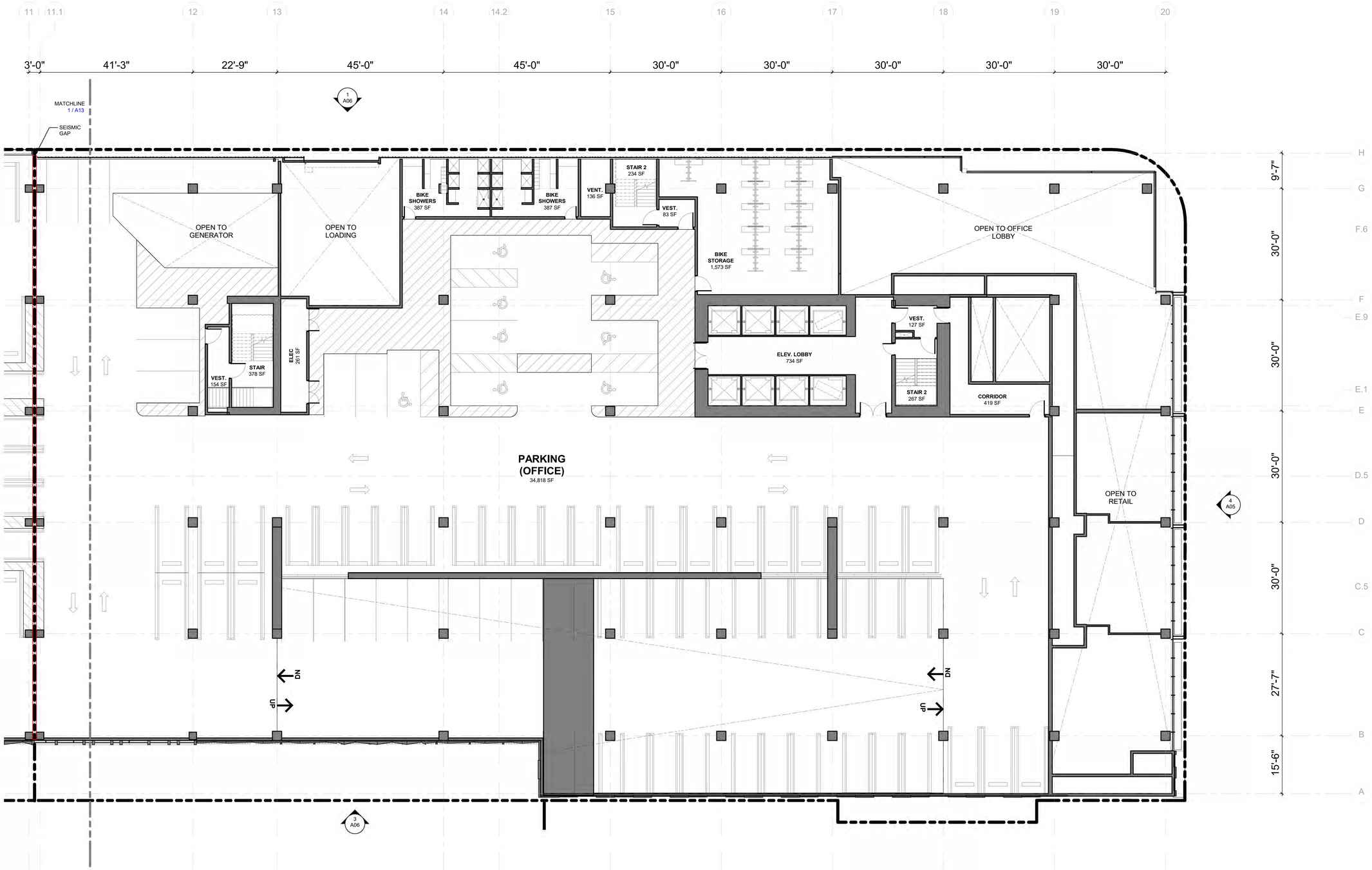

1 FLOOR PLAN - OFFICE LEVEL 2

3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 2

SHEET NO.:

A22

DOCUMENT NO.: 061-A

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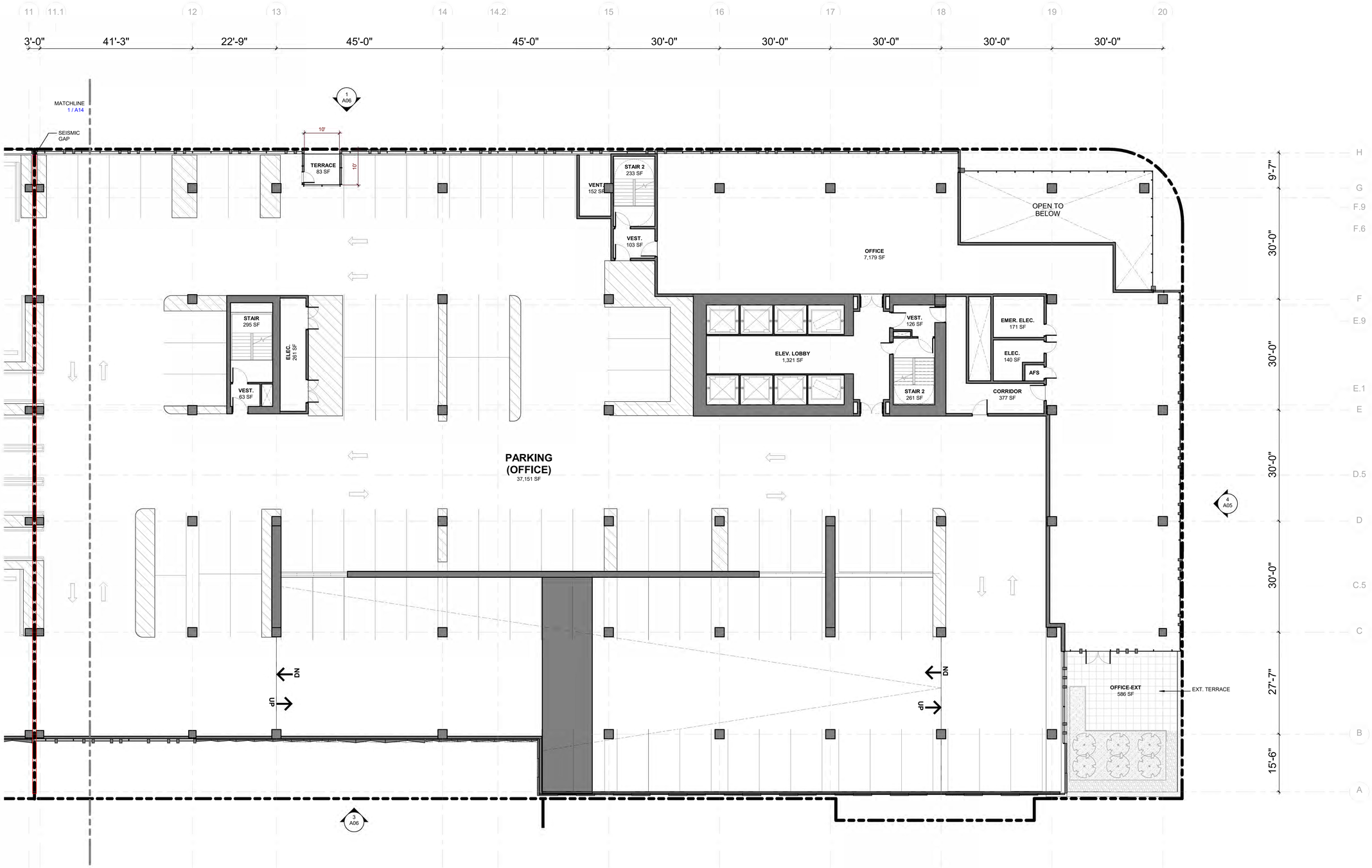

1 FLOOR PLAN - OFFICE LEVEL 3
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 3

SHEET NO.:

A23

DOCUMENT NO.: 062-A

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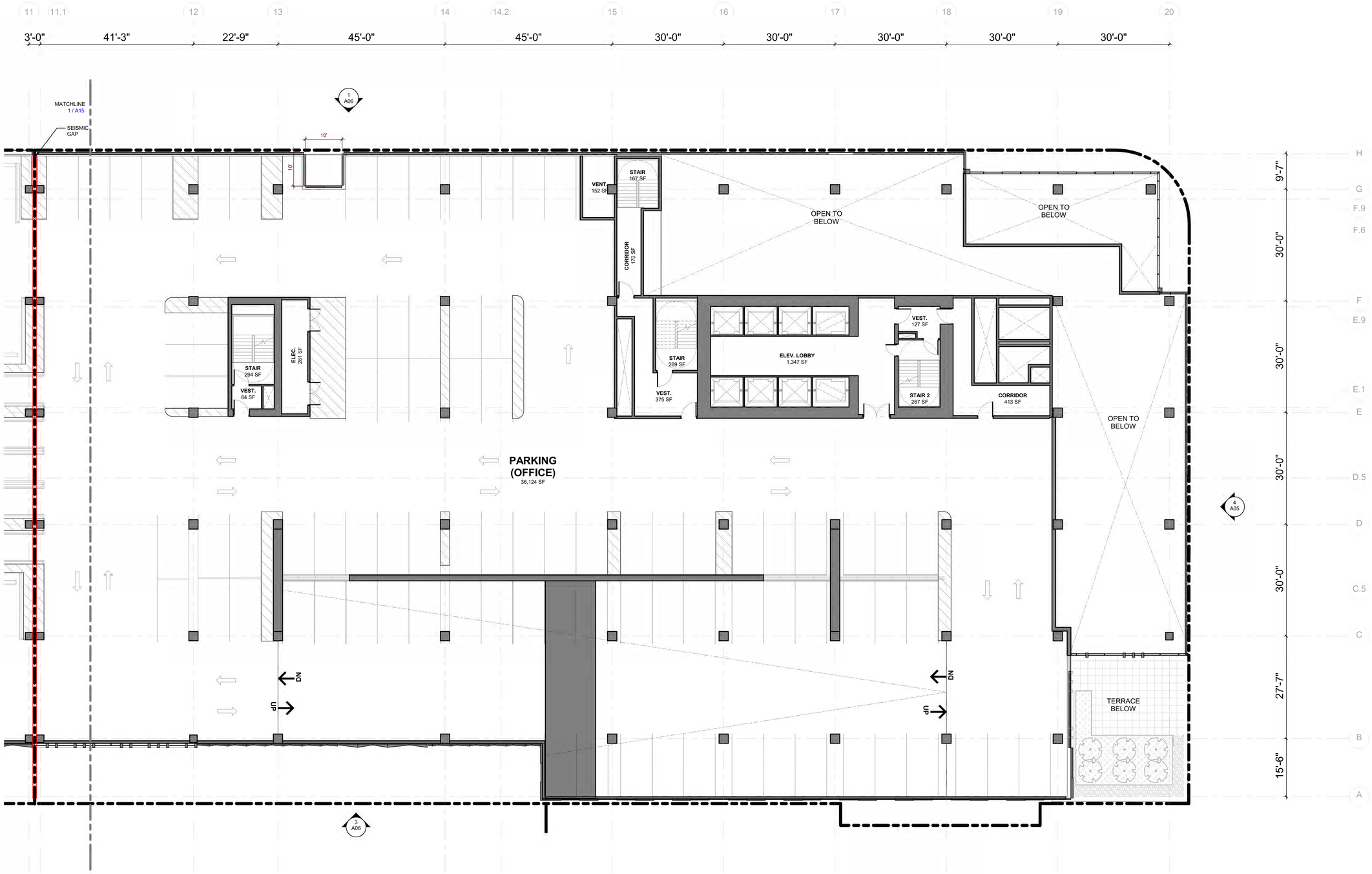

1 FLOOR PLAN - OFFICE LEVEL 4
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 4

SHEET NO.:

A24

DOCUMENT NO.: 063-A

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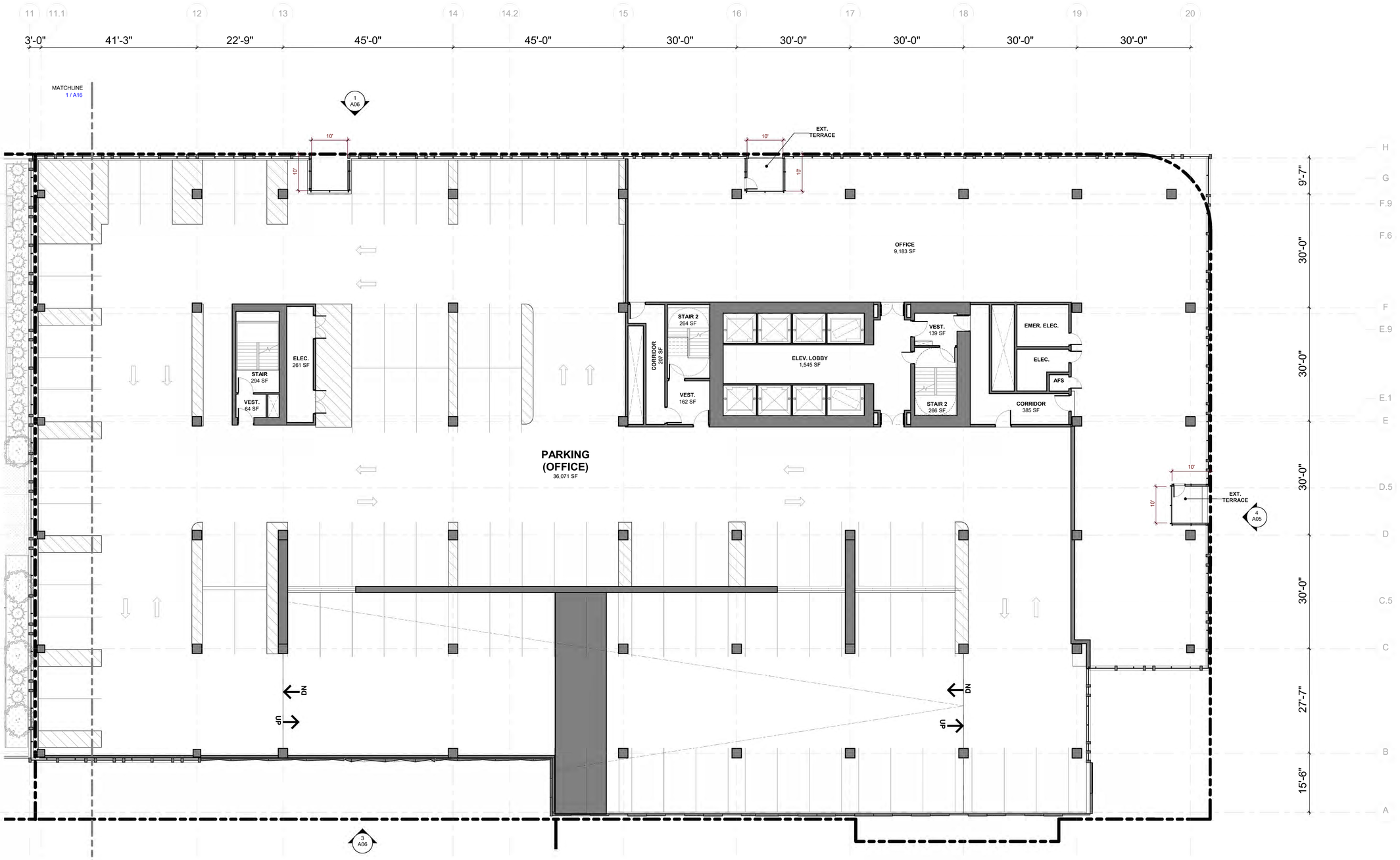

1 FLOOR PLAN - OFFICE LEVEL 5
3/32" = 1'-0"

LEGEND

EXTERIOR TERRACE

PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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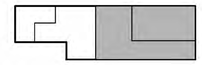

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL 5

SHEET NO.:
A25

DOCUMENT NO.: 064-A

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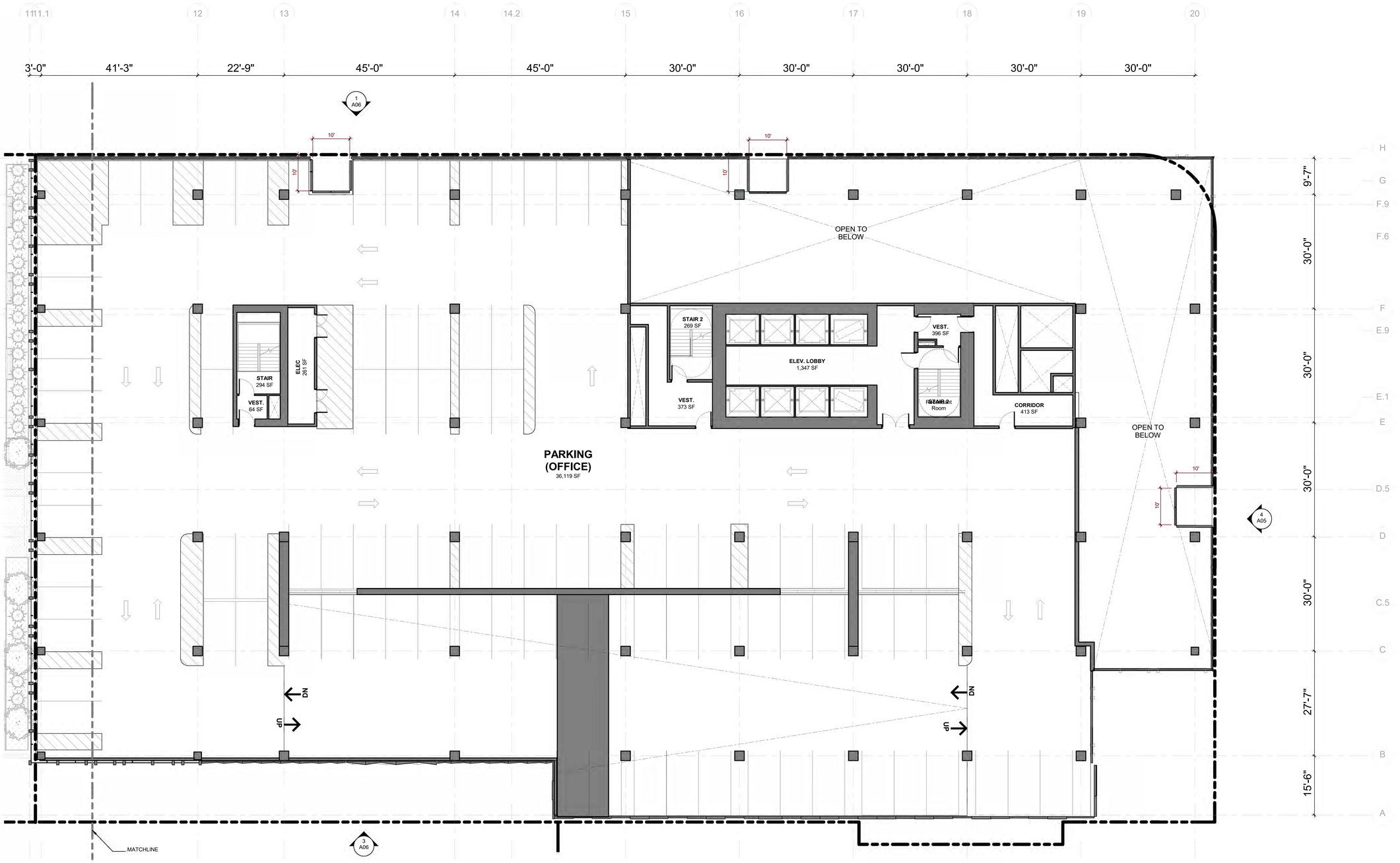

1 000_PLAN - OFFICE LEVEL 6
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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REVISION LIST	DATE

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PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL 6

SHEET NO:
A26

DOCUMENT NO: 065-A

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1 FLOOR PLAN - OFFICE LEVEL 7
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL 7

SHEET NO:
A27

DOCUMENT NO: 066-A

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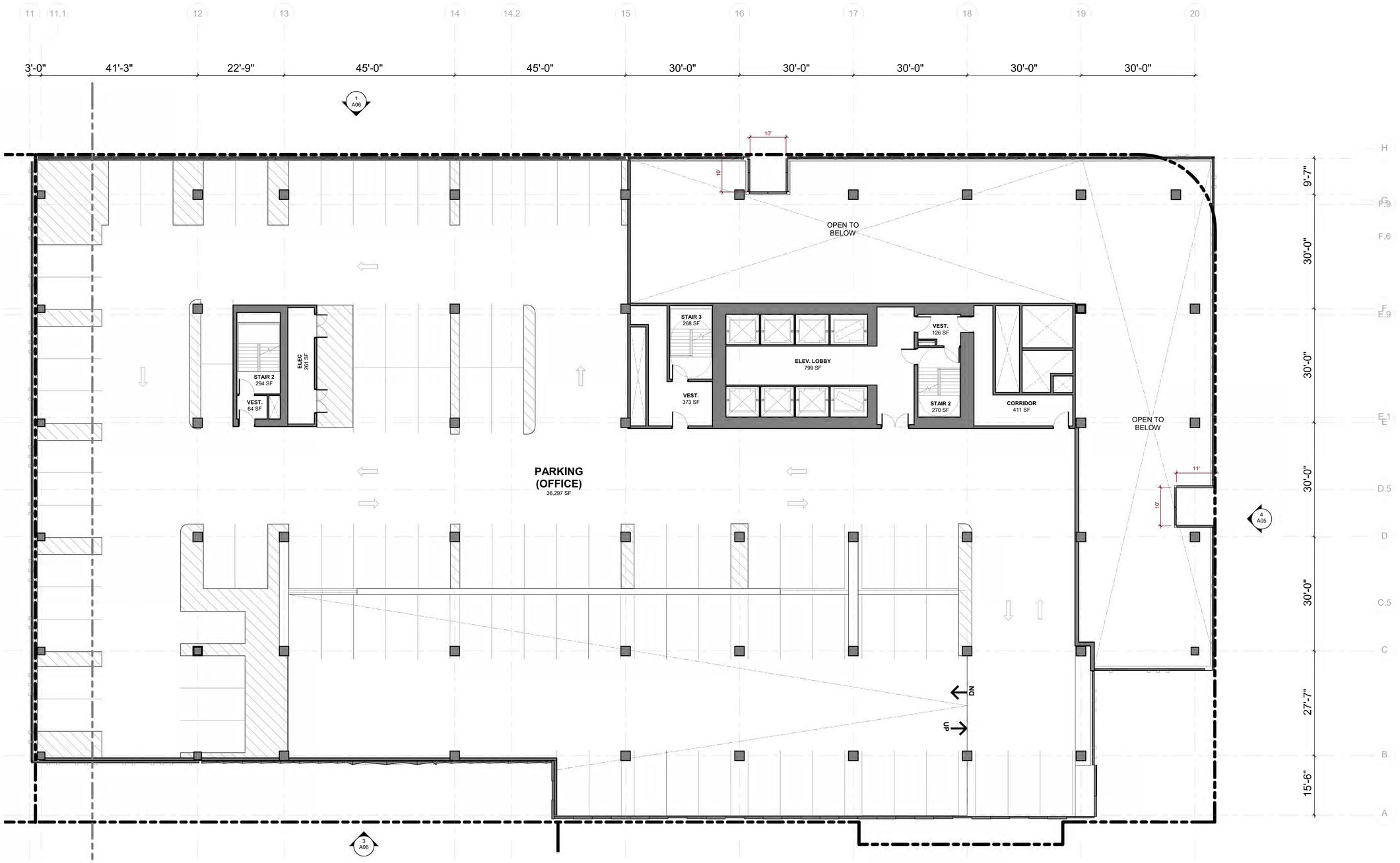

1 FLOOR PLAN - OFFICE LEVEL 8
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL 8

SHEET NO:
A28

DOCUMENT NO: 069-A

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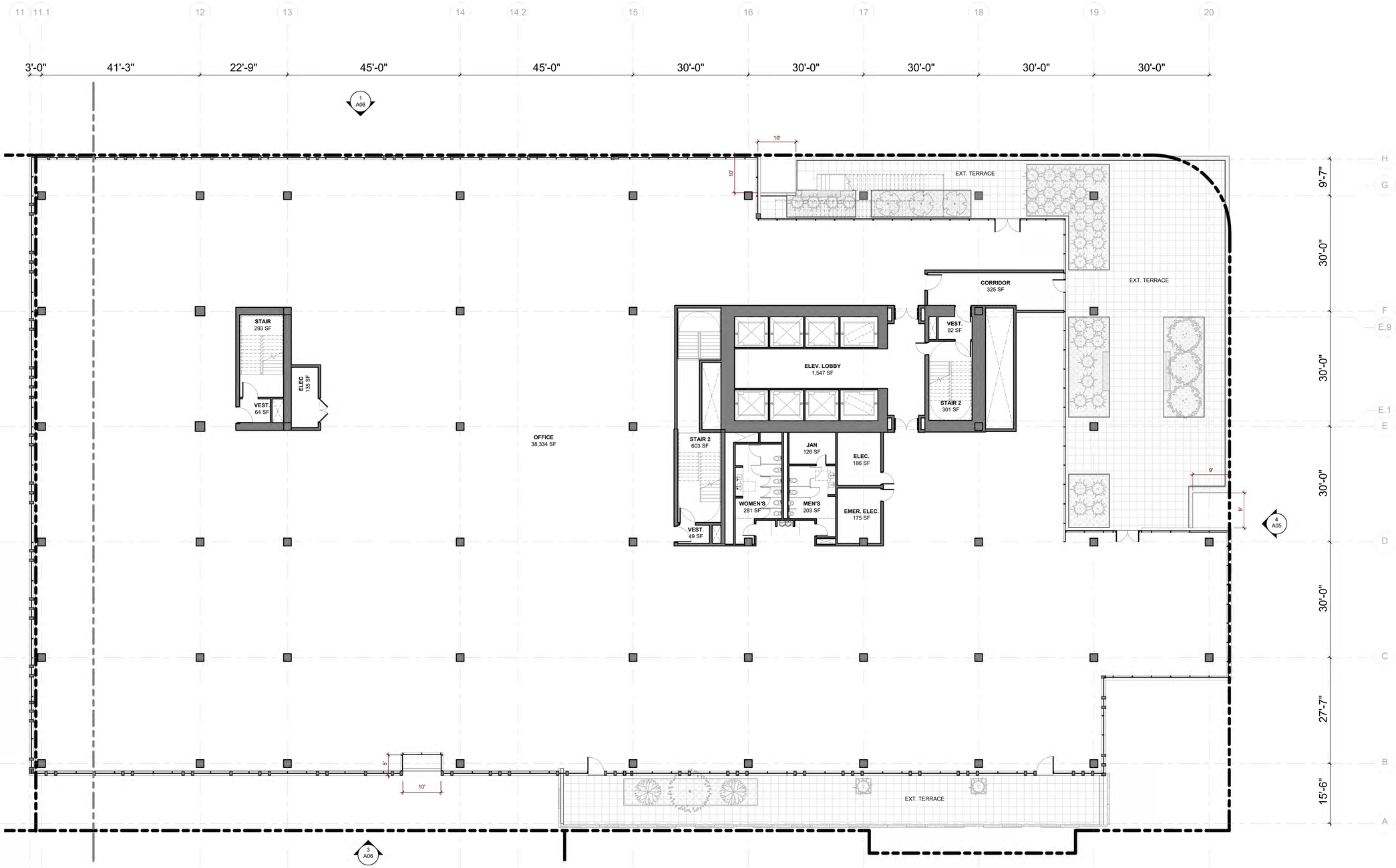

1 FLOOR PLAN - OFFICE LEVEL 9
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL 9

SHEET NO:
A29

DOCUMENT NO: 070-A

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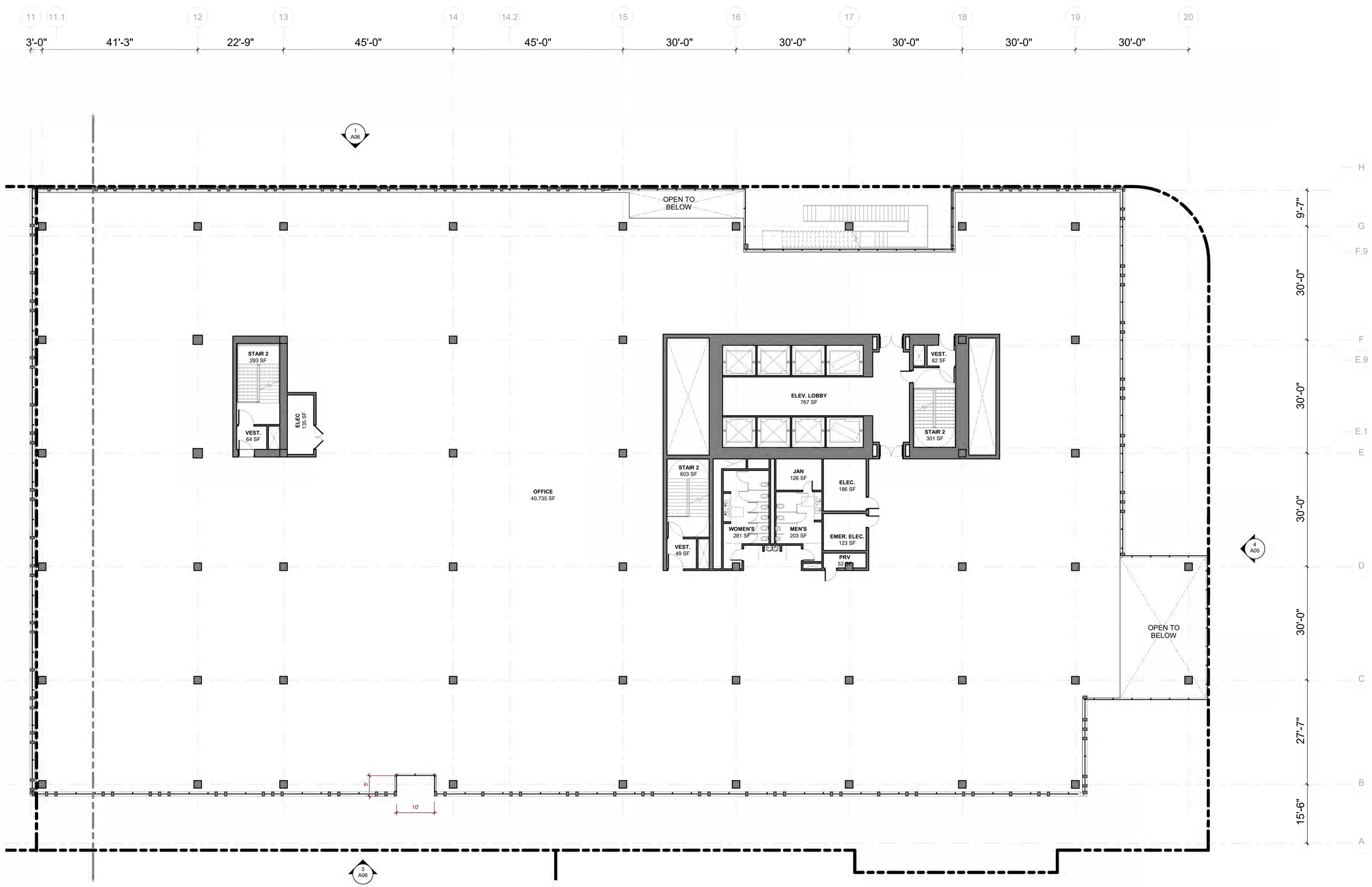

1 FLOOR PLAN - OFFICE LEVEL 10-16

3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 10-16

SHEET NO:

A30

DOCUMENT NO: 071-A

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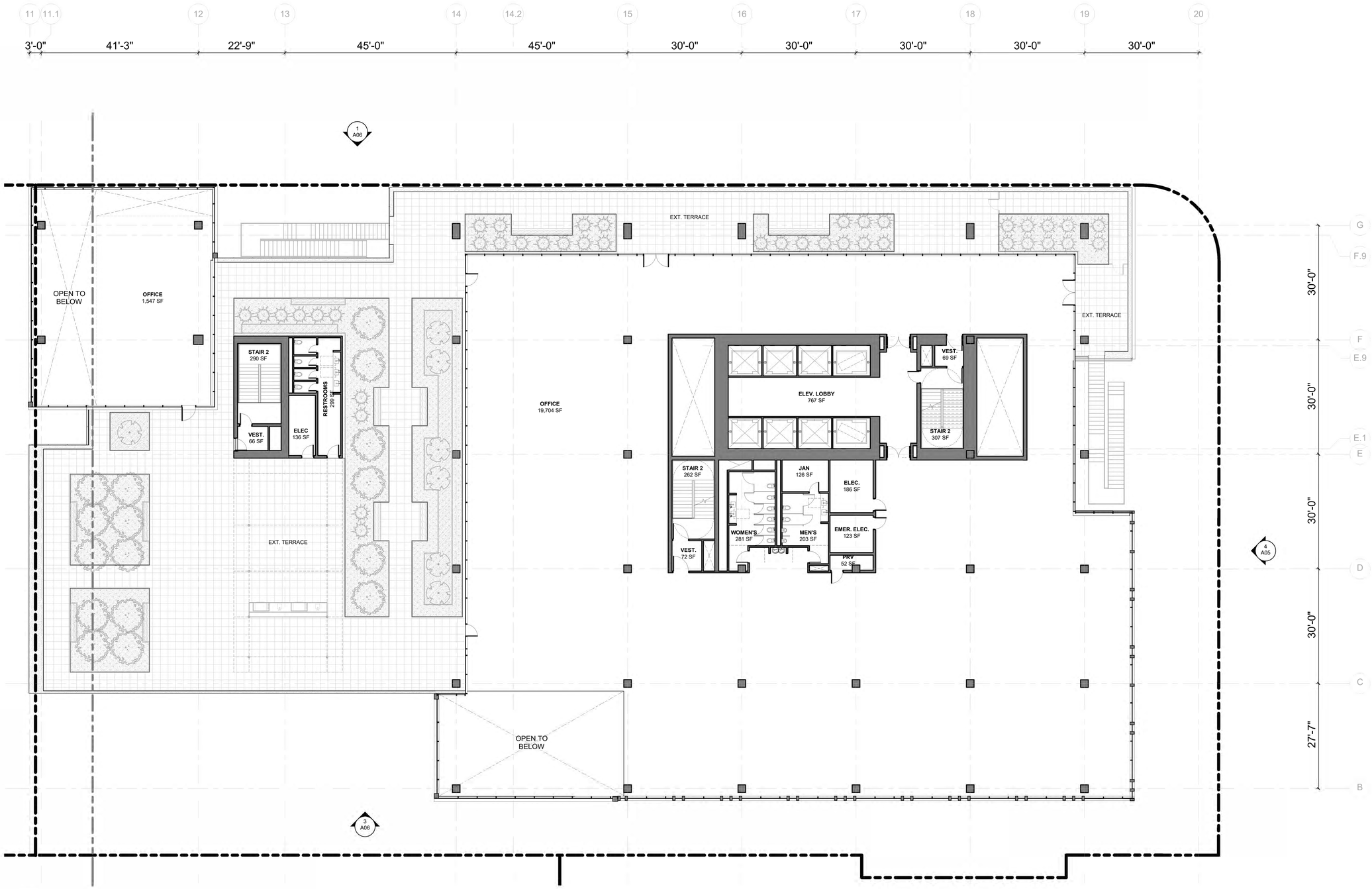

1 PLAN - OFFICE LEVEL 17
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 17

SHEET NO:

A31

DOCUMENT NO: 072-A

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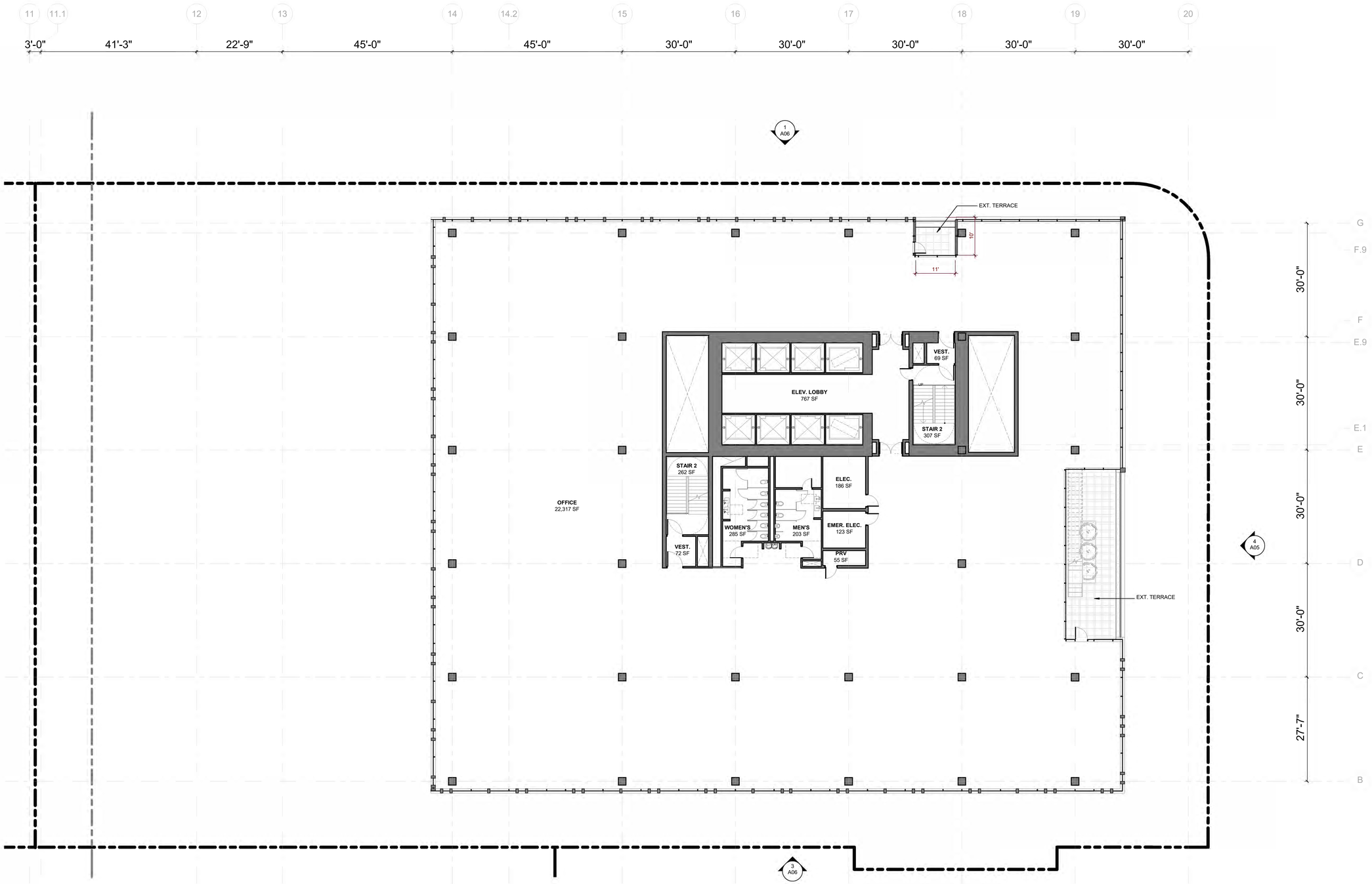

1 FLOOR PLAN - LEVEL 18-20

3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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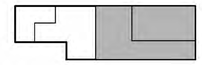

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL O20

SHEET NO:

A32

DOCUMENT NO: 075-A

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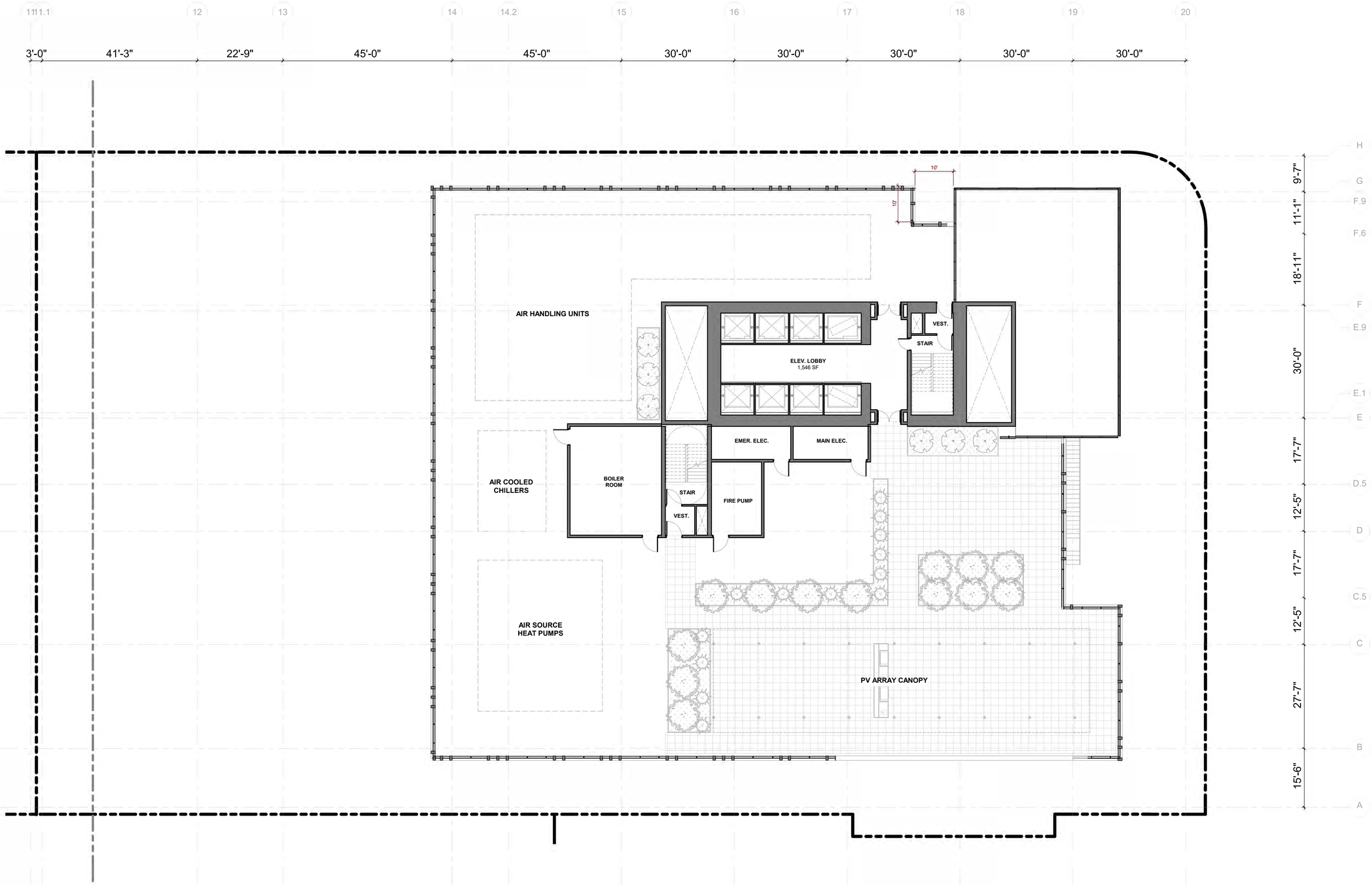

1 PLAN - OFFICE LEVEL 21 (ROOF)
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL ROOF

SHEET NO.:

A33

DOCUMENT NO: 074A-A

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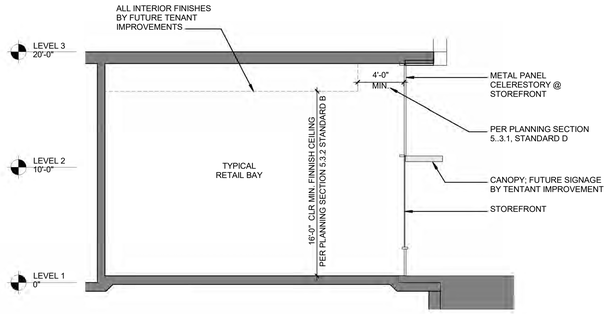
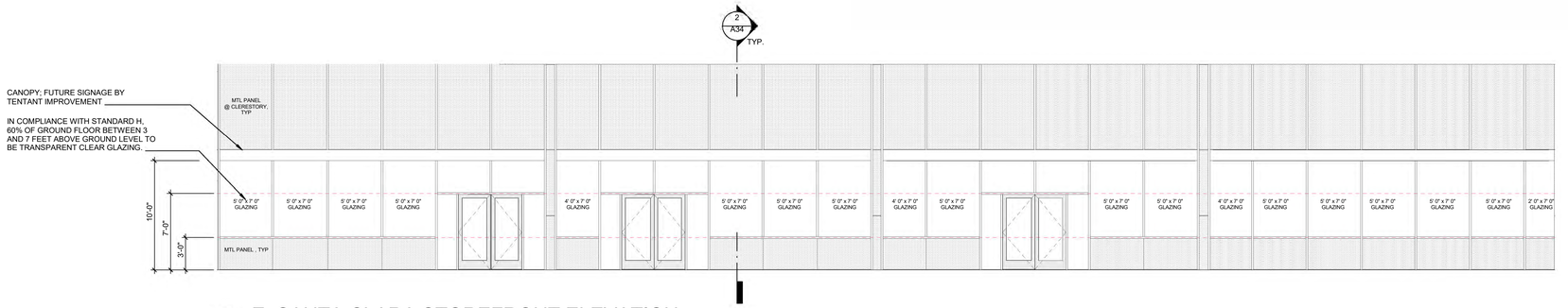
ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE



2 RETAIL SECTION N-S
3/16" = 1'-0"



1 E. SANTA CLARA STOREFRONT ELEVATION
3/16" = 1'-0"

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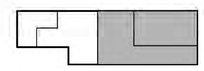
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/16" = 1'-0"

SHEET TITLE:

E. SANTA CLARA STOREFRONT ELEVATION & RETAIL SECTION

SHEET NO:

A34

DOCUMENT NO: 074A-A

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PRELIMINARY LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	LAMP SOURCE (Type, CCT, Delivered Lumens)	MOUNTING	BUG RATING	NOTES
L01		RECESSED LED EXTERIOR DOWNLIGHT AT GROUND LEVEL	USAI BEVEL MINI	3000K LED, 80+ CRI	CEILING RECESSED	N/A	
L02		RECESSED LED EXTERIOR DOWNLIGHT AT AMENITIES TERRACE	USAI BEVEL MINI	2700K LED, 80+ CRI	CEILING RECESSED	N/A	
L03		RECESSED LED EXTERIOR DOWNLIGHT AT OFFICE TERRACE	USAI BEVEL MINI	3000K LED, 80+ CRI	CEILING RECESSED	N/A	
L04		RECESSED LINEAR LED EXTERIOR GRAZER	BOLD LIGHTING	3000K LED, 80+ CRI	CEILING RECESSED	N/A	
L05		SURFACE MOUNTED LINEAR LED DIRECT VIEW	LUMINII	3000K LED, 80+ CRI	WALL AND CEILING SURFACE	N/A	FIXTURE TO BE MOUNTED IN ARCHITECTURAL SLOT DETAIL TO CONCEAL ALL ELEMENTS EXCEPT GLOWING LENS
L06		SURFACE MOUNTED LINEAR LED UNDER-BENCH LIGHT	LUMINII	3000K LED, 80+ CRI	UNDER-BENCH SURFACE	N/A	FIXTURE TO BE DETAILED UNDER BENCH TO PREVENT DIRECT VIEW OF FIXTURES
L07		SURFACE MOUNTED LED DOWNLIGHT CYLINDER	BEACHSIDE LIGHTING	3000K LED, 80+ CRI	TRELLIS SURFACE	N/A	
L08		GROUD STAKE MOUNTED LED PATH LIGHT WITH DUAL HEADS	BEACHSIDE LIGHTING	2700K, 80+ CRI	GROUND STAKE	N/A	FIXTURE HEADS TO HAVE GLARE CONTROL HALF SNOOT
L09		SURFACE MOUNTED EXTERIOR LED LARGE SCALE FLOODLIGHT	BEGA	2700K, 80+ CRI	WALL SURFACE, AIMED DOWN	N/A	FIXTURE HAS INTERNAL GLARE CONTROL LOUVERS; TILTED AT MAX 15° ABOVE NADIR
L10		PEDESTRIAN SCALE LED FULL-CUTOFF POLE	BEGA	3000K, 80+ CRI	POLE	B1-U0-G1	
L11		EXTERIOR LED BOLLARD WITH DOWNARD LIGHT DISTRIBUTION	BEGA	3000K, 80+ CRI	BOLLARD	B0-U0-G1	

DESCRIPTION OF LIGHTING SYSTEM

All lighting throughout the exterior of the building shall be warm white LED, ranging from 2400-3000K with minimum 80 CRI. Flood and area lighting fixtures shall be aimed downwards, with no fixture to be aimed about 15° above nadir. Poles and area bollards shall be full-cutoff fixtures. All light sources shall have low-brightness reflectors and/or glare control accessories to reduce visual brightness.

Lighting shall be on astronomic timeclock controls to allow for auto on/off in relation to sunrise/sunset times as well as automatic late night dimming to reduce light levels.

Ground level site lighting shall consist of minimal canopy recessed downlights located at building entries / exits to provide basic egress lighting. Ceiling recessed linear grazers shall illuminate the building along 4th Ave. Direct view linear LED strips shall frame major portals, including the garage entry along 4th Ave as marker lights.

The amenities terrace shall be lit from a floodlight located on the upper office / parking garage facade, aimed downwards. Additional low level planter area lights and trellis / cabana mounted downlight cylinders shall be used to provide human sale lighting. Integral under-bench lighting shall be throughout.

The office terraces shall be illuminated by canopy and trellis mounted surface or recessed downlights. Additional pedestrian scale full cutoff poles and bollards shall be used to illuminate open areas as required. Integral under-bench lighting shall be throughout.

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021

REVISION LIST	DATE

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SAN JOSE, CA

KEYPLAN



PROJECT NO.: 21-1912
FILE NO.:
DATE: 11/04/2021
SCALE: NO SCALE

SHEET TITLE:
Lighting Information

SHEET NO:
LT01

DOCUMENT NO: 075-A

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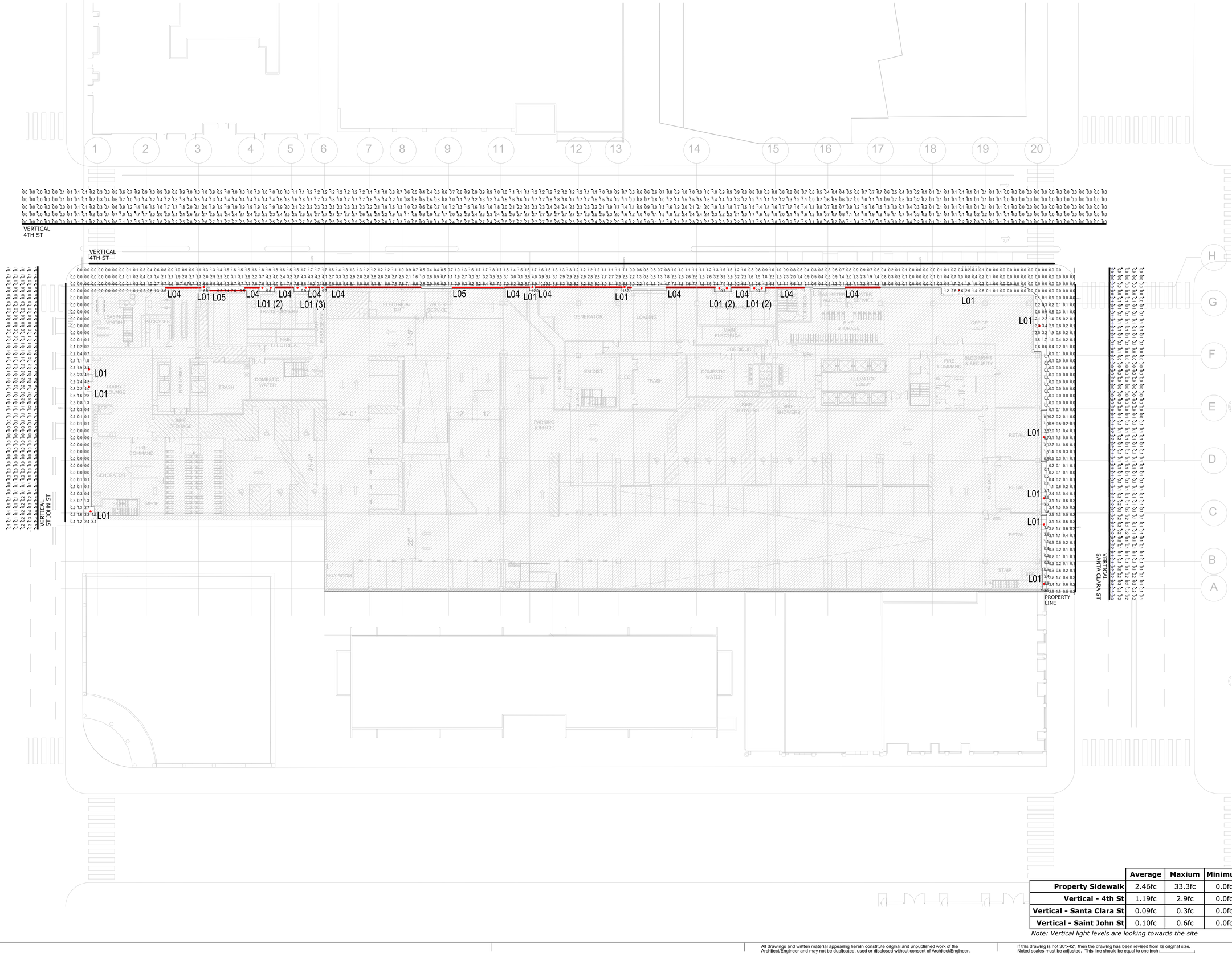

	Average	Maxium	Minimum
Property Sidewalk	2.46fc	33.3fc	0.0fc
Vertical - 4th St	1.19fc	2.9fc	0.0fc
Vertical - Santa Clara St	0.09fc	0.3fc	0.0fc
Vertical - Saint John St	0.10fc	0.6fc	0.0fc

Note: Vertical light levels are looking towards the site

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KEYPLAN



PROJECT NO.: 21-1912
FILE NO.:
DATE: 11/04/2021
SCALE: 1" = 20'-0"

SHEET TITLE:

Site Lighting Calculations

SHEET NO:

LT02

DOCUMENT NO: 076-A

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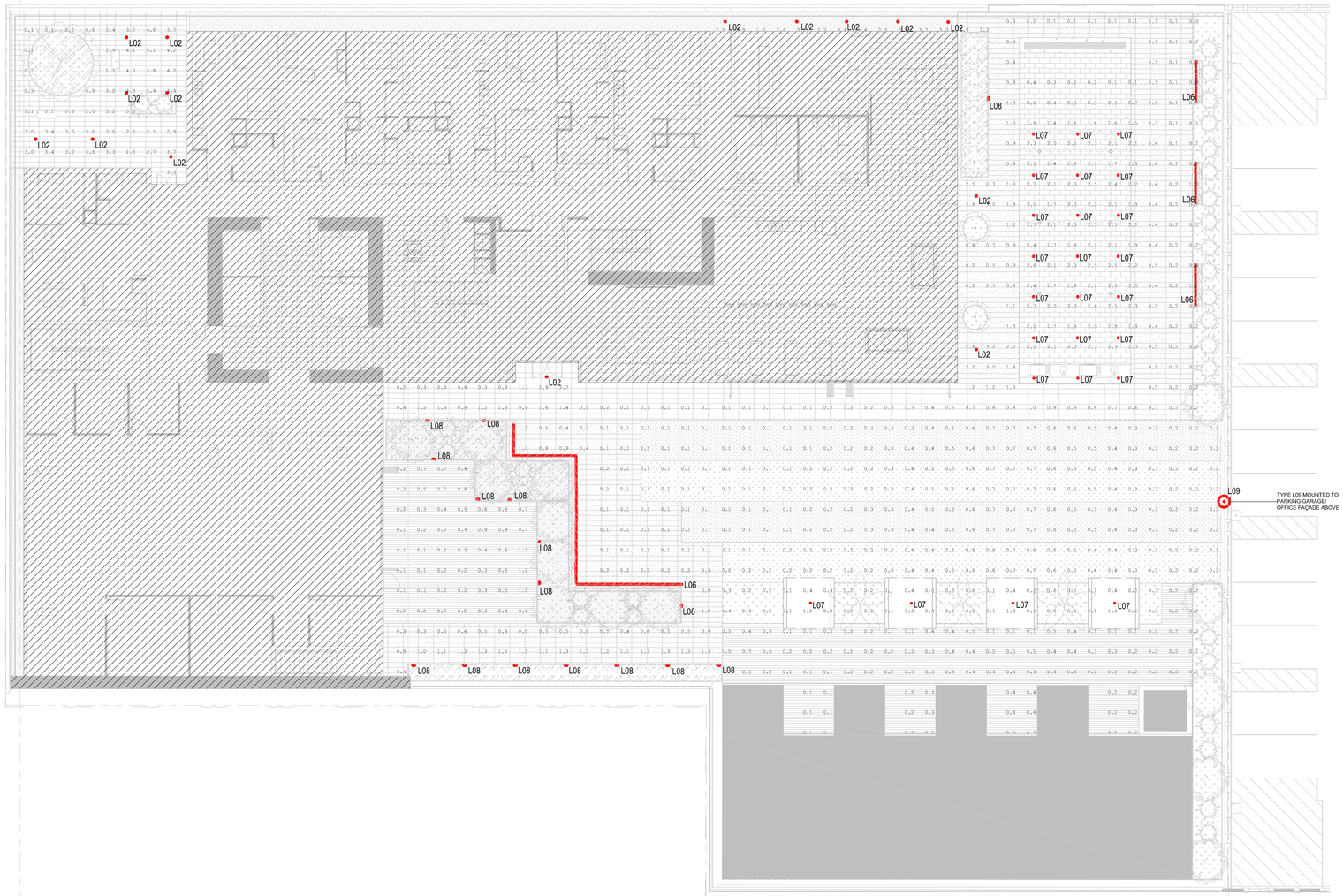

1 FLOOR PLAN - RESI LEVEL 5
3/32" = 1'-0"

	Average	Maxium	Minimum
Terrace Floor	2.76fc	5.4fc	0.1fc

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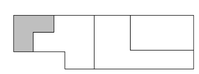
KEYPLAN

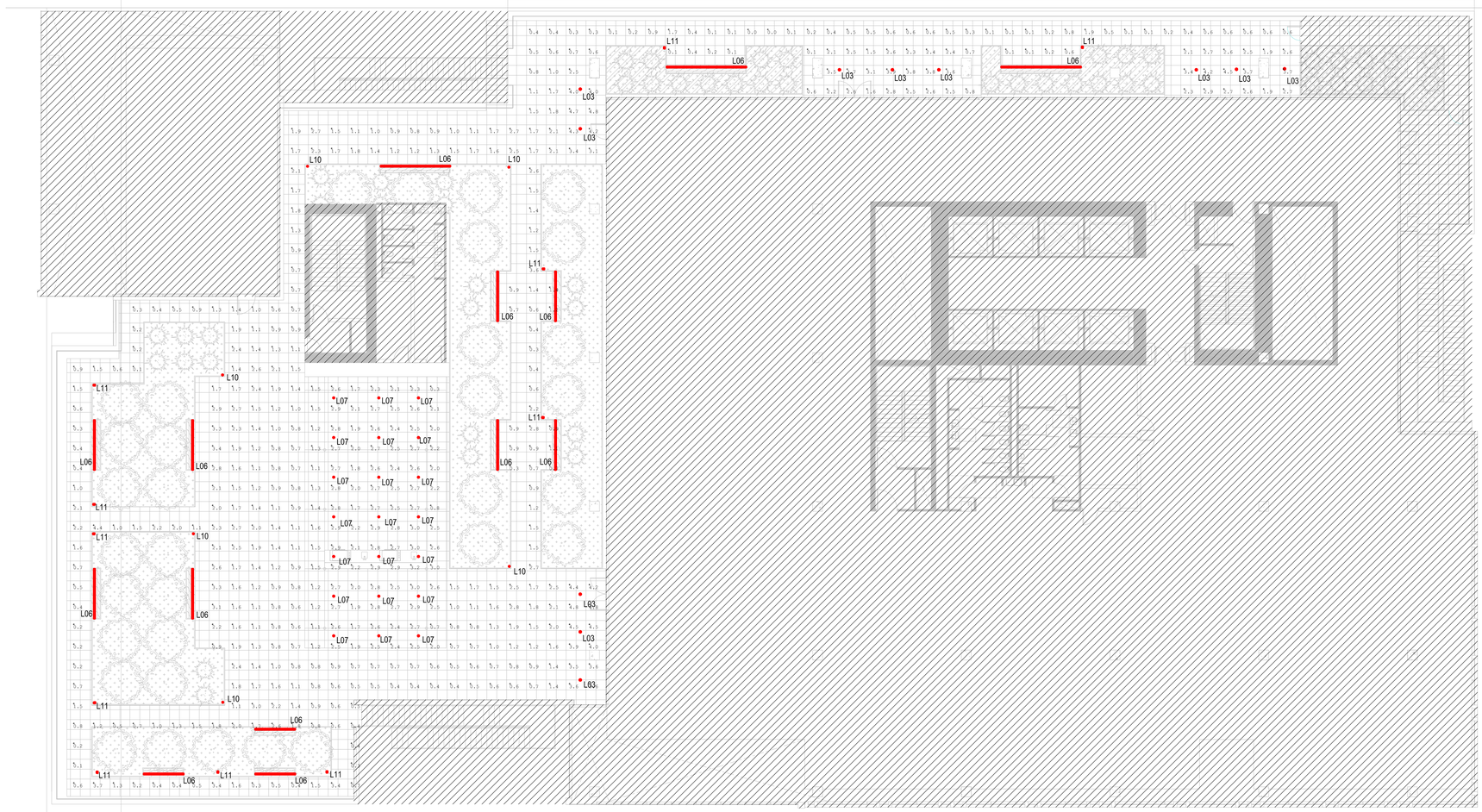


PROJECT NO.: 21-1912
FILE NO.:
DATE: 11/04/2021
SCALE: 3/32" = 1'-0"

SHEET TITLE:
Amenities Terrace Lighting Calculations

SHEET NO:
LT03

DOCUMENT NO: 077-A



1 FLOOR PLAN - OFFICE LEVEL 17
3/32" = 1'-0"

	Average	Maxium	Minimum
Ground	1.63fc	4.8fc	0.0fc

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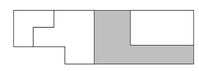
KEYPLAN

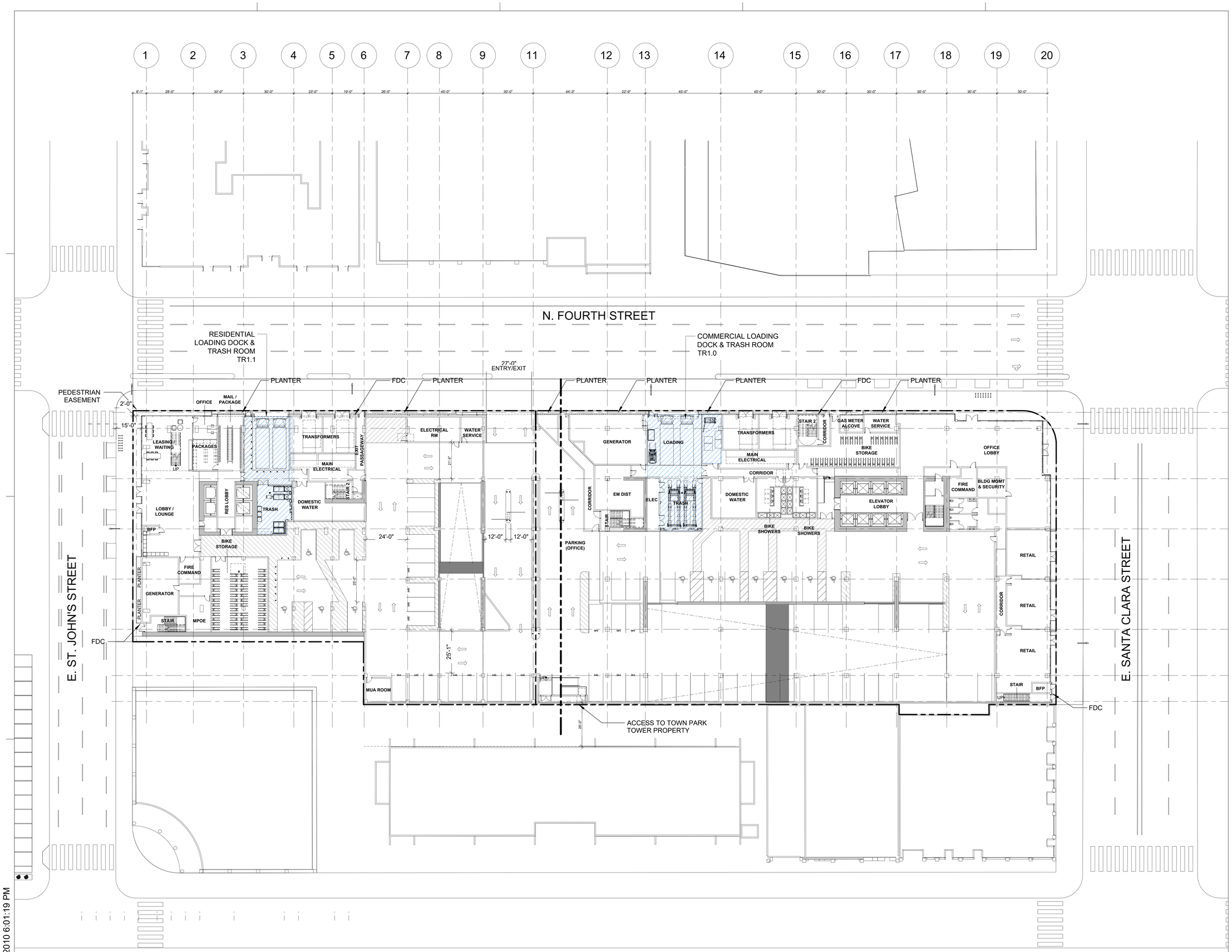


PROJECT NO.: 21-1912
FILE NO.:
DATE: 11/04/2021
SCALE: 3/32" = 1'-0"

SHEET TITLE:
Office Terrace Lighting Calculations

SHEET NO:
LT04

DOCUMENT NO: 078-A



1 OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021

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SAN JOSE, CA

KEYPLAN

PROJECT NO.: Project Number
FILE NO.: SP21-031
DATE: 11/05/2021
SCALE: 1/20" = 1'-0"

SHEET TITLE:
OVERALL FLOOR PLAN - LEVEL 1

SHEET NO:
TR0.1

DOCUMENT NO: 079-B

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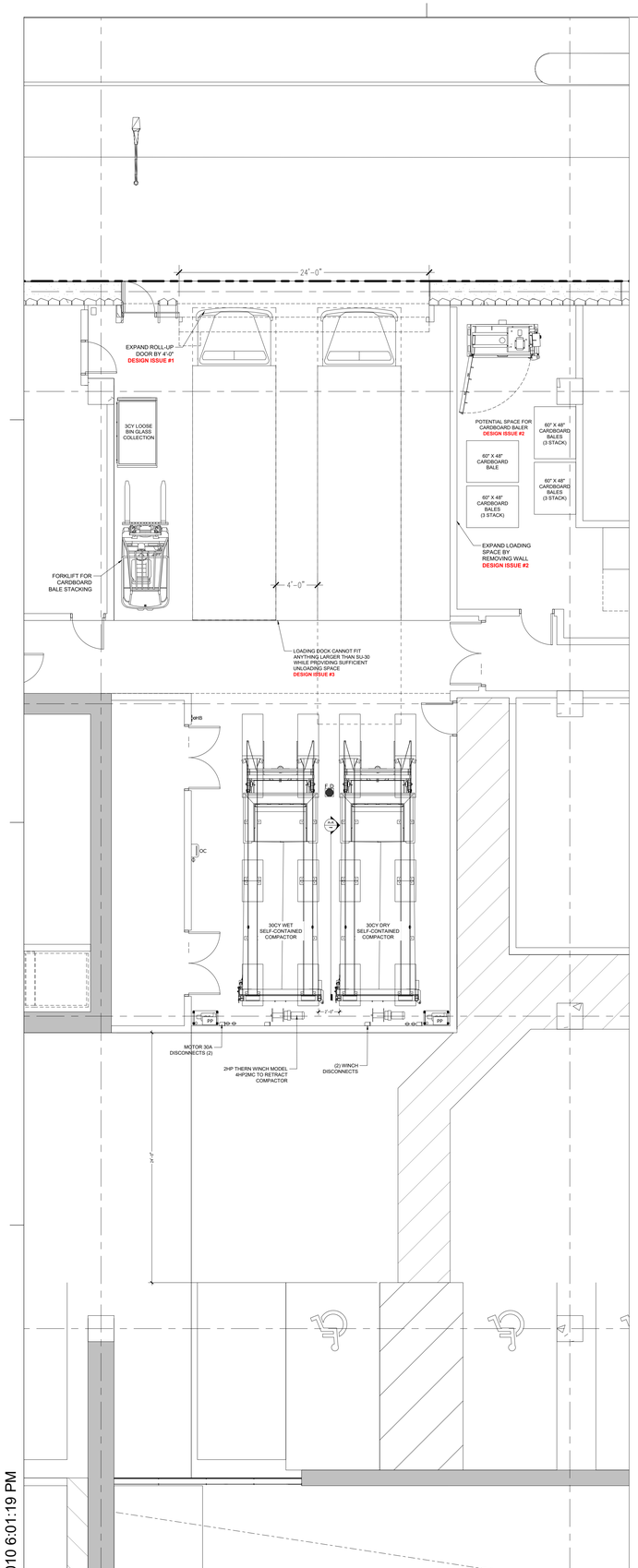
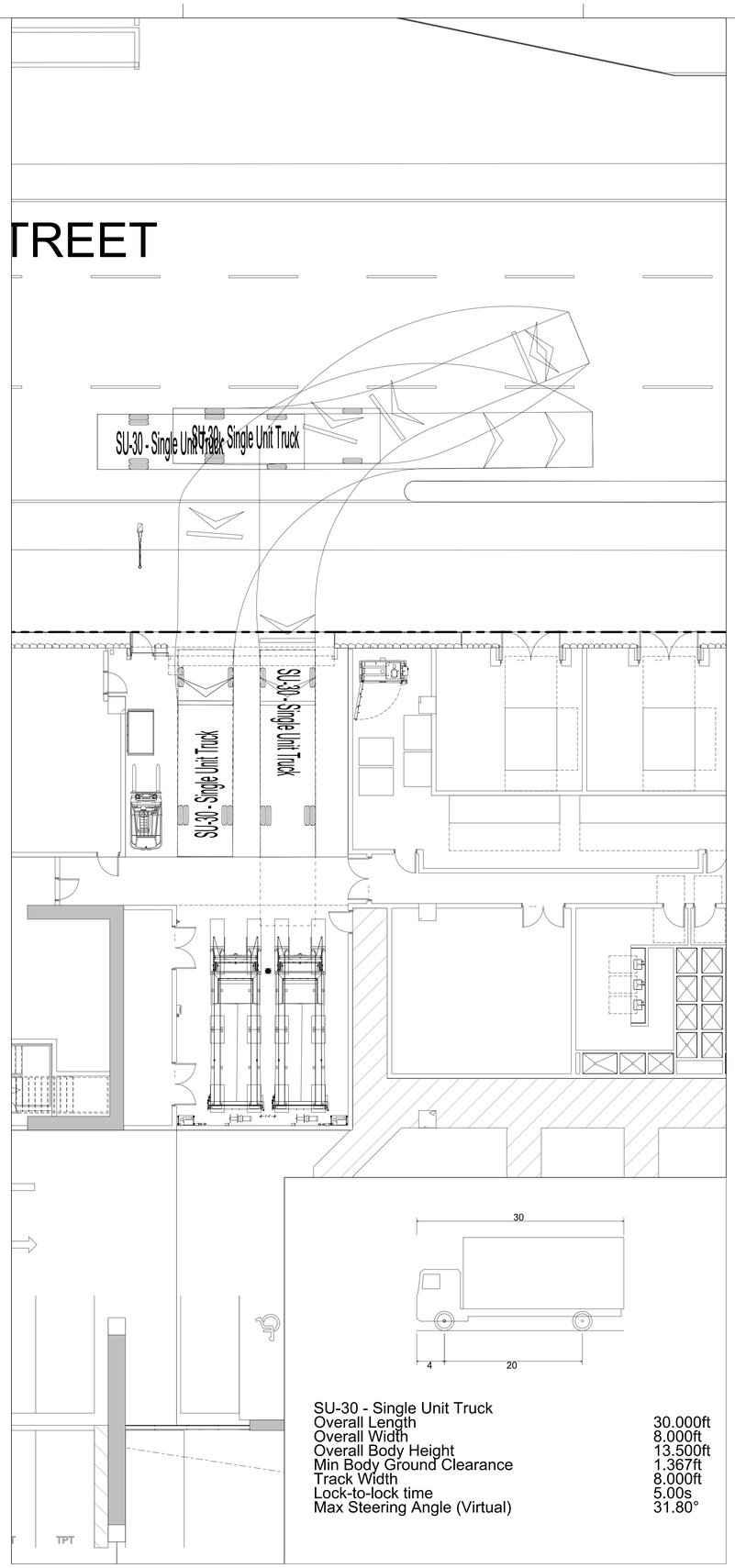


1 COMMUNAL TRASH ROOM & LOADING DOCK
3/16" = 1'-0"



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

2 SU-30 TRUCK STUDY
1/8" = 1'-0"

SHEET NOTES:

COMMUNAL TRASH ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. 24'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
6. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 10HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
7. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
8. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
9. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

GENERAL NOTES:

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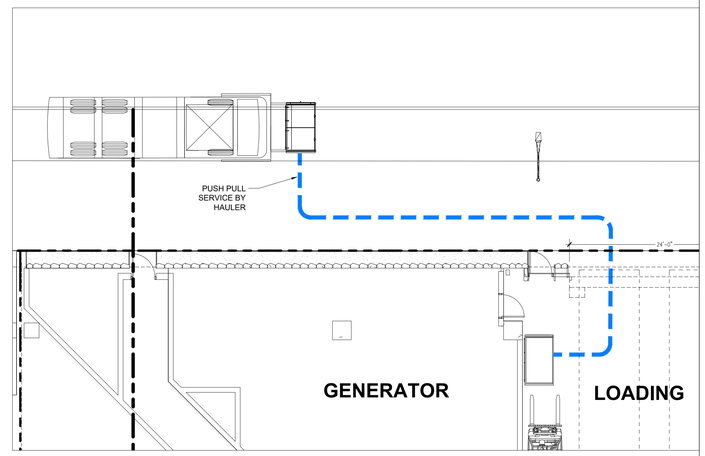
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

DESIGN ISSUES:

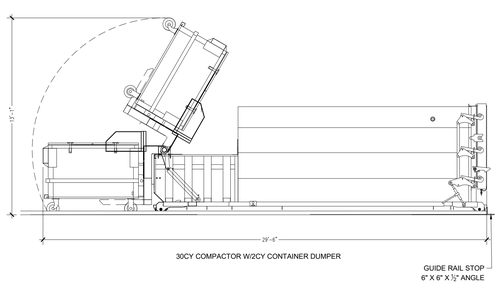
1. EXPAND ROLL-UP DOOR BY 4'-0". TRUCK BAYS NEED 4'-0" OF SEPARATION FOR TRUCK DRIVER ENTRY DOOR CLEARANCE
2. COORDINATE LOCATION FOR BALER AND CARDBOARD BALES. ATM SUGGESTS OPENING UP SPACE FROM THE MAIN ELECTRICAL ROOM.
3. LOADING BAYS CANNOT FIT ANY TRUCK LARGER THAN SU-30 WHILST PROVIDING SUFFICIENT LOADING SPACE (ATM RECOMMENDS AT LEAST 15'-0" WITH 10'-0" MINIMUM)

COMMUNAL TRASH COLLECTION SCHEDULE / WK

SERVICE	M	TU	W	TH	F
WET (30CY COMPACTED)	1				
DRY (30CY COMPACTED)	1			1	
GLASS (3CY LOOSE)	1		1		1
TOTAL	3	0		0	
BALES	10				10



4 FRONT LOAD STAGING (GLASS)
1/8" = 1'-0"



3 SECTION A-A
1/4" = 1'-0"

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SAN JOSE, CA

KEYPLAN

PROJECT NO.: Project Number
FILE NO.: SP21-031
DATE: 11/05/2021
SCALE: AS SHOWN

SHEET TITLE:

COMMUNAL TRASH ROOM LEVEL 1

SHEET NO:

TR1.0

DOCUMENT NO: 080-B

03/01/2010 6:01:19 PM

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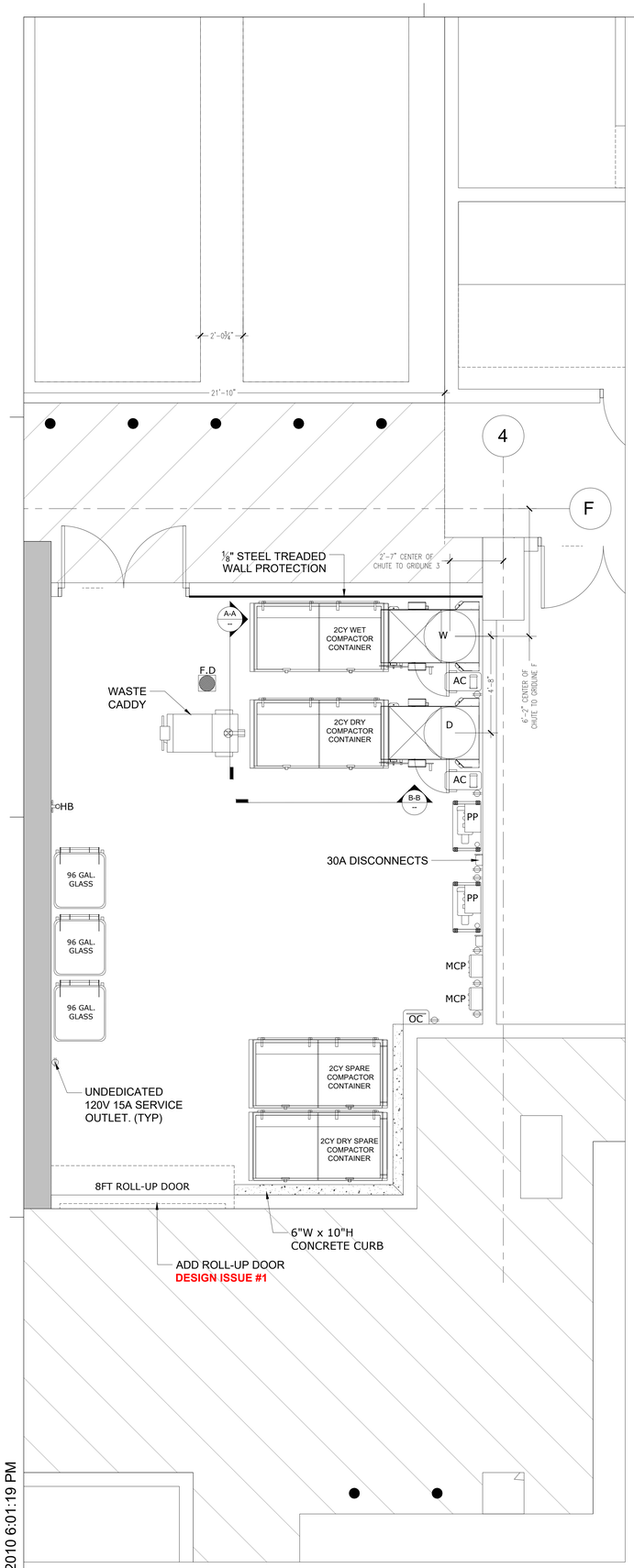
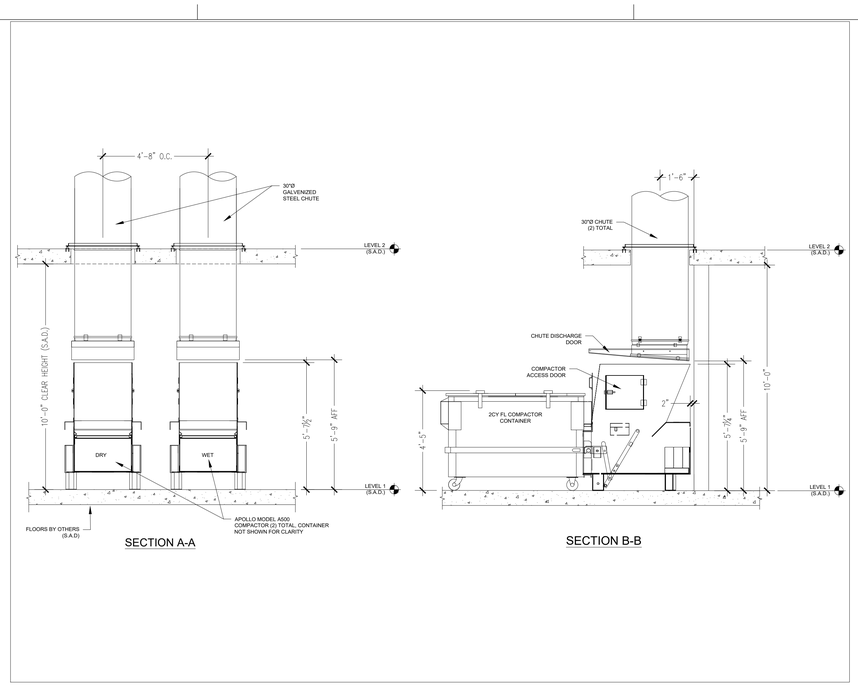


1 COMMUNAL TRASH ROOM & LOADING DOCK
3/8" = 1'-0"



2 SECTION VIEWS
3/8" = 1'-0"

3 SU-30 TRUCK STUDY
1/8" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/BISORTER OR POWER PACKS. STEEL DIAMOND TREAD BACKING ALONG WALL WHERE INDICATED FOR WALL PROTECTION. STEEL DIAMOND TREAD PLATE 14GA THICKNESS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
7. (2) 30"Ø GRAVITY CHUTE WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED. REQUIRES 120V 15A SERVICE OUTLETS.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
12. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
13. WASTE CADDY FOR MOVING CONTAINERS. 10,000LBS CAPACITY, 3MPH MAX SPEED. BATTERY POWERED. REQUIRES 120V 20A SERVICE OUTLET.
14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
15. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

16. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 1TR2.0.
17. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

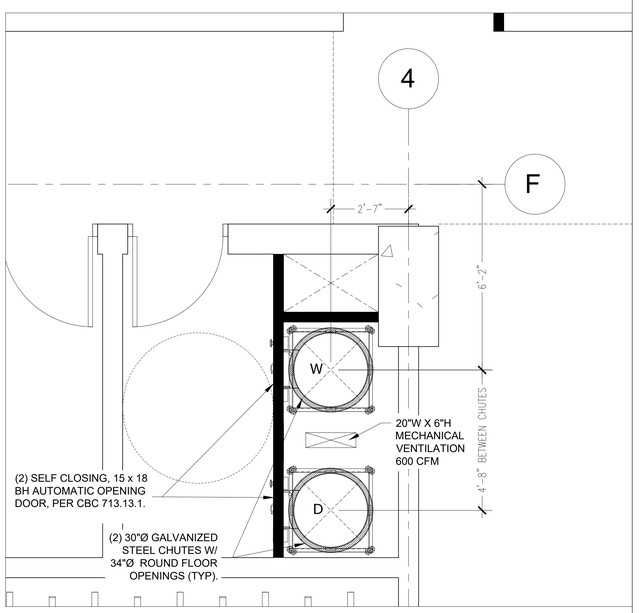
1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

DESIGN ISSUES:

1. ADD ROLL-UP DOOR AND FIND PATH OF TRAVEL THROUGH BUILDING

RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

TRANSFER TO COMMUNAL TRASH ROOM	M	TU	W	TH	F
WET (2CY COMPACTED)	1	1	1	1	
DRY (2CY COMPACTED)	2	2	2	2	
GLASS (96G LOOSE)	3		3		3
TOTAL	3	0		0	



4 UPPER FLOOR VESTIBULES (LEVEL 2-25)
1/2" = 1'-0"

WRNS STUDIO
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

AMERICAN TRASH MANAGEMENT
AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021

⚠ REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: Project Number
FILE NO.: SP21-031
DATE: 11/05/2021
SCALE: AS SHOWN

SHEET TITLE:
RESIDENTIAL TRASH ROOM

SHEET NO:
TR1.1

DOCUMENT NO: 081-B

03/01/2010 6:01:19 PM

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

TREANORHL

THE ICON ECHO PROJECT, SAN JOSE, CALIFORNIA

ST. JAMES SQUARE HISTORIC DISTRICT DESIGN GUIDELINES AND THE SECRETARY OF THE INTERIORS STANDARDS COMPLIANCE REVIEW

APRIL 5, 2022



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APPENDIX 20

1. INTRODUCTION

David J. Powers & Associates, Inc. has requested TreanorHL's assistance in assessing four parcels located on N. 4th Street between E. St. John and E. Santa Clara streets in San Jose (APNs 467-20-060, -079, -080, and -081). The project site involves the parking lot associated with the 60 N. 3rd Street property (APN 467-20-080), but it does not involve the multi-story senior housing at 60 N. 3rd Street. The surface parking lot on the east portion of the parcel will be sold to the project applicant as part of a parcel split. The multi-story senior housing at 60 N. 3rd Street (Town Park Towers) on the west portion of the parcel will be outside the boundaries of the project site. The project proposes to demolish the existing buildings at the project site and construct a new mixed-use development featuring a 24-story office tower (Icon) and a 27-story residential tower (Echo) sharing a podium level. The project site is within the General Plan Downtown Growth Area and the Downtown Core, and adjacent to two historic resources listed in the San Jose Historic Resources Inventory. The parcel at the north end of the project site, APN 467-20-060, is also within the boundaries of the St. James Square City Landmark District.

TreanorHL completed three separate reports for the project:

1. A historic resource assessment (separate report),
2. An evaluation of the Icon commercial tower for the *San José Downtown Design Guidelines and Standards* compliance and CEQA analysis (separate report),
3. An evaluation of the Echo residential tower for compliance with the Secretary of the Interior's Standards for Rehabilitation, the St. James Design Guidelines, and the City of San Jose Ordinance (this report).[1]

In reference to the property located in the City Landmark District, this report includes a compliance analysis with the Secretary of the Interior's Standards for Rehabilitation (Standards), an evaluation of the proposed design of the Echo residential tower for compliance with the *St. James Square Historic Design Guidelines* (1989), a historic integrity assessment, and an evaluation for compliance with the City of San Jose Ordinance to inform the evaluation of the construction of the Echo residential tower in the St. James City Landmark District, which requires the issuance of a historic preservation permit.

The Icon office tower is not subject to the Standards or *St. James Square Historic Design Guidelines* since it is outside the boundaries of the City Landmark District. The office tower is evaluated separately for the *San José Downtown Design Guidelines and Standards* compliance and CEQA analysis.

2. SUMMARY OF FINDINGS

The proposed project entails constructing a new building within the boundaries of the locally listed St. James Square City Landmark District. As evaluated in a separate historic resource assessment by TreanorHL, the project site does not include any built historic resources. Although not eligible for individual listing in the NRHP, CRHR or as a Candidate City Landmark, the northernmost parcel (APN 467-020-060) is identified as a noncontributor within the locally listed St. James Square City Landmark District. The Standards provide guidance to assess new construction within historic districts to ensure that new construction relates to and is compatible with the surrounding district. In summary, Standards 1-7 address work proposed on historic resources themselves and are not applicable to the project since it does not propose any direct alterations or additions to any built historic resources within the project site. Standard 8 is related to archaeological resources and is beyond the scope of this report. As a new construction within a designated historic district, the proposed project should be designed

[1] TreanorHL, *The Icon Echo Project, San Jose, California, Historic Resource Assessment* (April 5, 2022); TreanorHL, *The Icon Echo Project, San Jose, California, Downtown Design Guidelines & Standards Compliance Review and CEQA Analysis* (April 5, 2022).

to be compatible with the overall historic character of the area. Only two of the Standards (9 and 10) are relevant in the evaluation of historic district. The project does not comply with Standard 9 since the building is not compatible with the historic district in terms of features, size, scale, proportion, and massing. The building is only compatible in terms of materials. The proposed project complies with Standard 10 since future removal of the new construction would aid in restoring the integrity of the historic district and its environment given that the proposed project is not compatible with the historic district. In conclusion, the proposed Echo residential tower does not fully comply with the Standards.

The St. James Square City Landmark District could be indirectly affected by the proposed construction of the Echo residential tower within the boundaries of the City Landmark District as a result of the alteration of its immediate surroundings and thereby, potentially to its historic integrity. Although the proposed Echo residential tower would partially diminish the integrity of design, feeling, and association, the St. James Square City Landmark District would retain its overall historic character that qualifies it for listing as a historic resource.

The proposed Echo residential tower could be detrimental to the significant architectural, cultural, historical and aesthetic interest or value of St. James Square City Landmark District as a result of the alteration of its immediate surroundings and thereby, potentially to its historic integrity. Although the proposed project would partially diminish the integrity of design, feeling, and association, the St. James Square City Landmark District would retain its overall historic character that qualifies it for listing as a historic resource.

The proposed Echo residential tower does not fully comply with the applicable St. James Square Historic District Design Guidelines, particularly with the Site Layout/Setbacks, Surface Treatment (fenestration and detailing), and Landscaping guidelines. However, the project site, a noncontributing parcel at the southeast edge of the historic district, does not front directly on St. James Square, and it is not on a diagonal corner defined in the guidelines. The proposed new development is also not directly adjacent to any district contributors. Therefore, the proposed project does not overwhelm the district or the park. The proposed project would not substantially impair the significance and integrity of the historic district; the City Landmark District would remain a designated local historic district.

The project proposes demolishing the existing buildings within the project site that are located within the St. James Square City Landmark District. The subject parcel and three buildings on site are identified as a noncontributor to the City Landmark District. The subject buildings were evaluated by TreanorHL in a separate report for individual eligibility for listing in the NRHP, CRHR and the San Jose HRI as a Candidate City Landmark, none appear individually eligible for listing on the NRHP, CRHR, or as City Landmarks.[2] Therefore, the proposed demolitions would not be detrimental to the "Chapter 13.48 Historic Preservation" of the municipal code.

In summary, the proposed Echo residential tower within the boundaries of the St. James Square City Landmark District does not fully comply with the applicable standards and guidelines. However, the site of the Echo residential tower on a noncontributing parcel is at the southeast edge of the historic district; the proposed tower does not front directly on St. James Square, and it is not on a diagonal corner defined in the guidelines. The proposed Echo residential tower is also not directly adjacent to any district contributors. As the proposed project does not overwhelm the district or the park, the proposed project would not substantially diminish the significance and integrity of the historic district; the City Landmark district would remain a designated local historic district. Therefore, the proposed Echo residential tower would not be detrimental to the St. James Square City Landmark District and would be consistent with the spirit and intent of "Chapter 13.48 Historic Preservation" of the municipal code.

[2] TreanorHL, *The Icon Echo Project, San Jose, California, Historic Resource Assessment* (April 5, 2022).

3. METHODOLOGY

TreanorHL conducted a site visit on November 10, 2020 to evaluate the existing conditions, historic features, and architectural significance of the subject properties. TreanorHL evaluated the significance of the subject properties and completed a historic resource assessment (revised draft dated April 5, 2022). Staff also reviewed the proposed project drawings dated January 31, 2022 (WRNS Studio, *Urban Catalyst, Icon Echo – Office & Residential San Jose, CA, File No. SP21-031, Special Use Permit Resubmittal #2),* and relevant documents provided by David J. Powers & Associates.

4. PROPOSED PROJECT[3]

The approximately 2.1-acre site is comprised of four parcels located on N. 4th Street between E. St. John and E. Santa Clara streets in downtown San Jose. The project will demolish all existing structures within the project site and construct a mixed-use development featuring a 24-story office tower (Icon) and a 27-story residential tower (Echo) sharing a podium level. The Echo residential tower placed at the northern portion of the project site is located in the St. James Square City Landmark District and the evaluation of this portion of the project is the subject of this report.

The Echo residential tower features two towers that interlock at the corner of E. St. John and N. 4th streets. One tower runs parallel to N. 4th Street while the other one steps down along E. St. John towards St. James Square: both sitting on a four-tier parking structure obscured from public view by linear units on levels three and four that form the podium level. An amenity deck providing green space separates towers from the podium level. At the street level, the double-height glazed lobby walls are set back five feet at the corner of E. St. John and N. 4th streets. Clad in cementitious panels and topped with a simple cornice line at 40 feet, levels three and four hold the street edge corner and feature vertically oriented recessed openings. The glazed north façade of the tower is set back five feet with balconies extending out to the property line. The east façade is also clad in cementitious panels and has vertically oriented recessed openings. Similar to the Icon office tower, the west façade of the Echo residential tower forms a zero-lot line. Recessed balconies activate this otherwise blank façade.

5. PROPERTY DESCRIPTION & SIGNIFICANCE SUMMARY

The project site is located on the west side of N. 4th Street between E. St. John Street to the north and E. Santa Clara Street to the south. Encompassing four parcels, the site features multiple buildings and surface parking lots. The parcel within the boundaries of the St. James Square City Landmark District (APN 467-020-060) features three buildings at 128 E. St. John, 95 N. 4th, and 77 N. 4th streets.

Although within the boundaries of the St. James Square City Landmark District, the parcel featuring buildings at 128 E. St. John, 77 N. 4th, and 95 N. 4th streets is noncontributing to the district. As evaluated in a separate historic resource assessment by TreanorHL, of the buildings located within the project site, none appear individually eligible for listing on the NRHP, CRHR, or as a City Landmark. The buildings at 128 E. St. John, 95 N. 4th, and 77 N. 4th streets do not appear to possess sufficient historical significance in reference to the NRHP or CRHR criteria. The subject buildings also do not appear to be eligible individually as City of San Jose Landmarks as they do not possess historic significance under local criteria.

[3] Summarized from WRNS Studio, *Urban Catalyst, Icon Echo – Office & Residential San Jose, CA, File No. SP21-031, Special Use Permit Resubmittal #2* (January 31, 2022).



Figure 1. The proposed project site on N. 4th Street, outlined in dashed yellow (Google Earth, imagery date August 2018).

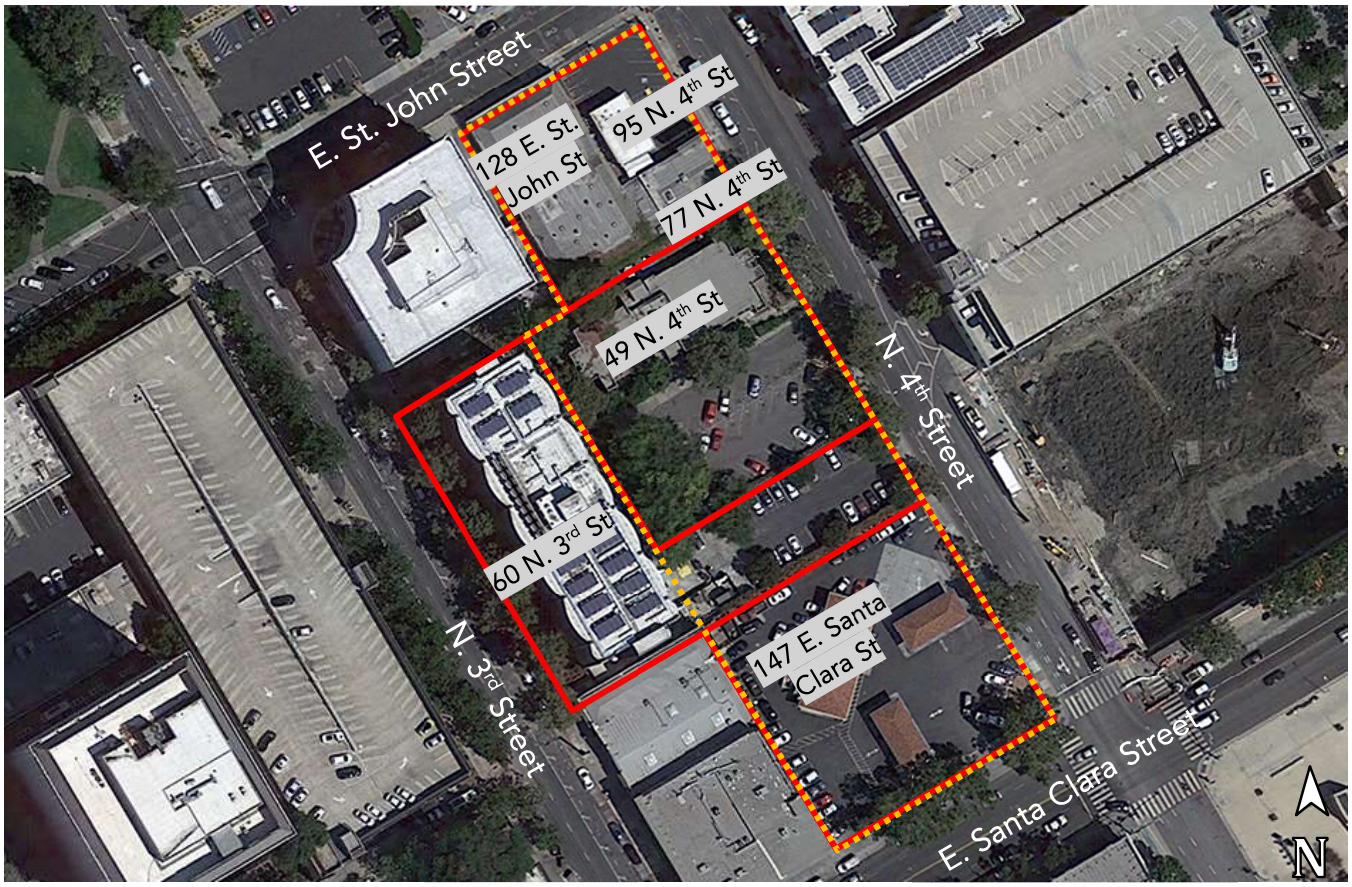

Figure 2. The subject parcels outlined in red with addresses noted in black; the project site is outlined in dashed yellow (Google Earth, imagery date August 2018).



Figure 3. The St. James Square City Landmark District outlined in black, the NRHP-listed St. James Square Historic District outline in dashed green line, and the proposed project site outlined in dashed red line (City of San Jose).

6. PROJECT ASSESSMENT[4]

Secretary of the Interior's Standards for Rehabilitation

The proposed project entails constructing a new building within the boundaries of the locally designated St. James Square City Landmark District. The historic preservation ordinance of San Jose states that work should be in conformance with the adopted standards and guidelines, including the Secretary of the Interior's Standards for Rehabilitation (Standards). The Standards provides guidance to assess new construction within historic districts to ensure that new construction relates to and is compatible with the surrounding district. Standards 1-7 address work proposed on existing buildings that contribute to a historic district and are not applicable to the proposed Echo residential tower site since it does not propose any direct alterations or additions to any built historic resources. Standard 8 is related to archaeological resources and is beyond the scope of this report. As a new construction within a designated historic district, the proposed Echo residential tower should be designed to be compatible with the overall historic character of the area. Only two of the Standards (9 and 10) are relevant in the evaluation of historic district. A review of the project for compliance with Standards 9 and 10 is presented below.

> *9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
>
> Analysis. The proposed Echo residential tower will demolish three noncontributing structures within the district; therefore, it will not destroy any historic buildings, materials or features that characterize the historic district. The proposed Echo residential tower will be contemporary in design and clearly differentiated from the contributing historic resources within the historic district.

[4] TreanorHL reviewed WRNS Studio, *Urban Catalyst, Icon Echo – Office & Residential San Jose, CA, File No. SP21-031, Special Use Permit Resubmittal #2* (January 31, 2022).. See appendix for full set.

The historic district contributors exhibit a diverse collection of building materials including brick, plaster, stone, wood, and terra cotta. The proposed Echo residential tower primarily uses aluminum-framed glazing system, metal cladding, concrete, cementitious panels, and glass, materials which will be compatible with the historic district.

The proposed design does not include or incorporate any false-historic features. The district contributors mostly have hipped or gabled roofs visible from the street. The flat roof of the residential tower is not compatible with the district. The proposed residential tower features vertically oriented recessed windows at levels three and four of the north and east façades. However, the district-facing north façade above level five has full-height window/door assemblies not typical of the district. Entrances and windows with architectural elements and highly decorative cornices are also among the characteristics of the district. The proposed Echo residential tower does not feature any decorative cornices; a simple cornice tops the podium level and defines the roof line. The metal cladding and ribbed cementitious panels around the north facing windows at levels three and four loosely refer to the ornamentation found in the district, but the entrance, or the windows of the lower levels on the north façade, does not feature any architectural elements. Overall, the proposed tower's features are not fully compatible with the characteristic architectural features of the historic district.

The proposed Echo residential tower will not be compatible with the historic district in terms of size, scale, proportion, and massing. The historic district features two- to four-story buildings, generally rectangular in plan, that are large in bulk and mass. The proposed project entails constructing a 27-story residential tower on a podium level with a large footprint. The district contributors are often set back on platforms above street level from the sidewalk. At the north property line, the new residential tower is set back less than 4 feet along most of the north property line and part of the east property line while the upper floors are built out to the property line except for the northeast corner. Also, the proposed Echo residential tower only steps down two stories in height at the district-facing north façade; the L-shaped residential tower still appears monolithic. The overall height, massing, proportion, and scale of the proposed development are far greater than those characteristics of the historic district.

In conclusion, the proposed Echo residential tower overall does not comply with Standard 9.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis. The proposed Echo residential tower will add a new development to the St. James Square City Landmark District. One of the parcels on the project site is a noncontributor to the historic district. The essential form of the historic district and its environment would be unimpaired if the new development is removed in the future. The future removal of the new construction would even aid in restoring the integrity of the historic resource and its environment given that the proposed Echo residential tower is not compatible with the historic resource in terms of features, size, scale, proportion, and massing (see Standard 9 above). Therefore, the proposed Echo residential tower complies with Standard 10.

In summary, Standards 1-7 are not applicable to the proposed project and Standard 8 is beyond the scope of this report. The project does not comply with Standard 9 since the Echo residential tower is not compatible with the historic district in terms of features, size, scale, proportion, and massing. The building is only compatible in terms of materials. The proposed project complies with Standard 10. In conclusion, the proposed Echo residential tower does not comply with the Standards.

St. James Square Historic District Design Guidelines

The San Jose City Council designated Saint James Square as a historic district on January 3, 1984. The adopting resolution made the following findings with respect to the historic district:

> *Said designation is based upon the following findings:*
>
> 1. *Historic preservation policies were formulated to a large degree because of the City's concern for the protection of the subject St. James Park area which contains a large number of historically significant buildings, many of which are described in the attached Exhibit "B", numbered I through 10, incorporated by this reference.*
>
> 2. *The proposed Historical District designation will assure that the preservation and/or thoughtful modification of structures in this area will be compatible with the historic character of this area.*
>
> 3. *The proposed Historic District designation conforms to the General Plan.*

Following the designation of the Saint James Square Historic District, the city adopted, in October 1989, the *St. James Square Historic District Design Guidelines to "assure* that the preservation and/or thoughtful modification of structures in this area will be compatible with the historic character of this area." The Guidelines provide direction and design considerations for the rehabilitation of existing buildings and new buildings within the St. James Square Area of Historic Sensitivity. The parcel that includes the buildings at 128 E. St John, 77 N. 4th, and 95 N. 4th streets is identified as a noncontributing property within the boundaries of the area of historic sensitivity; therefore, the "New Building Guidelines" apply to the proposed project.[5] The proposed development features a new residential tower called the Echo on E. St. John Street. The St. James Square Historic District Design Guidelines analyzed below are only applied to the Echo residential tower since this portion of the development is within the district boundaries and obliquely faces the historic district. While within the historic district boundaries, the proposed Echo residential tower is not adjacent to any district contributors, so the guidelines regarding the adjacency are not applicable.

> *General Character*
> - *Buildings should be large in bulk and scale.*
> - *Buildings should be frontally symmetrical.*
> - *Building features should have massive proportions.*
>
> Analysis. The proposed 27-story Echo residential tower is large and bulky in scale. The new building has two street-facing façades; however, only the north façade facing E. St. John Street is part of the historic district streetscape. In terms of symmetry, the proposed north façade is generally in keeping with this recommendation. While not perfectly symmetrical, the façade is well balanced, and compatible with the recommendation. The east façade is not part of the historic district's streetscape, therefore the frontal symmetry goal is not applicable. The architectural features of the residential tower, including the two-story high storefronts at the podium level and vertically oriented double-height windows with textured panels in-between at levels three and four are compatible with the historic district proportions. The full height openings at the upper floors are not typical of the historic district and are not compatible. Overall, even though the proposed Echo residential tower does not meet the General Character guideline precisely (i.e., the front symmetry requirement), on balance it appears to be compatible with this guideline.

[5] The italicized sections below are excerpted from City of San Jose, Department of City Planning, San Jose Historic Landmarks Commission, *St. James Square Historic District Guidelines* (June 1989), 22-25.

Site Layout/Setbacks

- *New development directly adjacent to an existing historic structure should be designed so as to respect the historic structures. Historic structures should not be crowded by new development.*
- *The setback of new structures should match that of the surrounding historic structures.*
- *In all locations, structures should be set back to the average of the setbacks of existing historic buildings along the street frontage not including front entry stairs which may protrude from the building.*
- *Where new construction occurs adjacent to a historic structure, the siting of the new structure should respect the view of historic buildings from a pedestrian perspective.*
- *Off-street parking should always be located away from the street, either under buildings, behind buildings, or in inside courts. In this way, the buildings can help define the street edges and corners.*
- *Parking lots or parking structures should not have frontage onto St. James Park, nor should they be accessed from the streets edging the park except where single-lot property ownership prevents access from said or rear streets.*

Parking should be designed as an integrated part of each site and/or structure and architecturally treated with the same materials, detailing and façade articulation as the principal structure on the site. Parking lots should not be visible from the street frontages of St. James Park.
Service functions (e.g. garbage, deliveries) also should be accessed from side or rear streets where property ownership permits. Service facilities should be screened from view.
In all cases, site planning should take into account issues of safety and security. Building entrances, exits, parking access, and walkways should be visible to pedestrians to ensure safety.

Analysis. The proposed Echo residential tower is not directly adjacent to an existing district contributor, so the recommendations regarding the adjacent historic structures are not applicable. The surrounding historic structures within the district boundaries are setback 10 to 30 feet on platforms above street grade and utilize steps as a main entrance feature.[6] At the north property line, the new residential building is set back five feet at the street level while the upper floors are built out to the property line. The setback of the new building does not comply with the recommendation. Off-street parking is provided within the new building on levels B1 (basement) through level four. The parking floors do not have any frontage onto St. James Park and the vehicular access is from N. 4th Street. Parking is designed as an integrated part of the building and the selected materials and detailing are compatible with the rest of the building. The proposed Echo residential tower complies with the parking recommendations of this guideline. The new development has multiple service functions lined up on the north and east facades. The generator room is on E. St. John Street but the access is through the building via N. 4th Street and not directly from E. St. John Street. The service facilities are behind cementitious panel or metal-clad walls, metal doors, and concrete planters, so they are screened from view. The proposed project complies with the service function recommendations. Overall, the proposed Echo residential tower does not appear fully compatible with the Site Layout/Setbacks guideline.

Building Form and Scale

- *Allowable building heights for a one lot depth (137 feet) on blocks fronting directly on St. James Park and on diagonal corners defined by St. James and First, St. James and Third, St. John and First, and St. John and Third should not deviate by more than one story from the heights of immediately adjacent historic buildings and in no case should exceed 70 feet.*
- *Where new buildings are to be constructed adjacent to historic buildings, the mass of the new buildings should be sensitive to, and harmonious with, the scale of the older buildings.*
- *Roof pitch should be no greater than 6: 12 vertical-to-horizonal.*

[6] City of San Jose, Department of City Planning, San Jose Historic Landmarks Commission, *St. James Square Historic District Guidelines* (June 1989), 15; Google Maps.

- *All building entrances should front directly on streets surrounding the park. Provide well-defined pedestrian entries and building lobbies at street level.*

Buildings may be raised a half level or so above grade with major entry stairs, as in many of the surrounding historic buildings.

- *The use of courtyards in building design is encouraged. Courtyards can act as storage for cool air, and can add cooling through lawns, trees, fountains and other landscaping. Balconies around this kind of courtyard space can increase enjoyment of them.*

Analysis. The new Echo residential tower is at the corner of E. St. John and N. 4th streets, not fronting directly on St. James Park or on any defined diagonal corners; therefore, the height recommendation is not applicable. The new building is not adjacent to any district contributors, so the massing recommendation is not applicable. The new building has flat roofs at various levels, so it complies with the roof recommendation. The pedestrian entrance to the residential tower is directly from E. St. John Street through a well-defined, double-height glazed lobby space at the northeast corner of the building. Even though the proposed building does not have a typical courtyard, it features multiple landscaped open spaces including an approximately 12,000 square feet amenity deck at level five of the residential tower. Overall, the proposed Echo residential tower is compatible with the Building Form and Scale guideline.

Surface Treatment

- *Fenestration*

– *There should be a greater proportion of wall than window.*
– *Windows should reinforce the building design through placement, size, style and overall pattern.*
– *Individual windows should be rectangular in shape and oriented vertically and be recessed from the wall.*
– *Blank monolithic facades should be avoided. Facades facing the park should be articulated so that shadows will be cast by individual façade components. This can be accomplished by using wall elements such as windows, columns, and spandrels. All-glass and mirrored buildings are inappropriate. Avoid intensely colored glass and dark windows.*
– *Windows in at least the first floors of buildings should be clear glass in order to allow pedestrians to see interior activity.*

Analysis. The wall-to-window ratio of the proposed Echo residential tower varies from façade to façade. It has a more solid appearance with cementitious panel cladding and vertically oriented, rectangular windows on the east façade and levels three and four of the north façade. The north façade of the residential tower above level five features full-height window/door assemblies framed by cementitious panels. The window/door assemblies are set back from the face of the building at intervals and form balconies at the front. This articulation, combined with metal guardrails, allows deep shadows to be cast on this façade. None of the windows appear to be tinted, dark, or mirrored. The 80-foot-wide west façade is largely solid—clad in cementitious panels with 22-foot-wide balconies at the center. The deeply recessed balconies and alternating vertical lines of the panels break up the monolithic appearance of this façade. At the podium level of the north façade, the residential lobby and the leasing office area at the northeast corner is fully glazed allowing pedestrians to see interior activity. However, the west part of this façade as well as most of the east façade at street level has service spaces behind; hence, no windows are proposed. Overall, the proposed Echo residential tower is not fully compatible with the Fenestration guideline since the wall-to-window ratio does not meet the recommendation and the west wall facing the park appears monolithic.

- *Materials*

– *Building materials should be appropriate to the architecture and style for which they are used and compatible to those used in the historic building.*

Analysis. The proposed materials, mainly including aluminum-framed glazing system, metal cladding, concrete, cementitious panels, and glass, are appropriate to the contemporary style of the Echo residential tower and appear to be compatible with the historic materials in scale, proportion, design, finish, texture, and durability. The proposed Echo residential tower is compatible with the Materials guideline.

- *Detailing*

– *Architectural definition of buildings on their lower levels (within the field of vision of a pedestrian) is encouraged to provide visual interest and human scale.*
– *The detailing of new construction should incorporate typical detailing of historic structures as appropriate.*
– *Delineate openings with surrounds and frames.*
– *Utilize vertical elements such as pilasters or columns.*
– *Utilize strong cornice lines.*
– *All roof-mounted equipment should be incorporated within penthouses, which are architecturally part of the structure. Typical metal roof screens should not be allowed for this purpose. Locate service ports where they are not visible from the streets or sidewalks surrounding the park.*

Analysis. At the podium level, the northeast corner of the Echo residential tower is fully glazed, providing visual interest and human scale. However, the rest of the podium level, both on the north and most of the east facades, is solid with doors or vehicular entries providing access to the parking or service areas behind—not providing any visual interest to passersby. The contributing structures within the district have architectural elements and/or detailing at the entrances and windows, and highly decorative cornices. The proposed building is contemporary in style; therefore, it does not incorporate any typical historic detailing. However, the new residential tower avoids false historicism and utilizes contemporary interpretations of above recommendations such as the well-defined podium level on street-facing façades, a simple cornice crowning the tower, openings outlined or framed by ribbed concrete panels, vertically oriented windows, and rhythmically placed dividers on glazed surfaces. Even though the roof mounted mechanical equipment is not incorporated within the overall design, due to the building's height, it would not be visible from the streets and sidewalks surrounding the park. Overall, the proposed Echo residential tower is not fully compatible with the Detailing guideline due to the articulation of the lower levels.

- *Colors*

– *Building colors should complement the building architecture, if not strengthen it, while being compatible to other buildings within the district, so as not to be contrary or a visual nuisance to the district.*

Analysis. The historic district contributors share a neutral color palette including white, grey, and earth tones (brown, terra cotta, pink-beige). The proposed Echo residential tower's neutral colors, mostly light earth tones and dark greys, complement the district. The proposed Echo residential tower is compatible with the Colors guideline.

- *Signs*

– *Signs should be placed on the first floors of structures.*
– *Signs should be attached to the building face, non-illuminated and either made of metal or etched into the building wall.*
– *Text should be limited to building name and/or address.*
– *Freestanding signs should not be allowed.*

Analysis. As submitted, drawings of the residential building do not depict any signage. Once a signage program for the building is developed, it should be reviewed for compatibility with the sign guidelines.

- *Landscaping*

– *Setback areas should be landscaped.*

– *Landscape unity within the District should be sought by repetition of plant materials and in keeping with the character found in the Park or that of the sites with contributing structures.*

– *St. James Park is the focus of the District with the transition of the park to surrounding properties created by the existing planting strip with streets trees and existing lawns areas and plantings within the setbacks of all the historical structures. Where street trees are missing on surrounding properties fronting the park, additional trees should be required with development permits.*

Analysis. The proposed Echo residential tower does not have deep setbacks similar to the district contributors, so no landscaped areas occur at the street level. The site plan and some renderings show street trees on E. St. John and N. 4th streets as well as planters along parts of the E. St. John Street and N. 4th Street façades. The proposed Echo residential building is not fully compatible with the Landscaping guideline since it does not have any landscaped setbacks within the area of historic sensitivity.

The Echo proposed residential tower is within the boundaries of the St. James Square City Landmark District and will require a Historic Preservation Permit. The process for obtaining a permit includes a review of the proposed project for compliance with the relevant guidelines and standards, including the St. James Square Historic District Design Guidelines. In summary, the proposed Echo residential tower does not fully comply with the applicable St. James Square Historic District Design Guidelines, particularly with the Site Layout/Setbacks, Surface Treatment (fenestration and detailing), and Landscaping guidelines; but on balance, the proposed residential tower would not be detrimental to the integrity of the St. James Square City Landmark District (see below for the integrity discussion). It would continue to convey its significance and be listed on the inventory. Therefore, the proposed Echo residential tower is substantially complaint to relevant St. James Square Historic District Design Guidelines.

Historic Integrity

The proposed project entails constructing a new development within a historic district that could be affected by the project as a result of the alteration of its immediate surrounding and thereby, potentially to its historic integrity. The National Register defines integrity as the ability of a property to convey its significance. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register of Historic Places has identified seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.[7]

Integrity is assessed with reference to the particular criteria for which the resource is eligible for listing. In the case of the St. James Square City Landmark District, the historic district is locally significant as the only public square in the downtown core area surrounded by buildings "significant for their civic design and uses from the 1860s through 1930s."[8] According to the *St. James Square Historic District Design Guidelines* and the City Landmark District nomination, at the core of the district is St. James Park which was originally laid out in 1848. The public buildings surrounding the park are significant for their civic design and uses from the 1860s through

[7] National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 44.

[8] City of San Jose, "St. James Square City Landmark District," https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-districts-areas/st-james-square-city-landmark-district (accessed April 27, 2021).

1930s. Therefore, the period of significance for the district is assumed to be from 1848 to the 1930s. The character-defining features of the district can be summarized as:

- Buildings with monumental designs surroundings the park
- Massive buildings, usually two- to four-story-tall and rectangular in plan
- Building setback on platforms above street grade; steps utilized as part of the main entrance
- Hipped or gabled roofs visible from the street
- Vertical building orientation through pilasters, columns, windows shapes, and corner towers
- Use of brick, plaster, wood, stone, terra cotta, and clay roof tiles as main building materials
- Entries and punched windows with architectural detailing
- Highly decorative cornices
- Colors: white, grey, earth tones, red clay roof tiles, brown asphalt shingles
- Signage cut into the wall surface.[9]

The steps in assessing historic integrity are:

- Define the essential physical features that must be present for a property to represent its significance.
- Determine whether the essential physical features are visible enough to convey their significance.
- Determine whether the property needs to be compared with similar properties.
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.

[…]

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- It has been substantially altered since the period of the district's significance, or
- It does not share the historic associations of the district.[10]

The aspects of integrity, as defined and applied to the proposed alteration within the St. James Square City Landmark District, are as follows.[11]

> ***Location*** *is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.*

[9] City of San Jose, *San Jose Downtown Design Guidelines and Standards* (adopted April 23, 2019; amended May 21, 2019; Planning Director's Update May 1, 2020), 13-16.
[10] National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 45-46.
[11] Definitions of seven aspects of integrity in italics are excepted from *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15,* 44-45.

The location of the historic district would not change with the proposed development; the historic district would continue to retain integrity of location.

Design *is the combination of elements that create the form, plan, space, structure, and style of a property. […] Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. […] Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related.*

The historic district has been subject to a few design alterations since its local designation in 1984. The district originally included 25 parcels, 11 of which were contributing (the St. James Park is comprised of two separate parcels). Two of the contributors have been demolished (Four-Wheel Brake Building/Letcher Garage at 200 N. 1st Street and Eagles Hall at 152 N. 3rd Street), and three new buildings were constructed (St. James Plaza at 152 N. 3rd Street, the office building at 96 N. 3rd Street, and The James Apartments at 98 N. 1st Street). Overall, these developments appear compatible with the character-defining features of the district and the local guidelines. As discussed above, the proposed Echo residential tower is not fully compliant to the applicable St. James Square Historic District Design Guidelines and is significantly taller than the existing district contributors; therefore, the overall integrity of design would be diminished.

According to the National Register Bulletin No. 15, "For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related…" The proposed residential tower is not consistent with the surrounding district in terms of setbacks, surface treatment, and landscaping, and would disrupt the existing spatial relationship between buildings, and visual rhythms in the streetscape.

Setting *is the physical environment of a historic property; it refers to the character of the place in which the property played its historical role.*

The setting of the historic district has changed since its listing in 1984. New commercial and multi-family residential buildings were constructed on E. St. John and N. 4th streets, one replacing a contributing property. These buildings are five- to ten-story tall, stucco or masonry clad, and larger and bulkier in scale. Even though the late 19th and early 20th century setting of the historic district has been altered over time, the new construction has often been consistent with the character-defining features of the historic district. While the proposed Echo residential tower is not compatible with the district in terms of setbacks, surface treatment, and landscaping; it is located at the southeast edge of the district and does not directly face St. James Square. Therefore, the proposed Echo residential tower would not disrupt the larger setting of historic buildings and the park that constitute the historic district. Therefore, the integrity of setting for the district would remain.

Materials *are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

The project is not proposing to alter any existing district contributors. Additionally, the Echo residential tower would mainly use aluminum-framed glazing system, metal cladding, concrete, cementitious panels, and glass —all of which are compatible with the district. Although not identical to extant original materials, they are consistent with the character of the historic district. The integrity of materials would not be affected.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The project is not proposing to alter any existing district contributors; therefore, the integrity of workmanship would not be affected.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

The historic district's original design, materials, workmanship, and setting relates to the feeling of civic life in the late 19th and early 20th centuries. Overall, the feeling of the historic district remains since the focal park and the majority of the contributing historic buildings remain. The proposed Echo residential tower is at the southeast edge of the historic district boundaries, so the construction of the new building would not drastically impact the feeling and aesthetic sense of the district. The overall integrity of feeling would be retained.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's character. […] Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.

The St. James Square City Landmark District is largely significant as a public square in the downtown core surrounded by late 19th and early 20th century civic buildings. The proposed development is a contemporary residential building; therefore, the integrity of association would be diminished.

The overall integrity of the historic district would be impaired by the proposed project. This includes partial impairment to integrity of design, and association. The district would retain integrity of location, materials, workmanship, feeling, and setting. Overall, although the proposed Echo residential tower would partially diminish the integrity of design, and association, the St. James Square City Landmark District would retain its overall historic character that qualifies it for listing as a historic resource. The proposed Echo residential tower is at the edge of the historic district and the property contains noncontributing buildings. The proposed Echo residential tower would not obscure any existing visual connections between the district contributors.

City of San Jose Ordinance

The proposed residential tower is within the boundaries of the St. James Square City Landmark District and will require a Historic Preservation Permit. The process for obtaining a permit includes a review of the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation and the St. James Square Historic District Design Guidelines. See Project Assessment, Secretary of the Interior's Standards for Rehabilitation and St. James Square Historic District Design Guidelines above.

The subject parcel featuring buildings at 128 E. St. John, 77 N. 4th, and 95 N. 4th streets is a noncontributor to the St. James Square City Landmark District. The project proposes demolishing the existing buildings within the project site. Of the subject buildings, none appear individually eligible for listing on the NRHP, CRHR, or as City Landmarks. Since this parcel is not a district contributor, the demolition of three buildings would not be detrimental to the historic district and the proposed demolition would be consistent with the "Chapter 13.48 Historic Preservation" of the municipal code.

The proposed residential tower within the boundaries of the St. James Square City Landmark District does not fully comply with the applicable standards and guidelines. In terms of the Secretary of the Interior's Standards, Standards 1-7 are not applicable to the proposed project. Standard 8 is related to archaeological resources and is beyond the scope of this report. The project does not comply with Standard 9 since the Echo residential tower is not compatible with the historic district in terms of features, size, scale, proportion, and massing. The building is only compatible in terms of materials. The proposed project complies with Standard 10. In conclusion, the proposed project does not fully comply with the Standards. In terms of the local guidelines, the proposed Echo residential tower does not fully comply with the St. James Square Historic District Design Guidelines. However, the project site and the noncontributing parcel are at the southeast edge of the historic district; they do not front directly on St. James Square, and they are not on a diagonal corner defined in the guidelines. The proposed new development is also not directly adjacent to any district contributors. Therefore, the proposed project does not overwhelm the district or the park. The proposed project would not be detrimental to the significance and integrity of the historic district (see above for the integrity discussion); the City Landmark District would continue to be listed in the San Jose HRI. Therefore, the proposed project would not be detrimental to the St. James Square City Landmark District.

7. CONCLUSION

The proposed project entails constructing a new building within the boundaries of the locally listed St. James Square City Landmark District. As evaluated in a separate historic resource assessment by TreanorHL, the project site does not include any built historic resources. Although not eligible for individual listing in the NRHP, CRHR or as a Candidate City Landmark, the northernmost parcel (APN 467-020-060) is identified as a noncontributor within the locally listed St. James Square City Landmark District. Therefore, the proposed project should comply with the Standards, the St. James Square Historic District Design Guidelines, and the findings for issuance of a historic preservation permit.

The Standards provide guidance to assess new construction within historic districts to ensure that new construction relates to and is compatible with the surrounding district. In summary, Standards 1-7 address work proposed on historic resources themselves and are not applicable to the proposed project. Standard 8 is related to archaeological resources and is beyond the scope of this report. As a new construction within a designated historic district, the proposed project should be designed to be compatible with the overall historic character of the area. Only two of the Standards (9 and 10) are relevant in the evaluation of historic district. The project does not comply with Standard 9 since the Echo residential tower is not compatible with the historic district in terms of features, size, scale, proportion, and massing. The building is only compatible in terms of materials. The proposed project complies with Standard 10. In conclusion, the proposed project does not fully comply with the Standards.

The proposed Echo residential tower could be detrimental to the significant architectural, cultural, historical and aesthetic interest or value of St. James Square City Landmark District as a result of the alteration of its immediate surroundings and thereby, potentially to its historic integrity. Although the proposed project would partially diminish the integrity of design, feeling, and association, the St. James Square City Landmark District would retain its overall historic character that qualifies it for listing as a historic resource.

The proposed Echo residential tower does not fully comply with the applicable St. James Square Historic District Design Guidelines, particularly with the Site Layout/Setbacks, Surface Treatment (fenestration and detailing), and Landscaping guidelines. However, the project site, a noncontributing parcel at the southeast edge of the historic district, does not front directly on St. James Square, and it is not on a diagonal corner defined in the guidelines.

The proposed new development is also not directly adjacent to any district contributors. Therefore, the proposed project does not overwhelm the district or the park. The proposed project would not substantially impair the significance and integrity of the historic district; the City Landmark District would the City Landmark District would remain a designated local historic district.

The proposed project entails demolishing the existing buildings and constructing a new building within the boundaries of the locally listed St. James Square City Landmark District. As evaluated in a separate historic resource assessment by TreanorHL, the project site does not include any individual historic resources. The subject parcel (APN 467-020-060) and three buildings are identified as noncontributors within the locally listed St. James Square City Landmark District. Therefore, the proposed demolitions would not be detrimental to the "Chapter 13.48 Historic Preservation" of the municipal code.

In summary, the proposed Echo residential tower within the boundaries of the St. James Square City Landmark District does not fully comply with the applicable standards and guidelines. However, the site of the Echo residential tower on a noncontributing parcel is at the southeast edge of the historic district; the proposed tower does not front directly on St. James Square, and it is not on a diagonal corner defined in the guidelines. The proposed Echo residential tower is also not directly adjacent to any district contributors. As the proposed project does not overwhelm the district or the park, the proposed project would not substantially diminish the significance and integrity of the historic district; the City Landmark District would remain a designated local historic district. Therefore, the proposed Echo residential tower would not be detrimental to the St. James Square City Landmark District and would be consistent with the spirit and intent of "Chapter 13.48 Historic Preservation" of the municipal code.

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APPENDIX

PROJECT DRAWINGS

SHEET INDEX FOR SPECIAL USE PERMIT RESUBMITTAL – 147 E Santa Clara St

Sheet Document Number	SHEET #	SHEET NAME
00 GENERAL		
000-TS	G00	COVER
001-IDX	G01	SHEET INDEX, PROJECT INFORMATION
002-G	G02	BUILDING CODE SUMMARY
003-PD	G03	DESIGN NARRATIVE
004-P	G04	EXISTING SITE PHOTOS & APN MAP
005-G	G05	PERSPECTIVE - N 4TH ST.
006-G	G06	PERSPECTIVE - N 4TH ST & ST JOHN
007-G	G07	PERSPECTIVE - SANTA CLARA & 4TH
008-G	G08	STREET VIEW - SANTA CLARA @ 4TH
009-G	G09	STREET VIEW - ST. JOHN @ 4TH
010-G	G10	STREET VIEW - SANTA CLARA TOWARD 4TH
01 CIVIL		
011-E	C01	EXISTING CONDITIONS PLAN
012-C	C02	CIVIL SITE PLAN
013-C	C03	GRADING & DRAINAGE PLAN
014-C	C04	UTILITY PLAN
015-C	C05	STORMWATER MANAGEMENT PLAN
016-C	C06	STORMWATER MANAGEMENT DETAILS
016A-C	C07	FIRE PROTECTION PLAN
02 LANDSCAPE		
017-L	L01	LANDSCAPE SITE PLAN
018-L	L02	LAYOUT, MATERIAL, AND PLANTING PLAN – GROUND LEVEL SOUTH
019-L	L03	LAYOUT, MATERIAL, AND PLANTING PLAN – GROUND LEVEL NORTH
020-L	L04	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 5 RESI
021-L	L05	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 24 RESI
022-L	L06	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 3 OFFICE
023-L	L07	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 5 OFFICE
024-L	L08	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 9 OFFICE
025-L	L09	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 10 OFFICE
026-L	L10	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 11 OFFICE
027-L	L11	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 12 OFFICE
028-L	L12	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 13 OFFICE (NOT USED)
029-L	L13	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 14 OFFICE
030-L	L14	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 15 OFFICE
031-L	L15	LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 16 OFFICE (NOT USED)
032-L	L16	LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 17 OFFICE
033-L	L17	LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 18 OFFICE (NOT USED)
034-L	L18	LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 19 OFFICE (NOT USED)
035-L	L19	LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 20 OFFICE
036-L	L20	LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 21 OFFICE
037-L	L21	LANDSCAPE DETAILS
038-L	L22	LANDSCAPE DETAILS
039-TR	L23	TREE REMOVAL PLAN
04 ARCHITECTURAL		
040-A	A01	ARCHITECTURAL SITE PLAN, ZONING INFO
041-A	A02	ARCHITECTURAL ROOF PLAN
042-A	A03	ILLUSTRATIVE ELEVATIONS - RESIDENTIAL NORTH / SOUTH
043-A	A04	ILLUSTRATIVE ELEVATIONS - RESIDENTIAL EAST / WEST
044-A	A05	ILLUSTRATIVE ELEVATIONS - OFFICE NORTH / SOUTH
045-A	A06	ILLUSTRATIVE ELEVATIONS - OFFICE EAST / WEST
046-A	A07	SITE SECTIONS
047-A	A08	SITE SECTIONS
048-A	A09	OVERALL FLOOR PLAN - LEVEL B1 & L1
049-A	A10	OVERALL FLOOR PLAN - LEVEL 2 & 3
050-A	A11	OVERALL FLOOR PLAN - LEVEL 4 & 5
051-A	A12	FLOOR PLAN - RESIDENTIAL LEVEL 1
052-A	A13	FLOOR PLAN - RESIDENTIAL LEVEL 2
053-A	A14	FLOOR PLAN - RESIDENTIAL LEVEL 3
054-A	A15	FLOOR PLAN - RESIDENTIAL LEVEL 4
055-A	A16	FLOOR PLAN - RESIDENTIAL LEVEL 5
056-A	A17	FLOOR PLAN - RESIDENTIAL LEVEL 6-23
057-A	A18	FLOOR PLAN - RESIDENTIAL LEVEL 24
058-A	A19	FLOOR PLAN - RESIDENTIAL LEVEL 25
059-A	A20	FLOOR PLAN - RESIDENTIAL LEVEL ROOF
060-A	A21	FLOOR PLAN - OFFICE LEVEL 1
061-A	A22	FLOOR PLAN - OFFICE LEVEL 2
062-A	A23	FLOOR PLAN - OFFICE LEVEL 3
063-A	A24	FLOOR PLAN - OFFICE LEVEL 4
064-A	A25	FLOOR PLAN - OFFICE LEVEL 5
065-A	A26	FLOOR PLAN - OFFICE LEVEL 6
066-A	A27	FLOOR PLAN - OFFICE LEVEL 7
069-A	A28	FLOOR PLAN - OFFICE LEVEL 8
070-A	A29	FLOOR PLAN - OFFICE LEVEL 9
071-A	A30	FLOOR PLAN - OFFICE LEVEL 10-16
072-A	A31	FLOOR PLAN - OFFICE LEVEL 17
073-A	A32	FLOOR PLAN - OFFICE LEVEL O20
074-A	A33	FLOOR PLAN - OFFICE LEVEL ROOF
075-A	LT01	LIGHTING INFORMATION
076-A	LT02	SITE LIGHTING CALCULATIONS
077-A	LT03	AMENITIES TERRACE LIGHTING CALCULATIONS
078-A	LT04	OFFICE TERRACE LIGHTING CALCULATIONS
10 TRASH		
079-B	TR0.1	OVERALL FLOOR PLAN - LEVEL 1
080-B	TR1.0	COMMUNAL TRASH ROOM - LEVEL 1
081-B	TR1.1	RESIDENTIAL TRASH ROOM
082-B	TR1.2	TRASH STAGING PLAN - PHASE 1
083-B	TR1.3	ROLL-OFF STUDYAND BIN PATH OF TRAVEL - LEVEL 1
084-B	TR2.0	CHUTE DETAILS
11 UTILITIES		
085-U	JT-1	JOINT TRENCH TITLE SHEET
086-U	JT-2	JOINT TRENCH INTENT

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URBAN CATALYST

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

FILE NO. SP21-031

SPECIAL USE PERMIT RESUBMITTAL #2

01/31/2022

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URBAN CATALYST
PROJECT NO.: 20037.00

AHJ #

ISSUES	DATE
PRELIMINARY COMPREHENSIVE REVIEW	03/26/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

⚠ REVISION LIST	DATE

COVER

G00

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AMERICAN TRASH MANAGEMENT
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UTILITIES
RADIUS DESIGN LLC
1460 MARIA LANE
SUITE 420
WALNUT CREEK, CA 94598

PROJECT OVERVIEW

PROJECT OVERVIEW

THE APPLICANT PROPOSES TO DEVELOP APNS 467-20-079, 467-20-081, 467-20-060, AND THE SURFACE PARKING LOT OF APN 467-20-080 THAT WILL BE SOLD TO APPLICANT AS PART OF A PARCEL SPLIT. TOTAL AREA OF REDEVELOPMENT IS JUST OVER 2.1 ACRES. THESE APNS ARE CURRENTLY ACCESSED VIA CURB CUTS ON E. ST JOHN, 4TH ST, AND E. SANTA CLARA.

SITE ZONING OVERVIEW
GENERAL PLAN DESIGNATION - DOWNTOWN
ZONING DISTRICT - DC DOWNTOWN PRIAMRY COMMERCIAL

IMPLEMENTATION OF THE PROJECT WOULD INCLUDE THE DEMOLITION OF ALL STRUCTURES ON-SITE, PLUS THE REMOVAL OF OTHER ABOVE AND BELOW GRADE STRUCTURES AT THE GAS STATION ON THE CORNER OF E. SANTA CLARA AND 4TH ST, A TOTAL 22,527 SF OF AT-GRADE AREA TO BE DEMOLISHED. 26 (NON-ORDINANCE SIZED) AND 13 (ORDINANCE SIZED) TREES WILL ALSO BE REMOVED, HENCE A TOTAL OF 39 TREES WILL BE REMOVED FROM PROPERTY. THE APPLICANT PROPOSES TO CONSTRUCT:

RESIDENTIAL
- MAXIMUM NUMBER OF UNITS: 415
- MINIMUM PARKING RATIO 1:1, SHARED WITH OFFICE.
- HEIGHT: UP TO 267 FEET
- FLOORS: UP TO 27 FLOORS
- PARKING: 1 LEVEL BASEMENT AND 4 ABOVE GRADE LEVELS OF PARKING.

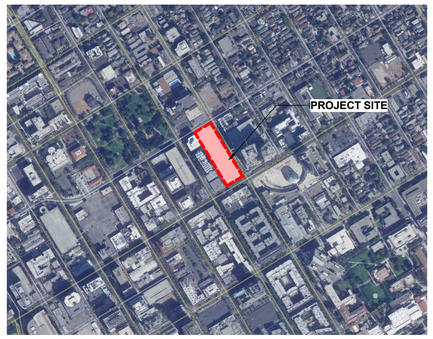
COMMERCIAL
- SQUARE FOOTAGE: UP TO 525,000 GSF OF OFFICE
- MINIMUM PARKING RATIO: 2/1000, INCLUDES SHARED RESIDENTIAL PARKING.
  - PLUS 30 PARKING SPACES FOR TOWN PARK TOWERS.
- HEIGHT: UP TO 282 FEET
- FLOORS: UP TO 24 FLOORS AND 1 BASEMENT LEVEL
- PROJECT INLCUDES A SPECIAL USE PERMIT TO ALLOW UP TO 10 COMMERCIAL CONDOMINIUMS (MIN. 750 SF EACH).

RETAIL
- SQUARE FOOTAGE: UP TO 8500 SF
- NO PARKING FOR RETAIL PER DOWNTOWN STANDARDS

SUSTAINABILITY GOALS
THE PROJECT WILL COMPLY WITH THE CITY REQUIRED CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN TIER 1 NON-VOLUNTARY MEASURES) AND CALIFORNIA BUILDING CODE (CBC) REQUIREMENTS WHICH INCLUDE DESIGN PROVISIONS INTENDED TO REDUCE WASTEFUL ENERGY CONSUMPTION.

THE PROPOSED DEVELOPMENT WOULD BE DESIGNED TO ACHIEVE LEED SILVER CERTIFICATION CONSISTENT WITH SAN JOSE COUNCIL POLICY 6-32 & SAN JOSE REACH CODE ORDINANCE 2020 ENERGY REQUIREMENTS, THOUGH NO SPECIFIC BUILDING MEASURES HAVE BEEN IDENTIFIED AT THIS TIME.

VICINITY MAP



145 E SANTA CLARA ST, SAN JOSE, CA 95113

LOCATION MAP



SAN JOSE, CA

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020-L	L04	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 5 RESI
021-L	L05	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 24 RESI
022-L	L06	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 3 OFFICE
023-L	L07	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 5 OFFICE
024-L	L08	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 9 OFFICE
025-L	L09	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 10 OFFICE (NOT USED)
026-L	L10	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 11 OFFICE
027-L	L11	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 12 OFFICE
028-L	L12	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 13 OFFICE (NOT USED)
029-L	L13	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 14 OFFICE
030-L	L14	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 15 OFFICE
031-L	L15	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 16 OFFICE (NOT USED)
032-L	L16	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 17 OFFICE
033-L	L17	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 18 OFFICE (NOT USED)
034-L	L18	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 19 OFFICE (NOT USED)
035-L	L19	LAYOUT, MATERIAL, AND PLANTING PLAN – LEVEL 20 OFFICE
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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 12" = 1'-0"

SHEET TITLE:

SHEET INDEX, PROJECT INFORMATION

SHEET NO:

G01

DOCUMENT NO: 001-IDX

1/28/2022 5:53:51 PM

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

BUILDING CODE NARRATIVE

THE ICON/ECHO OFFICE BUILDING AND RESIDENTIAL TOWER IS PROPOSED AS FULLY SPRINKLERED, **TYPE IA** CONSTRUCTION. THE PROPOSED USES OF THE BUILDING FALL UNDER THE FOLLOWING OCCUPANCY GROUPS:

- GROUP B: OFFICE
- GROUP A-2: ASSEMBLY
- GROUP R-2: RESIDENTIAL
- GROUP S-2: PARKING STRUCTURE

EACH OF THE USES IDENTIFIED HAS AN UNLIMITED NUMBER OF STORIES IN TYPE IA CONSTRUCTION AS DEFINED IN **CBC TABLE 504.4** AND HAS UNLIMITED AREA PER STORY AS DEFINED IN **CBC TABLE 506.2**. THE PROPOSED PROJECT IS REQUIRED TO MEET THE REQUIREMENTS OF **CBC SECTION 403 HIGH RISE BUILDINGS** AS THE HIGHEST OCCUPIABLE FLOOR IS GREATER THAN 75' ABOVE THE GROUND PLANE. ADDITIONAL FIRE SERVICE ACCESS ELEVATORS ARE REQUIRED PER **CBC SECTION 403.6** FOR BUILDINGS WITH OCCUPIABLE FLOORS 120' OR GREATER ABOVE THE GROUND PLANE.

AS ALL OF THE BUILDING COMPONENTS ARE OF TYPE IA CONSTRUCTION THE PROJECT UTILIZES SECTION 508 MIXED USE AND OCCUPANCY, SPECIFICALLY SECTION 508.3 FOR NON-SEPARATED OCCUPANCIES AND THEREFORE NO HORIZONTAL SEPARATION IS UTILIZED BETWEEN THE PARKING STRUCTURE AND OTHER OCCUPANCIES (PLEASE REFER TO THE **BUILDING CODE SUMMARY SHEET 9A**).

CURRENT CALIFORNIA CODES
CALIFORNIA BUILDING CODE 2019
CALIFORNIA FIRE CODE 2019
CALIFORNIA ELECTRICAL CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA PLUMBING CODE 2019
CALIFORNIA ENERGY CODE 2019
CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN) 2019

PLEASE REFER TO ATTACHED LETTER SUBMITTED FOR SPECIFIC QUESTIONS SURROUNDING THE PROPOSED CODE PATH FOR THE ICON/ECHO PROJECT.

CODE SUMMARY: OFFICE BUILDING (CBC 2019)

TYPE OF CONSTRUCTION	TYPE 1A	602.2
REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME: 3 HOUR PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY: NO RATING (REDUCED 1 HOUR PER FOOTNOTE a) BEARING WALLS - EXTERIOR: 3 HOUR BEARING WALLS - INTERIOR: 3 HOUR BEARING WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY: 3 HOUR NON-BEARING WALLS - EXTERIOR: SEE "FIRE SEPARATION DISTANCE" BELOW NON-BEARING WALLS - INTERIOR: NO RATING REQUIRED FLOOR CONSTRUCTION: 2 HOUR (UL DESIGN #D-902) ROOF CONSTRUCTION: 1.5 HOUR (UL DESIGN #D-902) STAIRWAY ENCLOSURE: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW) SHAFT ENCLOSURES: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)	CHAPTER 6 TABLE 601
OCCUPANCY CLASSIFICATION	THE BUILDING IS CLASSIFIED AS NONSEPARATED MULTI-OCCUPANCY WITH THE FOLLOWING OCCUPANCIES: BUSINESS GROUP B (PRIMARY OCCUPANCY) ASSEMBLY OCCUPANCY A-2 (ACCESSORY OCCUPANCY) STORAGE S-2 (PARKING GARAGE)	CHAPTER 3 508.3
ALLOWABLE BUILDING HEIGHT & AREA	ALLOWABLE HEIGHT: UL ALLOWABLE NO. OF STORIES: UL ALLOWABLE AREA: UL	TABLE 504.3 TABLE 504.4 TABLE 506.2
ACTUAL BUILDING HEIGHT & AREA	ACTUAL HEIGHT: 265'-0" ACTUAL NO. OF STORIES: 20 STORIES + PENTHOUSE (PH) ACTUAL AREA (PER FLOOR): LEVEL B1: 53,696 FT²; LEVEL 1: 46,668 FT²; LEVEL 2: 40,502 FT²; LEVEL 3: 49,804 FT²; LEVEL 4: 41,430 FT²; LEVEL 5: 50,447 FT²; LEVEL O6: 41,081 FT²; LEVEL O7: 50,769 FT²; LEVEL O8: 31,265 FT²; LEVEL O9: 50,769 FT²; LEVEL O10: 44,263 FT²; LEVEL O11: 44,624 FT²; LEVEL O12: 45,890 FT²; LEVEL O13: 42,013 FT²; LEVEL O14: 42,898 FT²; LEVEL O15: 44,219 FT²; LEVEL O16: 40,877 FT²; LEVEL O17: 36,804 FT²; LEVEL O18: 27,558 FT²; LEVEL O19: 27,557 FT²; LEVEL O20: 27,558 FT²; LEVEL PH: 4,793 FT² ACTUAL AREA (TOTAL BUILDING): TOTAL BLDG (OFFICE + PARKING): 884,995 SF	

FIRE SEPARATION RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	DISTANCE / REQ'D RATING: 0 FT < X < 5 FT = 2 HR 5 FT ≤ X < 10 FT = 2 HR 10 FT ≤ X < 30 FT = 2 HR 30 FT ≤ X = NR	CHP. 6 TABLE 602
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE	MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) 0' - 3 ' / 3'-5' / 5'-10' / 10'-15' / 15'-20' / 20'-25' / 25'-30' UNPROTECTED, SPRINKLERED (UP,S): NP / 15% / 25% / 45% / 75% / NL / NL PROTECTED (P): NP / 15% / 25% / 45% / 75% / NL / NL (NP=NOT PERMITTED, NL=NO LIMIT)	TABLE 705.8
FLOOR OPENINGS & SHAFTS	2 HOUR (X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 HOURS.")	CHP. 7 713.4
OCCUPANT LOAD	OCCUPANCY CLASSIFICATION / FUNCTION OF SPACE / OCCUPANT LOAD (SF PER OCCUPANT): BUSINESS GROUP B: BUSINESS AREAS: 150 GROSS; STORAGE/MECH/ELEC ROOMS: 300 GROSS; ASSEMBLY, UNCONCENTRATED (LESS THAN 750 SF/50 OCC): 15 NET ASSEMBLY GROUP A-2: ASSEMBLY, UNCONCENTRATED (DINING FACILITY): 15 NET	TABLE 1004.1.2
MEANS OF EGRESS	EXIT WIDTH FOR STAIRWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.1 EXCEPTION 1 1011.2
	EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.2 EXCEPTION 1
	SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): MAX OCC LOAD / MAX COMMON PATH OF TRAVEL A-2 OCCUPANCY: 49 / 75'-0" B OCCUPANCY: 49 / 100'-0" S-2 OCCUPANCY: 29 / 100'-0"	TABLE 1006.2.1
	THREE EXITS OR MORE REQUIRED THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000. FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000.	1006.2.1.1

	EXIT ACCESS TRAVEL DISTANCE A-2 OCCUPANCY: 250'-0" B OCCUPANCY: 300'-0"	TABLE 1017.2
	MINIMUM CORRIDOR WIDTH A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT B OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT	TABLE 1020.2
	CORRIDOR DEAD ENDS A-2 OCCUPANCY: 20'-0" B OCCUPANCY: 50'-0" *FOR CORRIDORS SERVING BOTH A & B OCCUPANCIES, THE SHORTEST DEAD END DISTANCE GOVERNS.	1020.4 1020.4, EXCEPTION 2
	EXIT PASSAGEWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-HOUR RATED CONSTRUCTION. EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES.	1024.2 1024.3 1024.4 1024.5
AUTOMATIC SPRINKLER SYSTEM	AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905.	903 905
FIRE ALARM SYSTEM	FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.	907.2
PENTHOUSE AREA LIMITATION	AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY.	1510.2.2 1510.2.3
INTERIOR OPENING AND WINDOW FIRE PROTECTION RATINGS	TYPE OF ASSEMBLY / DOOR RATING / DOOR VISION PANEL SIZE / DOOR SIDELITE/ TRANSOM / WINDOW 1 HR FIRE PARTITION: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 1 HR FIRE BARRIER: 60 MIN. / 100 IN² / NP / NP 1 HR SMOKE BARRIER: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 2HR PARTITION/SHAFT: 90 MIN. / 100 IN² / NP / NP NP= NOT PERMITTED	TABLE 716.5 TABLE 716.6

ACCESSIBLE MEANS OF EGRESS	NOT REQUIRED WHERE THE FLOOR LEVEL IS NOT FOUR OR MORE STORIES ABOVE/BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.	1009.2.1
STAIRWAYS	ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 ITEMS 2-4: 44" MINIMUM WIDTH.	1009.3 EXCEPTION 2
AREA OF REFUGE	NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.	1009.3 EXCEPTION 5
TWO-WAY COMMUNICATION SYSTEM	TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE.	1009.8

CODE SUMMARY: RESIDENTIAL BUILDING (CBC 2019)

TYPE OF CONSTRUCTION	TYPE 1A	602.2
REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME: 3 HOUR PRIMARY STRUCTURAL FRAME SUPPORTING ROOF LOADS ONLY: NO RATING (REDUCED 1 HOUR PER FOOTNOTE a) BEARING WALLS - EXTERIOR: 3 HOUR BEARING WALLS - INTERIOR: 3 HOUR BEARING WALLS - INTERIOR SUPPORTING ROOF LOADS ONLY: 3 HOUR NON-BEARING WALLS - EXTERIOR: SEE "FIRE SEPARATION DISTANCE" BELOW NON-BEARING WALLS - INTERIOR: NO RATING REQUIRED FLOOR CONSTRUCTION: 2 HOUR (UL DESIGN #D-902) ROOF CONSTRUCTION: 1.5 HOUR (UL DESIGN #D-902) STAIRWAY ENCLOSURE: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW) SHAFT ENCLOSURES: 2 HOUR (SEE "FLOOR OPENINGS & SHAFTS" BELOW)	CHAPTER 6 TABLE 601
OCCUPANCY CLASSIFICATION	THE BUILDING IS CLASSIFIED AS NONSEPARATED MULTI-OCCUPANCY WITH THE FOLLOWING OCCUPANCIES: RESIDENTIAL R-2 (PRIMARY OCCUPANCY) ASSEMBLY OCCUPANCY A-2 (ACCESSORY OCCUPANCY) STORAGE S-2 (PARKING GARAGE)	CHAPTER 3 508.3
ALLOWABLE BUILDING HEIGHT & AREA	ALLOWABLE HEIGHT: UL ALLOWABLE NO. OF STORIES: UL ALLOWABLE AREA: UL	TABLE 504.3 TABLE 504.4 TABLE 506.2
ACTUAL BUILDING HEIGHT & AREA	ACTUAL HEIGHT: 265'-0" ACTUAL NO. OF STORIES: 25 STORIES + PENTHOUSE (PH) ACTUAL AREA (PER FLOOR): LEVEL B1: 35,815 FT²; LEVEL 1: 37,961 FT²; LEVEL 2: 35,901 FT²; LEVEL 3: 38,359 FT²; LEVEL 4: 36,177 FT²; LEVEL 5: 35,349 FT²; LEVEL R6: 15,525 FT²; LEVEL R7: 17,927 FT²; LEVEL R8: 17,927 FT²; LEVEL R9: 17,927 FT²; LEVEL R10: 17,927 FT²; LEVEL R11: 17,927 FT²; LEVEL R12: 17,927 FT²; LEVEL R13: 17,927 FT²; LEVEL R14: 17,927 FT²; LEVEL R15: 17,927 FT²; LEVEL R16: 17,927 FT²; LEVEL R17: 17,927 FT²; LEVEL R18: 17,927 FT²; LEVEL R19: 17,927 FT²; LEVEL R20: 17,927 FT²; LEVEL R21: 17,927 FT²; LEVEL R22: 17,927 FT²; LEVEL R23: 17,927 FT²; LEVEL R24: 14,306 FT²; LEVEL R25: 12,310 FT² ACTUAL AREA (TOTAL BUILDING): TOTAL BLDG (RESIDENTIAL + PARKING): 536,772 SF	

FIRE SEPARATION RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	DISTANCE / REQ'D RATING: 0 FT < X < 5 FT = 2 HR 5 FT ≤ X < 10 FT = 2 HR 10 FT ≤ X < 30 FT = 2 HR 30 FT ≤ X = NR	CHP. 6 TABLE 602
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE	MAXIMUM AREA OF EXTERIOR WALL OPENINGS (AS PERCENTAGE OF WALL AREA) 0' - 3 ' / 3'-5' / 5'-10' / 10'-15' / 15'-20' / 20'-25' / 25'-30' UNPROTECTED, SPRINKLERED (UP,S): NP / 15% / 25% / 45% / 75% / NL / NL PROTECTED (P): NP / 15% / 25% / 45% / 75% / NL / NL (NP=NOT PERMITTED, NL=NO LIMIT)	TABLE 705.8
FLOOR OPENINGS & SHAFTS	2 HOUR (X<4 STORIES = 1 HR, HOWEVER "SHAFT ENCLOSURES SHALL NOT HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED. BUT NEED NOT EXCEED 2 HOURS.")	CHP. 7 713.4
OCCUPANT LOAD	OCCUPANCY CLASSIFICATION / FUNCTION OF SPACE / OCCUPANT LOAD (SF PER OCCUPANT): RESIDENTIAL R-2: RESIDENTIAL: 200 GROSS; STORAGE/MECH/ELEC ROOMS: 300 GROSS; ASSEMBLY, UNCONCENTRATED (LESS THAN 750 SF/50 OCC): 15 NET ASSEMBLY GROUP A-2: ASSEMBLY, UNCONCENTRATED (DINING FACILITY): 15 NET	TABLE 1004.1.2
MEANS OF EGRESS	EXIT WIDTH FOR STAIRWAYS MINIMUM EGRESS WIDTH = 44" , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.1 EXCEPTION 1 1011.2
	EXIT WIDTH FOR MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS MINIMUM EGRESS WIDTH = 0.15 INCH PER OCCUPANT (SPRINKLER SYSTEM & EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PROVIDED)	1005.3.2 EXCEPTION 1
	SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (PERMITTED FOR EITHER CONDITION): MAX OCC LOAD / MAX COMMON PATH OF TRAVEL A-2 OCCUPANCY: 49 / 75'-0" R-2 OCCUPANCY: 30 / 125'-0" S-2 OCCUPANCY: 29 / 100'-0"	TABLE 1006.2.1
	THREE EXITS OR MORE REQUIRED THREE EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS OF 501 TO 1,000. FOUR EXITS REQUIRED FOR SPACES WITH OCCUPANT LOADS GREATER THAN 1,000.	1006.2.1.1

	EXIT ACCESS TRAVEL DISTANCE A-2 OCCUPANCY: 250'-0" R-2 OCCUPANCY: 250'-0"	TABLE 1017.2
	MINIMUM CORRIDOR WIDTH A-2 OCCUPANCY: 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT R-2 OCCUPANCY (50 OCC OR MORE): 44", BUT NOT LESS THAN 0.15 INCH PER OCCUPANT	TABLE 1020.2
	CORRIDOR DEAD ENDS A-2 OCCUPANCY: 20'-0" R-2 OCCUPANCY: 20'-0"	1020.4
	EXIT PASSAGEWAYS MINIMUM EGRESS WIDTH = 36" (50 OCC OR LESS), 44" FOR 50 OCC OR MORE , BUT NOT LESS THAN 0.2 INCH PER OCCUPANT EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER SECTION 707 OR HORIZONTAL ASSEMBLIES PER SECTION 711. ENCLOSURE SHALL HAVE MINIMUM ONE-HOUR RATED CONSTRUCTION. EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT EXCEPT AS PERMITTED IN SECTION 402.8.7, OPENINGS IN EXIT PASSAGEWAY OTHER THAN UNPROTECTED EXTERIOR OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS TO THE EXIT PASSAGEWAY FOR NORMALLY OCCUPIED SPACES.	1024.2 1024.3 1024.4 1024.5
AUTOMATIC SPRINKLER SYSTEM	AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SECTION 903. STANDPIPE SYSTEMS SHALL COMPLY WITH SECTION 905.	903 905
FIRE ALARM SYSTEM	FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.	907.2
PENTHOUSE AREA LIMITATION	AREA OF PENTHOUSE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THE SUPPORTING ROOF DECK. (SEE DIAGRAM BELOW FOR COMPLIANCE) PENTHOUSES SHALL NOT BE USED FOR PURPOSES OTHER THAN THE SHELTER OF MECHANICAL EQUIPMENT, TANKS, VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY.	1510.2.2 1510.2.3
INTERIOR OPENING AND WINDOW FIRE PROTECTION RATINGS	TYPE OF ASSEMBLY / DOOR RATING / DOOR VISION PANEL SIZE / DOOR SIDELITE/ TRANSOM / WINDOW 1 HR FIRE PARTITION: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 1 HR FIRE BARRIER: 60 MIN. / 100 IN² / NP / NP 1 HR SMOKE BARRIER: 20 MIN. / MAX TESTED / 45 MIN. / 45 MIN. 2HR PARTITION/SHAFT: 90 MIN. / 100 IN² / NP / NP NP= NOT PERMITTED	TABLE 716.5 TABLE 716.6

ACCESSIBLE MEANS OF EGRESS	NOT REQUIRED WHERE THE FLOOR LEVEL IS NOT FOUR OR MORE STORIES ABOVE/BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.	1009.2.1
STAIRWAYS	ALL STAIRWAYS QUALIFY AS AN ACCESSIBLE MEANS OF EGRESS PER CBC 1009.2 ITEMS 2-4: 44" MINIMUM WIDTH.	1009.3 EXCEPTION 2
AREA OF REFUGE	NOT REQUIRED FOR EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.	1009.3 EXCEPTION 5
TWO-WAY COMMUNICATION SYSTEM	TWO-WAY COMMUNICATION SYSTEM REQUIRED AT LANDING SERVING EACH ELEVATOR BANK, ON ALL ACCESSIBLE FLOORS ABOVE GRADE.	1009.8

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ISSUES	DATE
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⚠	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 12" = 1'-0"

SHEET TITLE:

BUILDING CODE SUMMARY

SHEET NO:

G02

DOCUMENT NO: 002-G

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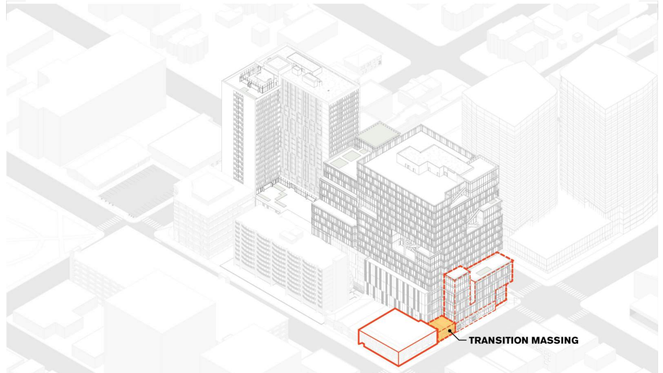
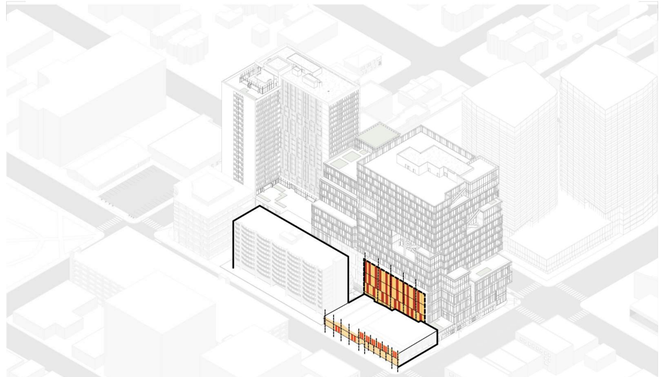
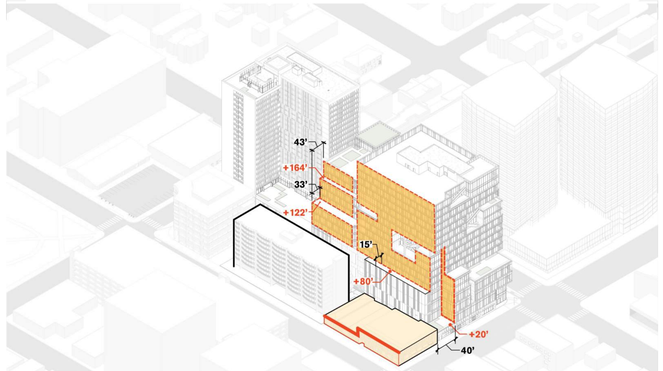


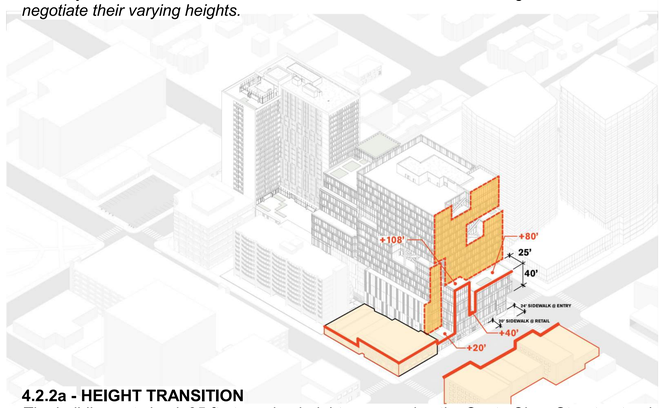
4.2.4a - MASSING
A transitional massing steps down in height to align with Alliance Building: retail scale continues the along the urban edge of E. Santa Clara.



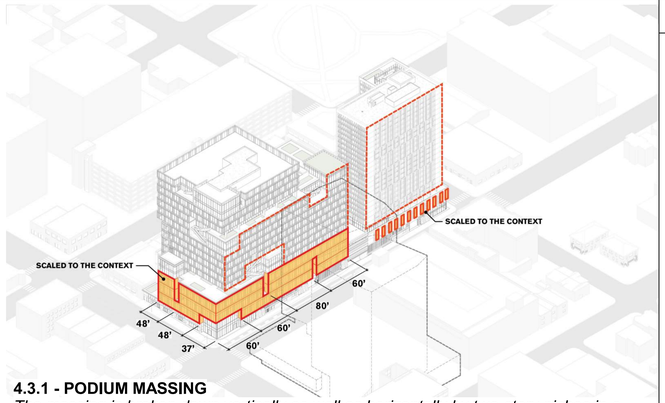
4.2.4 - FACADE
The podium wall facing the rear of the historic buildings is articulated with decorative panels that resonate with the fenestration patterns and smaller proportions of the historic context without mimicking its traditional architectural language.



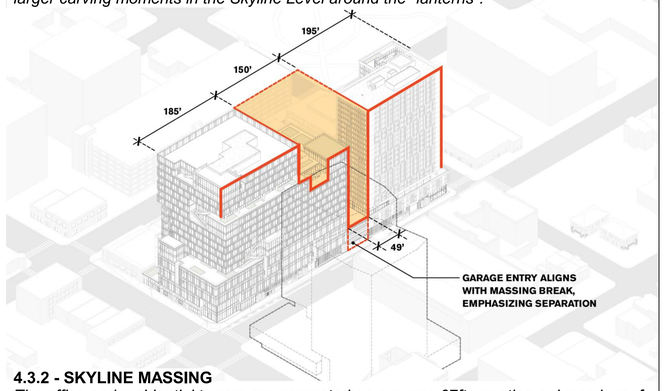
4.2.2c - REAR TRANSITION
A variety of setbacks and architectural treatments defer to historic neighbors and negotiate their varying heights.



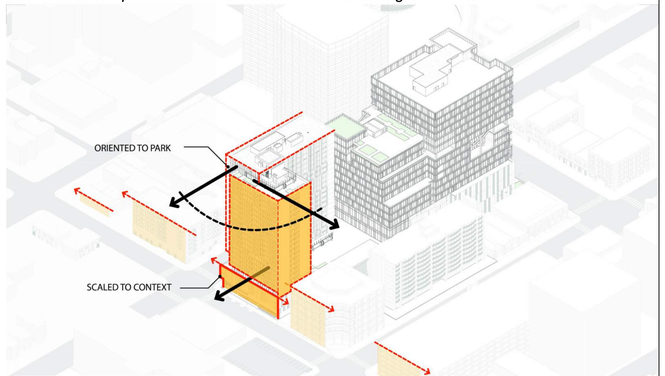
4.2.2a - HEIGHT TRANSITION
The building sets back 25 ft at varying heights, preserving the Santa Clara Street natural view corridor to the Eastern Hills and responding to the varied heights of the historic context. The mass on the Santa Clara property line is 40 vertical feet.



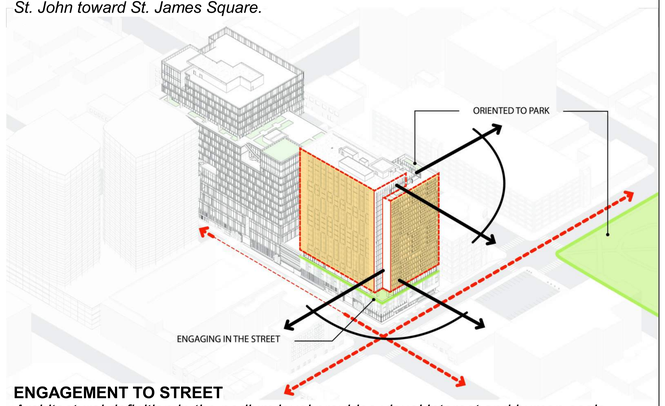
4.3.1 - PODIUM MASSING
The massing is broken down vertically as well as horizontally by two-story niches in a counterpoint rhythm. These staggered slots work with the façade articulation to create a bonding course of smaller intersecting volumes, while establishing a field that sets up larger carving moments in the Skyline Level around the "lanterns".



4.3.2 - SKYLINE MASSING
The office and residential towers are separated an average 67ft, creating a dynamic roof line along N. 4th Street for a cityscape that is memorable and distinctive. Landscaped terraces within provide visual interest to the rear-facing Town Park Towers.



ORIENTATION TO VIEWS/PARK
One tower runs parallel to North 4th Street, while the other tower steps down along East St. John toward St. James Square.



ENGAGEMENT TO STREET
Architectural definition in the podium level provides visual interest and human scale, while Level 3 and 4 massing holds the street edge at the corner,

DESIGN NARRATIVE

EXISTING SITE

The project site consists of four existing parcels totaling approximately 2.1 acres located along North 4th Street between East Santa Clara Street and East Saint John Street. The four parcels are: APN# 467-20-060 which is currently occupied by single story Commercial Uses with associated parking, APN# 467-20-081 which is currently occupied by the single story First Presbyterian Church, APN# 467-20-080, which is currently occupied by surface parking that serves Town Park Towers and APN# 467-20-079 which is currently occupied by a Chevron gas station (please see Sheet 1B). It is anticipated that all of the existing structures will be demolished as a part of the project.

PROPOSED PROJECT

The project is comprised of up to 525,000 gross square foot commercial office uses, up to 8,500 SF of retail uses along E Santa Clara Street and up to 415 residential units. A proposed four-story parking structure containing 1134 spaces provides parking at 2.5 spaces/1000 sq. ft. for the commercial uses, and 1 space/unit in a shared parking model. An additional 30 stalls are provided for the Town Park Towers Senior Living facility as replacement parking.

Overall Building Massing Strategy

The overall building massing for the Icon/Echo project has been designed to take advantage of and augment the particular conditions of the site, create a dynamic presence and embrace San Jose's mild climate, while fulfilling the intent of the SJDDG. The overall strategy is to anchor the corners and streets of the site with programmatic elements which allows the formation of an amenity deck between the primary massing elements. Extensive exterior spaces at a variety of scales are carved into the facades and blur the boundaries between inside and out providing exterior workplace opportunities in the Office building and public and private open space in the residential tower. The Residential tower anchors the northern portion of the site, while the Commercial office building anchors the southern portion. Each of the programmatic elements is formed by a clear and coherent organizational idea.

Office Building (Icon)

The Icon Office building is conceived as a base volume that forms the podium fronting onto East Santa Clara and around the corner on North 4th Street. Further down 4th Street, the base merges with the tower volume forming a focal point across the intersection from City Hall. Both the base and tower volumes subsume an 8-tier parking structure which is shielded from view behind a cartridge of three 20-ft-tall office floors. Above the Podium level, the tower volume steps back from the street clearly articulating the scale of the historic district across the street and the adjacent Alliance building.

At the Street level, a 4-ft setback of 20 vertical ft widens the Santa Clara sidewalk to 20 ft and provides an enhanced streetscape and human scale at the pedestrian level. This same setback increases to 7 ft at the corner of Santa Clara and 4th St, creating a 24-ft-wide sidewalk for a more generous pedestrian experience.

The Podium level sets back 25 ft at varying heights, preserving the Santa Clara Street natural view corridor to the Eastern Hills and responding to the varied heights of the relevant historic buildings across East Santa Clara. The massing is broken down vertically as well as horizontally by two-story niches in a counterpoint rhythm. These staggered slots work with the façade articulation to create a bonding course of smaller intersecting volumes. Between the breaks, a field is established and extends up through the Skyline level.

At the Skyline level, the established field of office facade is carved away to highlight and reveal two-story "lanterns". The location of these "lanterns" are carefully positioned to leverage urbanistic views to and from the building. The voids in the façade feature connecting stairs and exterior terraces, while the lanterns contain interior spaces for gatherings. The lantern at the setback along Santa Clara St harkens a clock tower, accentuating the view corridor and linking the Pedestrian, Podium and Skyline levels.

While setbacks help give relief to adjacent historic buildings, we also are working to find architectural alignment with Town Park Towers, which makes such an important statement along 3rd Street. The transitional height of the podium volume at 80 feet helps transition between the lower historic Sperry and Alliance buildings, and the taller potentially-historic Town Park Towers building. Additionally, the podium wall facing the rear of the historic buildings is articulated with decorative panels to resonate with the fenestration patterns and smaller proportions of the historic context without mimicking its traditional architectural language (see diagram related to 4.2.4 – Façade).

Residential Tower (Echo)

The Echo Residential tower is conceived as two tower elements that interlock at the corner of East St. John and North 4th Streets. One tower runs parallel to North 4th Street, while the other tower steps down along East St. John toward St. James Square; the applicant will work with the city to mitigate any shadows created in the park. Both of the towers sit atop a 4-tier parking structure which is shielded from public view by liner units on levels three and four that form the Podium level and fully activate street life. The tower elements are separated from the Podium level by an Amenity deck that slides under the tower volumes to East St. John St, providing green space that ties visually to St. James Square. An additional exterior space sits atop the lower tower volume, further orienting the development toward the park.

At the Pedestrian level, the design features a well-defined entry and double-height lobby on park-lining St John Street. Clear glass at ground level allows pedestrians to see interior activity. Level 1 is set back 5 feet at the corner of St John and 4th St to create a wider sidewalk and provides for a 2 feet pedestrian setback from the property line.

At the Podium level the massing exhibits architectural definition to provide visual interest and human scale. While Level 3 and 4 hold the street edge corner, vertical elements hearken the columns and pilasters of the historic context. Openings are recessed and delineated with surrounds/frames, with a greater proportion of wall to window. Light earthtone, textured/ribbed cementitious panels play well with the stucco and terra cotta of the historic context. This massing is finished with a strong, simple cornice line at +40 feet, matching several neighboring buildings in the district.

At the Skyline level, the tower negotiates a transition zone from 2 to 4-story, 30-40-foot tall buildings surrounding St. James Square, through the 90 foot-tall non-contributing 96 N 3rd Street, to 260-foot-tall Echo, on to the 300 foot-tall Miro towers on 4th/Santa Clara. The scale of the residential tower is broken up by a series of exterior spaces arranged to tie the project to the park on the north and to the amenities deck on the south. Lanai-like horizontal elements create a juxtaposition to the vertical tapestry-like façade of solid and void that run along the North 4th Street volume. The intersection of the two volumes is accentuated by a slot at the corner, where landscape elements or possibly artwork could feature. The north façade lanai is composed of a plane set back 5 feet with solaria and balconies extending out to the property line, creating a solid-void relationship common in neighboring buildings. This layering provides visual interest through depth and shadow, while enabling residents to enjoy the historic district not only by looking out upon it, but also by inhabiting it.

Similar to the Office building, the west façade of the Residential tower forms a zero lot line, which limits allowable openings. A recessed balcony space at the westward studio unit is off the property line enough that it allows for openings, visually activating the west façade.

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SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 12" = 1'-0"

SHEET TITLE:
DESIGN NARRATIVE

SHEET NO:
G03

DOCUMENT NO: 003-PD

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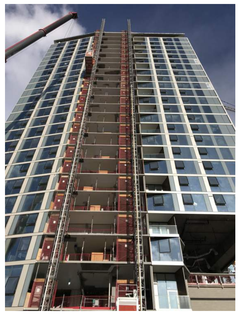
A. DONNER LOFTS @ 4TH & E. ST JAMES



B. SP+ 4TH ST. PARKING STRUCTURE



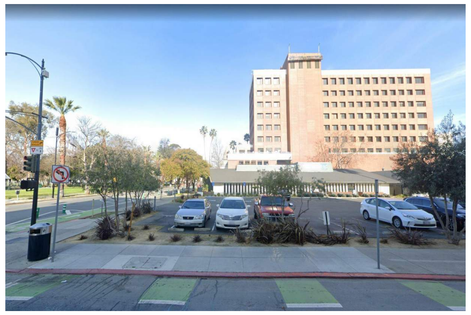
C. MIRO CONDOMINIUMS (IN CONSTRUCTION)



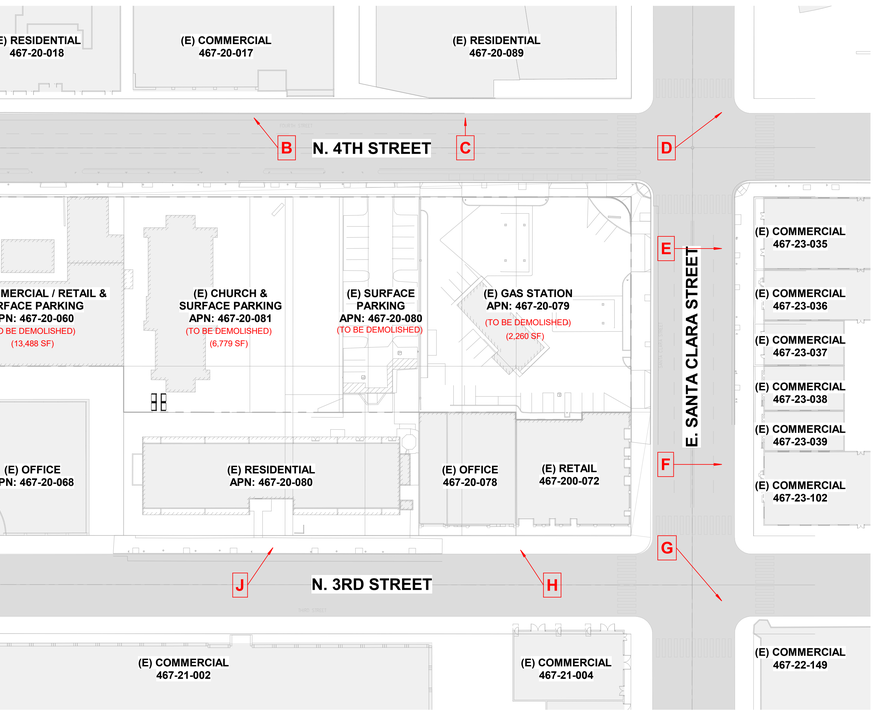
D. SAN JOSE CITY HALL @ 4TH ST & E. SANTA CLARA



M. MISC. RETAIL & PARKING LOT @ E. ST JOHN & 4TH ST



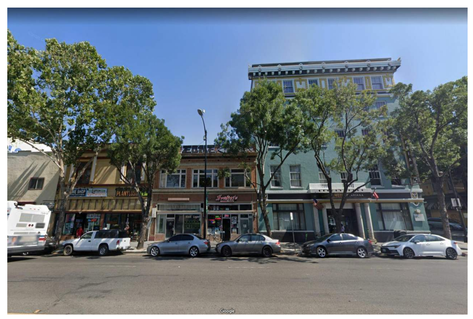
L. MITCHELL & WALWYN PARKING LOT @ E. ST JOHN & 3RD ST



SITE PLAN - EXISTING APN MAP
1" = 50'-0"



E. GROUND FLOOR RETAIL & APARTMENTS



F. GROUND FLOOR RETAIL & HOTEL CARIANNA



K. ST. JAMES PARK @ E. ST JOHN & 3RD ST



J. TOWN PARK TOWERS



H. SPERRY BUILDING & ALLIANCE BUILDING



G. GROUND FLOOR RETAIL & APARTMENTS @ 3RD & E. SANTA CLARA

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SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 50'-0"

SHEET TITLE:

EXISTING SITE PHOTOS & APN MAP

SHEET NO:

G04

DOCUMENT NO: 004-P

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SANTA CLARA & 4TH ST

ST. JOHN ST & N 4TH ST

ISSUES	DATE
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PROJECT NO.: 20037.00
FILE NO.: SP21-031
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PERSPECTIVE - N 4TH ST.

SHEET NO:

G05

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ST. JOHN ST & N 4TH ST

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PROJECT NO.: 20037.00
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DATE: 01/31/2022
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PERSPECTIVE - N 4TH ST & ST JOHN

SHEET NO:

G06

DOCUMENT NO: 006-G

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PERSPECTIVE - SANTA CLARA & 4TH

SHEET NO:

G07

DOCUMENT NO: 007-G

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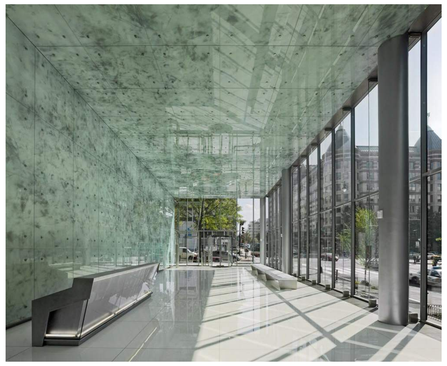

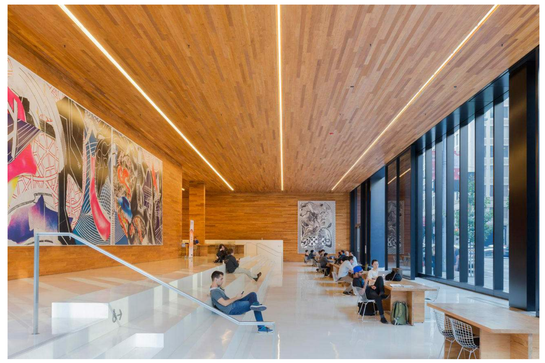



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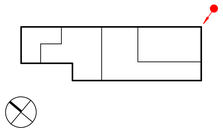

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

STREET VIEW - SANTA CLARA @ 4TH

SHEET NO:

G08

DOCUMENT NO: 008-G

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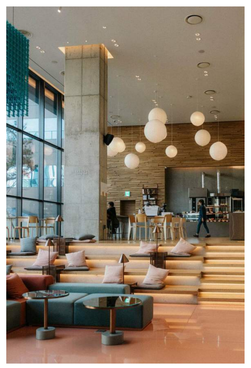



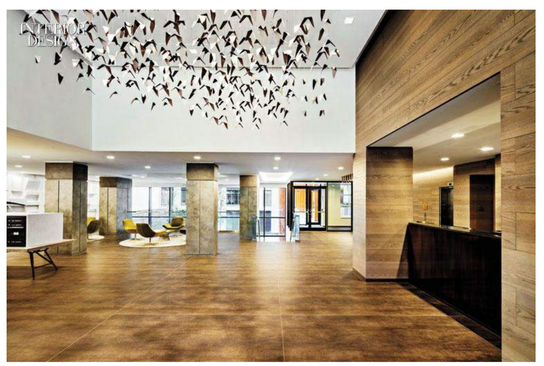



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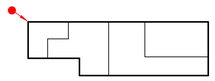
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

⚠ REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

STREET VIEW - ST. JOHN @ 4TH

SHEET NO:

G09

DOCUMENT NO: 009-G

1/27/2022 5:05:14 PM

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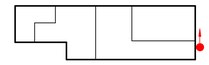
ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE:

SHEET TITLE:

STREET VIEW - SANTA CLARA TOWARD 4TH

SHEET NO:

G10

DOCUMENT NO: 010-G

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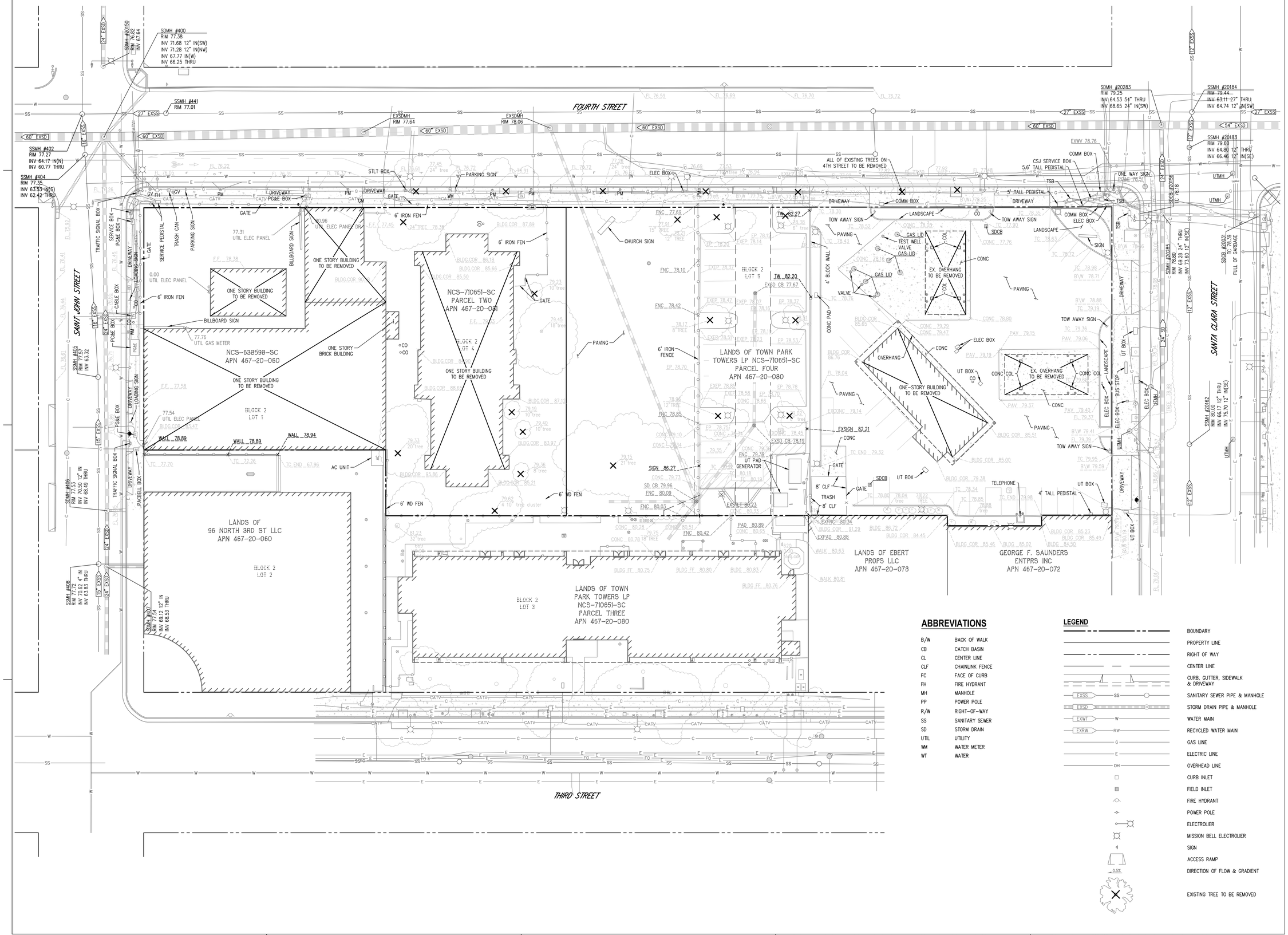

ABBREVIATIONS

B/W	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
CLF	CHAINLINK FENCE
FC	FACE OF CURB
FH	FIRE HYDRANT
MH	MANHOLE
PP	POWER POLE
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
UTIL	UTILITY
WM	WATER METER
WT	WATER

LEGEND

- BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- CURB, GUTTER, SIDEWALK & DRIVEWAY
- EXSS — SANITARY SEWER PIPE & MANHOLE
- EXSD — STORM DRAIN PIPE & MANHOLE
- EXWT — W — WATER MAIN
- EXRW — RW — RECYCLED WATER MAIN
- G — GAS LINE
- E — ELECTRIC LINE
- OH — OVERHEAD LINE
- CURB INLET
- FIELD INLET
- FIRE HYDRANT
- POWER POLE
- ELECTROLIER
- MISSION BELL ELECTROLIER
- SIGN
- ACCESS RAMP
- 0.5% — DIRECTION OF FLOW & GRADIENT
- EXISTING TREE TO BE REMOVED

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REGISTERED PROFESSIONAL ENGINEER — ANDREW TURNER — No. C72831 — CIVIL — STATE OF CALIFORNIA

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
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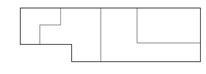
SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#△	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO:

C01

DOCUMENT NO: 011-E

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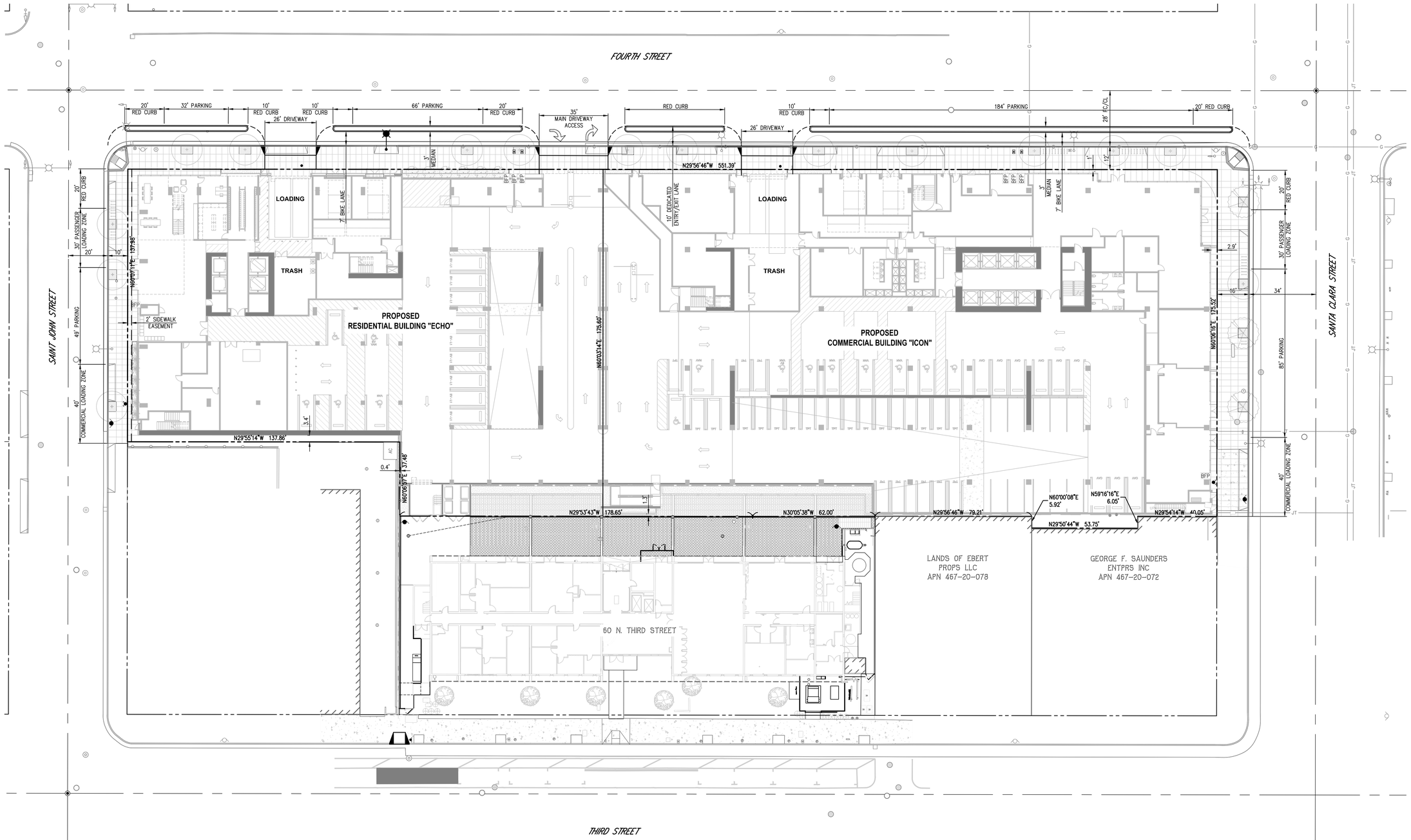

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SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

SITE PLAN 1ST FLOOR

SHEET NO:

C02

DOCUMENT NO: 012-C

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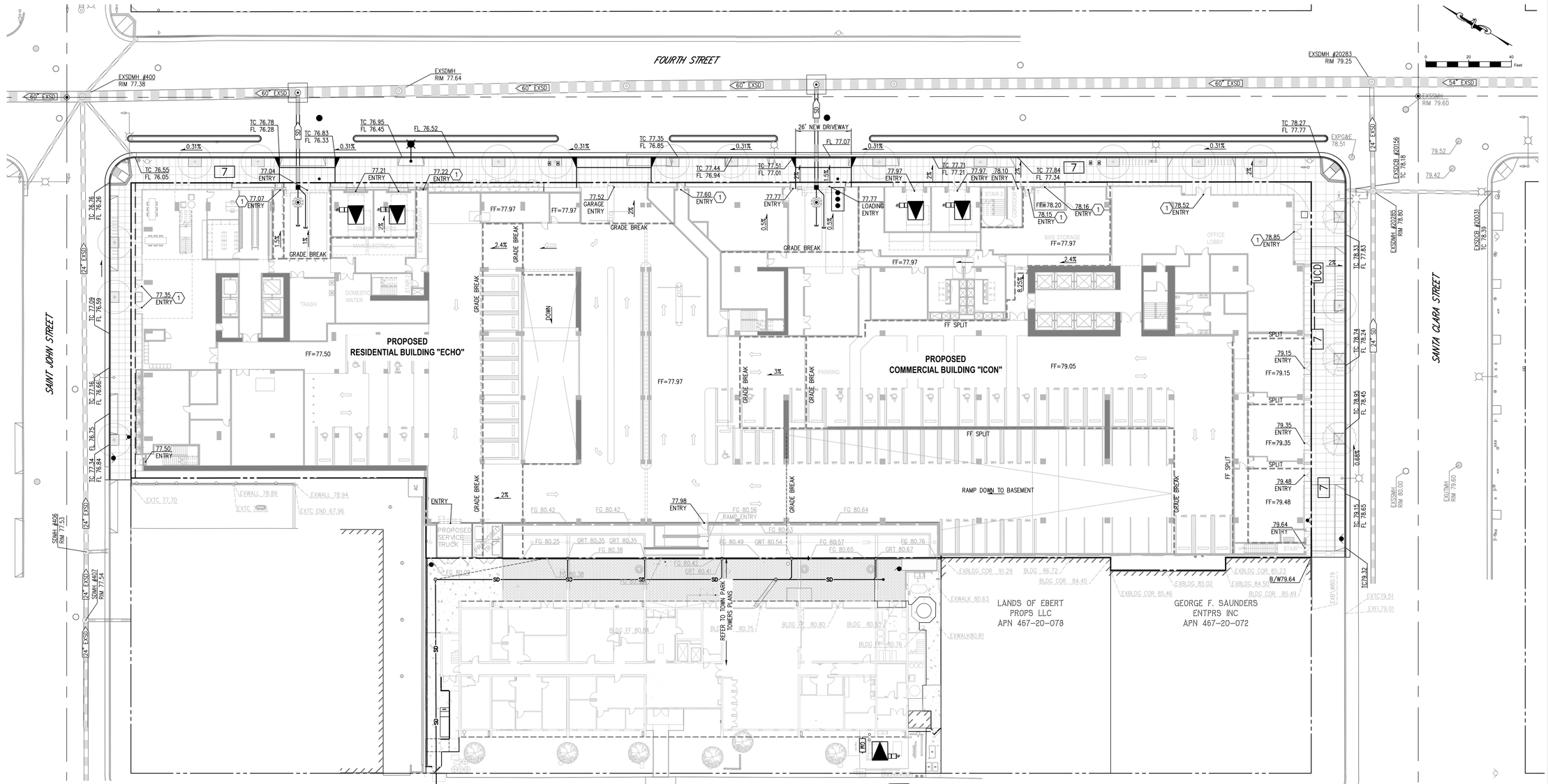
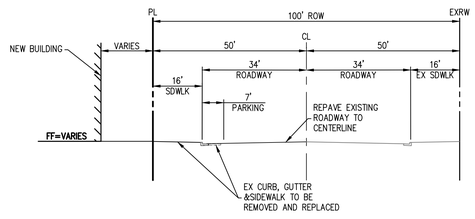
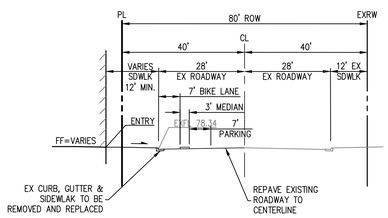
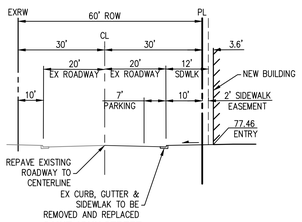




SANTA CLARA STREET
NTS



4TH STREET
NTS



SAINT JOHN STREET
NTS

BENCHMARK: CITY OF SAN JOSE BENCHMARK NO. 126-E, USC AND GS I-19=96 SET IN CONCRETE 121.6 FEET NORTH OF SANTA CLARA STREET CENTER LINE AND 29.5 FEET WEST OF FOURTH STREET CENTER LINE. F.B. 881 PG. 41. ELEVATION = 77.97.

NOTES:
1. ELEVATION DIFFERENCE BETWEEN ENTRY TO FINISH FLOOR ELEVATIONS TO BE MITIGATED WITH INTERIOR RAMPING.

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		EASEMENT LINE
		CURB, GUTTER & SIDEWALK
	EXSS SS	SANITARY SEWER PIPE & MANHOLE
SD	EXSD	STORM DRAIN PIPE & MANHOLE
	EXWT W	WATER MAIN & VALVE
	G	GAS LINE
	JT	JOINT TRENCH LINE
	OH	OVERHEAD LINE
SD SD		AREA DRAIN PIPE & AREA DRAIN
		BIO-TREATMENT PIPE & CLEANOUT
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
W ARV	W ARV	WATER METER & AIR RELEASE VALVE
	E T	UTILITY BOXES & VAULTS
		POWER POLE
		ELECTROLIER
		SURVEY MONUMENT
		SIGN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		DIRECTION OF FLOW
		STORMWATER TREATMENT PLANTER
		DRAINAGE MANAGEMENT AREA (DMA)

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SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

GRADING AND DRAINAGE PLAN 1ST FLOOR

SHEET NO:

C03

DOCUMENT NO: 013-C

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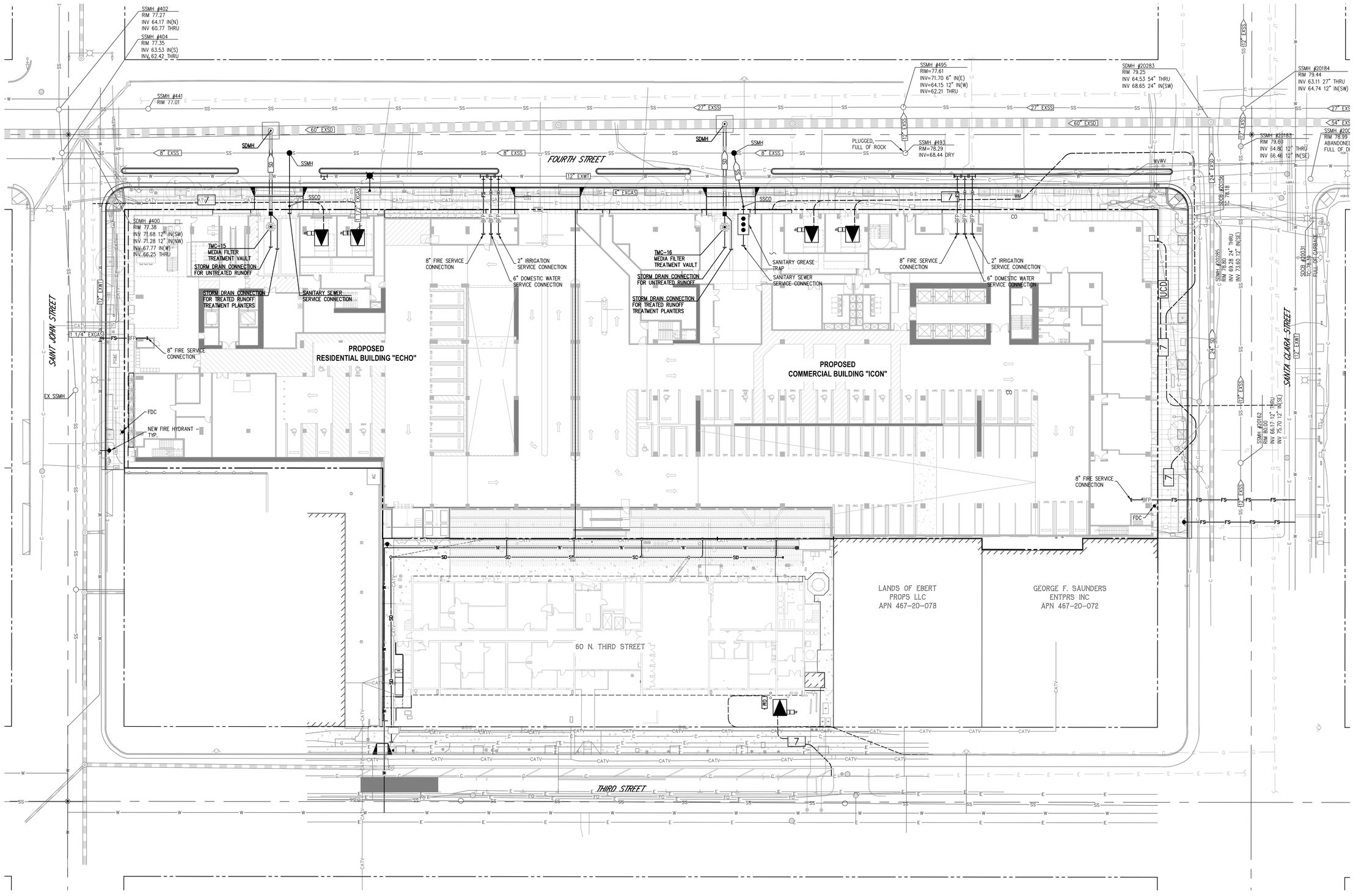

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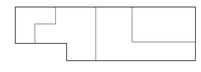
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

SHEET TITLE:

UTILITY PLAN BASEMENT

SHEET NO:

C04

DOCUMENT NO: 014-C

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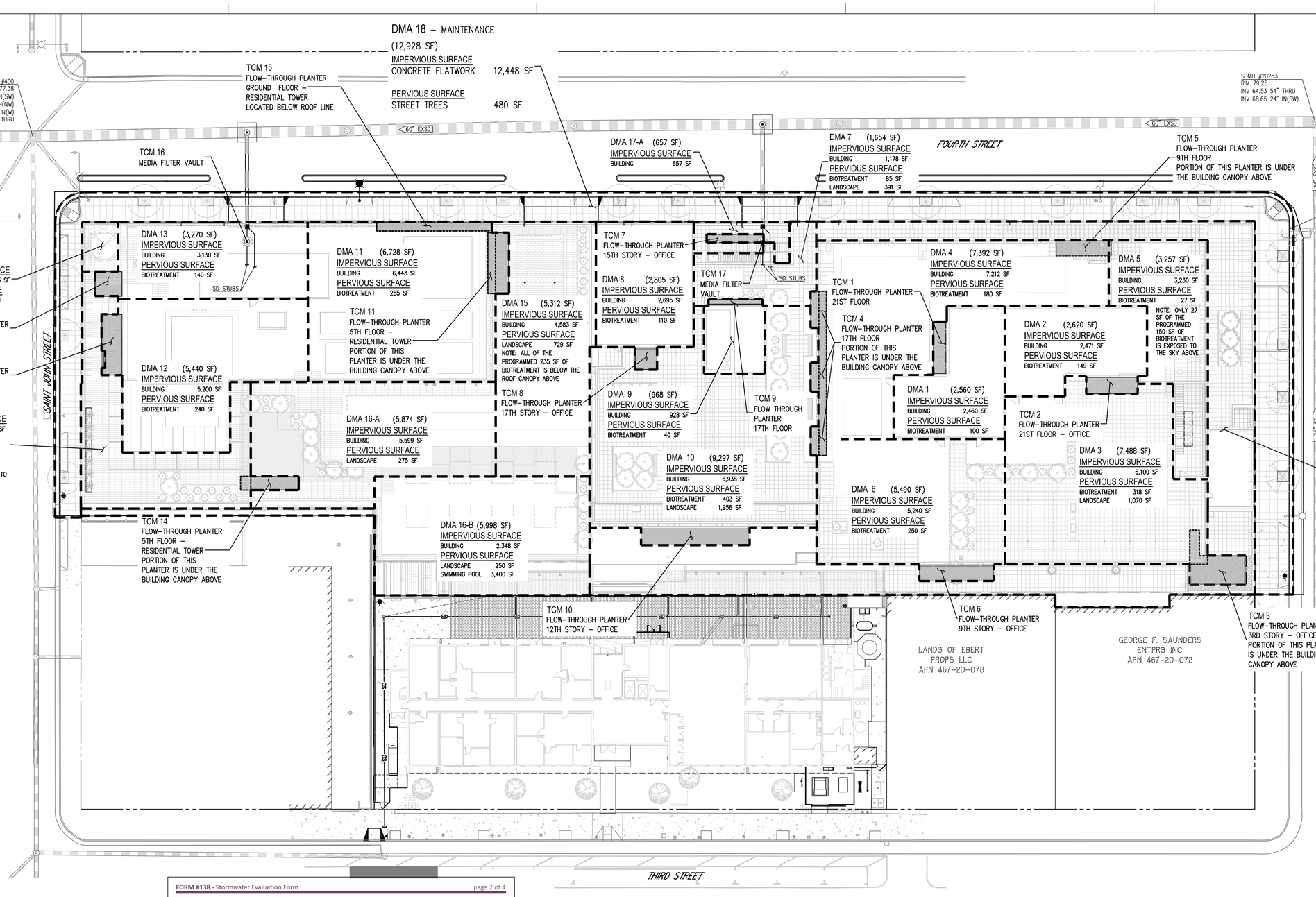

FORM #138 - Stormwater Evaluation Form page 2 of 4

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):		N/A
2.b Total area of site:	2.11	acres
2.c Total area of site that will be disturbed:	2.11	acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is[1] sq. ft.	Existing IA Replaced with IA[2] sq. ft.	New IA Created[2] sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total IA	d.1 83690	d.2	d.3 79933	d.4 0	d.5 (d.2+d.3+d.4) 79933
Total New and Replaced IA			d.6 (d.3+d.4) 79933		
Public Street Totals					
Total Public Streets IA[3]	d.8 0	d.9 0	d.10 0	d.11 0	d.12 (d.9+d.10+d.11) 0
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 0		
Total Site and Public Streets IA	d.14 (d.1+d.8) 83690				d.15 (d.5+d.12) 79933
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:					d.16 95.5 %

2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.	Total Post Project PA sq. ft.
Total PA[4]	e.1 8268	e.2 12025
2.f Total Area (IA + PA)	f.1 (d.14 + e.1) 91958	f.2 (d.15 + e.2) 91958

FOOTNOTES

1. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
2. The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. **A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).**
3. These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
4. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING
2. USE WATER EFFICIENT IRRIGATION SYSTEMS
3. GOOD HOUSE KEEPING e.g. SWEEP PAVEMENT AND CLEAN CATCH BASINS
4. LABEL STORM DRAINS
5. CONNECT TO THE SANITARY SEWER
   - COVERED TRASH/RECYCLING ENCLOSURES
   - INTERIOR PARKING STRUCTURES
   - POOLS, SPAS, FOUNTAINS
   - COVERED LOADING DOCKS AND MAINTENANCE BAYS

SITE DESIGN MEASURES:

1. CLUSTER STRUCTURES/PAVEMENT
2. CREATE NEW PERVIOUS SURFACES
   - LANDSCAPING
3. PARKING ON TOP OF OR UNDER BUILDINGS
   - ON TOP OR UNDER BUILDINGS
   - NOT PROVIDED IN EXCESS OF CODE

LEGEND

- DMA BOUNDARY
- DMA — DRAINAGE MANAGEMENT AREA
- TCM — TREATMENT CONTROL MEASURE
- BIOTREATMENT PLANTER BOX

NOTES

1. PROPERTY INFORMATION
   SITE AREA = 91,958 S.F. (2.11 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 83,690 S.F. (1.92 AC)
3. EXISTING ONSITE PERVIOUS AREA = 8,268 S.F. (0.19 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 79,933 S.F. (1.84 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 12,025 S.F. (0.27 AC)
6. THERE IS A 4.1% (3,757 SF) INCREASE OF PERVIOUS SURFACE AREA FOR THIS PROJECT.
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SAN JOSE STORM WATER COLLECTION SYSTEM AND ULTIMATELY TO THE GUADALUPE RIVER.
8. 0.55 ACRES (23,828 S.F.)– 25.9% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO A SIZED "MEDIA FILTER MECHANICAL TREATMENT DEVICE" OR APPROVED EQUAL.
9. 1.56 ACRES (68,130 S.F.)– 74.1% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIOTREATMENT FLOW–THOUGH PLANTER BOXES FOR TREATMENT.
10. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10–YEAR STORM EVENT.
11. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE LANDSCAPE AREAS AND ROOF SURFACES. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIOTREATMENT PLANTER BOXES OR MEDIA FILTER MECHANICAL DEVICES.
12. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
13. SPECIAL PROJECT EXEMPTIONS: WITH THE A 100% EXEMPTION CREDIT BASED ON THE SPECIAL PROJECT CRITERIA, THE PROJECT WOULD NOT BE REQUIRED TO TREAT THE PROJECT WITH LID METHODS. THE CURRENT DESIGN PROPOSES MORE THAN 69,000 S.F. OF LID TREATMENT WHICH FAR EXCEEDS THE REQUIREMENTS. THESE PLANS HAVE INCORPORATED ADDITIONAL OPPORTUNITIES ABOVE THE PERMIT REQUIREMENTS.
14. THE PARTY RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER CONTROL PLAN IS:
    UC CHEVRON OWNER, LLC
    99 S. ALMADEN BLVD., SUITE 840
    SAN JOSE, CA 95113

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ECHO RESI & OFFICE TOWER

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

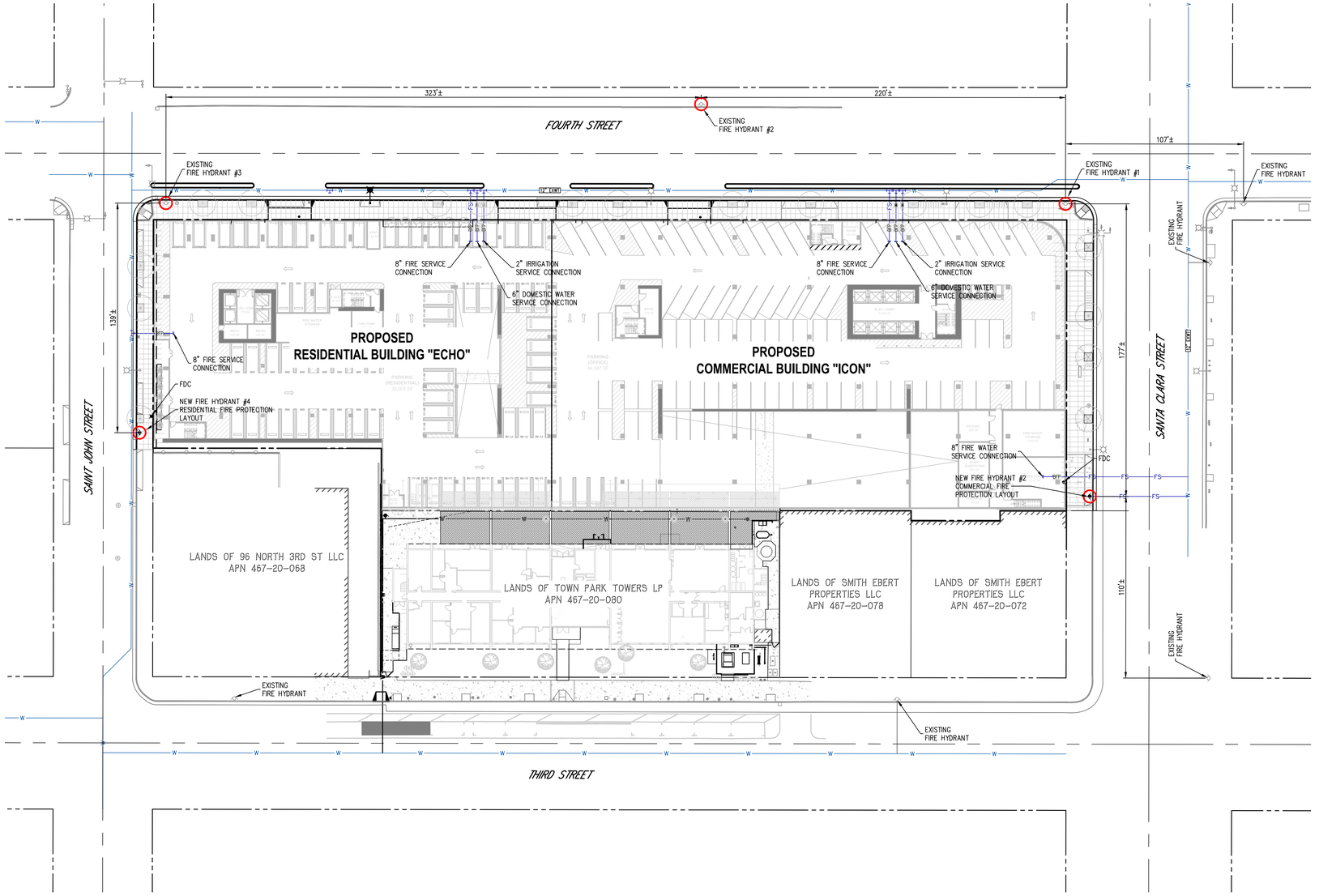
SHEET TITLE:

STORMWATER CONTROL PLAN ROOF LEVEL

SHEET NO:

C05

DOCUMENT NO: 015-C



FIRE PREVENTION NOTES

1. PROPOSED TYPE OF CONSTRUCTION:

25 STORY RESIDENTIAL BUILDING – ECHO

NEW FAB BUILDING	FLOOR LEVEL	LEVEL	AREA
ECHO	B1	LEVEL B1 PARKING	35,815 SF
ECHO	1	LEVEL 1 PARKING	37,961 SF
ECHO	2	LEVEL 2 PARKING	35,901 SF
ECHO	3	LEVEL 3 PARKING	38,359 SF
ECHO	4	LEVEL 4 PARKING	36,177 SF
ECHO	5	LEVEL 5 PARKING	15,733 SF
ECHO	6	LEVEL 6 RESIDENTIAL	15,525 SF
ECHO	7–23	LEVEL 7–23 RESIDENTIAL	17,343 SF
			536,772 SF

PER FIRE CODE APPENDIX B SECTION B104.3 – FIRE FLOW CALCULATION AREA OF BUILDINGS CONSTRUCTED OF TYPE IA & IB CONSTRUCTION SHALL BE THE AREA OF THE THREE LARGEST SUCCESSIVE FLOORS.

20 STORY OFFICE BUILDING – ICON

NEW FAB BUILDING	FLOOR LEVEL	LEVEL	AREA
ICON	B1	LEVEL B1 PARKING	51,092 SF
ICON	1	LEVEL 1 PARKING	46,422 SF
ICON	2	LEVEL 2 PARKING	39,157 SF
ICON	3	LEVEL 3 PARKING	51,058 SF
ICON	4	LEVEL 4 PARKING	40,479 SF
ICON	5	LEVEL 5 PARKING	52,583 SF
ICON	6	LEVEL 6 PARKING	42,848 SF
ICON	7	LEVEL 7 PARKING	52,638 SF
ICON	8	LEVEL 8 PARKING	32,473 SF
ICON	9	LEVEL 9 PARKING	52,346 SF
ICON	10	LEVEL 10 PARKING	43,292 SF
ICON	11	LEVEL 11 OFFICE	42,528 SF
ICON	12	LEVEL 12 OFFICE	44,602 SF
ICON	13	LEVEL 13 OFFICE	43,221 SF
ICON	14	LEVEL 14 OFFICE	44,489 SF
ICON	15	LEVEL 15 OFFICE	45,720 SF
ICON	16	LEVEL 161 OFFICE	43,391 SF
ICON	17	LEVEL 17 OFFICE	41,571 SF
ICON	18	LEVEL 18 OFFICE	30,117 SF
ICON	19	LEVEL 19 OFFICE	27,558 SF
ICON	20	LEVEL 20 OFFICE	27,458 SF
ICON	ROOF	LEVEL ROOF	4,794 SF
			899,837 SF

PER FIRE CODE APPENDIX B SECTION B104.3 – FIRE FLOW CALCULATION AREA OF BUILDINGS CONSTRUCTED OF TYPE IA & IB CONSTRUCTION SHALL BE THE AREA OF THE THREE LARGEST SUCCESSIVE FLOORS.

2. REQUIREMENT FOR FIRE FLOW:

PER FIRE CODE APPENDIX B SECTION B104.3 – FIRE FLOW CALCULATION AREA OF BUILDING CONSTRUCTED OF TYPE IB CONSTRUCTION SHALL BE THE AREA OF THE THREE LARGEST SUCCESSIVE FLOORS WHICH ARE FLOORS 2–4.

IN ACCORDANCE WITH THE SAN JOSE FIRE FLOW AND HYDRANT POLICY, FLOORS 2–4 FOR THE RESIDENTIAL BUILDING AND FLOORS 3–5 FOR THE COMMERCIAL BUILDING.

RESIDENTIAL BUILDING – ECHO

BUILDING AREA OF THE 3 LARGEST SUCCESSIVE FLOORS = 110,437 SF

110,437 SF OF GROUP 1 ORDINARY HAZARD OCCUPANCY TYPE IB CONSTRUCTION = **2,625 GPM**

COMMERCIAL BUILDING – ICON

BUILDING AREA OF THE 3 LARGEST SUCCESSIVE FLOORS = 144,120 SF

144,437 SF OF GROUP 1 ORDINARY HAZARD OCCUPANCY TYPE 1 IB CONSTRUCTION = **3,000 GPM**

3. FIRE HYDRANT DISTRIBUTION REQUIREMENTS:

THE FIRE FLOW DURATION, HYDRANT LOCATIONS AND DISTRIBUTION ARE TO BE BASED ON THE FULL FIRE FLOW REQUIRED PER CFC TABLES B105.1 AND C105.1.

RESIDENTIAL BUILDING – ECHO

PER TABLE B105.1 3,500 GPM REQUIRED WITH 3 HOUR DURATION PER TABLE C102.1 4 HYDRANTS ARE REQUIRED WITH AVERAGE SPACING OF 350' O.C.

COMMERCIAL BUILDING – ICON

PER TABLE B105.1 4,000 GPM IS REQUIRED WITH 4 HOUR FLOW DURATION
PER TABLE C102.1 4 HYDRANTS ARE REQUIRED WITH AVERAGE SPACING OF 350' O.C.

4. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE LOCATED LESS THAN 100' FROM SURROUNDING FIRE HYDRANTS.

5. FIRE FLOW CALCULATIONS WILL BE PROVIDED BY SAN JOSE WATER COMPANY.

LEGEND

- FIRE HYDRANT LOCATION THAT IS PART OF THE PROPOSE FIRE PROTECTION REQUIREMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- FDC (FIRE DEPARTMENT CONNECTION)

FIRE PREVENTION APPROVAL:
FOR HYDRANT LOCATION, FIRE FLOW REQUIREMENTS AND FIRE ACCESS.

BY: _____

DATE: _____



VICINITY MAP
NOT TO SCALE

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch ____

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REGISTERED PROFESSIONAL ENGINEER ANDREW TURNER No. C72831 CIVIL STATE OF CALIFORNIA

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#△	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 19-124
DATE: 7/19/21
SCALE: 1"=20'

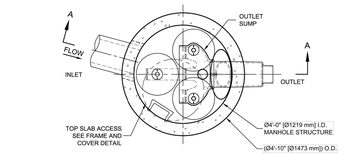
SHEET TITLE:

FIRE PROTECTION PLAN

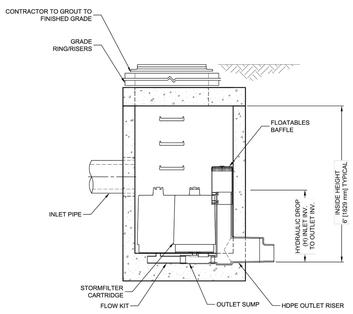
SHEET NO:

C07

DOCUMENT NO: 016A-C



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A



SECTION A-A

The Stormwater Management StormFilter®
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,324,376; 5,707,527; 5,885,107; 6,027,639; 6,649,048; RELATED FOREIGN PATENTS; OR OTHER PATENTS PENDING.

STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø4 (1219 mm) MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS [28.3 L/s] . IF THE SITE CONDITIONS EXCEED 1.0 CFS [28.3 L/s] AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27" [686 mm]			18" [458 mm]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.09' [930 mm]			2.3' [700 mm]			1.8' [550 mm]		
SPECIFIC FLOW RATE (gpm/sf) [L/s/m²]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]
CARTRIDGE FLOW RATE (gpm) [L/s]	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.44]	10 [0.63]	8.35 [0.54]	5 [0.32]

* 1.67 gpm/sf [1.08 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs) [L/s]	*
PEAK FLOW RATE (cfs) [L/s]	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (PERLITE, ZPG, PSORB)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

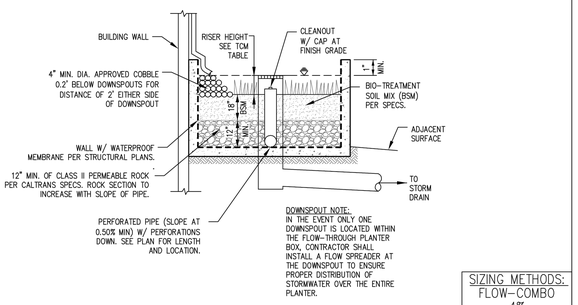
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' (1524 mm) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178 mm]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft) [m²].
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES [200 mm], CONTRACTOR TO REMOVE THE 8 INCH [200 mm] OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48
STORMFILTER TCMs 15 & 16
STANDARD DETAIL



SIZING METHODS:
FLOW-COMBO
4%

3 FLOW-THROUGH PLANTER (ABOVE GRADE)
N.T.S.

MEDIA FILTER SIZING

DMA # 16 A&B
A= 10,198 s.f. A= 0.234 acre

C Value	Area* (s.f.)	Weighted C Value
1.00	9,486	
0.8	0	0.937
0.7	0	
0.1	712	

Rainfall Intensity (i) i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.0439 CFS (19.69 GPM)

Manufacturer: CONTECH
Cartridge Height: 18" in.
Cartridge Media (if applicable): PHOSPHOSORB
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.53 gpm/cartridge

Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 2 (round up)
Cartridges Required= 2
Treatment Flow Rate Capacity= 0.0558 cfs

MEDIA FILTER SIZING

DMA # 15 A&C
A= 11,943 s.f. A= 0.274 acre

C Value	Area* (s.f.)	Weighted C Value
1.00	8,313	
0.8	0	0.727
0.7	0	
0.1	3,630	

Rainfall Intensity (i) i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.0398 CFS (17.88 GPM)

Manufacturer: CONTECH
Cartridge Height: 18" in.
Cartridge Media (if applicable): PHOSPHOSORB
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.53 gpm/cartridge

Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 2 (round up)
Cartridges Required= 2
Treatment Flow Rate Capacity= 0.0558 cfs

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
49 N. 4TH STREET, SAN JOSE, CA

I.B. PROPERTY OWNER:
UC CHEVRON OWNER, LLC

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
PAUL RING

II.B. PHONE NUMBER OF CONTACT:
650-888-5885

II.C. EMAIL:
PRING@URBANCATALYST.COM

II.D. ADDRESS:
99 S. ALMADEN BOULEVARD, SUITE 550 SAN JOSE, CA 95113

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP: //WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW–THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON–FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** CLAY & SANDY CLAY WITH INTERBEDDED SAND LAYERS
2. **GROUND WATER DEPTH:** 14.5'–15' BELOW GROUND SURFACE
3. **NAME OF RECEIVING BODY:** GUADALUPE RIVER
4. **FLOOD ZONE:** ZONE D–FEMA COMMUNITY PANEL NO. 06085C0234H
5. **FLOOD ELEVATION (IF APPLICABLE):** N/A

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DRAINAGE MANAGEMENT AREA	TCM#	LOCATION	TYPE OF TREATMENT USED	LID or NON-LID	SIZING METHOD	DRAINAGE AREA (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (PERMEABLE PAVEMENT) (SF)	PERVIOUS SURFACE (OTHER) (SF)	% ONSITE AREA TREATED BY LID OR NON-LID TCM	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)	OVERFLOW RISER HEIGHT	STORAGE DEPTH REQUIRED	STORAGE DEPTH PROVIDED	# OF CARTRIDGES REQUIRED	# OF CARTRIDGES PROVIDED	MEDIA TYPE	CARTRIDGE HEIGHT (IN)	# OF TREE CREDIT	TREATMENT CREDIT (S.F.)	COMMENTS
DMA-1	1	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	2560	2460	0	100	2.78%	98	100	6"	-	-	-	-	-	-	-	-	21ST STORY - COMMERCIAL TOWER
DMA-2	2	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	2620	2471	0	149	2.85%	99	105	6"	-	-	-	-	-	-	-	-	21ST STORY - COMMERCIAL TOWER
DMA-3	3	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	7488	6100	0	1388	8.14%	244	318	6"	-	-	-	-	-	-	-	-	3RD STORY - COMMERCIAL TOWER
DMA-4	4	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	7392	7212	0	180	8.04%	288	437	6"	-	-	-	-	-	-	-	-	17TH STORY - COMMERCIAL TOWER
DMA-5	5	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	3257	3230	0	27	3.54%	129	150	6"	-	-	-	-	-	-	-	-	9TH STORY - COMMERCIAL TOWER
DMA-6	6	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	5490	5240	0	250	5.97%	210	250	6"	-	-	-	-	-	-	-	-	9TH STORY - COMMERCIAL TOWER
DMA-7	7	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1654	1178	0	476	1.80%	47	85	6"	-	-	-	-	-	-	-	-	15TH STORY - COMMERCIAL TOWER
DMA-8	8	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	2805	2695	0	110	25.71%	108	110	6"	-	-	-	-	-	-	-	-	17TH STORY - COMMERCIAL TOWER
DMA-9	9	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	968	928	0	40	1.05%	37	40	6"	-	-	-	-	-	-	-	-	17TH STORY - COMMERCIAL TOWER
DMA-10	10	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	9297	6938	0	2359	10.11%	278	403	6"	-	-	-	-	-	-	-	-	12TH STORY - COMMERCIAL TOWER
DMA-11	11	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	6728	6443	0	285	7.32%	258	285	6"	-	-	-	-	-	-	-	-	5TH STORY - RESIDENTIAL TOWER
DMA-12	12	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	5440	5200	0	240	5.92%	208	240	6"	-	-	-	-	-	-	-	-	24TH STORY - RESIDENTIAL TOWER
DMA-13	13	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	3270	3130	0	140	29.97%	125	140	6"	-	-	-	-	-	-	-	-	24TH STORY - RESIDENTIAL TOWER
DMA-14	14	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	3849	3378	0	471	4.19%	135	240	6"	-	-	-	-	-	-	-	-	5TH STORY - RESIDENTIAL TOWER
DMA-15	15	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	5312	4583	0	729	5.78%	183	235	6"	-	-	-	-	-	-	-	-	GROUND FLOOR - RESIDENTIAL TOWER
DMA-16 A	16	ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	5874	5599	0	275	6.39%	N/A	N/A	N/A	-	-	2	2	PHOSPHOSORB	18"	-	-	GROUND FLOOR - RESIDENTIAL TOWER
DMA-16 B		ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	5998	2348	0	3650	6.52%	N/A	N/A	N/A	-	-					-	-	
DMA-16 C		ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	388	233	0	155	0.42%	N/A	N/A	N/A	-	-					-	-	
DMA-17 A	17	ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	657	657	0	0	0.71%	N/A	N/A	N/A	-	-	2	2	PHOSPHOSORB	18"	-	-	GROUND FLOOR - OFFICE TOWER
DMA-17 B		ONSITE	Proprietary Media Filter System (MFS)	NON-LID	2C. Flow: I = 0.2	10911	9910	0	1001	11.87%	N/A	N/A	N/A	-	-					-	-	
ONSITE SUBTOTAL (AREAS THAT ARE WITHIN PRIVATE PROPERTY)						91958	79933	0	12025	149.07%	2447	3138										
DMA-17	-	OFFSITE	Maintenance	N/A	N/A	12928	12448	0	480	N/A	-	-	-	-	-	-	-	-	-	-	-	-
OFFSITE SUBTOTAL (AREAS THAT ARE WITHIN PUBLIC RIGHT OF WAY)						12928	12448	0	480		0	0										
PROJECT TOTAL (TOTAL ONSITE & OFFSITE AREAS COMBINED)						104,886	92,381	0	12,505		2,447	3,138										

Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch _____

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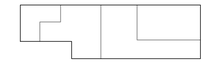
REGISTERED PROFESSIONAL ENGINEER ANDREW TURNER No. C72831 CIVIL STATE OF CALIFORNIA

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	1/31/2021

#	REVISION LIST	DATE

ECHO RESI & OFFICE TOWER
SAN JOSE, CA

KEYPLAN



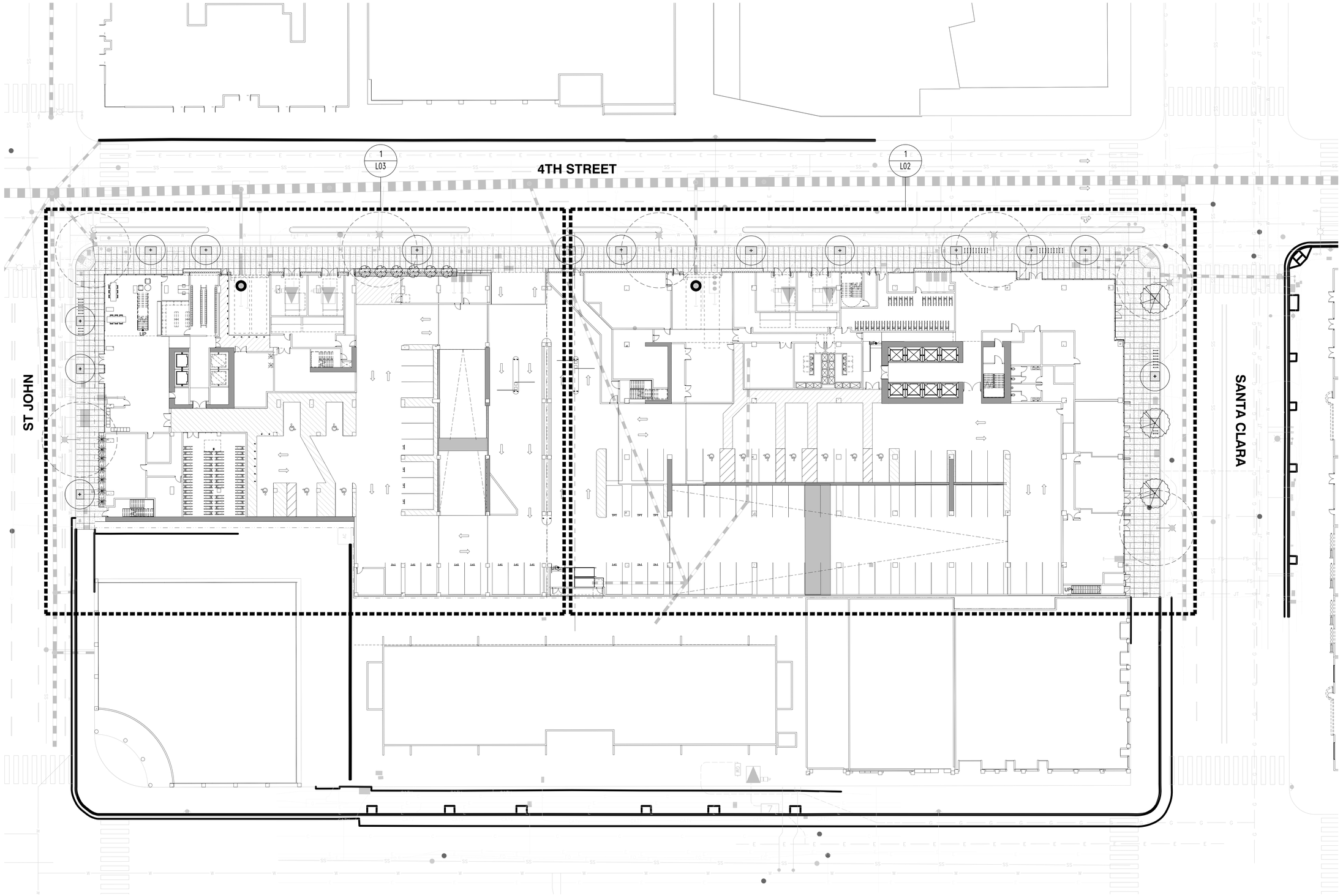
PROJECT NO.: 19-124
DATE: 7/19/21
SCALE:

SHEET TITLE:
STORMWATER CONTROL DETAILS

SHEET NO:
C06

DOCUMENT NO: 016-C

NOTE: STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.



LANDSCAPE SITE PLAN

SCALE: 1:20

1

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San Francisco, CA 94110-3105
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#△	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LANDSCAPE SITE PLAN

SHEET NO:

L01

DOCUMENT NO: 017-L

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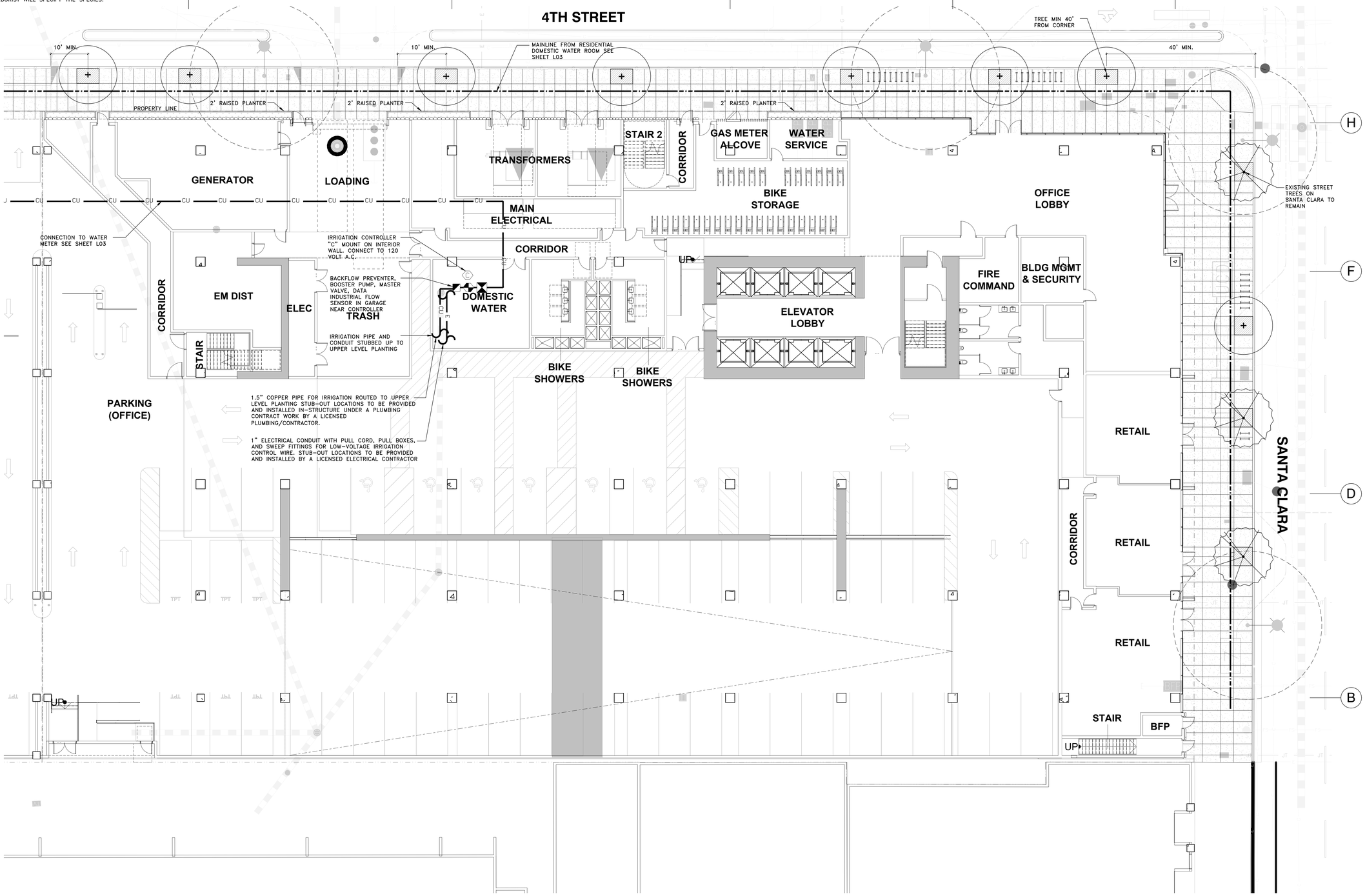

MATERIAL LEGEND - GROUND LEVEL

- CONCRETE PAVING TYPE 1: CITY STANDARD (PUBLIC STREETS)
- CITY STANDARD TREE WELL – DECOMPOSED GRANITE
- PLANTING
- 3" WIDE WARNING PAVER
- RAISED PLANTER
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BIKE RACK
- CITY STREET LIGHT

PLANTING LEGEND - GROUND LEVEL

TREES

STREET TREE TO BE SELECTED AND LOCATED BY CITY ARBORIST

EXISTING STREET TREE TO REMAIN

SHRUBS

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH 15 GAL

ALOE STRIATA/CAROL ALOE 15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE STAR' POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 97 (24" BOX OR GREATER) OR 194 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 46 NEW TREES (24" BOX OR GREATER) AND OVER 150 (15-GAL) REPLACEMENT TREES. NO OFF-SITE TREE REPLACEMENTS REQUIRED.

LAYOUT, MATERIAL, AND PLANTING PLAN - GROUND LEVEL SOUTH

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

1 0' 4' 8' 16' 32'

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ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

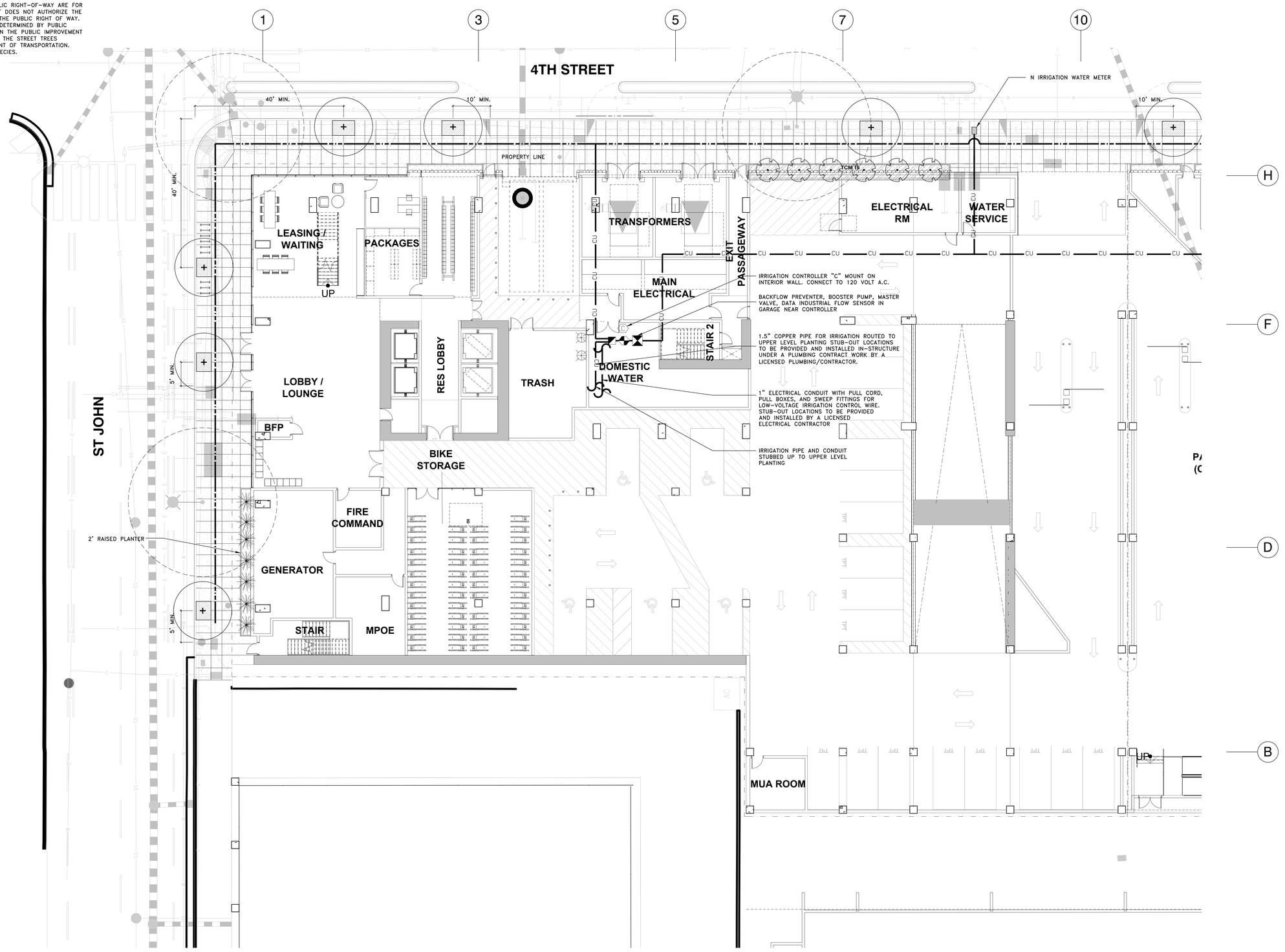
LAYOUT, MATERIAL, AND PLANTING PLAN - GROUND LEVEL SOUTH

SHEET NO:

L02

DOCUMENT NO: 018-L

NOTE: STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.



MATERIAL LEGEND - GROUND LEVEL

- CONCRETE PAVING TYPE 1: CITY STANDARD (PUBLIC STREETS)
- CITY STANDARD TREE WELL – DECOMPOSED GRANITE
- PLANTING
- 3" WIDE WARNING PAVER
- RAISED PLANTER
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

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- BIKE RACK
- CITY STREET LIGHT

PLANTING LEGEND - GROUND LEVEL

TREES

STREET TREE TO BE SELECTED AND LOCATED BY CITY ARBORIST

EXISTING STREET TREE TO REMAIN

SHRUBS

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR
4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME
4" POT @ 18" O.C.
SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

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LAYOUT, MATERIAL, AND PLANTING PLAN - GROUND LEVEL NORTH

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

1 0' 4' 8' 16' 32'

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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - GROUND LEVEL NORTH

SHEET NO:

L03

DOCUMENT NO: 019-L

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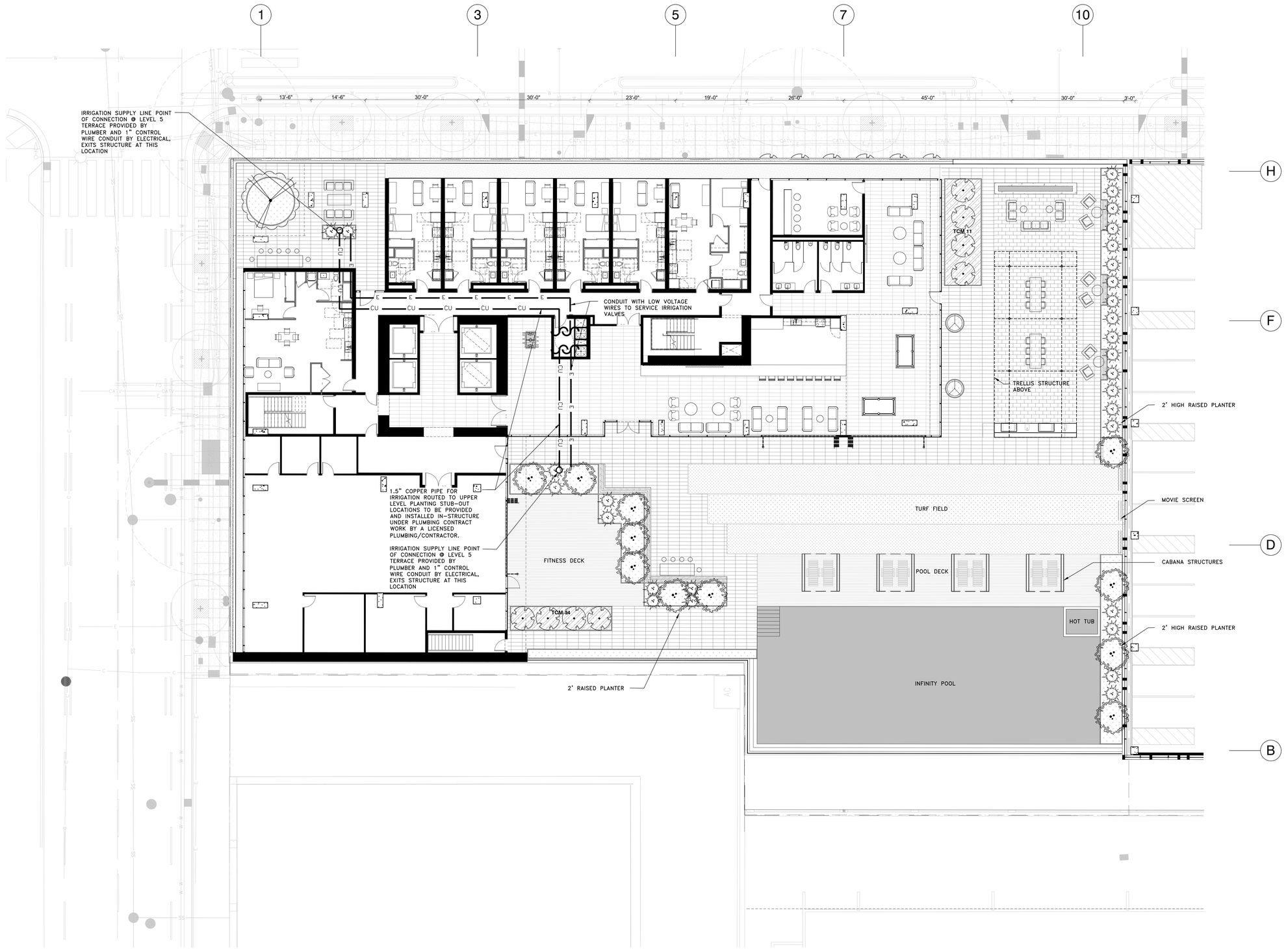

MATERIAL LEGEND - RESIDENTIAL TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- PEDESTAL PAVERS ON STRUCTURE – TYPE 2 (PERVIOUS)
- PEDESTAL PAVERS ON STRUCTURE – TYPE 3 (PERVIOUS)
- TURF – TYPE 1
- TURF – TYPE 2
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- PLANTING ON STRUCTURE
- WOOD DECK
- POOL/PORCELAIN TILE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK
- FIRE PIT
- CUSTOM CABANA STRUCTURE

PLANTING LEGEND - RESIDENTIAL TERRACES

TREES

AURAUCARIA HETEROPHYLLA
36" BOX

WASHINGTONIA FILIFERA
'CALIFORNIA FAN PALM'

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
24" BOX

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
1 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
1 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON
CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON
CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON
LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL
PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON
NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

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4" POT @ 18" O.C.
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4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

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REPLACEMENT TREES

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OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 5 RESI

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

1 — 0' 4' 8' 16' 32'

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SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 5 RESI

SHEET NO:

L04

DOCUMENT NO: 020-L

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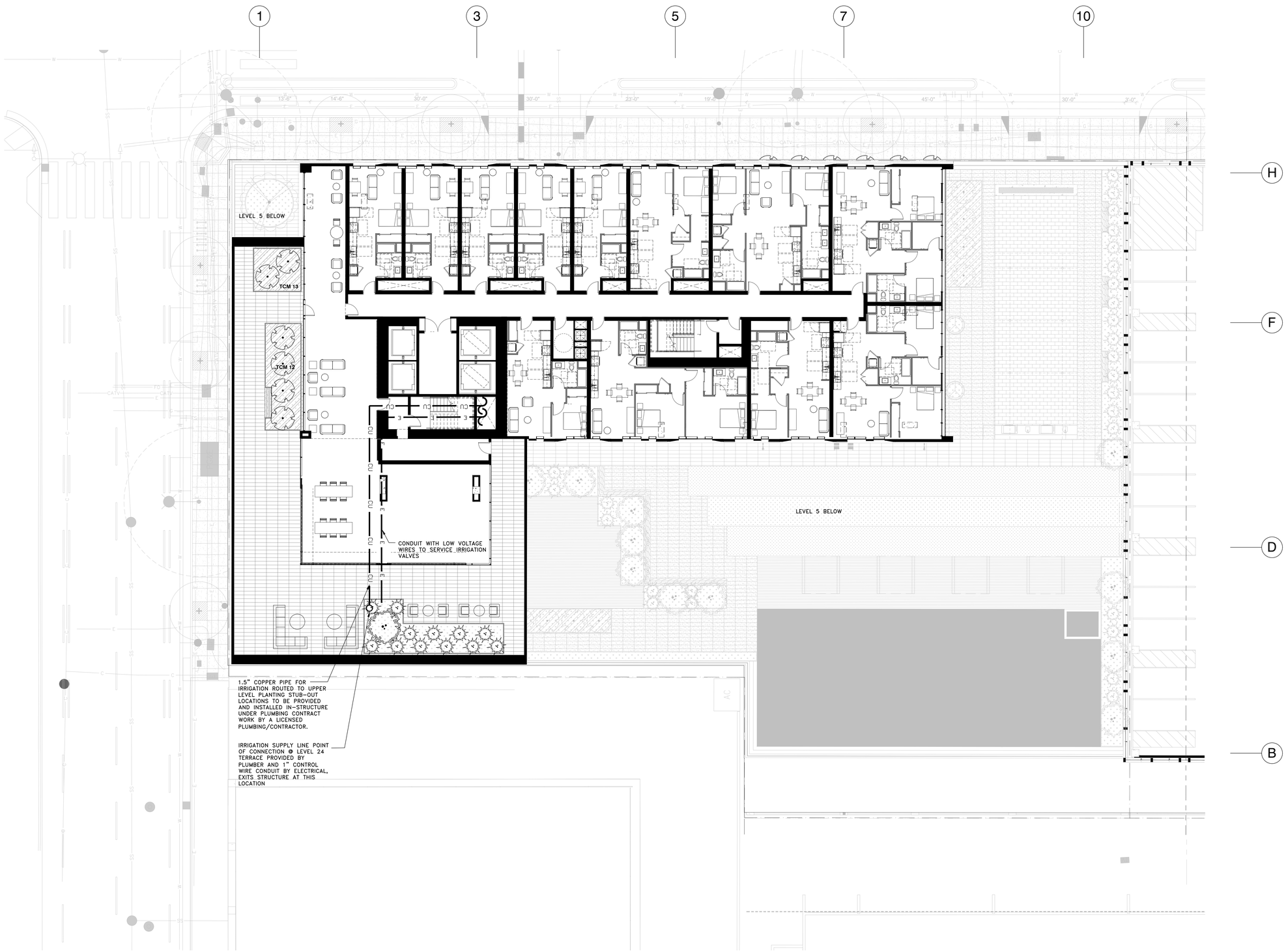

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- PEDESTAL PAVERS ON STRUCTURE – TYPE 2 (PERVIOUS)
- PEDESTAL PAVERS ON STRUCTURE – TYPE 3 (PERVIOUS)
- TURF – TYPE 1
- TURF – TYPE 2

38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

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- FIRE PIT
- CUSTOM CABANA STRUCTURE

PLANTING LEGEND - RESIDENTIAL TERRACES

TREES

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WASHINGTONIA FILIFERA 'CALIFORNIA FAN PALM'

SHRUBS

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CITRUS X MEYERII / MEYER LEMON 15 GAL

COTINUS COGGYGRIA/SMOKE TREE 24" BOX

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ALOE STRIATA/CAROL ALOE 1 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK 1 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON

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PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.

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IRRIGATION

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REPLACEMENT TREES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 24 RESI

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

1 0' 4' 8' 16' 32'

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ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 24 RESI

SHEET NO:
L05

DOCUMENT NO: 021-L

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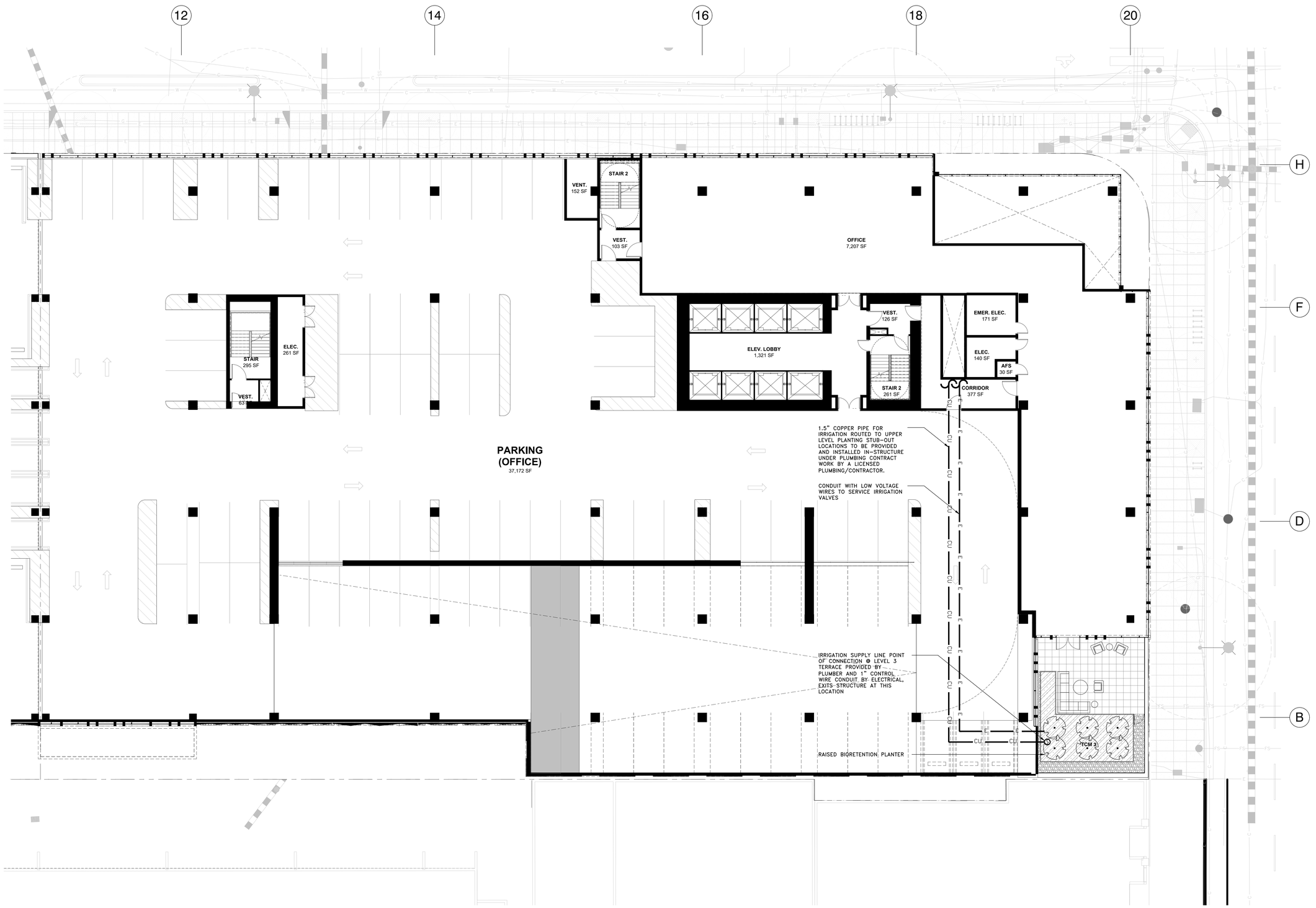

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE - TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 36" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 24" BOX
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

- CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON
- CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON
- CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON
- LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL
- PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

- SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
- COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
- THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
- SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
- SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE, FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 3 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 3 OFFICE

SHEET NO:

L06

DOCUMENT NO: 022-L

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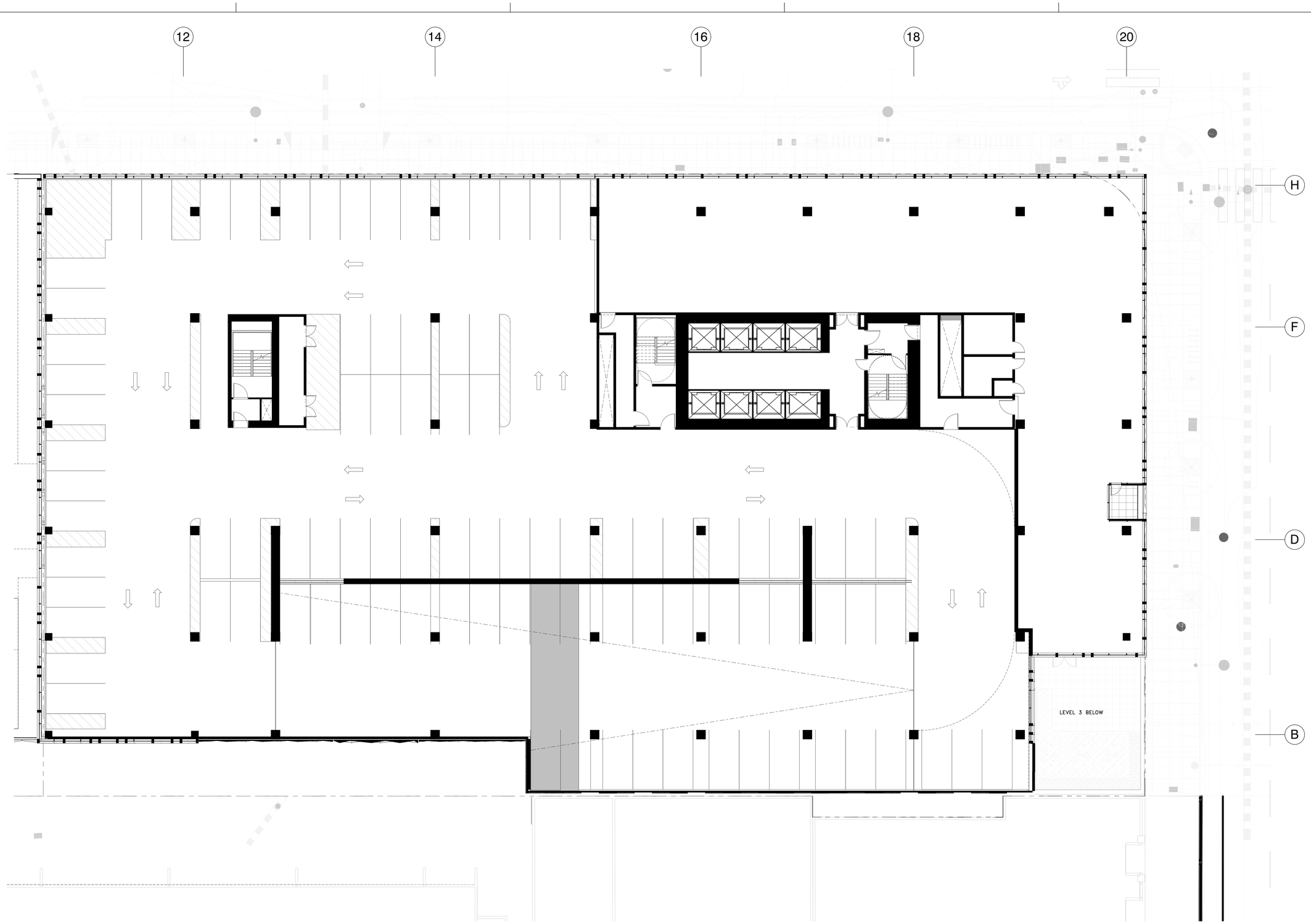

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

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24" BOX

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15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

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ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 7 OFFICE

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ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 5 OFFICE

SHEET NO:

L07

DOCUMENT NO: 023-L

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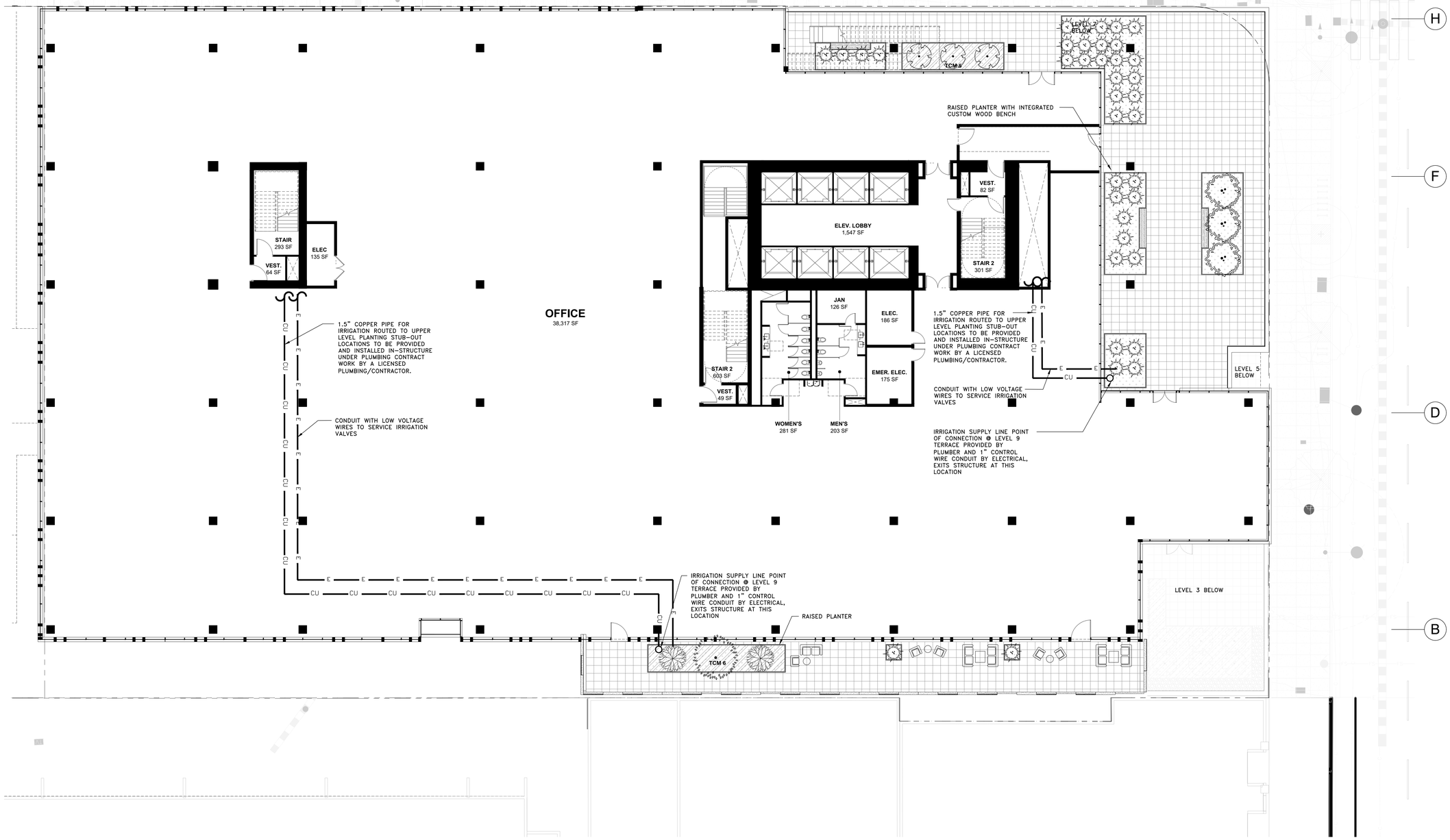

MATERIAL LEGEND - OFFICE TERRACES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 9 OFFICE

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

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ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

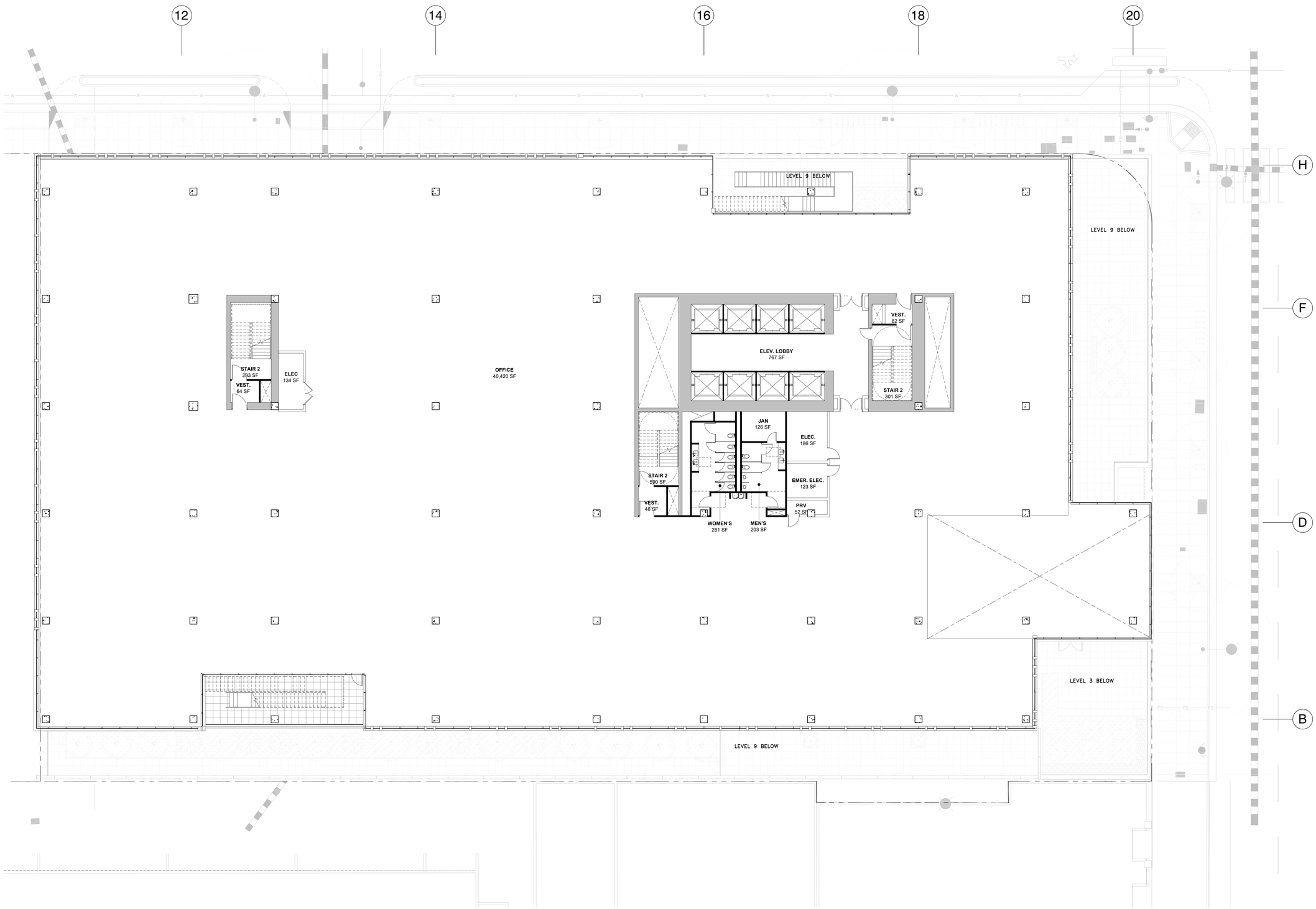
SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 9 OFFICE

SHEET NO:

L08

DOCUMENT NO: 024-L



MATERIAL LEGEND - OFFICE TERRACES

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PLANTING LEGEND - OFFICE TERRACES

SHRUBS

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24" BOX

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15 GAL

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15 GAL

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15 GAL

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15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON
15 GAL

C3 PLANTING

SALVIA SONOMENSIS/ CREEPING SAGE
5 GALLON

CHONDRAPETALUM TECTORUM 5 GALLON

FRAGARIA CHILOENSIS/BEACH STRAWBERRY
5 GALLON

GROUNDCOVER

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 10 OFFICE

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

1 — 0' 4' 8' 16' 32'

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ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 10 OFFICE

SHEET NO:
L09

DOCUMENT NO: 025-L

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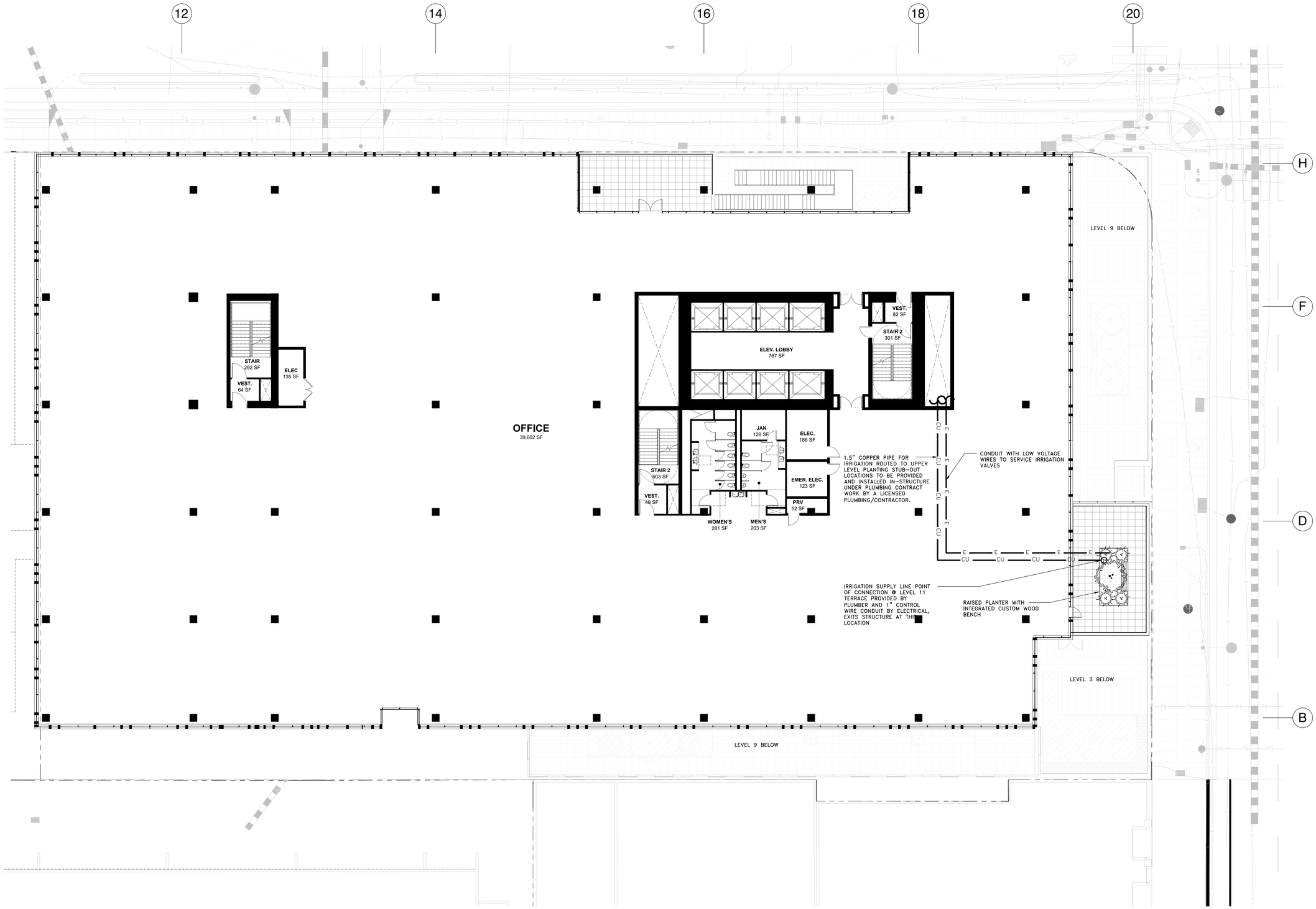

MATERIAL LEGEND - OFFICE TERRACES

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PLANTING LEGEND - OFFICE TERRACES

SHRUBS

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SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 11 OFFICE

SHEET NO:

L10

DOCUMENT NO: 026-L

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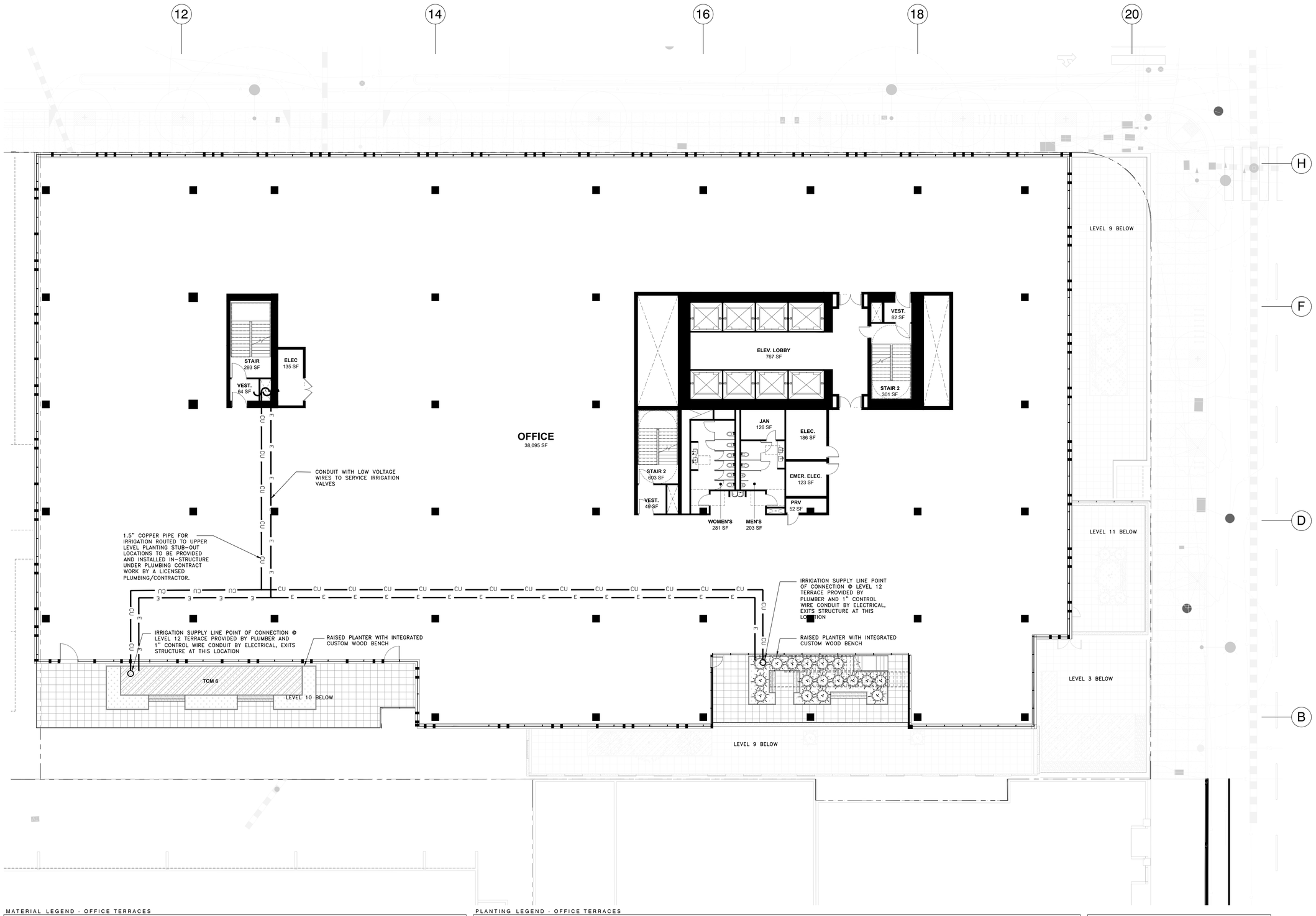

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- HETEROMELES ARBUTIFOLIA/TOYON 24" BOX
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

- CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON
- CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON
- CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON
- LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL
- PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

- SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
- COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
- THYMUS 'WINT'/ MINT THYME 4" POT @ 18" O.C.
- SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
- SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 12 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

# REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 12 OFFICE

SHEET NO:

L11

DOCUMENT NO: 027-L



MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS – TYPE 1
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- 38" HIGH BIO-RETENTION PLANTER
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
15 GAL

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON
15 GAL

OLEA EUROPAEA/ LITTLE OLLIE
5 GAL

GROUNDCOVER

25% SUTERA CORDATA 'BLUE
25% COTYLEDON ORBICULATA / PIG'S EAR
25% THYMUS 'MINT'/ MINT THYME
25% SALVIA GUARANITICA BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET 10D, WE ARE REQUIRED TO PLANT 109 (24" BOX OR GREATER) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF 76 NEW TREES (24" BOX OR GREATER).

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 13 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021

# REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.:
DATE: 07/19/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 13 OFFICE

SHEET NO:
L12

DOCUMENT NO: 028-L

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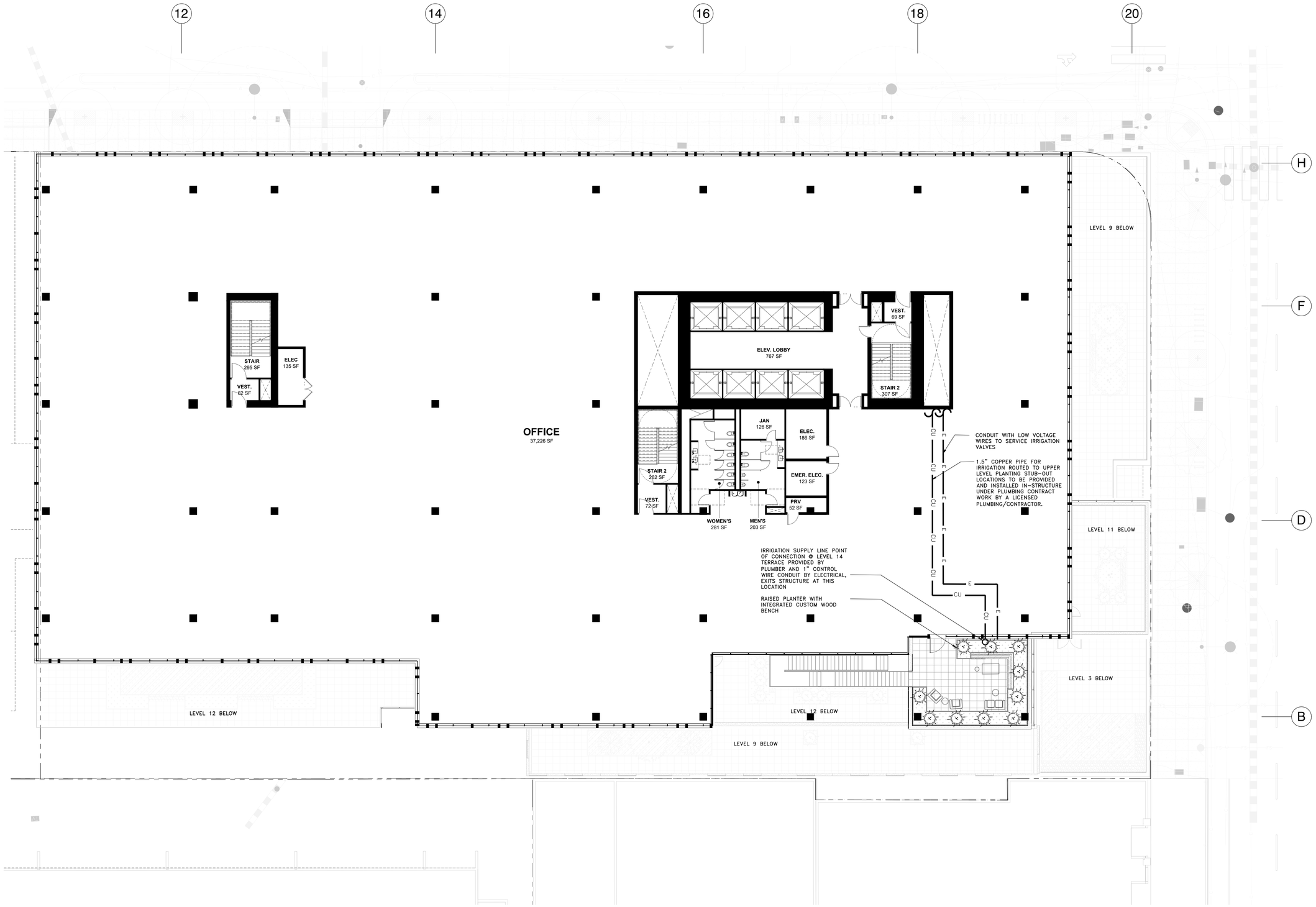

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE - TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR
4" POT @ 18" O.C.
THYMUS "MINT" / MINT THYME
4" POT @ 18" O.C.
SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 14 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

# REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 14 OFFICE

SHEET NO:
L13

DOCUMENT NO: 029-L

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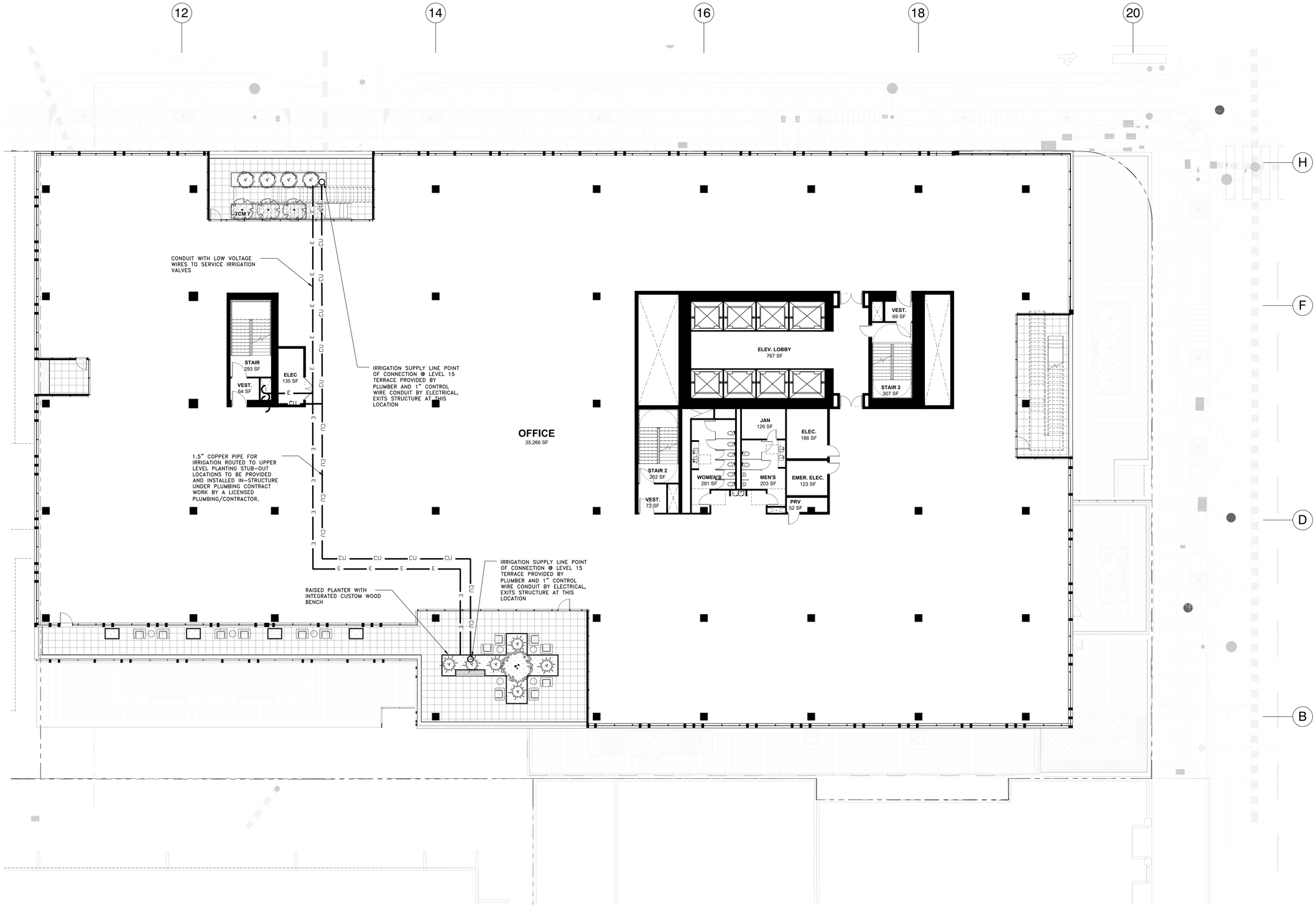

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 24" BOX
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON 15 GAL

C3 PLANTING

- CAREX DIVULSA/ BERKELEY SEDGE 5 GALLON
- CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH 5 GALLON
- CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH 5 GALLON
- LAURUS NOBILIS/ SATATOGA BAY LAUREL 15GAL
- PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY 15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

- SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
- COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
- THYMUS 'MINT'/ MINT THYME 4" POT @ 18" O.C.
- SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
- SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 15 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

# REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

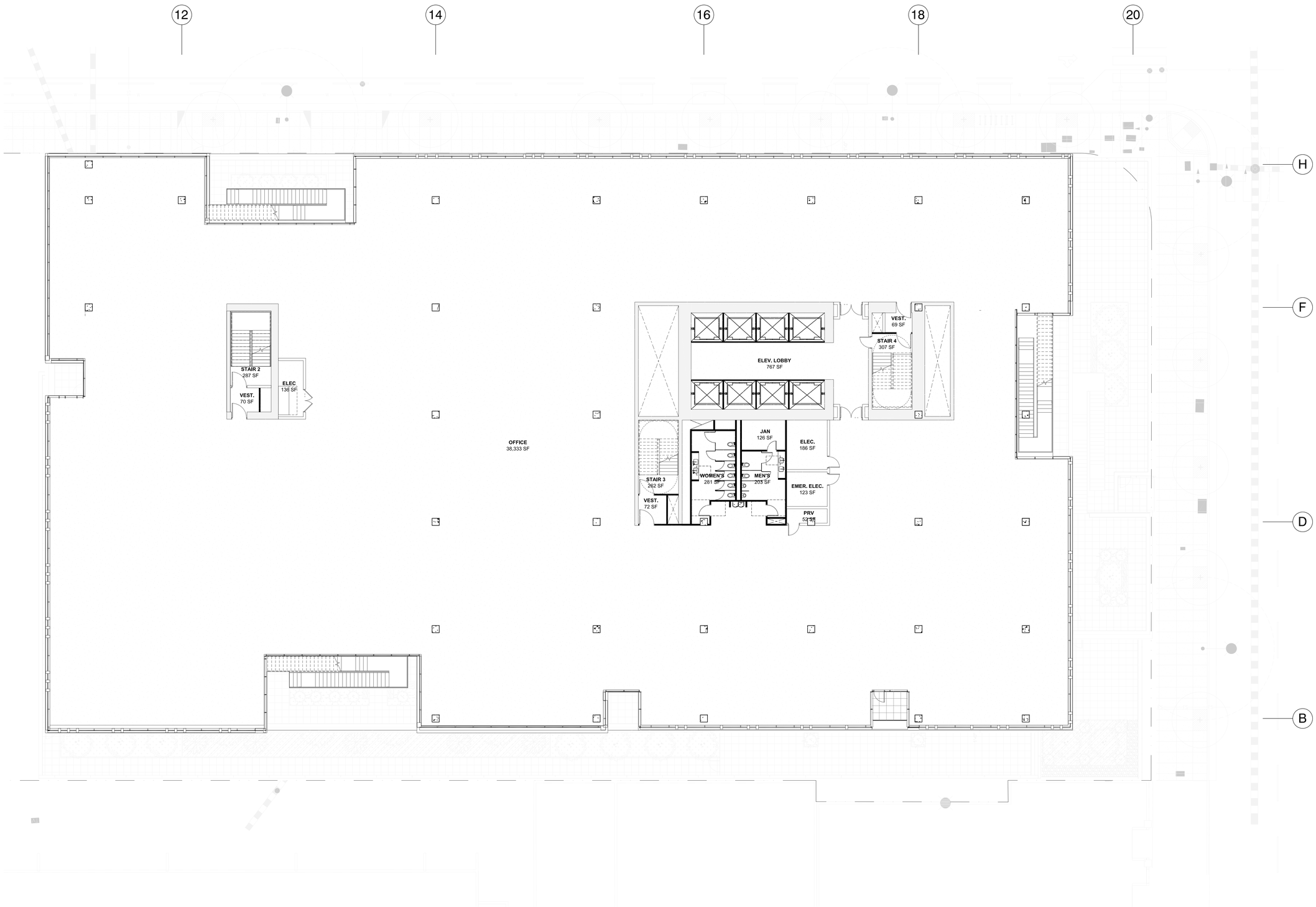
SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 15 OFFICE

SHEET NO:

L14

DOCUMENT NO: 030-L



MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS – TYPE 1
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- 38" HIGH BIO-RETENTION PLANTER
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 15 GAL
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON 15 GAL
- OLEA EUROPAEA/ LITTLE OLLIE 5 GAL

GROUNDCOVER

- 25% SUTERA CORDATA 'BLUE
- 25% COTYLEDON ORBICULATA / PIG'S EAR
- 25% THYMUS 'MINT'/ MINT THYME
- 25% SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
- 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET 100, WE ARE REQUIRED TO PLANT 109 (24" BOX OR GREATER) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF 76 NEW TREES (24" BOX OR GREATER).

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 16 OFFICE

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

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021

#	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.:

DATE: 07/19/2021

SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 16 OFFICE

SHEET NO:

L15

DOCUMENT NO: 031-L

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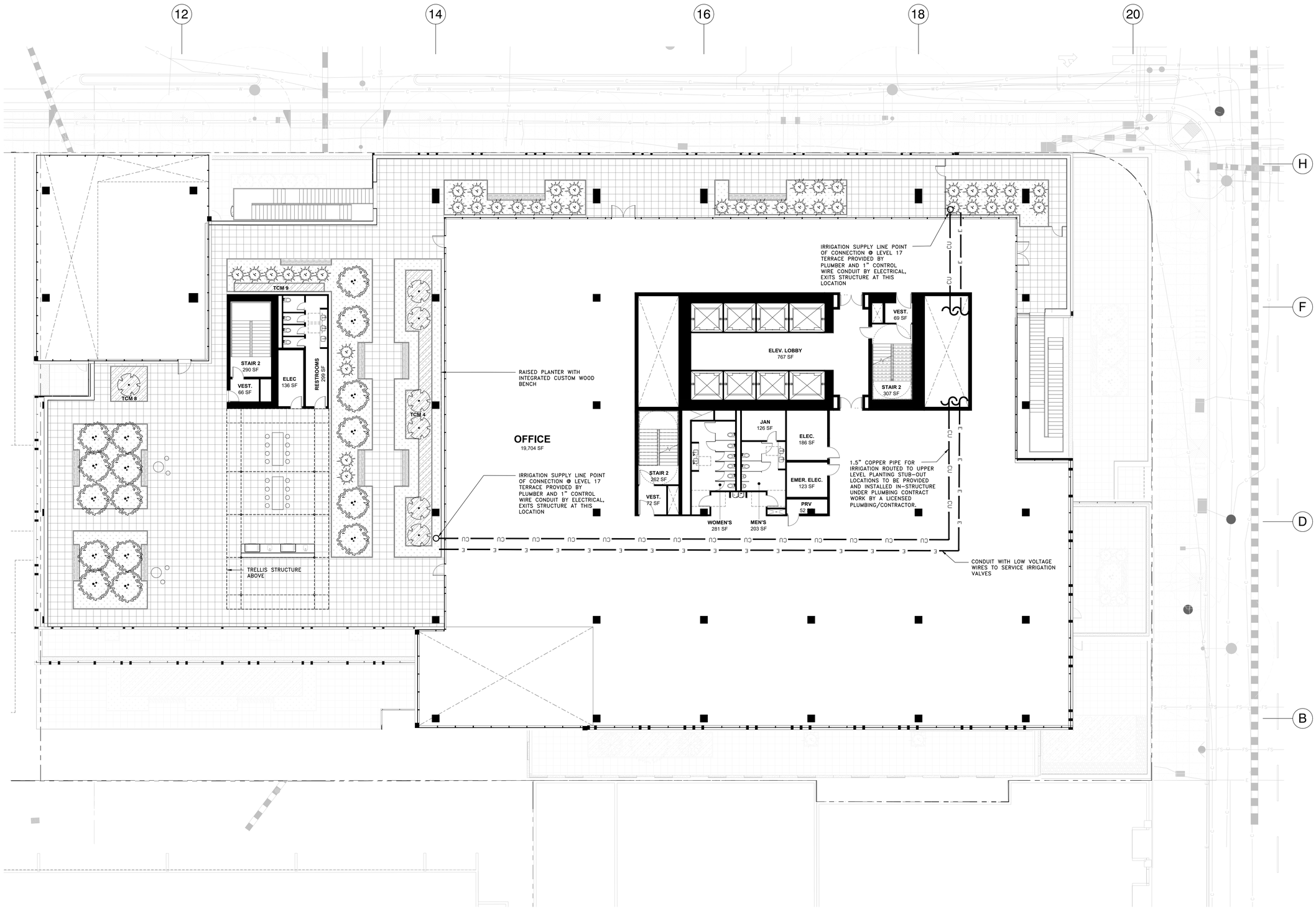

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON 'SAFARI SUNSET' /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
5 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR
4" POT @ 18" O.C.
THYMUS 'WINT'/ MINT THYME
4" POT @ 18" O.C.
SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.
SATUREJA DOUGLASII
4" POT @ 18" O.C.

IRRIGATION

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REPLACEMENT TREES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 17 OFFICE

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

1 0' 4' 8' 16' 32'

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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

# REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 2008

FILE NO.: SP21-031

DATE: 11/3/2021

SCALE:

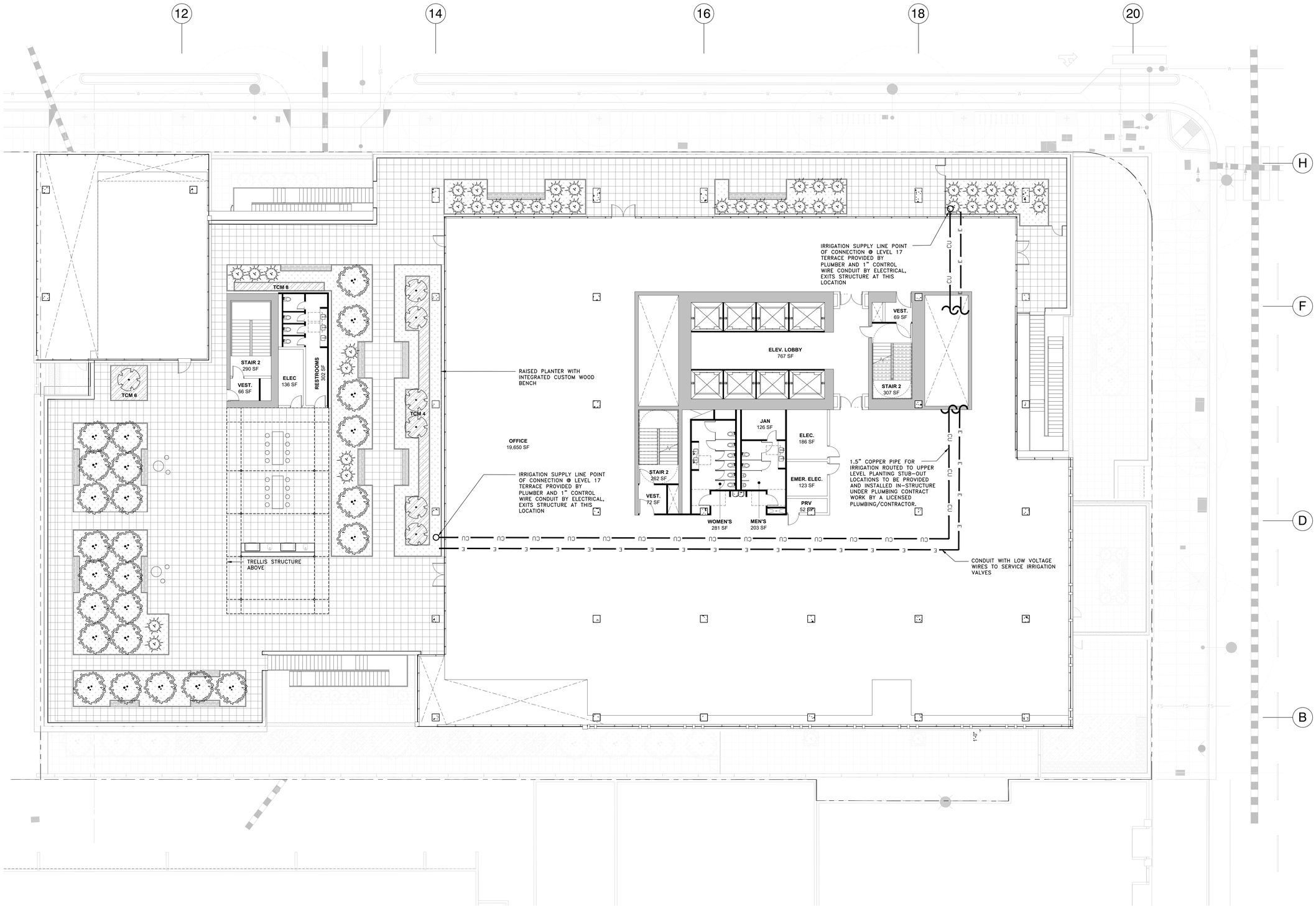
SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 17 OFFICE

SHEET NO:

L16

DOCUMENT NO: 032-L



MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE - TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
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- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

- HETEROMELES ARBUTIFOLIA/TOYON 24" BOX
- FEIJOA SELLOWIANA / PINEAPPLE GUAVA 15 GAL
- CITRUS X MEYERII / MEYER LEMON 15 GAL
- COTINUS COGGYGRIA/SMOKE TREE 15 GAL
- LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH 15 GAL
- ALOE STRIATA/CAROL ALOE 15 GAL
- LOTUS BERTHELOTII/ PARROT'S BEAK 5 GAL
- HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON 15 GAL

C3 PLANTING

- SALVIA SONOMENSIS/ CREEPING SAGE 5 GALLON
- CHONDRAPETALUM TECTORUM 5 GALLON
- FRAGARIA CHILOENSIS/BEACH STRAWBERRY 5 GALLON

GROUNDCOVER

- SUTERA CORDATA 'BLUE 4" POT @ 18" O.C.
- COTYLEDON ORBICULATA / PIG'S EAR 4" POT @ 18" O.C.
- THYMUS 'WINT' / MINT THYME 4" POT @ 18" O.C.
- SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA 4" POT @ 18" O.C.
- SATUREJA DOUGLASII 4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 40 (24" BOX OR GREATER) AND 24 (15-GAL) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF APPROXIMATELY 45 NEW TREES (24" BOX OR GREATER) AND OVER 40 (15-GAL) REPLACEMENT TREES.

LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 17 OFFICE

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

1 0' 4' 8' 16' 32'

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021

#	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 17 OFFICE

SHEET NO:

L16

DOCUMENT NO: 033-L

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ISSUES	DATE
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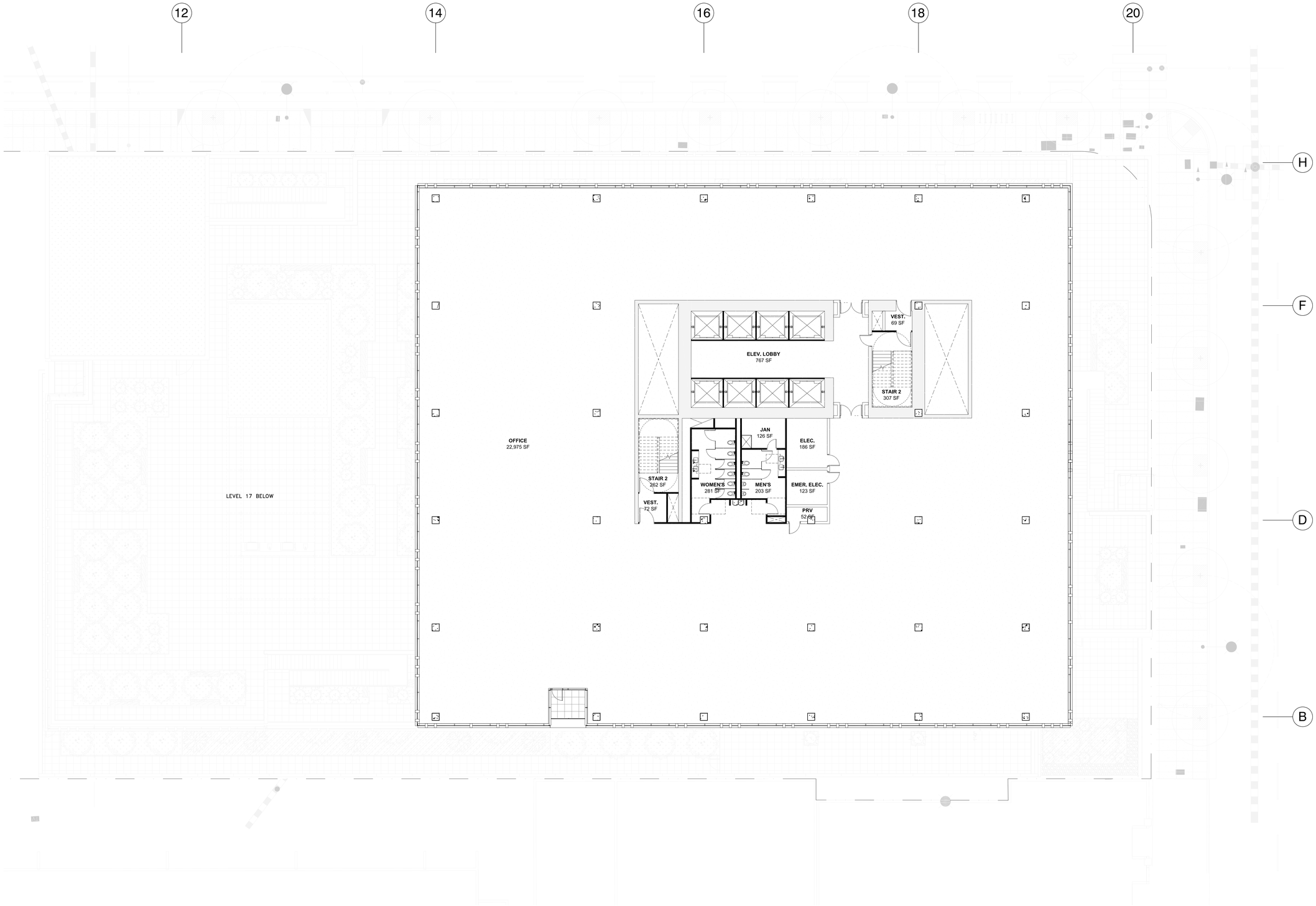
#	REVISION LIST	DATE



MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS – TYPE 1
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- 38" HIGH BIO-RETENTION PLANTER
- RAISED PLANTER
- BUILT IN WOOD BENCH
- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
15 GAL

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH
15 GAL

ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS "WHITE WITH THE RED CENTER" / ROSE OF SHARON
15 GAL

OLEA EUROPAEA/ LITTLE OLLIE
5 GAL

GROUNDCOVER

25% SUTERA CORDATA 'BLUE
25% COTYLEDON ORBICULATA / PIG'S EAR
25% THYMUS 'MINT'/ MINT THYME
25% SALVIA GUARANITICA 'BLACK AND BLUE' /BLACK AND BLUE SALVIA
4" POT @ 18" O.C.

IRRIGATION

ALL PLANTING AREAS TO BE IRRIGATIED BY, PER MANDATED STATE REQUIREMENTS, A HIGH EFFICIENCY, AUTOMATIC, LOW FLOW IRRIGATION SYSTEM WITH BUBBLES AND DRIP LINE. THE CONTROLLER WILL HAVE A MASTER VALVE FLOW SENSOR, RAIN SENSOR, WEATHER DATA INPUT AND RUN REMOTELY.

REPLACEMENT TREES

PER CALCULATION SHOWN ON SHEET L23, WE ARE REQUIRED TO PLANT 109 (24" BOX OR GREATER) REPLACEMENT TREES.

OUR PLAN INDICATES THAT WE ARE PLANTING A TOTAL OF 76 NEW TREES (24" BOX OR GREATER).

LAYOUT, MATERIAL. AND PLANTING LAYOUT - LEVEL 18 OFFICE

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

1 0' 4' 8' 16' 32'

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If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN



PROJECT NO.:

DATE: 07/19/2021

SCALE:

SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 19 OFFICE

SHEET NO:

L18

DOCUMENT NO: 034-L

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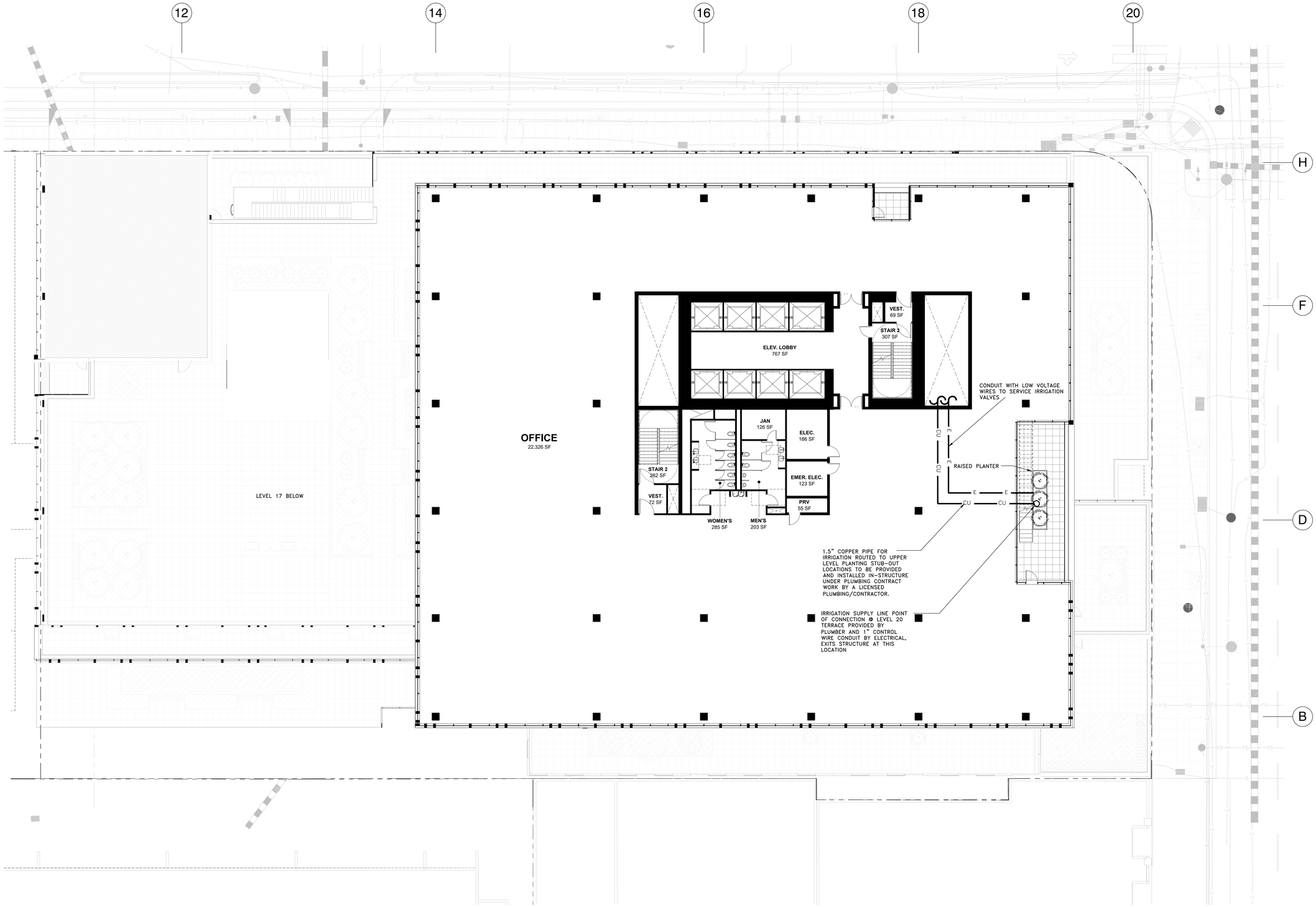

MATERIAL LEGEND - OFFICE TERRACES

- PEDESTAL PAVERS ON STRUCTURE – TYPE 1 (PERVIOUS)
- DECORATIVE GRAVEL
- PLANTING ON STRUCTURE
- RAISED PLANTER
- BUILT IN WOOD BENCH
- 38" TALL BIO-RETENTION PLANTER, SEE CIVIL DETAIL 3/C06

NOTE: INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

NOTE: PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS PER APPENDIX D OF SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.

- BBQ COUNTER + SINK

PLANTING LEGEND - OFFICE TERRACES

SHRUBS

HETEROMELES ARBUTIFOLIA/TOYON
24" BOX

FEIJOA SELLOWIANA / PINEAPPLE GUAVA
15 GAL

CITRUS X MEYERII / MEYER LEMON
15 GAL

COTINUS COGGYGRIA/SMOKE TREE
15 GAL

LEUCADENDRON "SAFARI SUNSET" /SAFARI CONEBUSH
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ALOE STRIATA/CAROL ALOE
15 GAL

LOTUS BERTHELOTII/ PARROT'S BEAK
5 GAL

HIBISCUS SYRIACUS 'WHITE WITH THE RED CENTER' / ROSE OF SHARON
15 GAL

C3 PLANTING

CAREX DIVULSA/ BERKELEY SEDGE
5 GALLON

CHONDROPETALUM ELEPHANTINUM/ LARGE CAPE RUSH
5 GALLON

CHONDROPETALUM TECTORUM/ SMALL CAPE RUSH
5 GALLON

LAURUS NOBILIS/ SATATOGA BAY LAUREL
15GAL

PRUNUS ILICIFOLIA/ HOLLY LEAF CHERRY
15 GALLON

NOTE: FLOW-THROUGH PLANTER CAN ONLY ACCEPT 'BASIN' PLANTING ZONE SPECIES

GROUNDCOVER

SUTERA CORDATA 'BLUE
4" POT @ 18" O.C.
COTYLEDON ORBICULATA / PIG'S EAR
4" POT @ 18" O.C.
THYMUS 'MINT'/ MINT THYME
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4" POT @ 18" O.C.
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4" POT @ 18" O.C.

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 20 OFFICE

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

# REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

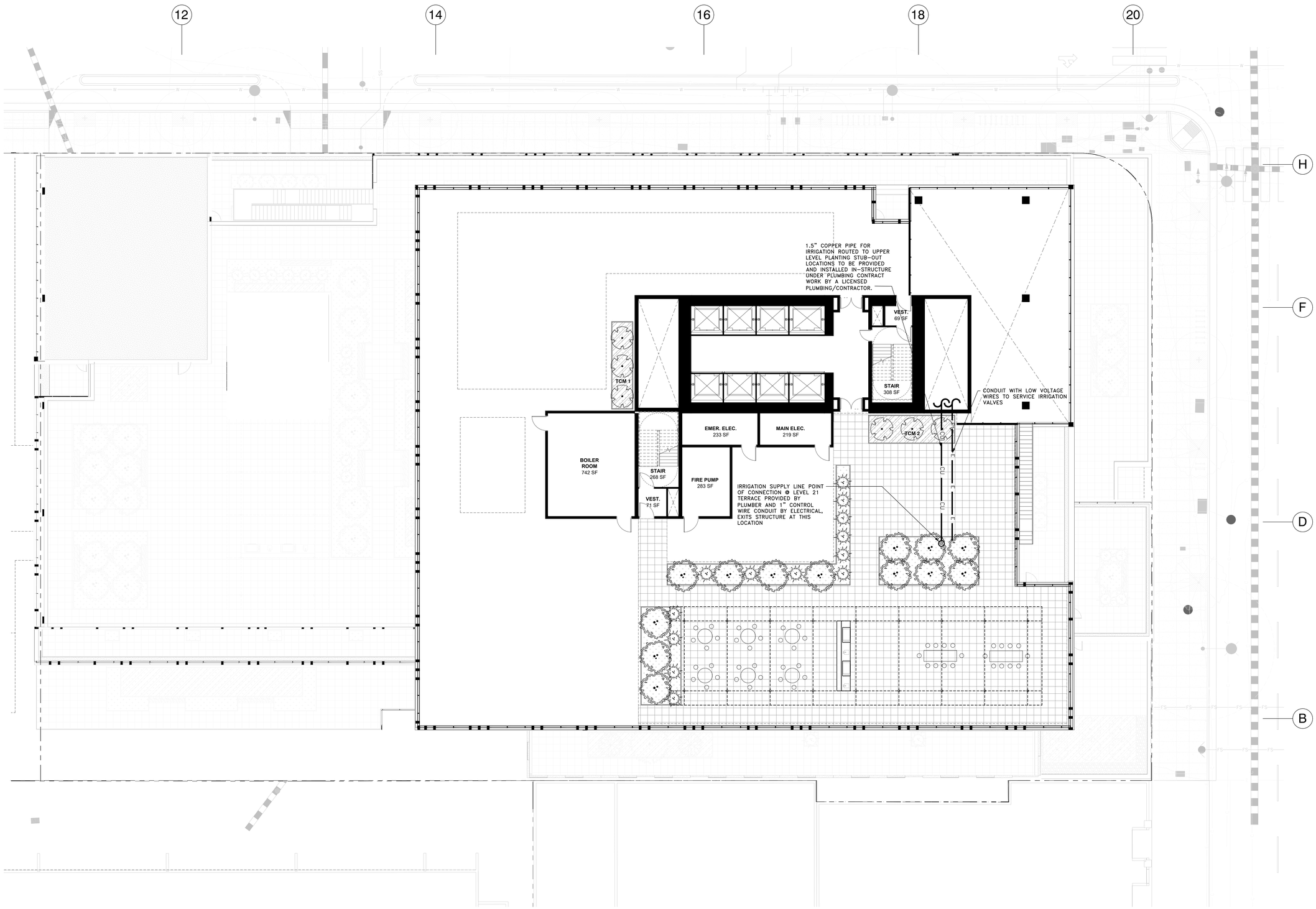
SHEET TITLE:

LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 20 OFFICE

SHEET NO:

L19

DOCUMENT NO: 035-L



MATERIAL LEGEND - OFFICE TERRACES

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IRRIGATION

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REPLACEMENT TREES

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LAYOUT, MATERIAL, AND PLANTING LAYOUT - LEVEL 21 OFFICE

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

1 0' 4' 8' 16' 32'

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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

# REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

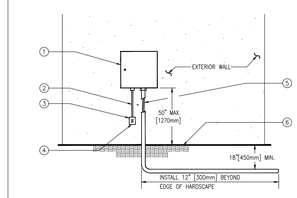


PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
LAYOUT, MATERIAL, AND PLANTING PLAN - LEVEL 21 OFFICE

SHEET NO:
L20

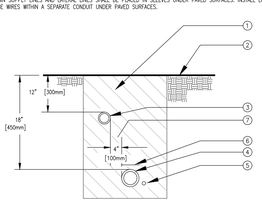
DOCUMENT NO: 036-L



1. IRRIGATION CONTROLLER.
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT.
3. 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT.
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR.
5. LOW VOLTAGE WIRE IN GRAY SCHEDULE 40 PVC CONDUIT.
6. FINISH GRADE OR HARDSCAPE.

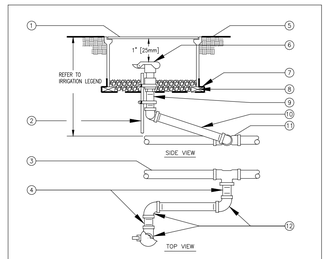
1 CONTROLLER – INTERIOR WALL MOUNTED
SCALE: NONE
DET: EXT-CONT

NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.



1. CLEAN BACKFILL MATERIAL.
2. FINISH GRADE.
3. LATERAL LINE.
4. MAIN LINE.
5. 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.
6. DETECTABLE WARNING TAPE OVER MAIN LINE – 3" [75mm] ABOVE PIPE.
7. TYPICAL DISTANCE BETWEEN PIPES.

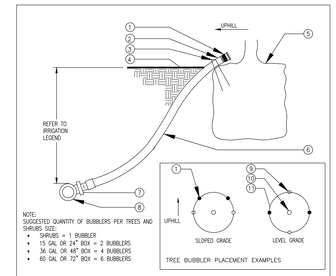
2 TRENCHING
SCALE: NONE
DET: TRENCH



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK – 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
12. SCHEDULE 80 PVC THREADED 90° ELL.

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

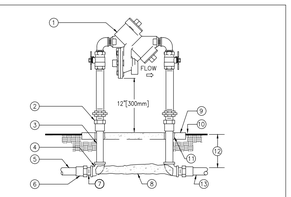
3 QUICK COUPLING VALVE
SCALE: NONE
DET: QUICK-C2



NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36 GAL OR 48" BOX = 4 BUBBLERS
- 60 GAL OR 72" BOX = 6 BUBBLERS

1. BUBBLER (TO BE INSTALLED ON TOE OF ROOTBALL).
2. 1/2" [13mm] SCH. 40 MALE ADAPTER.
3. 6" [150mm] STEEL STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" [13mm] IPS FLEXIBLE PVC.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

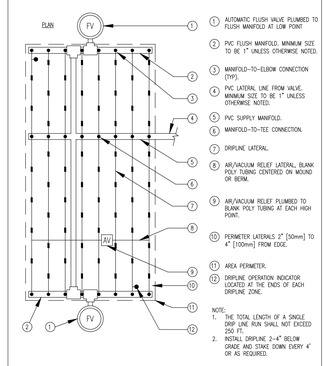
4 TREE AND SHRUB BUBBLER
SCALE: NONE
DET: TREE-SBUB



1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. WROUGHT COPPER MALE ADAPTER–2 TOTAL (SOLDER x THREAD CONNECTION).
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
4. WROUGHT COPPER 90° ELBOW–2 TOTAL (SOLDER x THREAD CONNECTION).
5. PVC MAIN LINE TO POINT OF CONNECTION.
6. BUSH AS NECESSARY FOR SIZE TRANSITION.
7. SCHEDULE 40 PVC MALE ADAPTER– 2 TOTAL.
8. CONCRETE SUPPORT BLOCK.
9. CONCRETE PAD–SEE ENCLOSURE DETAIL.
10. FINISH GRADE.
11. PVC SLEEVE BOTH SIDES.
12. REFER TO IRRIGATION LEGEND.
13. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY, THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

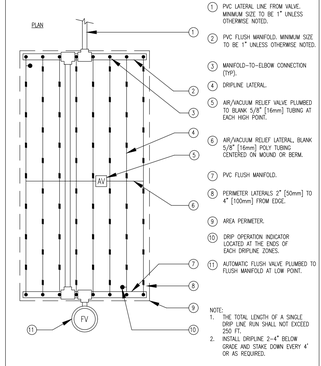
5 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE
DET: RPB-1



1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD–TO–ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD–TO–TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2–4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

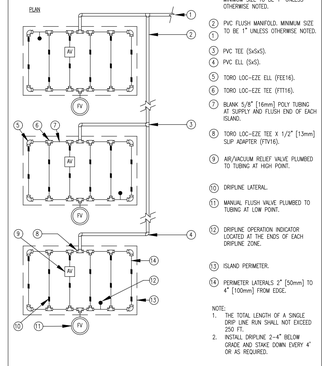
6 TORO DL 2000 CENTER FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD–TO–ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" [16mm] TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" [16mm] POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2–4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

7 TORO DL 2000 END FEED LAYOUT
SCALE: NONE

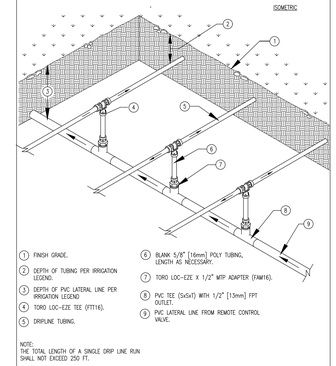


PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.

1. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC TEE (5x5x5).
3. PVC ELL (5x5).
4. TORO LOC–EZE ELL (FFE16).
5. TORO LOC–EZE TEE (FTT16).
6. BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
7. TORO LOC–EZE TEE X 1/2" [13mm] SLIP ADAPTER (FTV16).
8. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
9. DRIPLINE LATERAL.
10. MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
11. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
12. ISLAND PERIMETER.
13. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2–4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

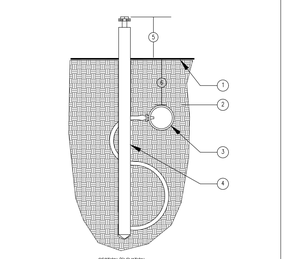
8 TORO DL 2000 ISLAND LAYOUT
SCALE: NONE



1. FINISH GRADE.
2. DEPTH OF TUBING PER IRRIGATION LEGEND.
3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND.
4. TORO LOC–EZE TEE (FTT16).
5. DRIPLINE TUBING.
6. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
7. TORO LOC–EZE X 1/2" MIP ADAPTER (FAM16).
8. PVC TEE (5x5x1) WITH 1/2" [13mm] FPT OUTLET.
9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.

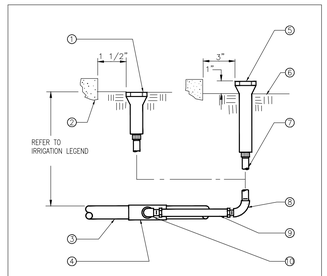
9 TORO DL 2000 CENTER FEED MANIFOLD
SCALE: NONE



SECTION/ELEVATION

1. FINISH GRADE.
2. SOIL BACKFILL.
3. DRIPLINE.
4. OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE.
5. 2"–3" [50mm – 75mm] ABOVE FINISH GRADE.
6. REFER TO IRRIGATION LEGEND.

10 TORO DL 2000 OPERATION INDICATOR
SCALE: NONE



1. POP–UP LAWN SPRAY SPRINKLER
2. WALL, WALK, CURB OR BUILDING
3. PVC LATERAL LINE
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
5. POP–UP SHRUB SPRAY SPRINKLER OR BUBBLER
6. FINISH GRADE
7. 1/2" SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED – TYPICAL)
8. 1/2" SCHEDULE 40 PVC THREADED 90° ELL
9. COBRA CONNECTOR MODEL CC–600 (1/2"X6")
10. 1/2" SCHEDULE 40 PVC STREET ELL

11 POP–UP SPRAY SPRINKLER RISER
SCALE: NONE
DET: SH/LW–POPSP

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
■	570S/FB–50–PC	TORO BUBBLER, 2 PER TREE MINIMUM	0.5	30	TRICKLE
Φ	570S/FB–25–PC	TORO BUBBLER, 1 PER SHRUB	0.25	30	TRICKLE
●▶	T–YD–500–34	TORO AIR RELIEF VALVE			
●+	FCH–H–FIPT	TORO FLUSH VALVE			
⊠	570Z–6P–SI–PRX/ O–T–5–QP	TORO POP–UP SPRINKLER WITH SIDE INLET AND A CLOSED 5" NOZZLE TO BE USED AS DRIPLINE INDICATOR			
●	—	APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.			
⊖⊖	—	IRRIGATION POINT OF CONNECTION TO COPPER PIPE AND ELECTRICAL CONDUIT FOR COMMUNICATION WIRES ROUTED THROUGH THE BUILDING AND STUBBED OUT INTO PLANTERS WHERE SHOWN. WORK TO BE BY ELECTRICAL AND PLUMBING CONTRACTORS.			
◆	P–220–26 SERIES	TORO REMOTE CONTROL VALVE			
◆	DZK–700	TORO REMOTE CONTROL VALVE WITH A PRESSURE REGULATOR (SET TO 40 PSI) AND A 1" DISC FILTER			
—	BL–5201	BASELINE BICODER (1 PER SINGLE VALVE GROUP)			
—	BL–5202	BASELINE BICODER (1 PER 2 VALVE GROUPING)			
—	BL–5204	BASELINE BICODER (1 PER 3–4 VALVE GROUPING)			
—	BL–LA01	BASELINE LIGHTNING/SURGE ARRESTOR			
(MS)	BL–5315B	BASE LINE SOIL MOISTURE SENSOR, 1 PER HYDROZONE			
◀▶	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
◀▶	QB44LRCAR10	BUCKNER ANTI–ROTATION WINGED QUICK COUPLER (ON–STRUCTURE)			
⋈	T113–K	NIBCO GATE VALVE (LINE SIZE)			

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
◆	220–26–6	TORO BRASS MASTER VALVE (NORMALLY CLOSED)			
◪	BL–BFM100	BASELINE FLOW METER (1")			
—	BL–5308	BASELINE FLOW DECODER			
⋈	975XLSEU–2"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY PROVIDED AND INSTALLED BY PLUMBER			
(P)	TBD	WATERTRONICS BOOSTER PUMP, BY PLUMBING			
(C)	BL–1000X	BASELINE 50 STATION TWO–WIRE CONTROLLER IN A WALL MOUNTED POWDER COATED METAL ENCLOSURE. PROVIDE CELL MODEM AT CONTROLLER LOCATION FOR CONNECTION TO INTERNET.			
—	BL–CM3G–X	BASELINE CELL MODEM			
—	BL–BMW2–PLUS	BASELINE MOBILE ACCESS ADVANCED FOR 1 CONTROLLER FOR 1 YEAR. GIVES USER FULL CONTROL OF THE THEIR BASE STATION 1000 SYSTEM WITH ANY WEB–ENABLED CELL PHONE OR MOBILE DEVICE.			
		CONTROLLER AND STATION NUMBER			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			
		CONTROLLER AND STATION NUMBER			
		AREA (SQ. FT.)			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE: 1 1/2" AND SMALLER: 1120–SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			

SYMBOL	DESCRIPTION
CU CU	MAIN LINE: 1 1/2" AND SMALLER: TYPE "L" COPPER PIPE WITH WROUGHT FITTINGS. TO BE USED WHEN ROUTED THROUGH STRUCTURE, BY PLUMBING CONTRACTOR. SEE MEP PLANS FOR EXACT ROUTING THROUGH STRUCTURE.
E E	ELECTRICAL CONDUIT: ELECTRICAL CONDUIT ROUTED THROUGH STRUCTURE FOR COMMUNICATION WIRES TO REMOTE CONTROL VALVES AND MOISTURE SENSORS. TO BE INSTALLED BY ELECTRICAL CONTRACTOR. SEE MEP PLANS FOR EXACT ROUTING THROUGH STRUCTURE.
	LATERAL LINE: 3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
	SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.
	DRIP ZONE: TORO DL2000 SERIES DRIPLINE WITH LOC–EZE FITTINGS, PART #RCP–218. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. MINIMUM PIPE SIZE OF PVC LATERAL LINE WITHIN DRIP AREAS TO BE 1". EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW. SEE DETAILS FOR FURTHER INFORMATION.
	DRIP ZONE: TORO DL2000 SERIES DRIPLINE WITH LOC–EZE FITTINGS, PART #RCP–412–E. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. MINIMUM PIPE SIZE OF PVC LATERAL LINE WITHIN DRIP AREAS TO BE 1". EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW. SEE DETAILS FOR FURTHER INFORMATION.

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#△	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

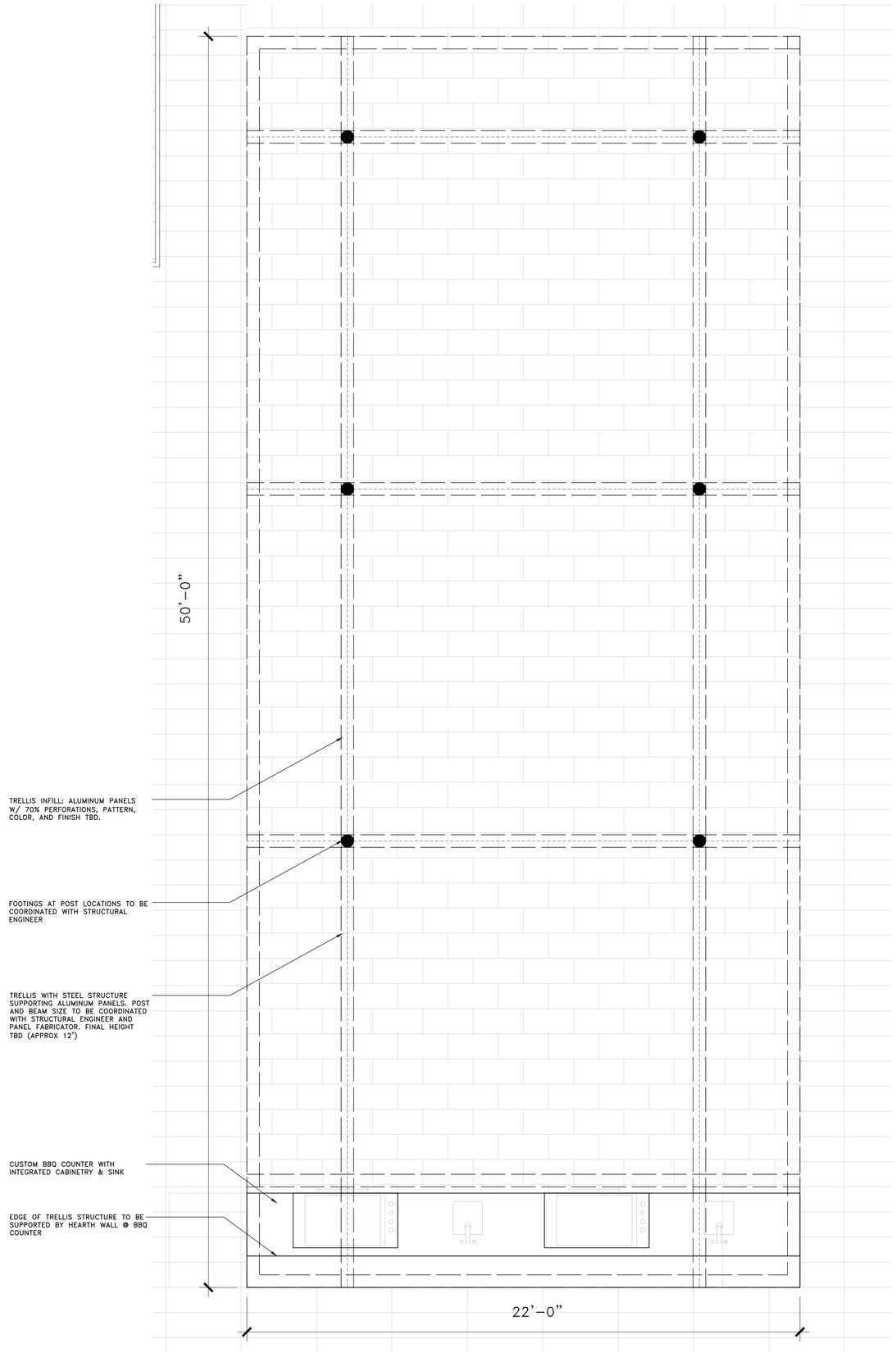
SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO:

L21

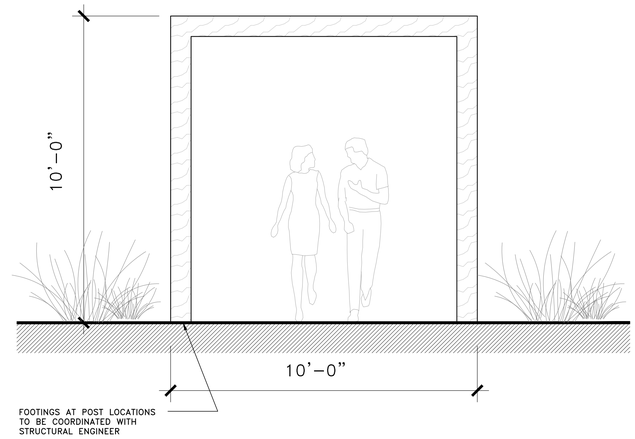
DOCUMENT NO: 037-L

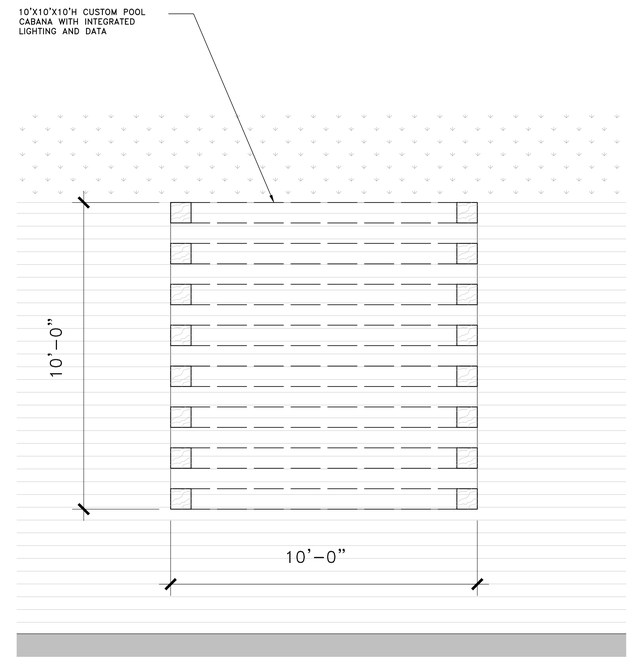


LEVEL 5 TRELLIS PLAN

SCALE: 1/2” = 1’–0”

2





CABANA PLAN & ELEVATION

SCALE: 1/2” = 1’–0”

1

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SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO:

L22

DOCUMENT NO: 038-L

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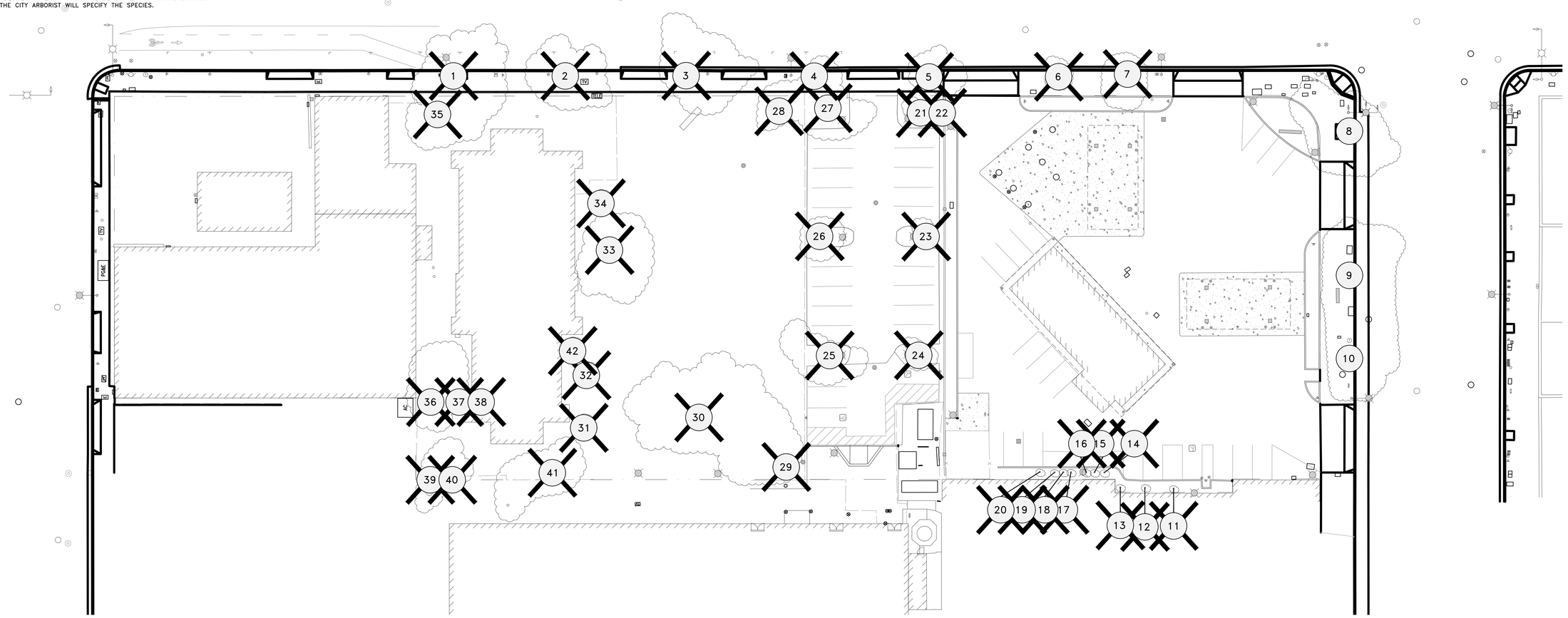
NOTE: STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.



TAG	SPECIES	DIAMETER	CONDITION	SUITABILITY FOR PRESERVATION	
01	LONDON PLANE	22	5	HIGH	TO BE REMOVED
02	LONDON PLANE	15	4	MODERATE	TO BE REMOVED
03	WESTERN SYCAMORE	25	5	HIGH	TO BE REMOVED
04	LONDON PLANE	10	3	MODERATE	TO BE REMOVED
05	LONDON PLANE	10	3	MODERATE	TO BE REMOVED
06	LONDON PLANE	7	3	LOW	TO BE REMOVED
07	WESTERN SYCAMORE	18	3	MODERATE	TO BE REMOVED
08	LONDON PLANE	19	5	HIGH	TO BE PRESERVED
09	LONDON PLANE	16	3	MODERATE	TO BE PRESERVED
10	LONDON PLANE	18	3	MODERATE	TO BE PRESERVED
11	ITALIAN CYPRESS	5	4	MODERATE	TO BE REMOVED
12	ITALIAN CYPRESS	6	4	MODERATE	TO BE REMOVED
13	ITALIAN CYPRESS	6	4	MODERATE	TO BE REMOVED
14	ITALIAN CYPRESS	7	3	LOW	TO BE REMOVED
15	ITALIAN CYPRESS	5	3	LOW	TO BE REMOVED
16	ITALIAN CYPRESS	5	3	LOW	TO BE REMOVED
17	ITALIAN CYPRESS	8	3	LOW	TO BE REMOVED
18	ITALIAN CYPRESS	8	3	LOW	TO BE REMOVED
19	ITALIAN CYPRESS	8	3	LOW	TO BE REMOVED
20	ITALIAN CYPRESS	8	3	LOW	TO BE REMOVED
21	CARPE MYRTLE	6	5	HIGH	TO BE REMOVED
22	PLUM	6	3	LOW	TO BE REMOVED
23	CARPE MYRTLE	6	5	HIGH	TO BE REMOVED
24	CARPE MYRTLE	7	5	HIGH	TO BE REMOVED
25	CHINESE ELM	12	3	LOW	TO BE REMOVED
26	CARPE MYRTLE	8	5	HIGH	TO BE REMOVED
27	CHINESE ELM	13	3	LOW	TO BE REMOVED
28	CHINESE ELM	15	4	MODERATE	TO BE REMOVED
29	CHINESE ELM	18	4	MODERATE	TO BE REMOVED
30	CHINESE ELM	21	4	MODERATE	TO BE REMOVED
31	MULBERRY	9	3	LOW	TO BE REMOVED
32	MULBERRY	11	3	LOW	TO BE REMOVED
33	LONDON PLANE	17	4	MODERATE	TO BE REMOVED
34	MULBERRY	11	3	LOW	TO BE REMOVED
35	AUSTRALIAN WILLOW	16,11,10,10	2	LOW	TO BE REMOVED
36	WHITE IRONBARK	22	2	LOW	TO BE REMOVED
37	SILK OAK	3	5	HIGH	TO BE REMOVED
38	SILK OAK	2	4	HIGH	TO BE REMOVED
39	ALMOND	1,1	3	LOW	TO BE REMOVED
40	ALMOND	2,2,1	3	LOW	TO BE REMOVED
41	GLOSSY PRIVET	12,12,10,8,6	3	LOW	TO BE REMOVED
42	SWEETGUM	10	4	MODERATE	TO BE REMOVED

LEGEND

- LIMIT OF WORK
- XXX — TREE TO REMAIN
- XXX — TREE TO BE REMOVED

DIAMETER OF TREE	TYPE OF TREE	NUMBER OF TREES TO BE REMOVED	REQUIRED TREE REPLACEMENT
12" OR GREATER	NATIVE	2	10 (24IN BOX)
12" OR GREATER	NON-NATIVE	11	44 (24IN BOX)
6" – 12"	NATIVE	0	0
6" – 12"	NON-NATIVE	19	38 (24IN BOX)
LESS THAN 6"	NATIVE	0	0
LESS THAN 6"	NON-NATIVE	5	5 (24IN BOX)
LESS THAN 6"	ORCHARD	2	0
TOTAL NUMBER OF TREES TO BE REMOVED:		39	97 (24IN BOX) OR 194 (15 GAL)

NUMBERS AND CALCULATION TAKEN FROM HORTSCIENCE ARBORIST REPORT APRIL 16, 2021

TREE REMOVAL PLAN

SCALE: 1:20

1

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ISSUES	DATE
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#△ REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 2008
FILE NO.: SP21-031
DATE: 11/3/2021
SCALE:

SHEET TITLE:
TREE REMOVAL AND PRESERVATION PLAN

SHEET NO:
L23

DOCUMENT NO: 039-TR

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1 SITE PLAN - GROUND
1" = 30'-0"

DOWNTOWN ZONING REGULATIONS | *San José Municipal Code (SJMC) 20.70*

LAND USE (*SJ GEN. PLAN CH. 5*)	DOWNTOWN	EMPLOYMENT PRIORITY AREA (EPA OVERLAY)
ZONING DISTRICT (*SJMC 20.70.020*)	DC	
USES (*SJMC 20.70.100*)	**TOTAL GROSS FLOOR AREA**	**PARKING**
RETAIL, GENERAL	8,500 SF	NO PARKING
OFFICES, BUSINESS & ADMIN	525,000 SF	2.5 / 1000 SF
RESIDENTIAL, MULTIPLE	398,288 SF	1 / UNIT
OFF-STREET PARKING	458,458 SF	NA
DEVELOPMENT REGULATIONS	**REQUIRED**	**PROPOSED**
HEIGHT (*TITLE 14 CFR PART 77*)		
RESIDENTIAL	< 265 FT	265 FT
OFFICE	< 277.7 FT	263 FT
SETBACKS (*SJMC 20.70.210*)		
FRONT / REAR / SIDE / STREET	0 / 0 / 0 / 0	0 / 0 / 0 / 0
DOWNTOWN EPA	**REQUIRED**	**PROPOSED**
SITE / LOT AREA	91,916 SF (2.1 ACRES)	COMMERCIAL = 1.23 ACRES RESIDENTIAL = 0.87 ACRES
DENSITY, COMMERCIAL	FAR 4.0; 30 STORIES	8,500 + 525,000 = 533,500 / 91,916 = **5.8**
DENSITY, RESIDENTIAL	800 DU/AC; 30 STORIES	415 / 2.1 = **198 DU/AC**
DENSITY, MIXED-USE	FAR UP TO 30.0; 30 STORIES	533,500 + 398,288 + 458,623 = 1,390,411 / 91,916 = **15.13**

OFF-STREET PARKING (*SJMC 20.70.320*)	**REQUIRED**	**PROPOSED**
TOTAL PARKING: *OFFICE + RESIDENTIAL + TPT*	1,255	1,255
OFFICE: *(FLOOR AREA* / 1,000 x 2.5) x 80%*	893	893
RESIDENTIAL: *415 UNITS x 1.0 (1:1 RATIO) x 80%*	332	332 (69 STALLS EXCLUSIVELY FOR RESIDENTIAL, 263 SHARED)*
DEDICATED TO TOWN PARK TOWERS	30	30
992 ACTUAL STALLS PROVIDED IN PROJECT. 992+263 SHARED = 1,255 PROPOSED		
ADA PARKING STALLS (*TITLE 24, CHP. 11: TABLE 11B-208.2*)		
ADA STALLS (20 + 1 PER 100 OVER 1000)	23	22
VAN ACCESSIBLE (23 / 6)	4	5
DIMENSIONS (COMPACT & STANDARD) (*SJMC 20.90.100: TABLE 20-220*)	8' X 16' & 9' X 18'	8' X 16' & 9' X 18'
DRIVEWAY DIMENSIONS	26'	23'-6 TO 24'

**SJMC 20.90.050: "FLOOR AREA" = 85% OF THE "TOTAL GROSS FLOOR AREA" OF THE BUILDING.*

OFF-STREET LOADING (*SJMC 20.90.410*)	**REQUIRED**	**PROVIDED**
PROFESSIONAL OFFICES (*SJMC 20.70.420*) *1 + 1 PER ADDITIONAL 100,000 SF AFTER INITIAL 175,000 SF (1+(275,000/100,000))*	4	2 (+2 CURBSIDE)
RETAIL (*SJMC 20.70.430*)	0	0
RESIDENTIAL (*SJMC 20.70.435*) 200<UNITS<500 = 2 LOADING	2	2

BICYCLE PARKING (*SJMC 20.90*)		
SAN JOSE (*SJMC 20.90.195*)*	**REQUIRED**	**PROVIDED**
OFFICE: 1:4000 SF	525,000 / 4,000 = **132**	132
SHOWERS: 3 + 1 PER 150,000 SF OVER 225,000SF	3 + 1 + 1 = **5**	5
RESIDENTIAL: 1:4 UNITS	415 / 4 = **104**	104
LEED V4 (*1,800 FTE*)	**REQUIRED**	**PROVIDED**
OFFICE: 5% OF FTE	0.05 x 1,800 = **90**	*SEE ABOVE*
SHOWERS: 1 FOR FIRST 100 FTE, 1 PER 150 FTE AFTER	1 + (1700/150) = **13**	*SEE ABOVE*
RESIDENTIAL: 1 PER UNIT @ 415	415	*SEE ABOVE*
CALGREEN (*TITLE 24, PART 11: 5.106.4.1.2*)	**REQUIRED**	**PROVIDED**
OFFICE: 5% OF PARKING	0.05 x 893 = **45**	*SEE ABOVE*
RESIDENTIAL: 5% OF PARKING	0.05 x 332 = **17**	*SEE ABOVE*

**PROJECT TO FOLLOW SAN JOSE DOWNTOWN ZONING REGULATIONS FOR LONG-TERM & SHORT-TERM BICYCLE PARKING*

CLEAN AIR VEHICLE PARKING (*SJMC 20.90*)	**REQUIRED**	**PROVIDED**
EV CHARGING SPACES (*SJ ORDINANCE #30311*) *(SHARED PARKING MODEL: PERCENTAGES ARE A BLEND OF COMMERCIAL AND RESIDENTIAL REQUIREMENTS)*		
EVSE *(10% / 10%)*	10% OF TOTAL: 0.10 x 1,255 = **126**	126
EV READY *(0% / 20%)*	10% OF TOTAL: 0.10 x 1,255 = **126**	126
EV CAPABLE *(40% / 70%)*	55% OF TOTAL: 0.55 x 1,255 = **691**	691

OPEN SPACE AREAS*		
RESIDENTIAL	**PER GUIDELINES****	**PROVIDED**
COMMON OPEN SPACE: *100 SF PER UNIT IF 25% OR LESS OF UNITS HAVE PRIVATE OPEN SPACES*	100 SF X 415 = 41,500 SF	23,892 SF
PRIVATE OPEN SPACE: *60 SF OF PRIVATE SPACE PER UNIT FOR 50% OF UNITS*	60 SF X 208 = 12,480 SF	11,132 SF

*OPEN SPACE REQUIREMENTS BASED ON SAN JOSE RESIDENTIAL DESIGN GUIDELINES, CHAPTER 26 PAGE 153.

**RECOMMENDATIONS BASED ON DENSELY POPULATED URBAN AREAS WITH MORE THAN 50 DWELLING UNITS ON SITE, PRIVATE OPEN SPACES PER UNIT MAY BE DECREASED TO 50% OF TOTAL UNITS.

COMMERCIAL CONDOMINIUMS

PROJECT INLCUDES A SPECIAL USE PERMIT TO ALLOW UP TO 10 COMMERCIAL CONDOMINIUMS. MINIMUM SIZE OF COMMERCIAL CONDOMINIUMS IS 750SF EACH, PER SECTION 20.175.042 OF THE ZONING CODE.

LEGEND

- ACCESSIBLE BUILDING ENTRANCE
- ACCESSIBLE PATH OF TRAVEL
- SEAT HEIGHT PLANTERS

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

ARCHITECTURAL SITE PLAN, ZONING INFO

SHEET NO:

A01

DOCUMENT NO: 040-A

1/28/2022 2:59:30 PM

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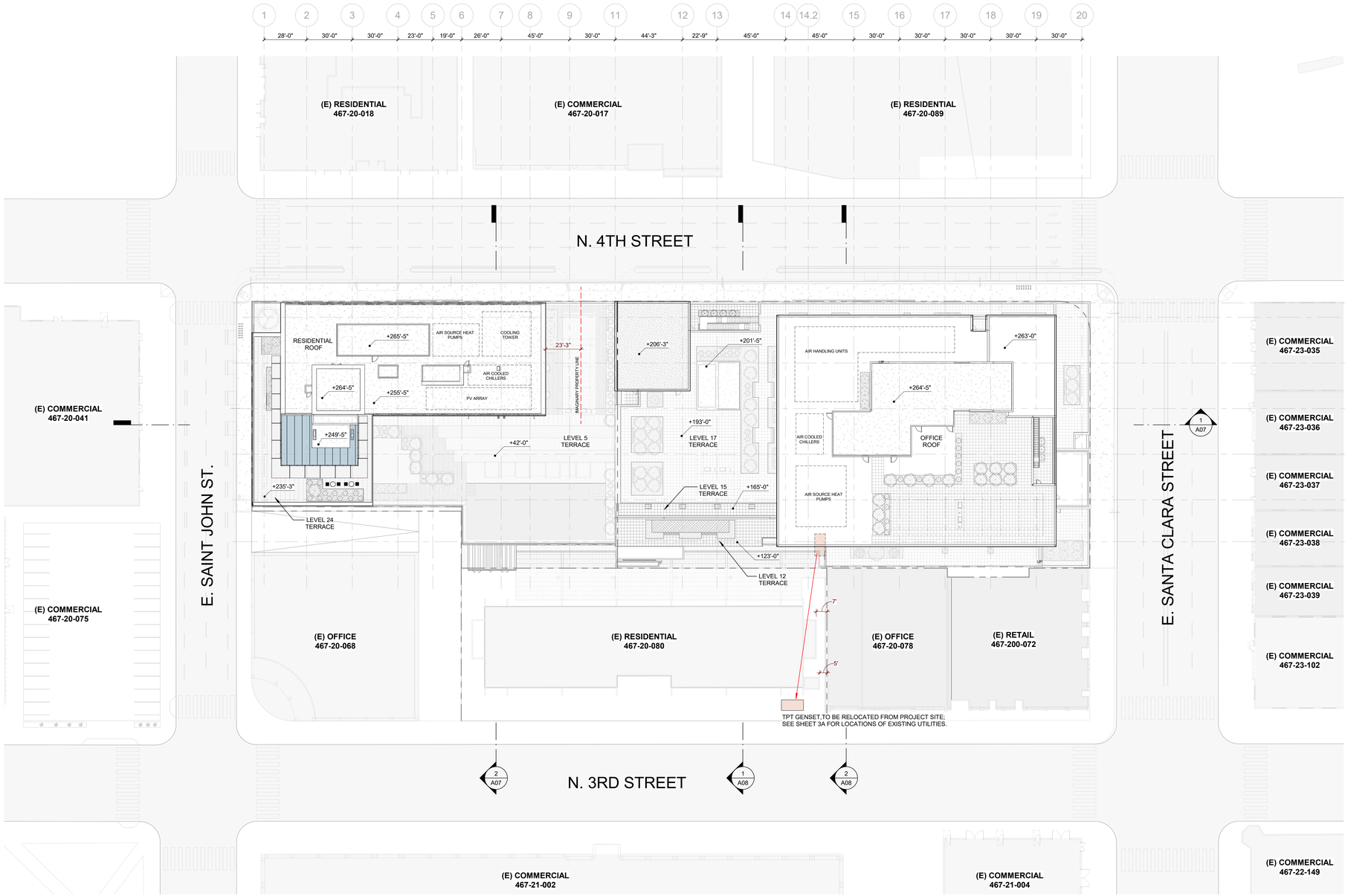

1 SITE PLAN - ROOF

1" = 30'-0"

LEGEND

- FIRE APPARATUS
- R 5'-0" — HOSE LENGTH (RADIUS)
- IMAGINARY SEPARATION LINE

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

ARCHITECTURAL ROOF PLAN

SHEET NO:

A02

DOCUMENT NO: 041-A

1/27/2022 4:56:30 PM

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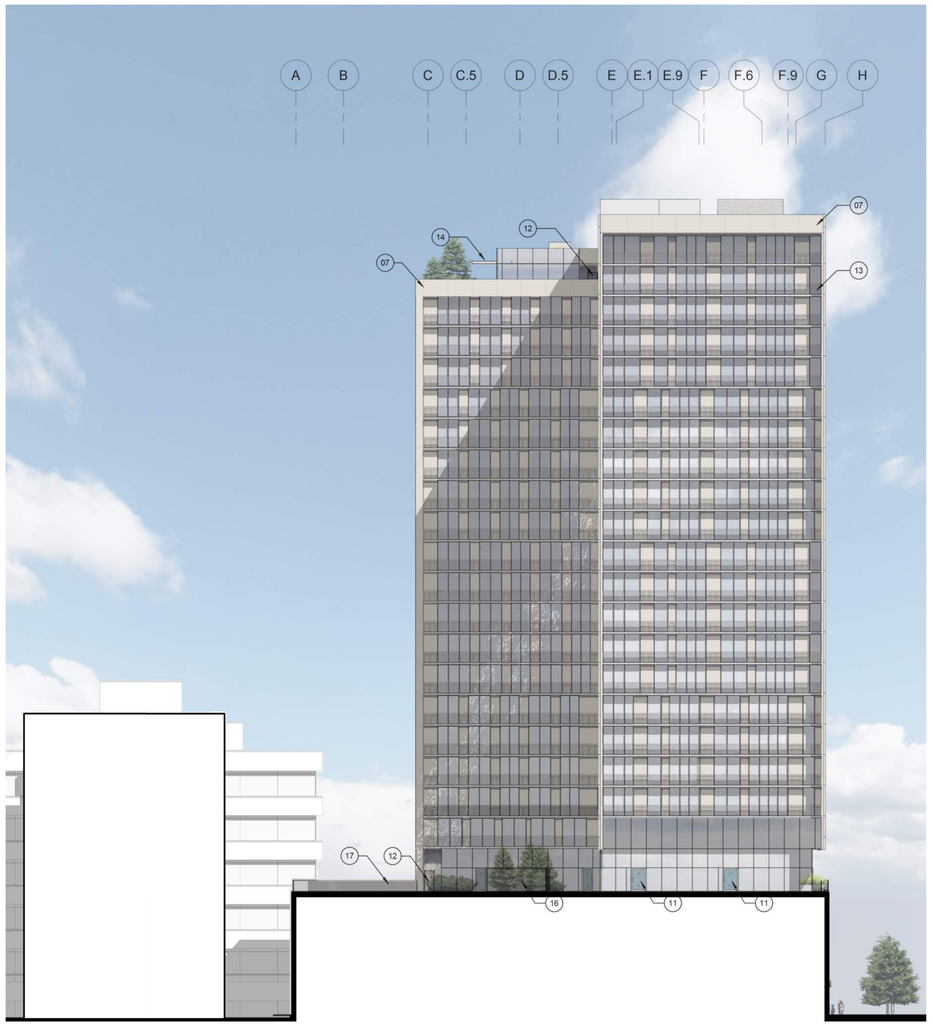
KEY

01	ALUM-FRAMED GLAZING SYSTEM
04	METAL CLADDING
07	CEMENTITIOUS PANEL
11	GLASS ENTRANCE DOOR
12	METAL DOOR
13	GUARDRAIL, METAL
14	METAL CANOPY
15	CONCRETE PLANTER
16	FOLDING GLASS DOOR
17	GUARDRAIL, GLASS



3 RESIDENTIAL - ILLUSTRATIVE NORTH ELEVATION
1" = 20'-0"



1 RESIDENTIAL - ILLUSTRATIVE SOUTH ELEVATION
1" = 20'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

⚠ REVISION LIST	DATE

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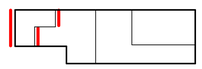
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
ILLUSTRATIVE ELEVATIONS - RESIDENTIAL NORTH / SOUTH

SHEET NO:
A03

DOCUMENT NO: 042-A

1/27/2022 5:03:24 PM

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KEY

01	ALUM-FRAMED GLAZING SYSTEM
01a	ALUM-FRAMED GLAZING SYSTEM, VISION GLASS
06	CONCRETE
07	CEMENTITIOUS PANEL
07a	CEMENTITIOUS PANEL, RIBBED
12	METAL DOOR
14	METAL CANOPY
17	GUARDRAIL, GLASS

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ISSUES	DATE
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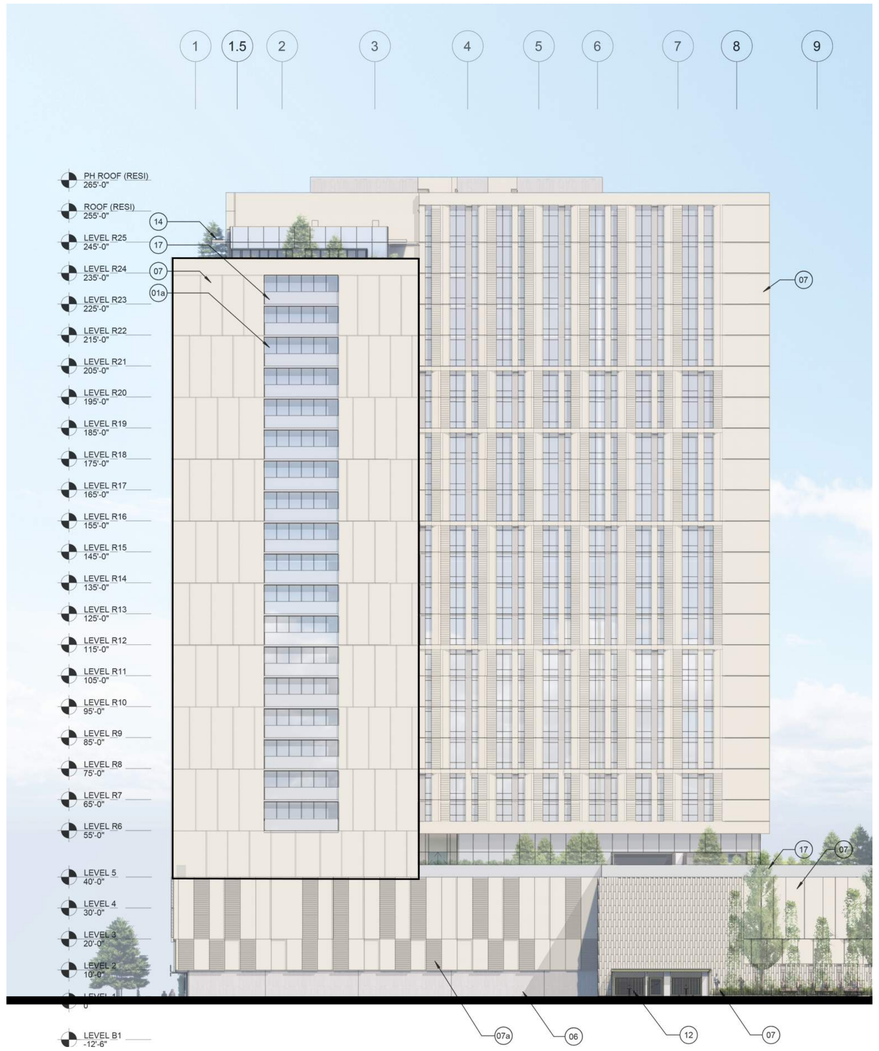
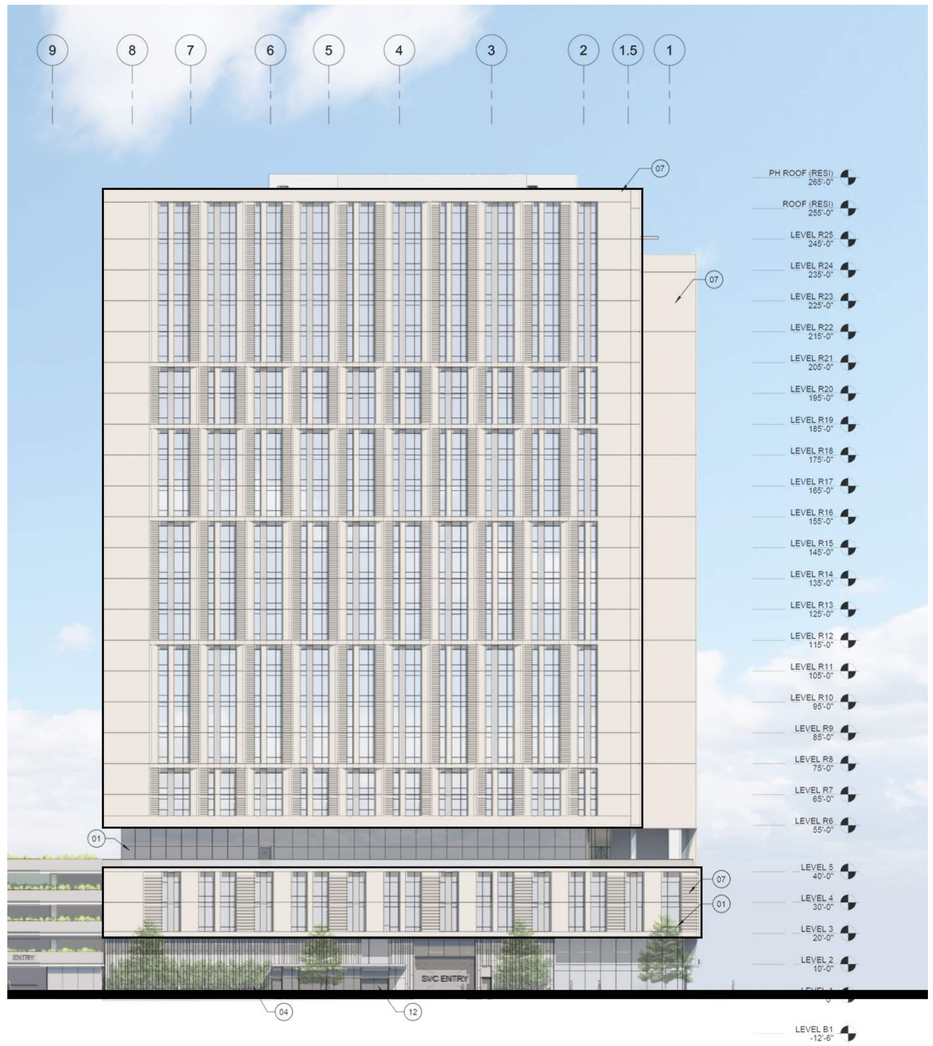
REVISION LIST	DATE



2 RESIDENTIAL - ILLUSTRATIVE WEST ELEVATION
1" = 20'-0"



3 RESIDENTIAL - ILLUSTRATIVE EAST ELEVATION
1" = 20'-0"

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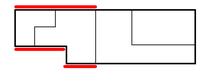
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:

ILLUSTRATIVE ELEVATIONS - RESIDENTIAL EAST / WEST

SHEET NO:

A04

DOCUMENT NO: 043-A

1/27/2022 5:03:27 PM

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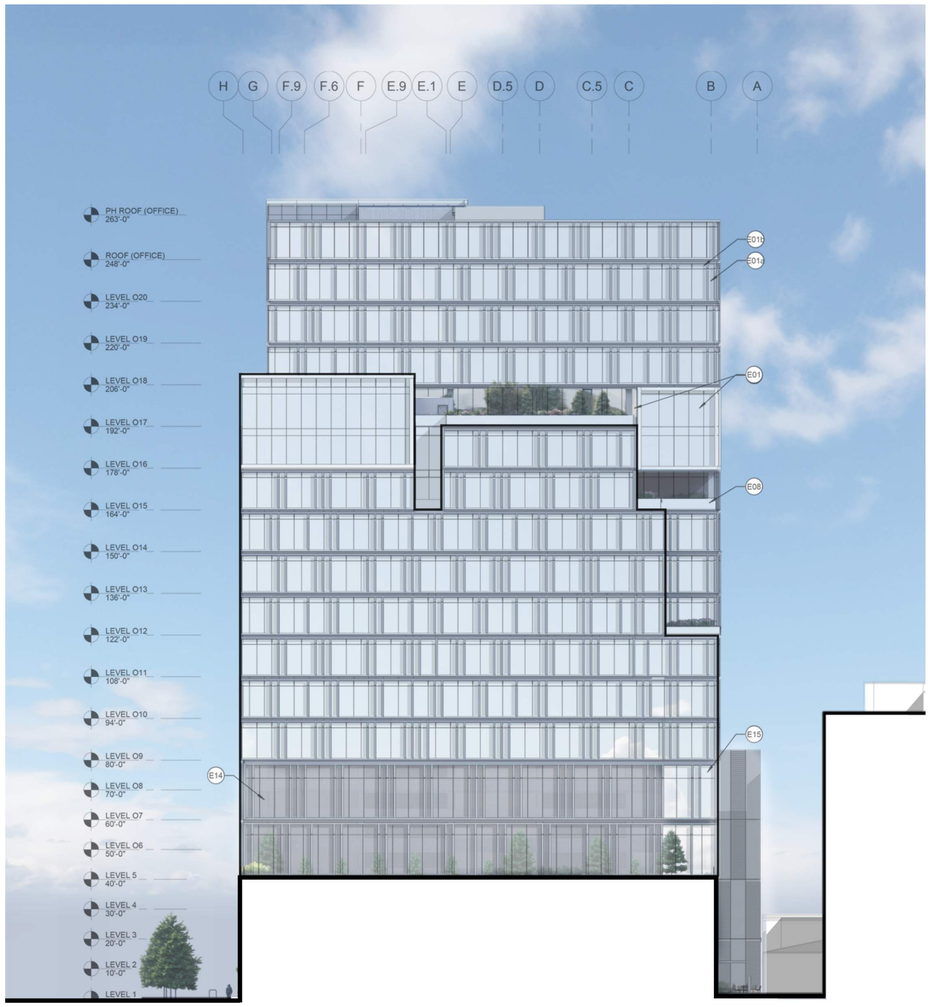
KEY

07a	CEMENTITIOUS PANEL, RIBBED
E01	ALUM-FRAMED GLAZING SYSTEM
E01a	ALUM-FRAMED GLAZING SYSTEM, VISION GLASS
E01b	ALUM-FRAMED GLAZING SYSTEM, SHADOW BOX
E03	METAL CLADDING
E04	METAL LOUVER
E05	CEMENTITIOUS PANEL
E08	GUARDRAIL, GLASS
E09a	CONCRETE COLUMN, PTD.
E14	PERFORATED METAL MESH SCREEN



3 OFFICE - ILLUSTRATIVE NORTH ELEVATION
1" = 20'-0"



4 OFFICE - ILLUSTRATIVE SOUTH ELEVATION
1" = 20'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
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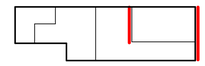
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
ILLUSTRATIVE ELEVATIONS - OFFICE NORTH / SOUTH

SHEET NO:
A05

DOCUMENT NO: 044-A

1/28/2022 3:04:06 PM

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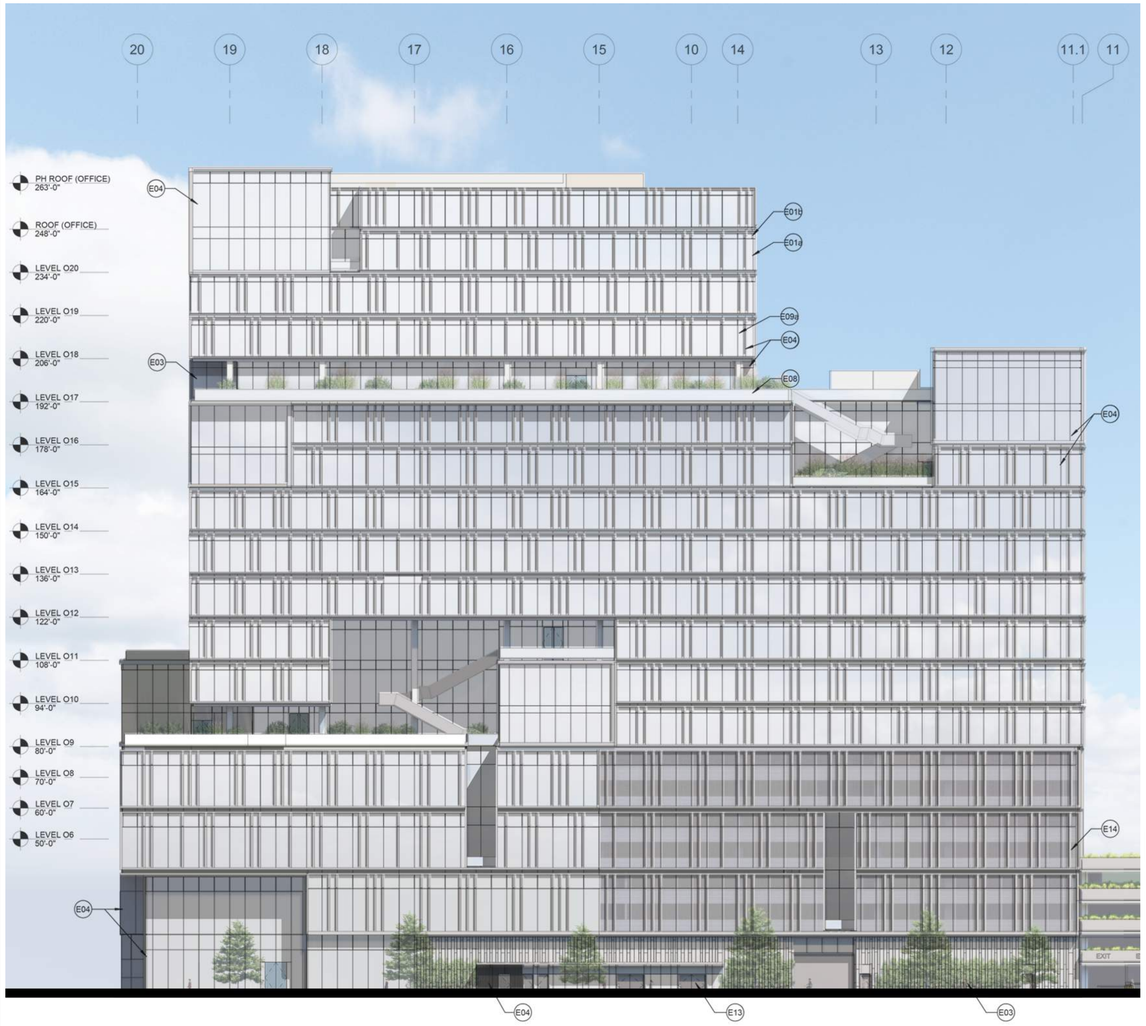
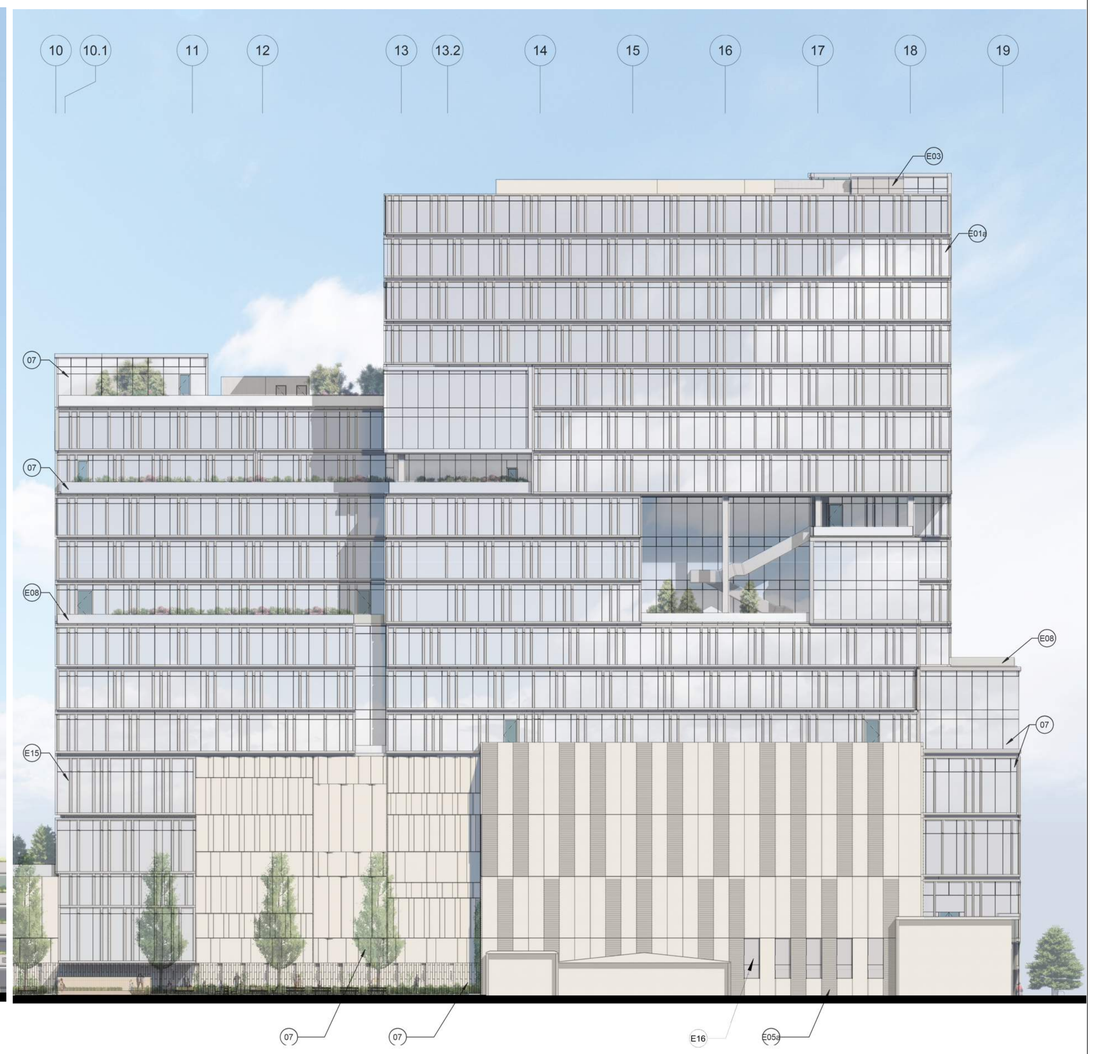
KEY

E01a	ALUM-FRAMED GLAZING SYSTEM, VISION GLASS
E01b	ALUM-FRAMED GLAZING SYSTEM, SHADOW BOX
E03	METAL CLADDING
E04	METAL LOUVER
E08	GUARDRAIL, GLASS
E09a	CONCRETE COLUMN, PTD.
E13	DOOR, METAL
E14	PERFORATED METAL MESH SCREEN
E15	BACK-PAINTED GLASS
E16	FALSE WINDOW



1 OFFICE - ILLUSTRATIVE EAST ELEVATION
1" = 20'-0"



3 OFFICE - ILLUSTRATIVE WEST ELEVATION
1" = 20'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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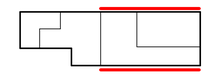
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

⚠ REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:

ILLUSTRATIVE ELEVATIONS - OFFICE EAST / WEST

SHEET NO:

A06

DOCUMENT NO: 045-A

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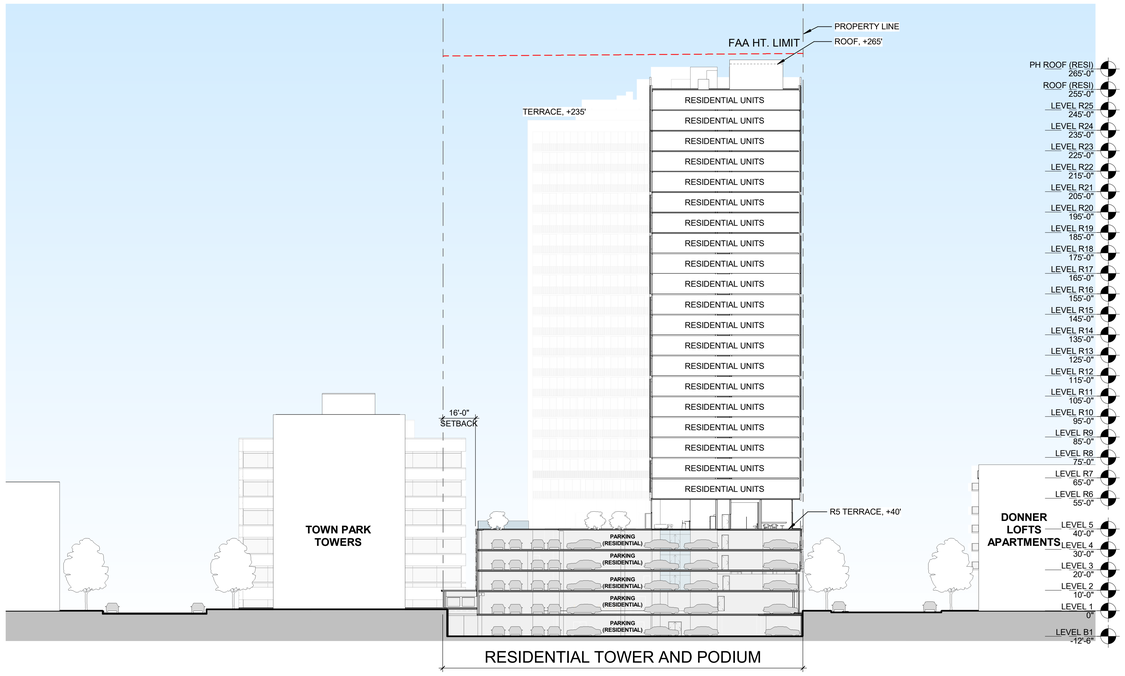
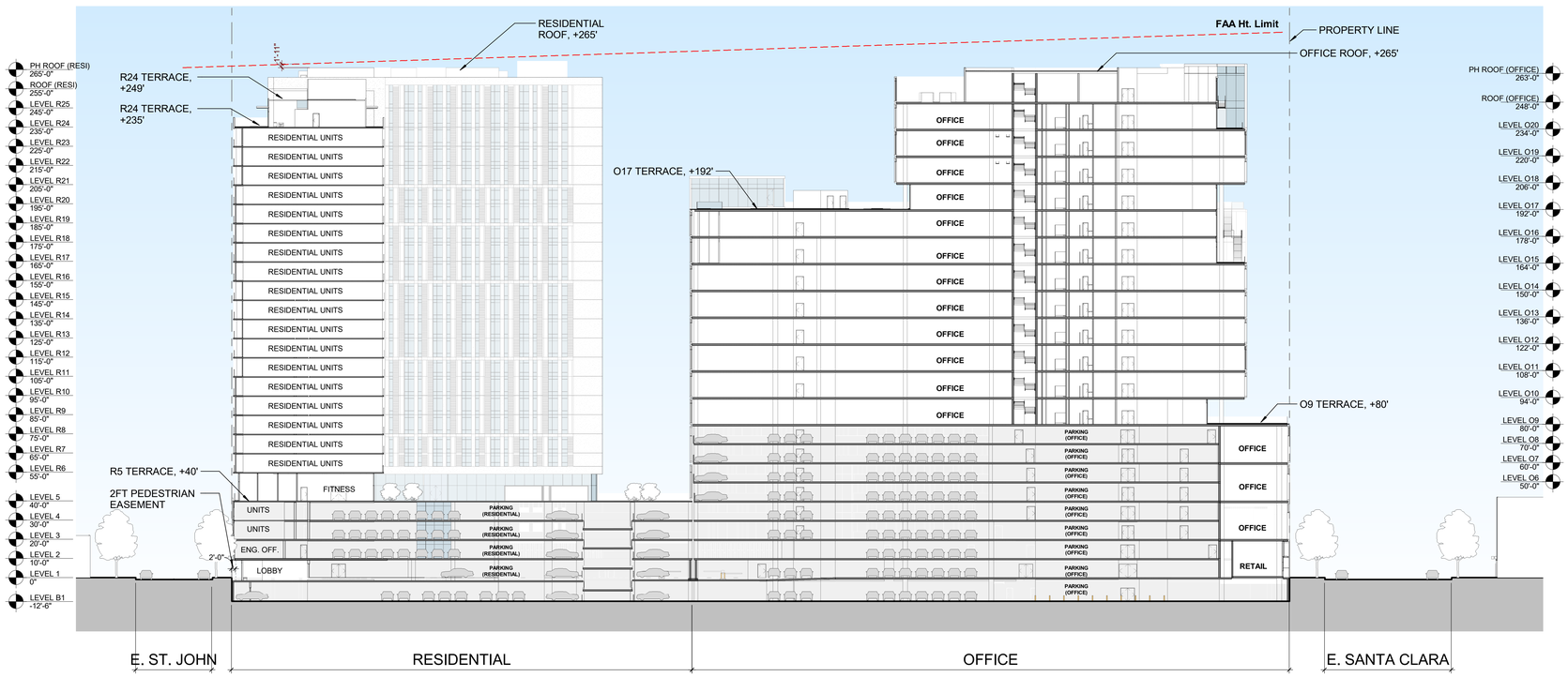


2 SITE SECTION E-W III
1" = 30'-0"



1 SITE SECTION N-S
1" = 30'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 30'-0"

SHEET TITLE:
SITE SECTIONS

SHEET NO:
A07

DOCUMENT NO: 046-A

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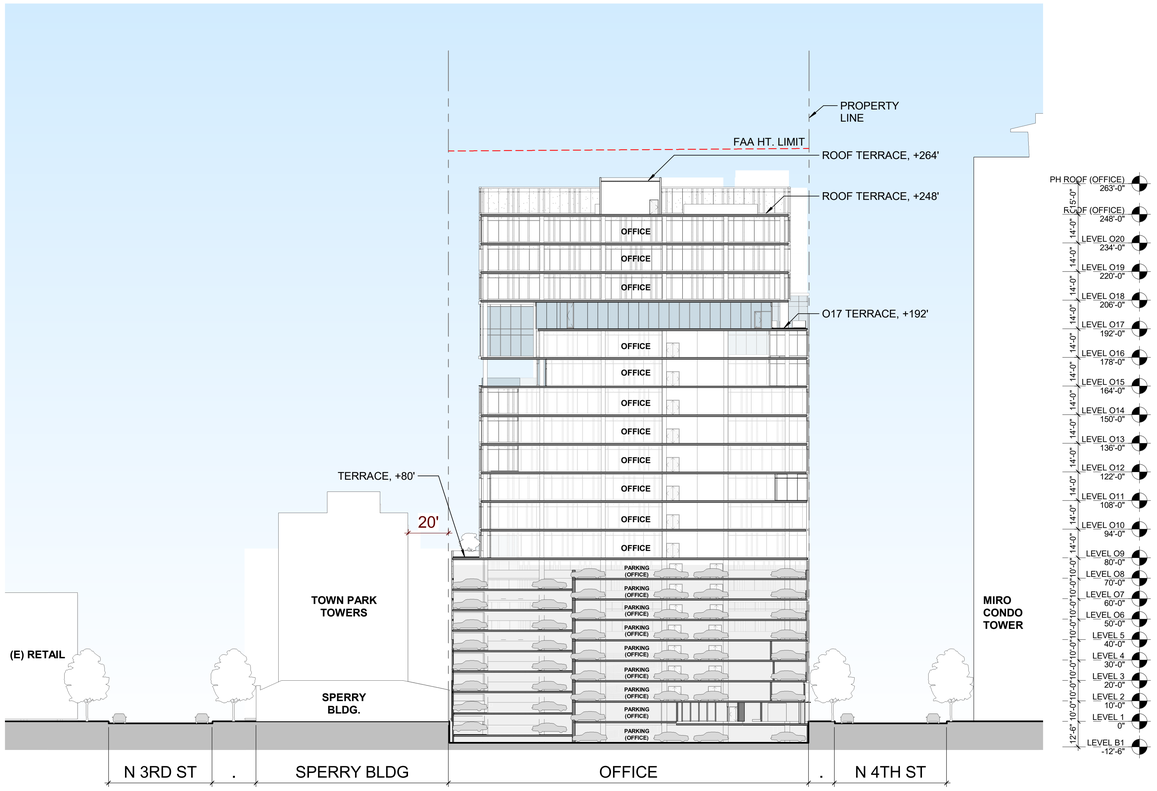
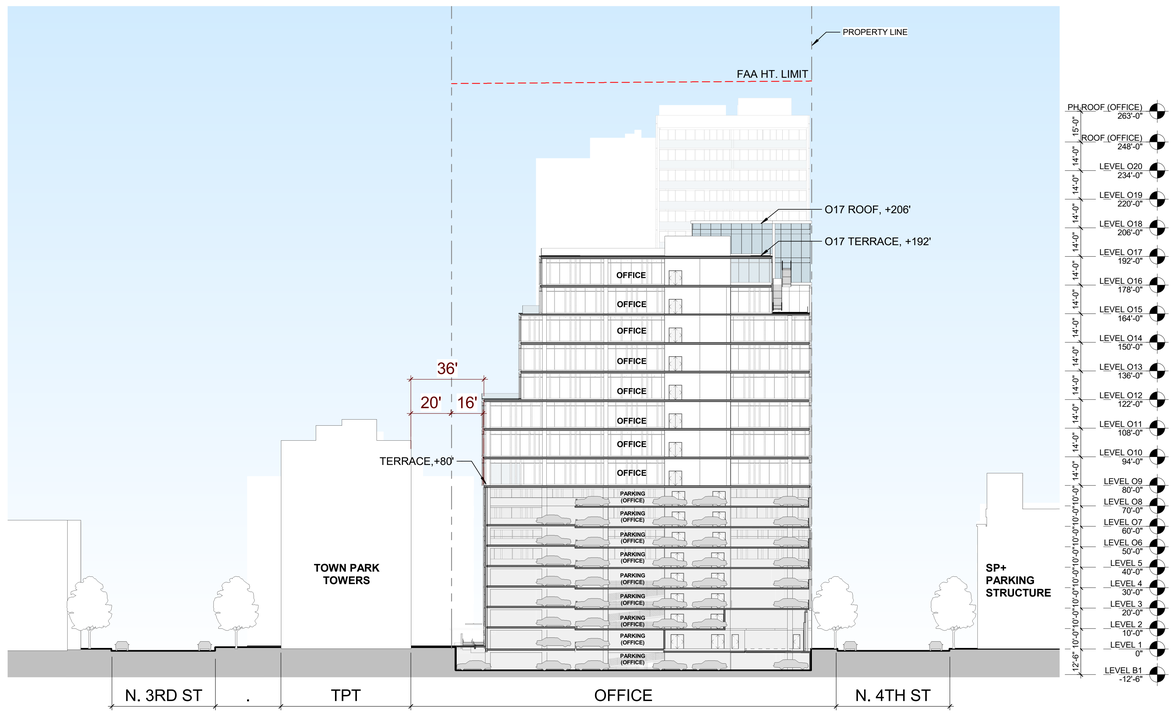


2 SITE SECTION E-W I
1" = 30'-0"



1 SITE SECTION E-W II
1" = 30'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 30'-0"

SHEET TITLE:

SITE SECTIONS

SHEET NO:

A08

DOCUMENT NO: 047-A

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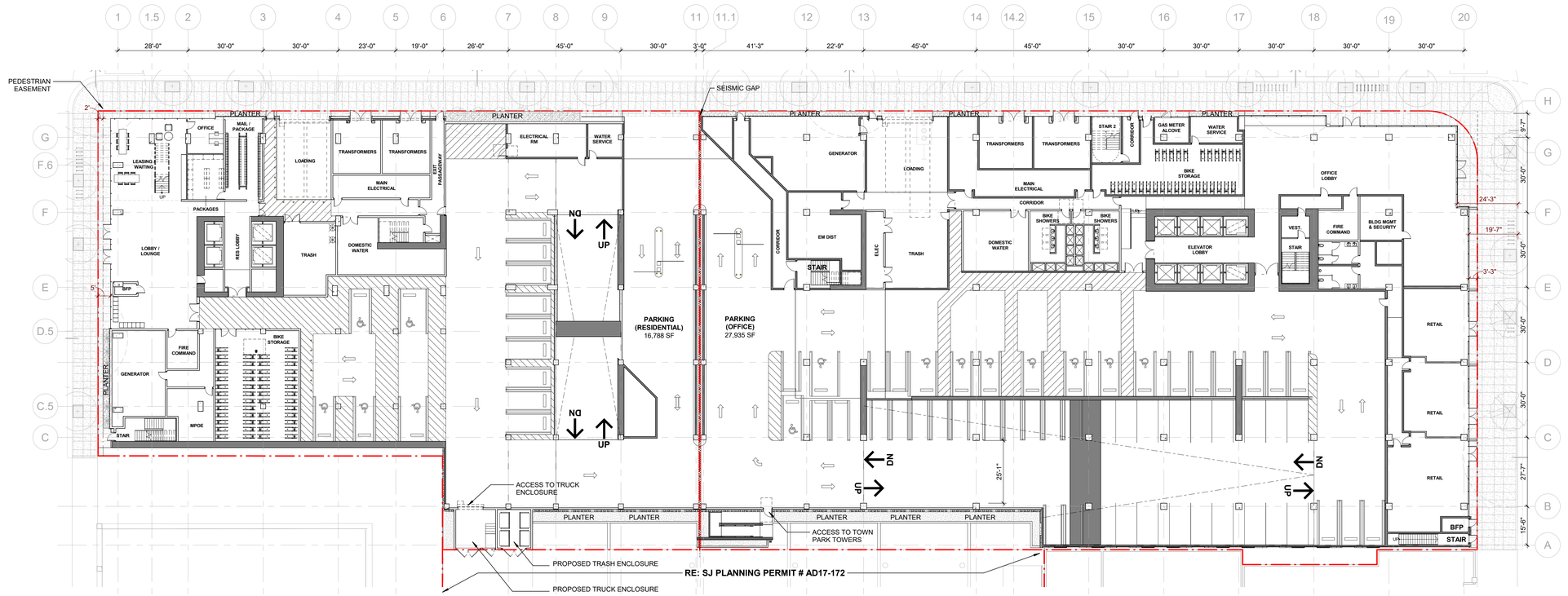
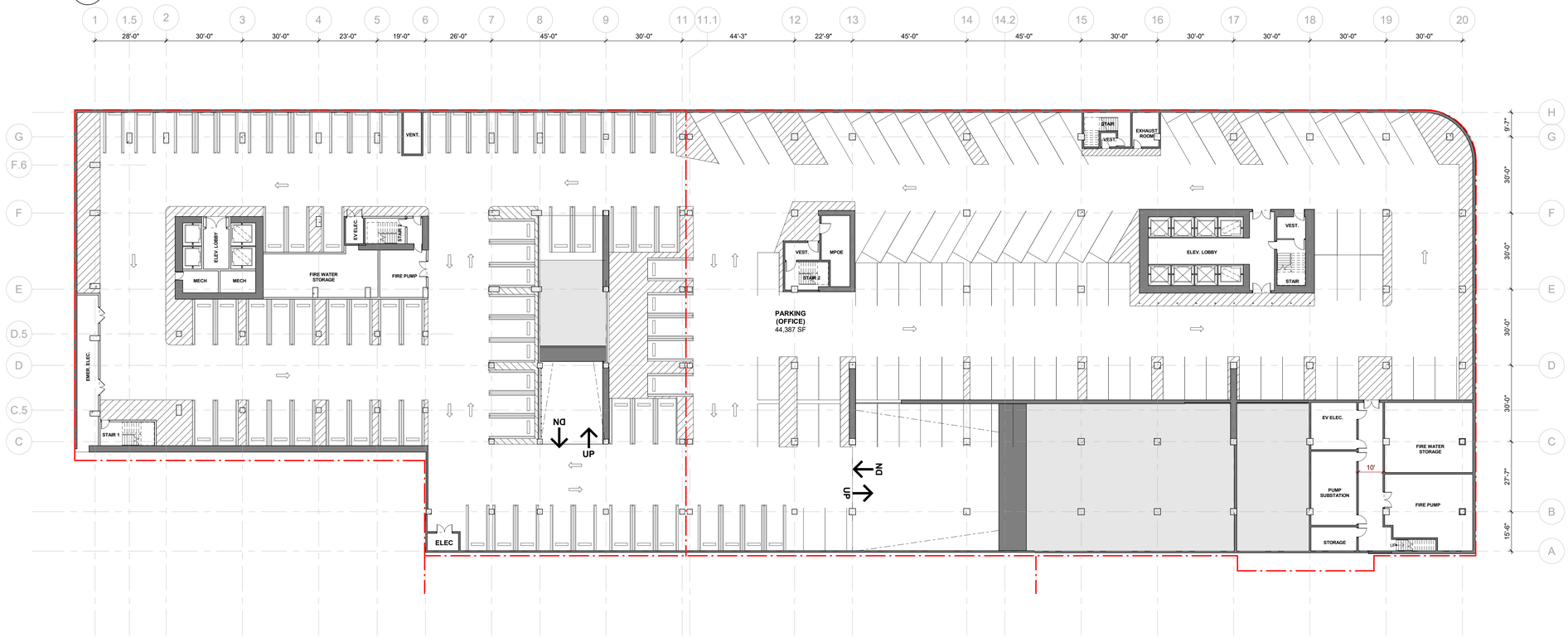


2 FLOOR PLAN - LEVEL 1
1" = 20'-0"



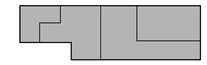
1 FLOOR PLAN - LEVEL B1
1" = 20'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
OVERALL FLOOR PLAN - LEVEL B1 & L1

SHEET NO:
A09

DOCUMENT NO: 048-A

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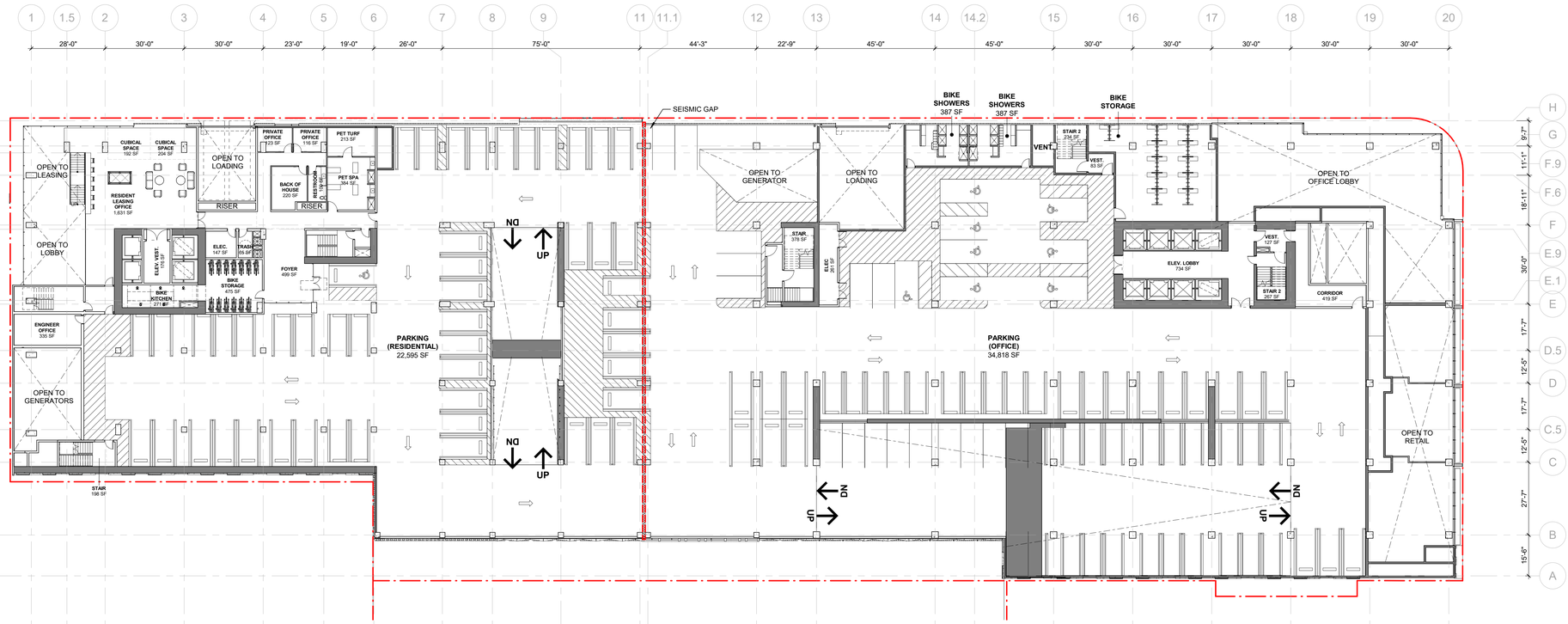
2 FLOOR PLAN - LEVEL 3
1" = 20'-0"



1 FLOOR PLAN - LEVEL 2
1" = 20'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 2 & 3

SHEET NO:

A10

DOCUMENT NO: 049-A

1/27/2022 4:38:04 PM

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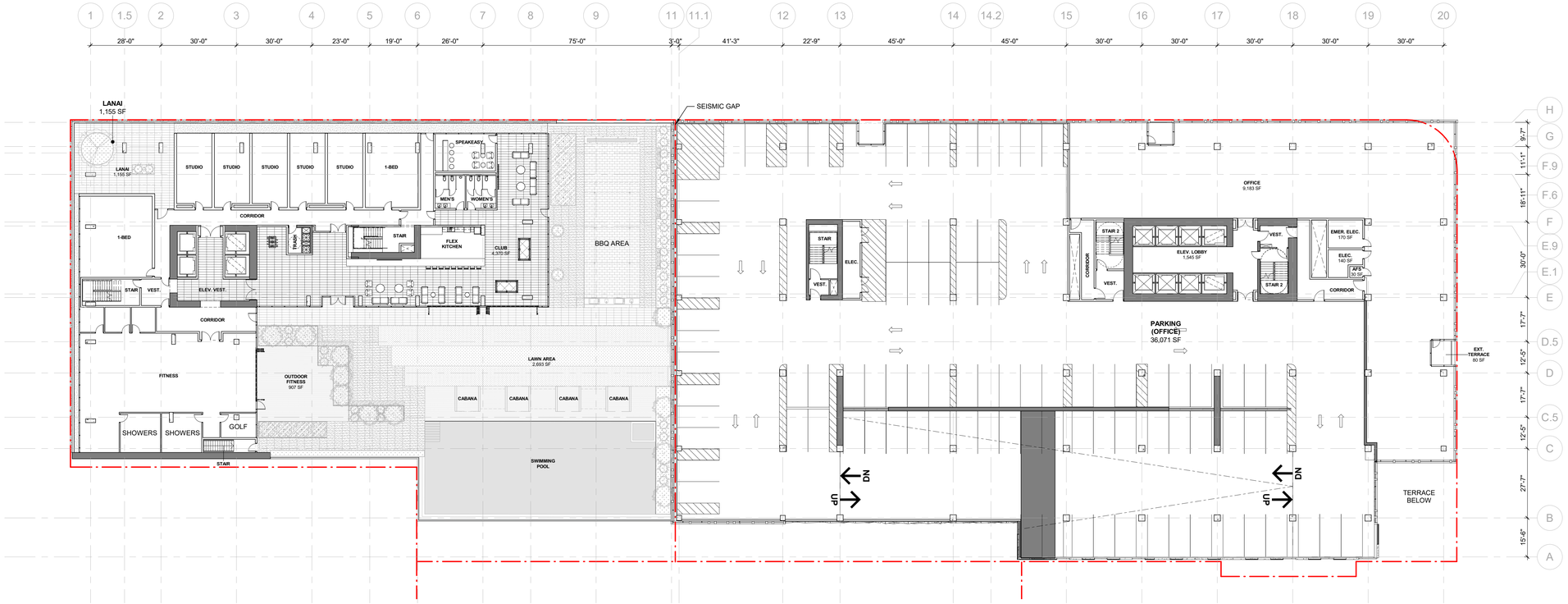
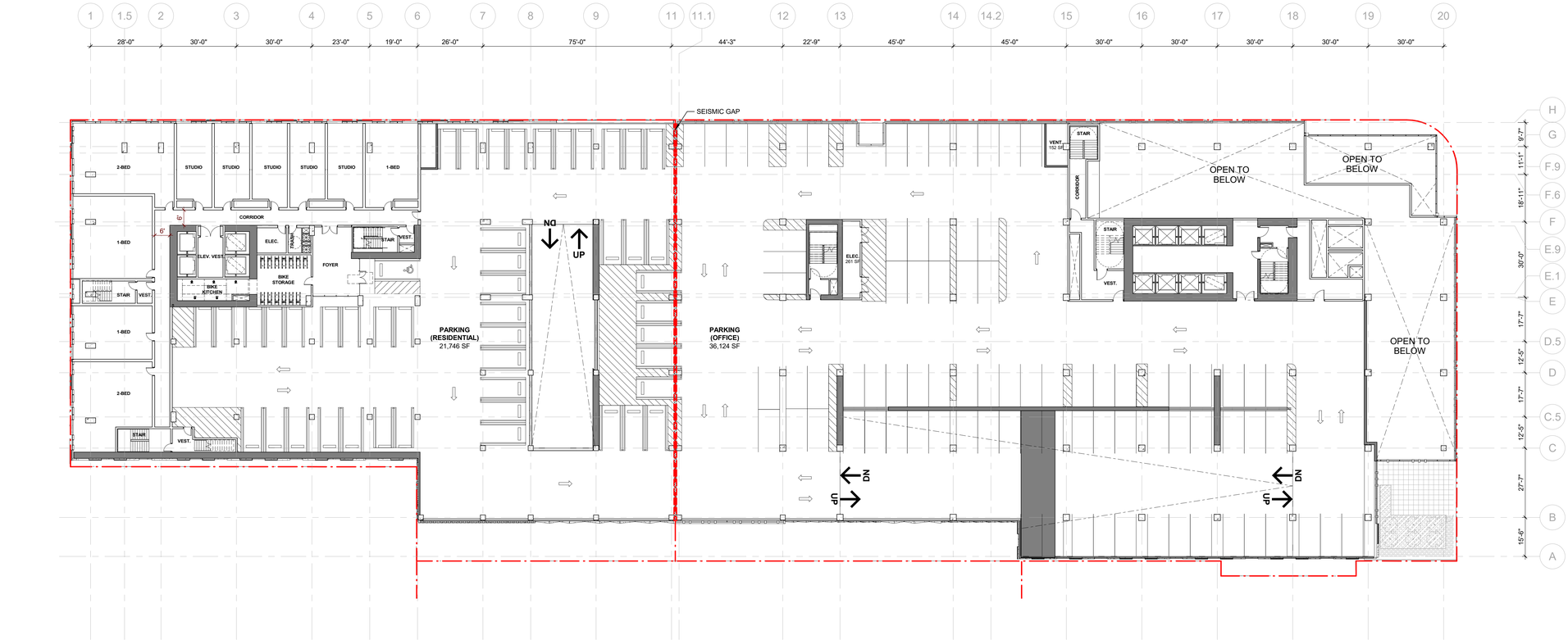


2 OVERALL FLOOR PLAN - LEVEL 5
1" = 20'-0"



1 FLOOR PLAN - LEVEL 4
1" = 20'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 1" = 20'-0"

SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 4 & 5

SHEET NO:

A11

DOCUMENT NO: 050-A

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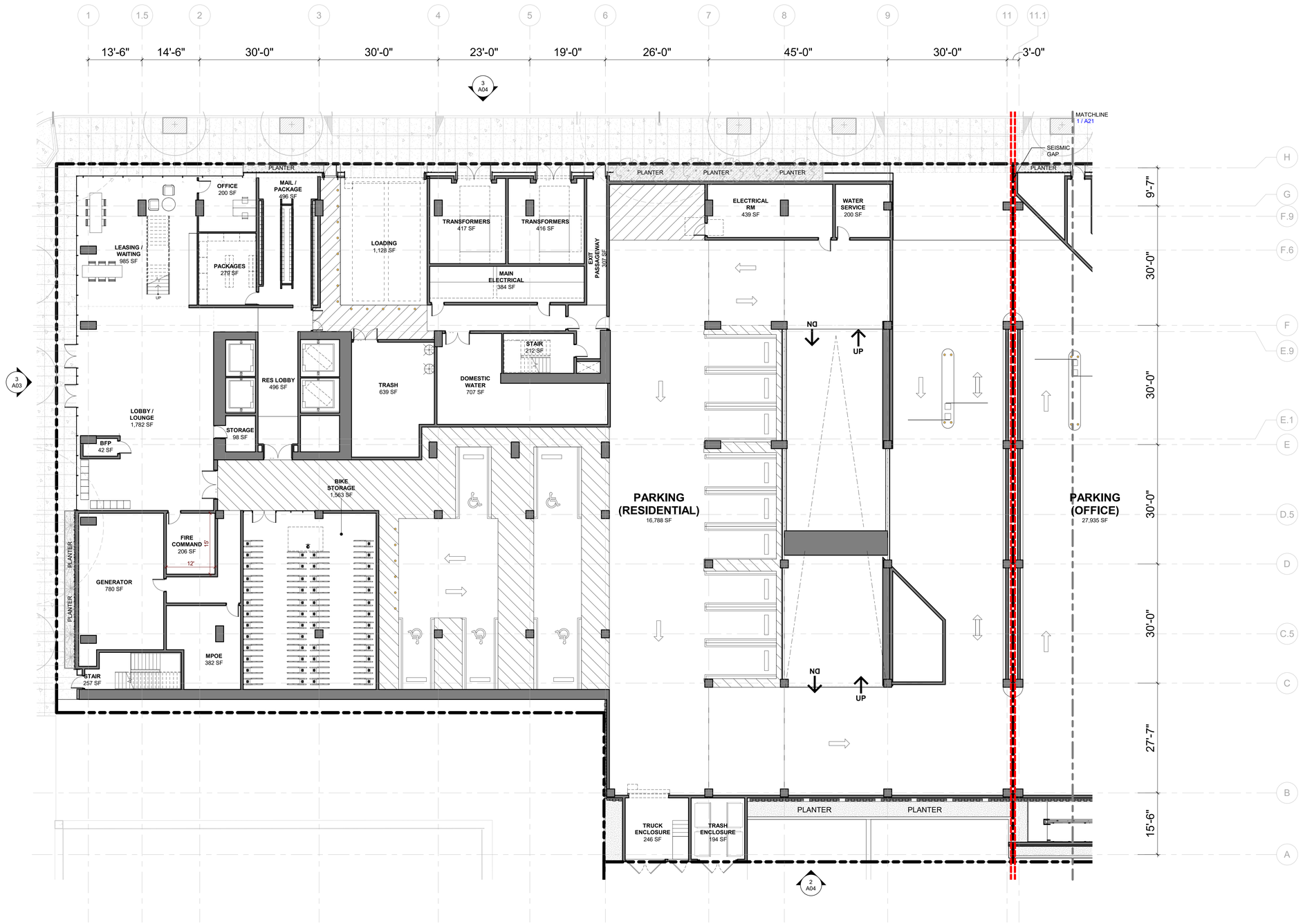

1 FLOOR PLAN - RESI LEVEL 1
3/32" = 1'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 1

SHEET NO:
A12

DOCUMENT NO: 051-A

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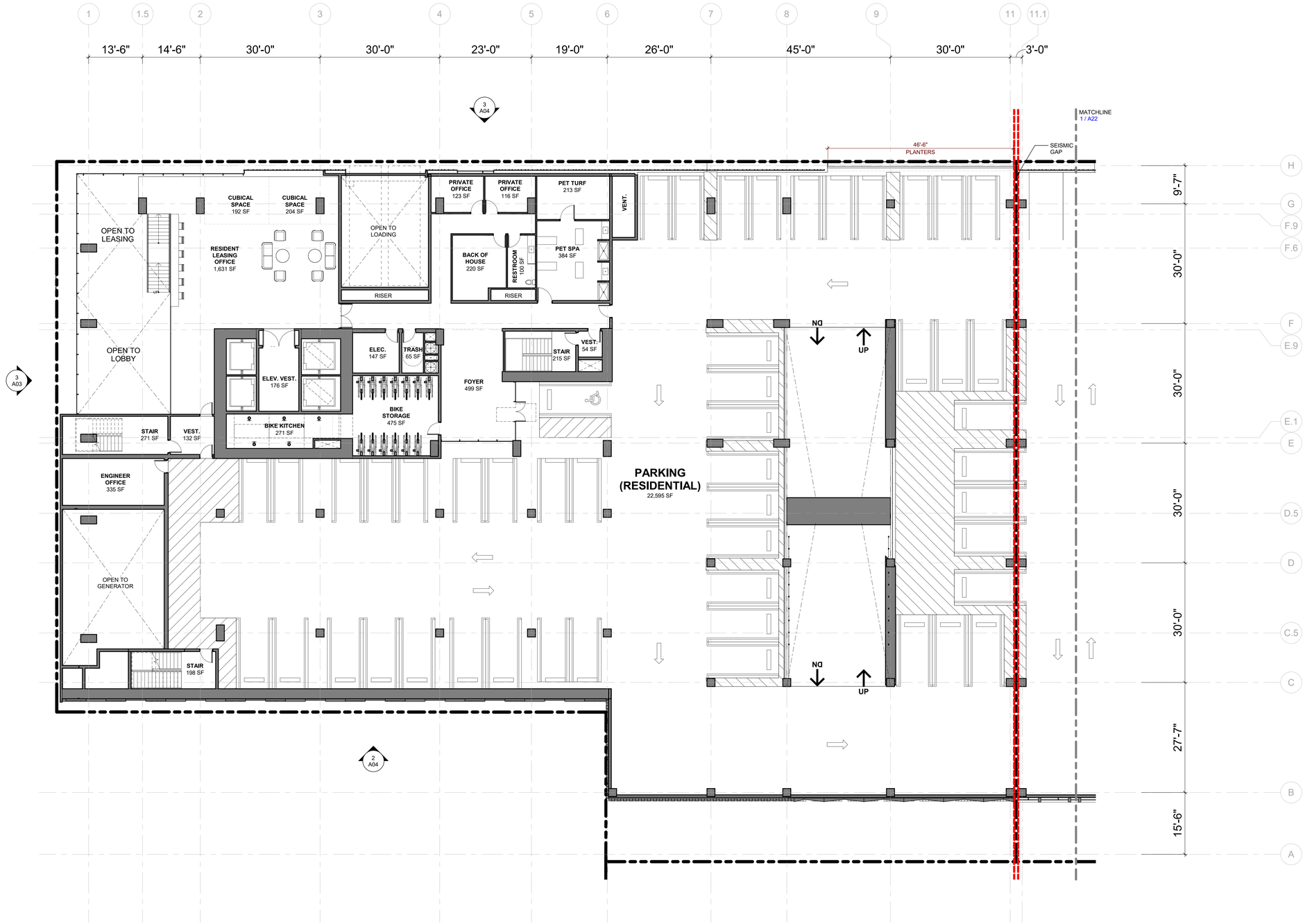

1 FLOOR PLAN - RESI LEVEL 2
3/32" = 1'-0"

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PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 2

SHEET NO:
A13

DOCUMENT NO: 052-A

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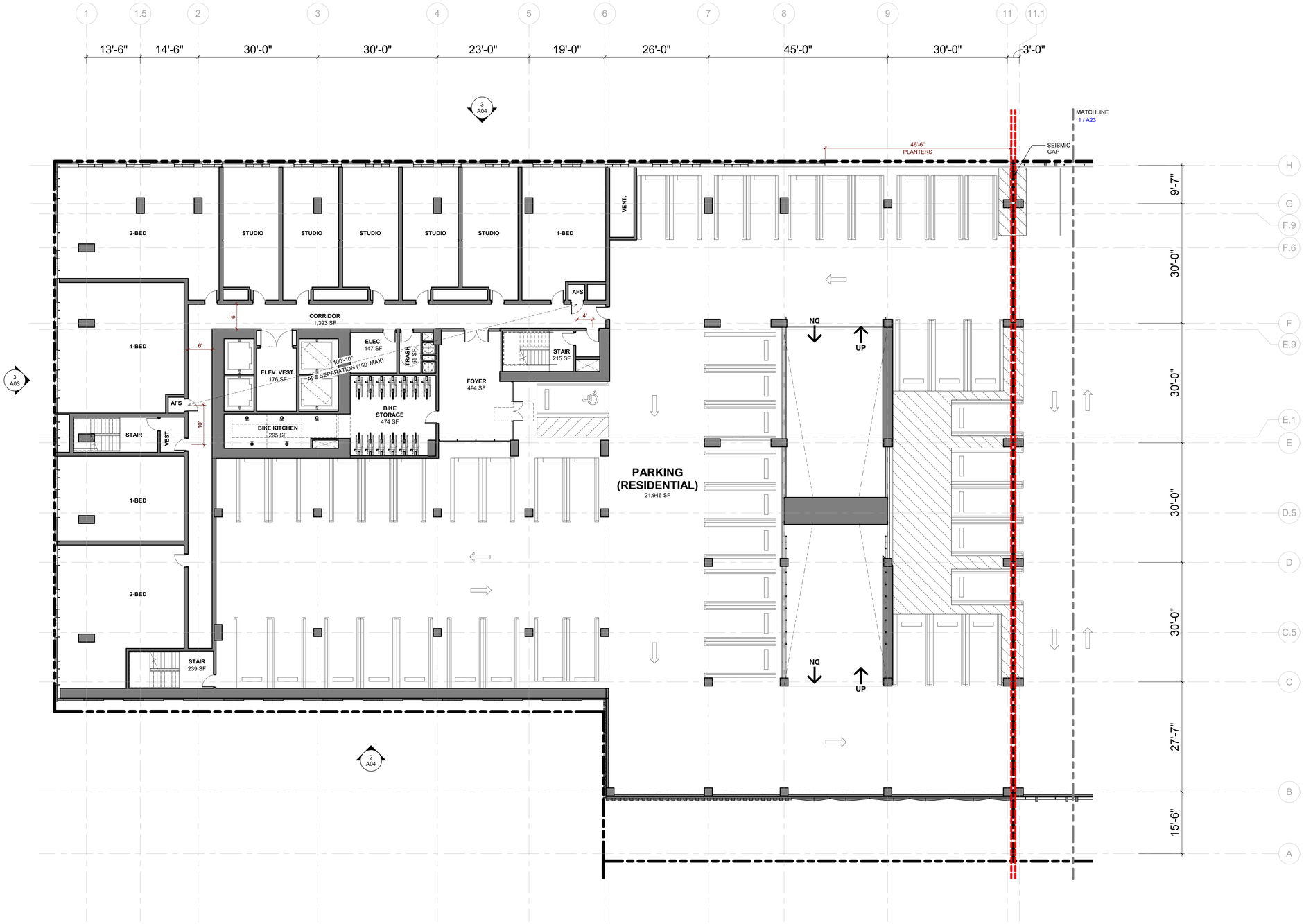

1 FLOOR PLAN - RESI LEVEL 3
3/32" = 1'-0"

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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 3

SHEET NO:
A14

DOCUMENT NO: 053-A

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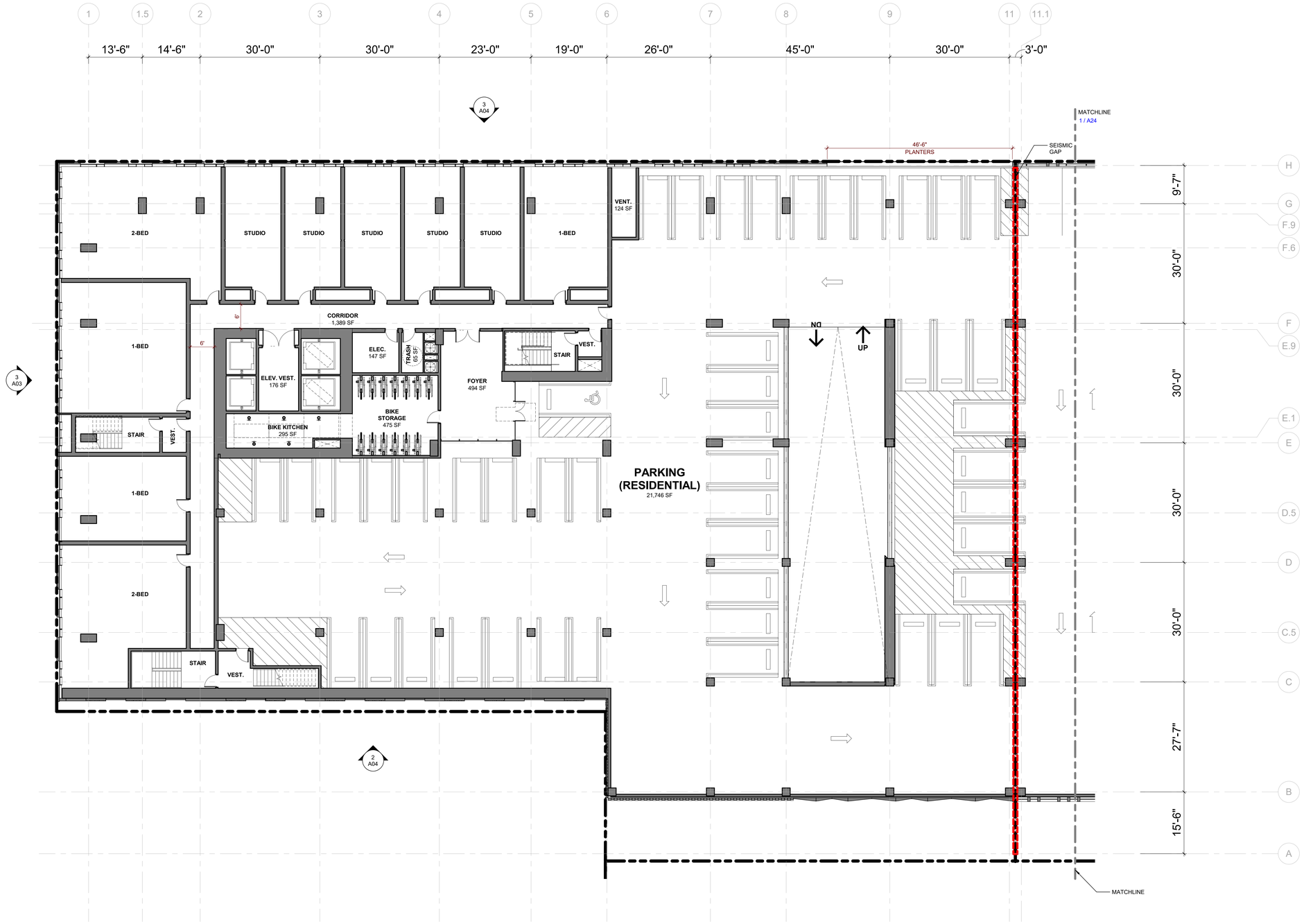

1 FLOOR PLAN - RESI LEVEL 4
3/32" = 1'-0"

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 4

SHEET NO:
A15

DOCUMENT NO: 054-A

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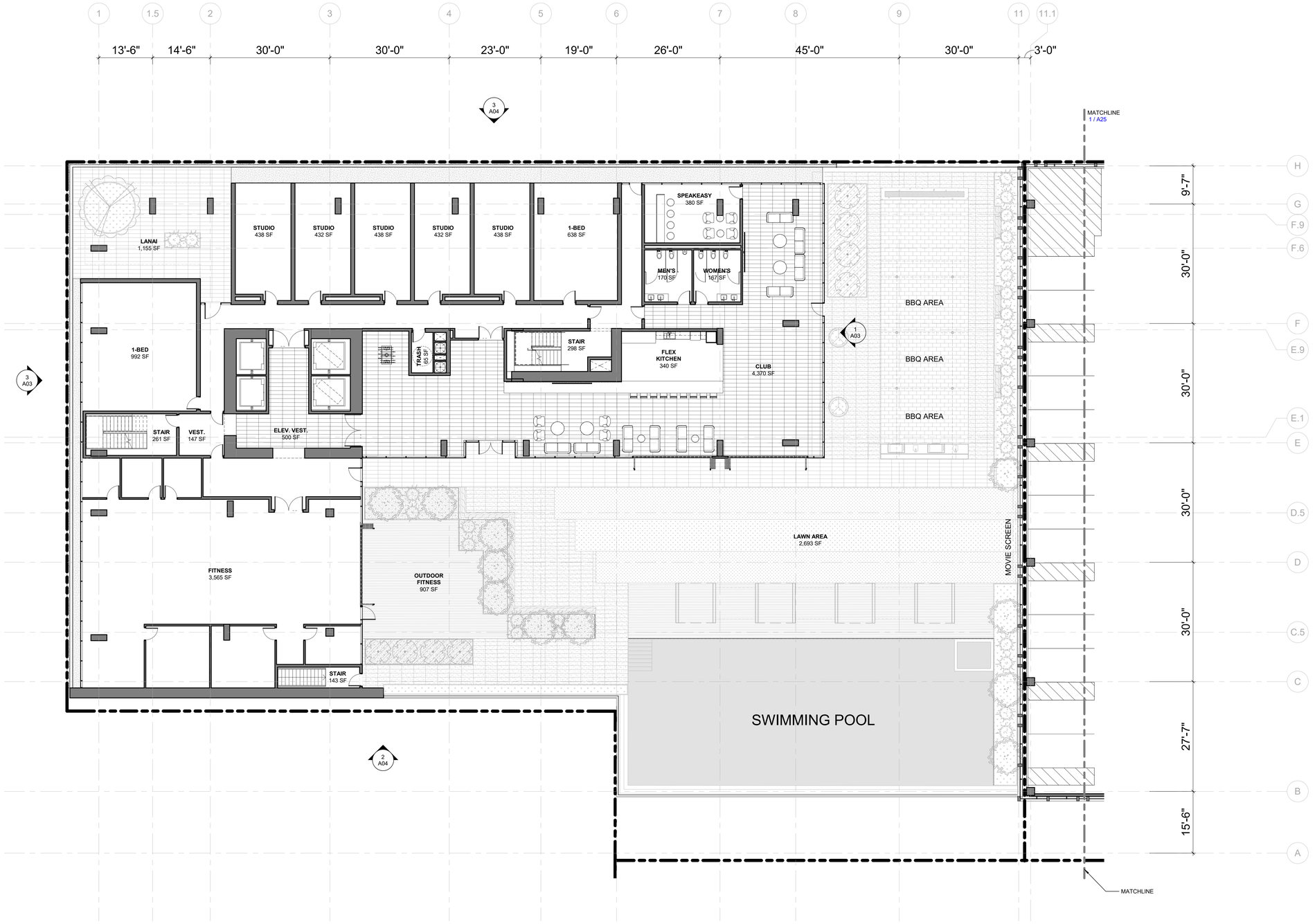

1 FLOOR PLAN - RESI LEVEL 5
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 5

SHEET NO:
A16

DOCUMENT NO: 055-A

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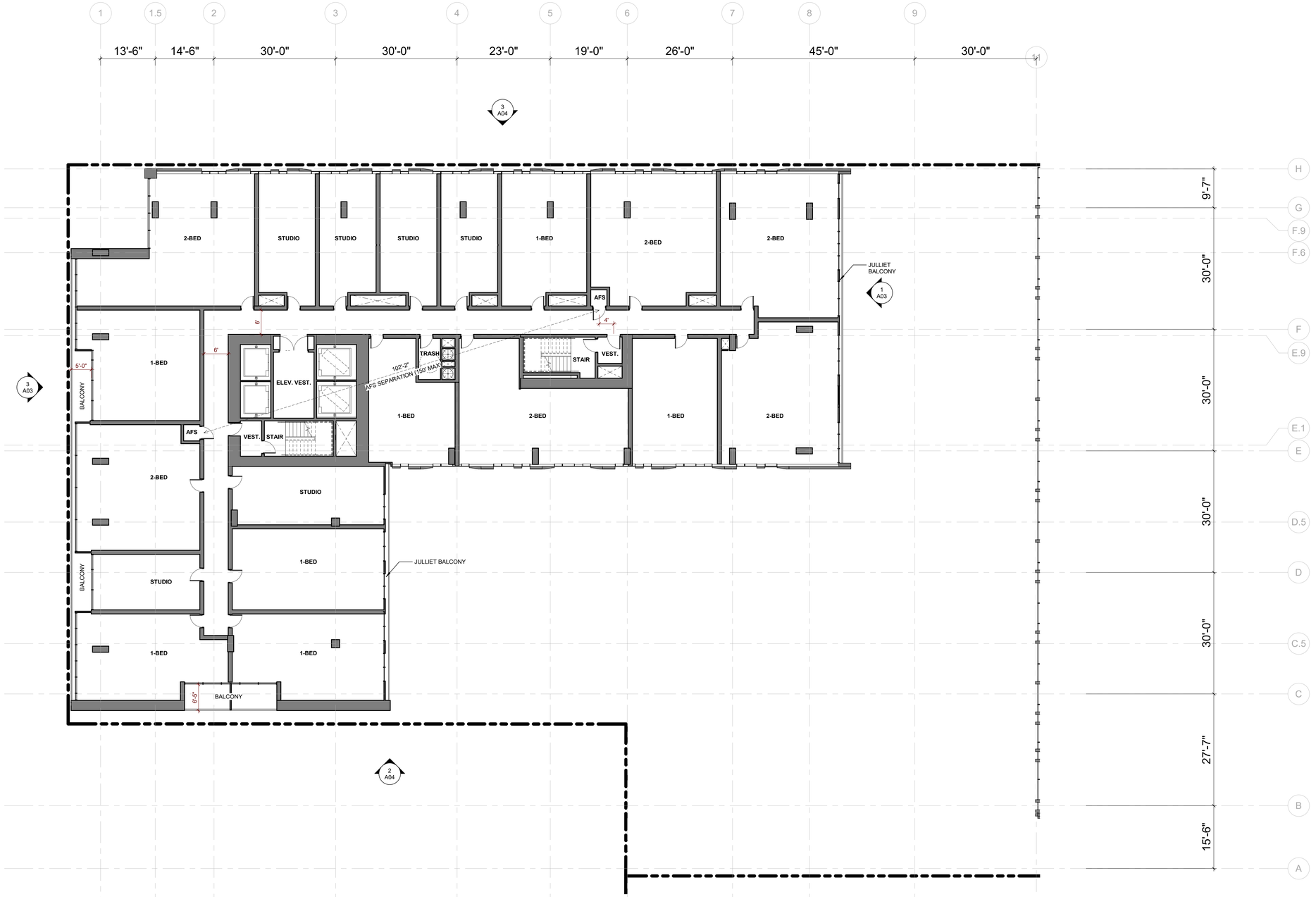

1 FLOOR PLAN - RESI LEVEL 6-23
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL 6-23

SHEET NO:
A17

DOCUMENT NO: 056-A

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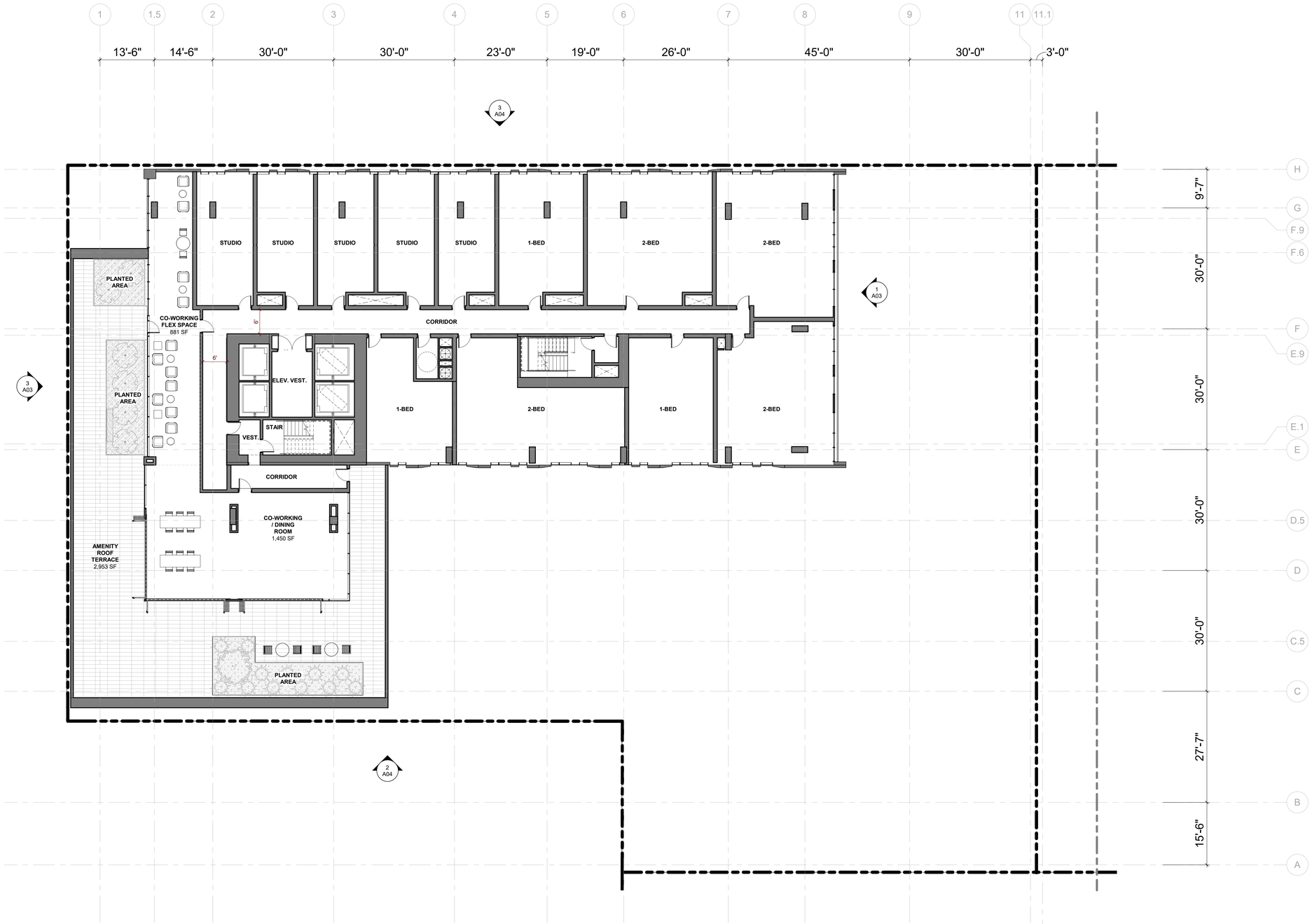

1 FLOOR PLAN - RESI LEVEL 24 (LOW ROOF)
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:

FLOOR PLAN - RESIDENTIAL LEVEL 24

SHEET NO:

A18

DOCUMENT NO: 057-A

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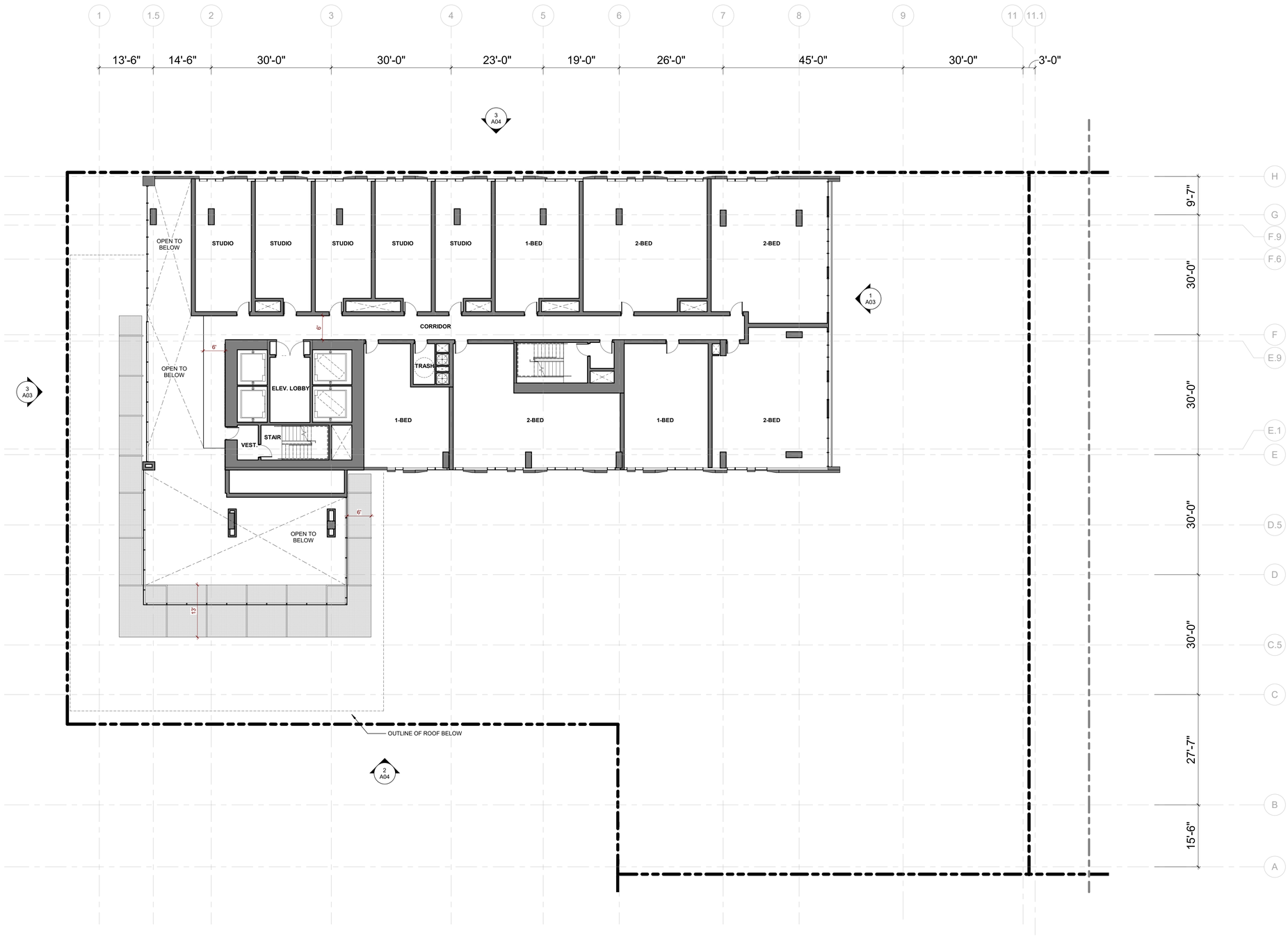

1 PLAN - RESI LEVEL ROOF
3/32" = 1'-0"

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:

FLOOR PLAN - RESIDENTIAL LEVEL 25

SHEET NO:

A19

DOCUMENT NO: 058-A

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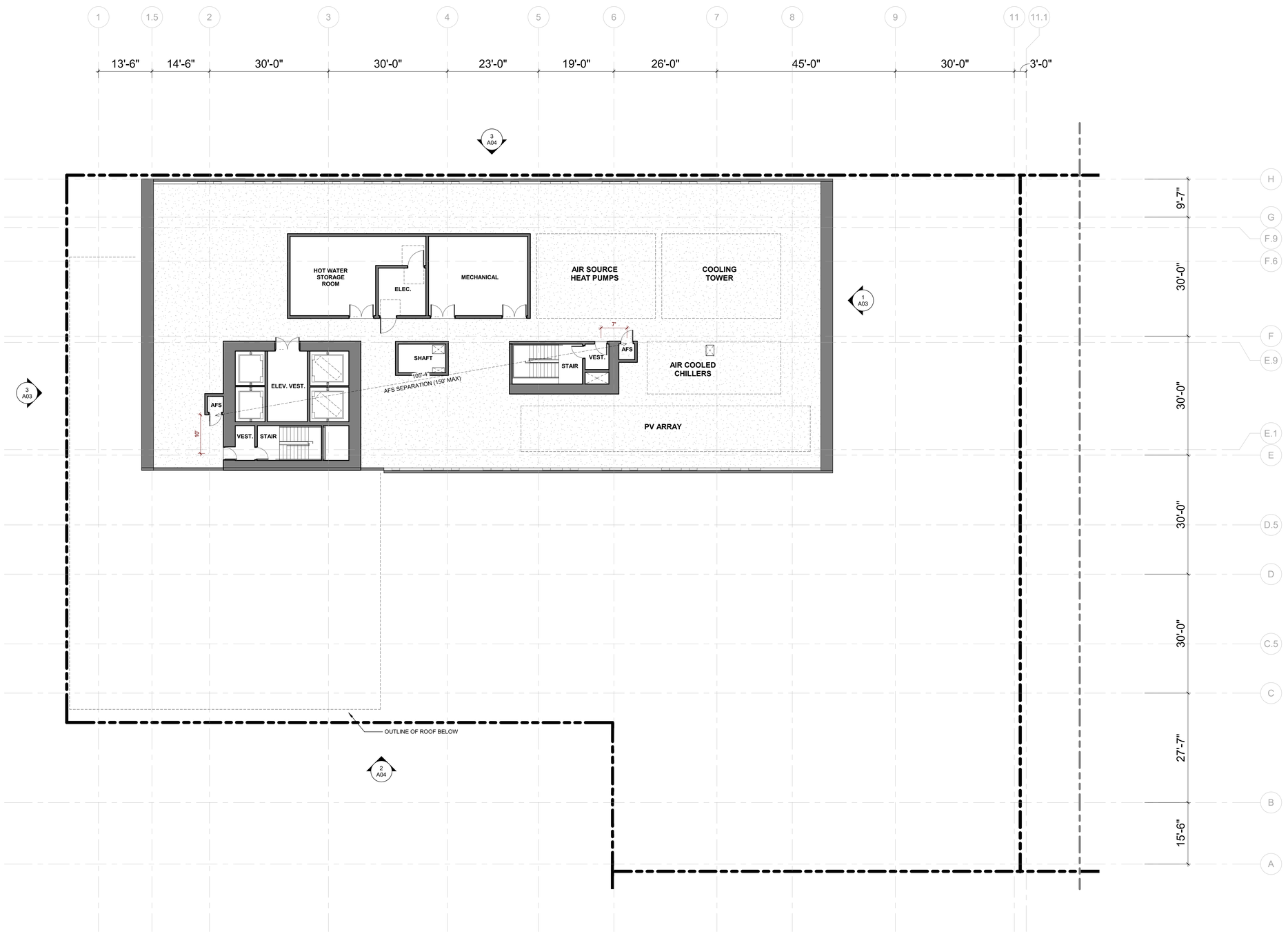

1 FLOOR PLAN - RESI LEVEL ROOF
3/32" = 1'-0"

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN - RESIDENTIAL LEVEL ROOF

SHEET NO:
A20

DOCUMENT NO: 059-A

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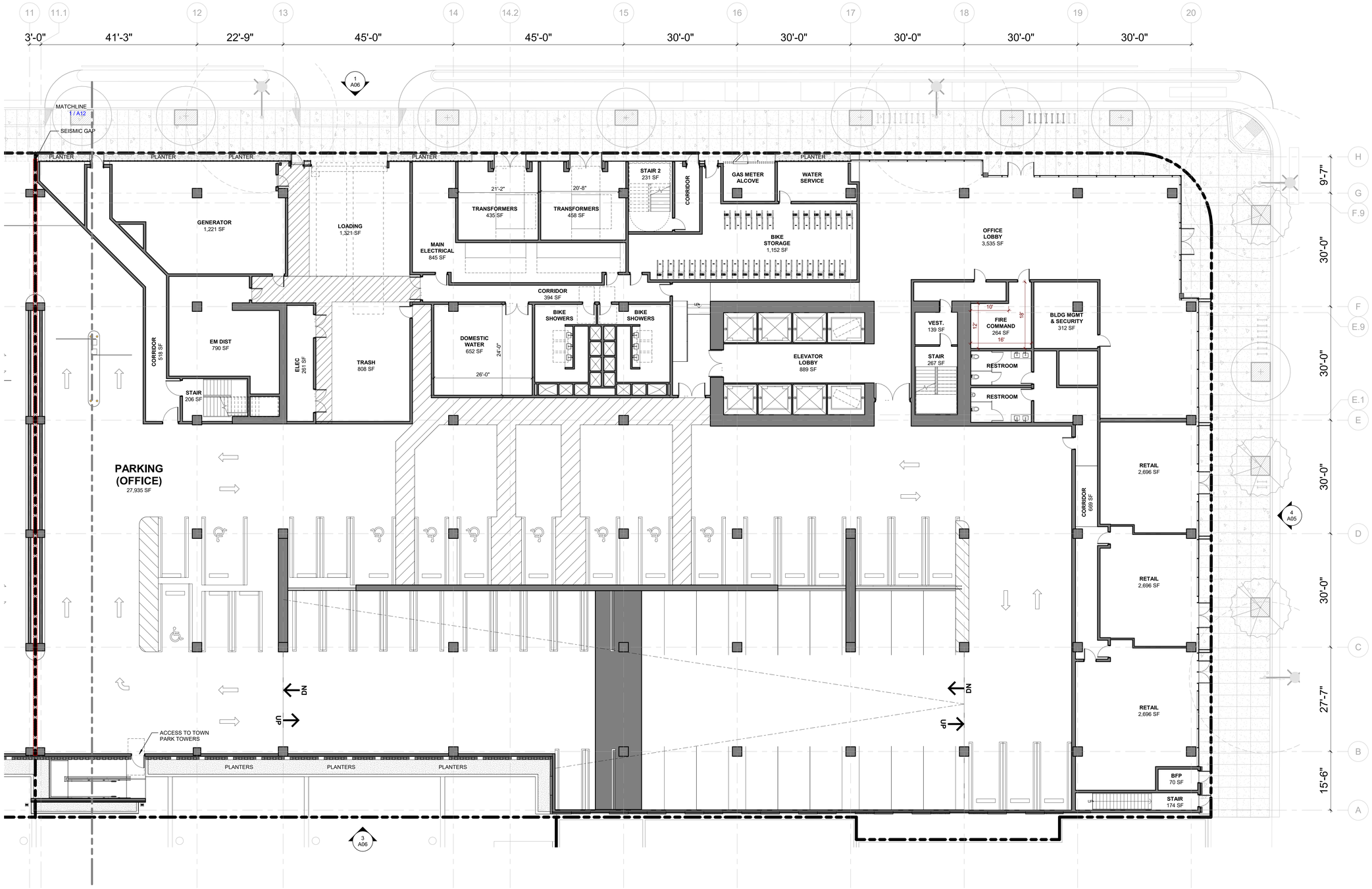

1 FLOOR PLAN - LEVEL 1

3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 1

SHEET NO:

A21

DOCUMENT NO: 060-A

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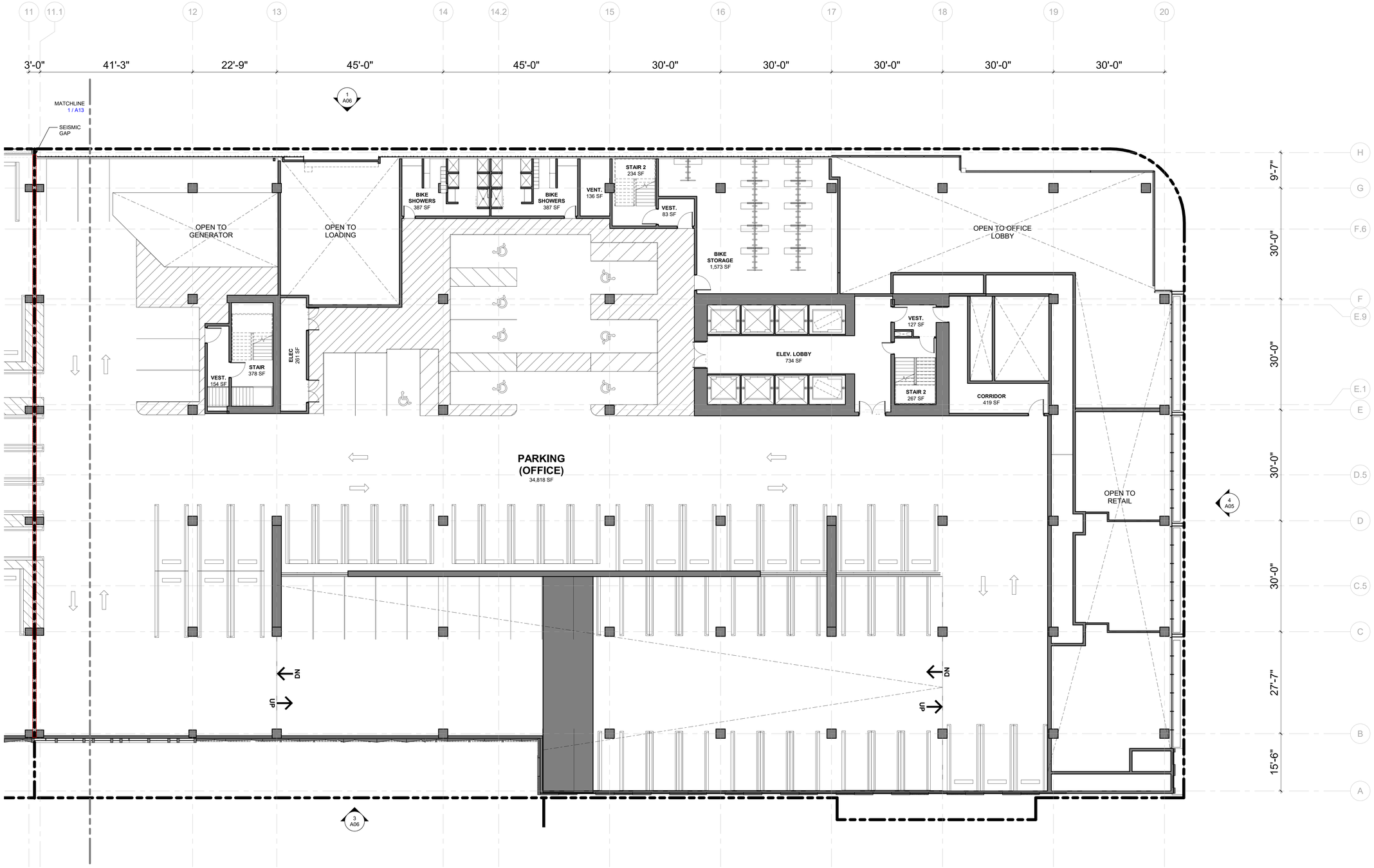

1 FLOOR PLAN - OFFICE LEVEL 2
3/32" = 1'-0"

LEGEND

EXTERIOR TERRACE

PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 2

SHEET NO:

A22

DOCUMENT NO: 061-A

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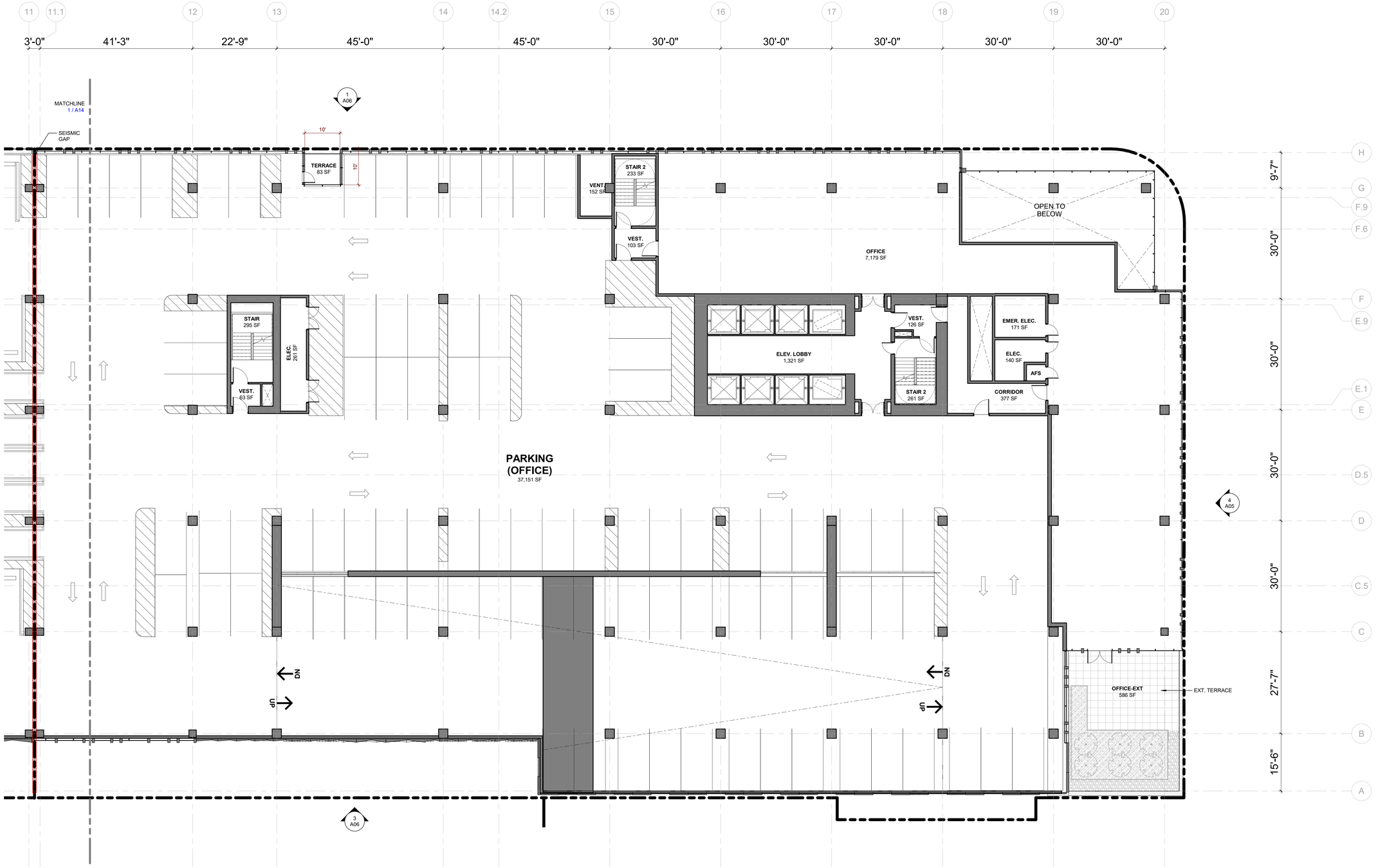

1 FLOOR PLAN - OFFICE LEVEL 3
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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REVISION LIST	DATE

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 3

SHEET NO:

A23

DOCUMENT NO: 062-A

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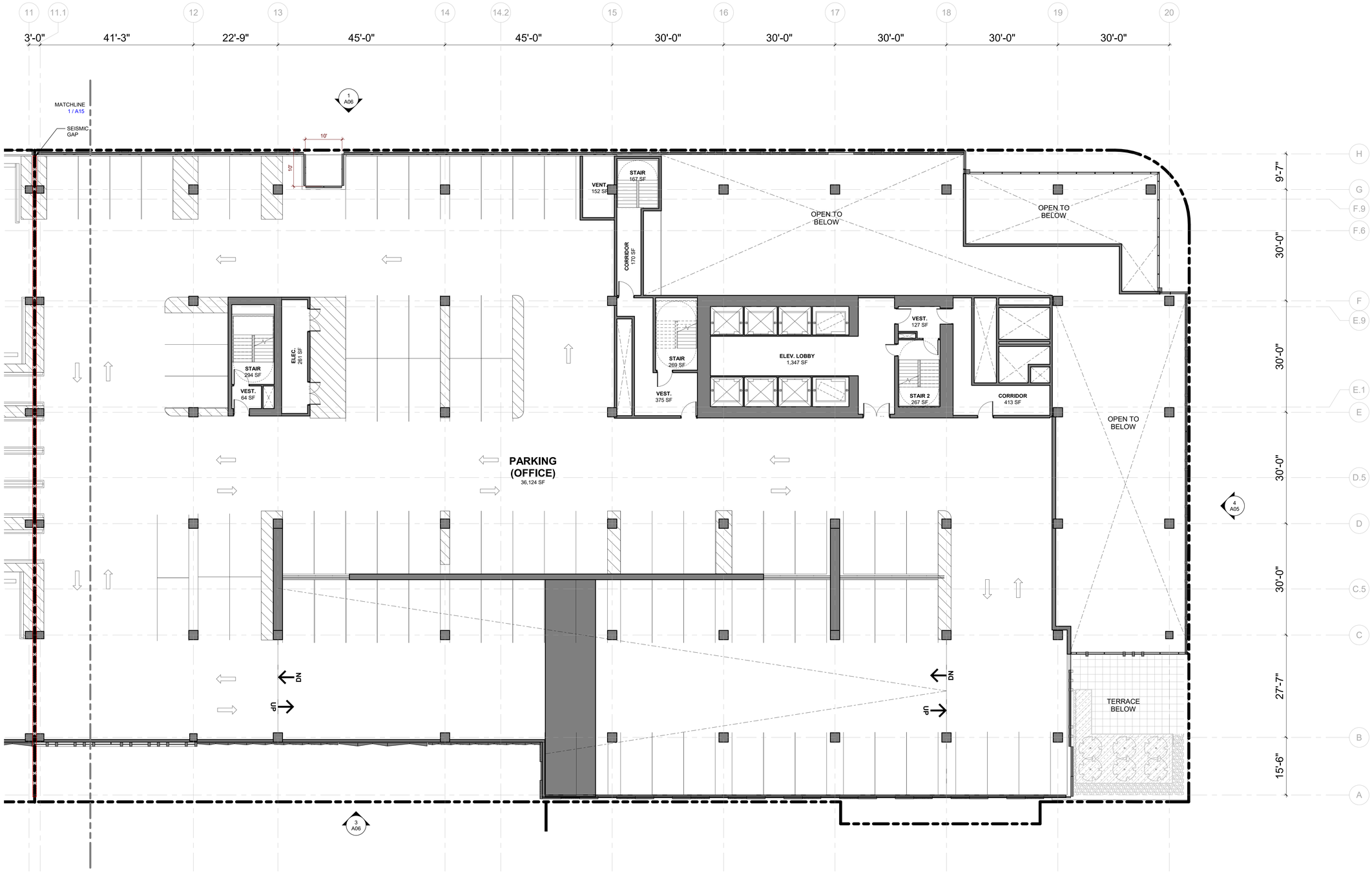

1 FLOOR PLAN - OFFICE LEVEL 4
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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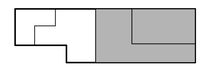
KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL 4

SHEET NO:
A24

DOCUMENT NO: 063-A

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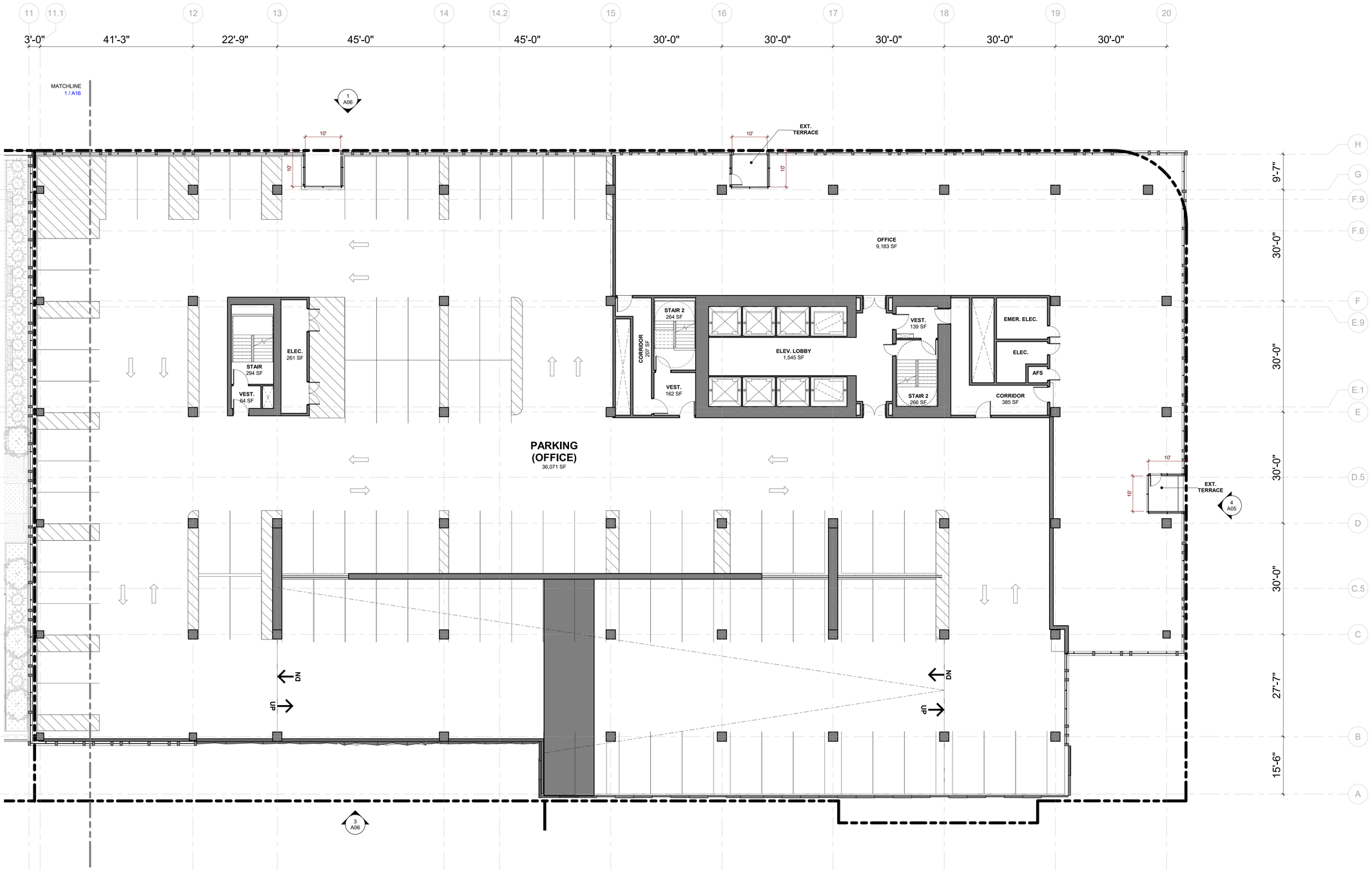

1 FLOOR PLAN - OFFICE LEVEL 5
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 5

SHEET NO:

A25

DOCUMENT NO: 064-A

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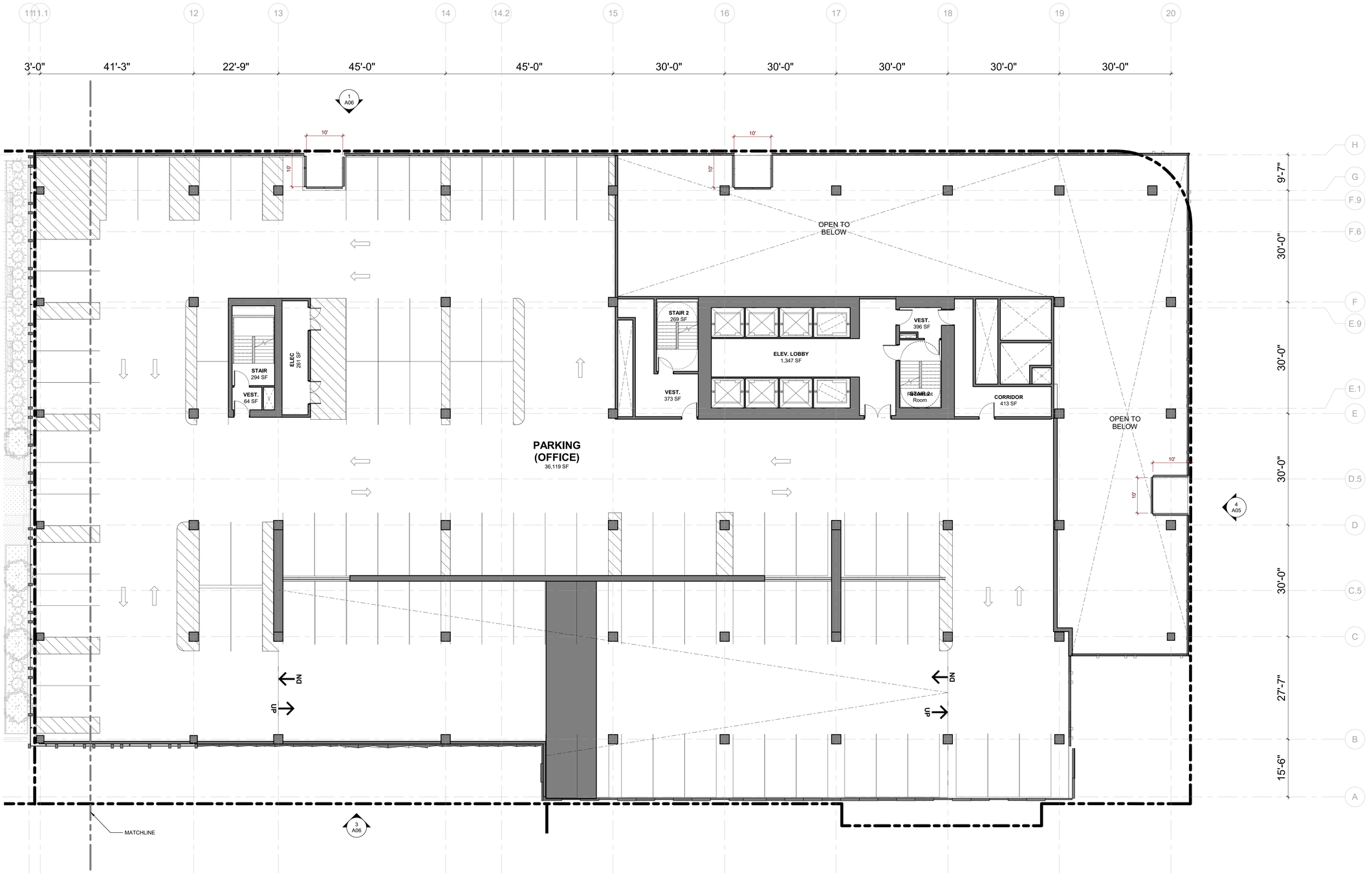

1 000 PLAN - OFFICE LEVEL 6
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 6

SHEET NO:

A26

DOCUMENT NO: 065-A

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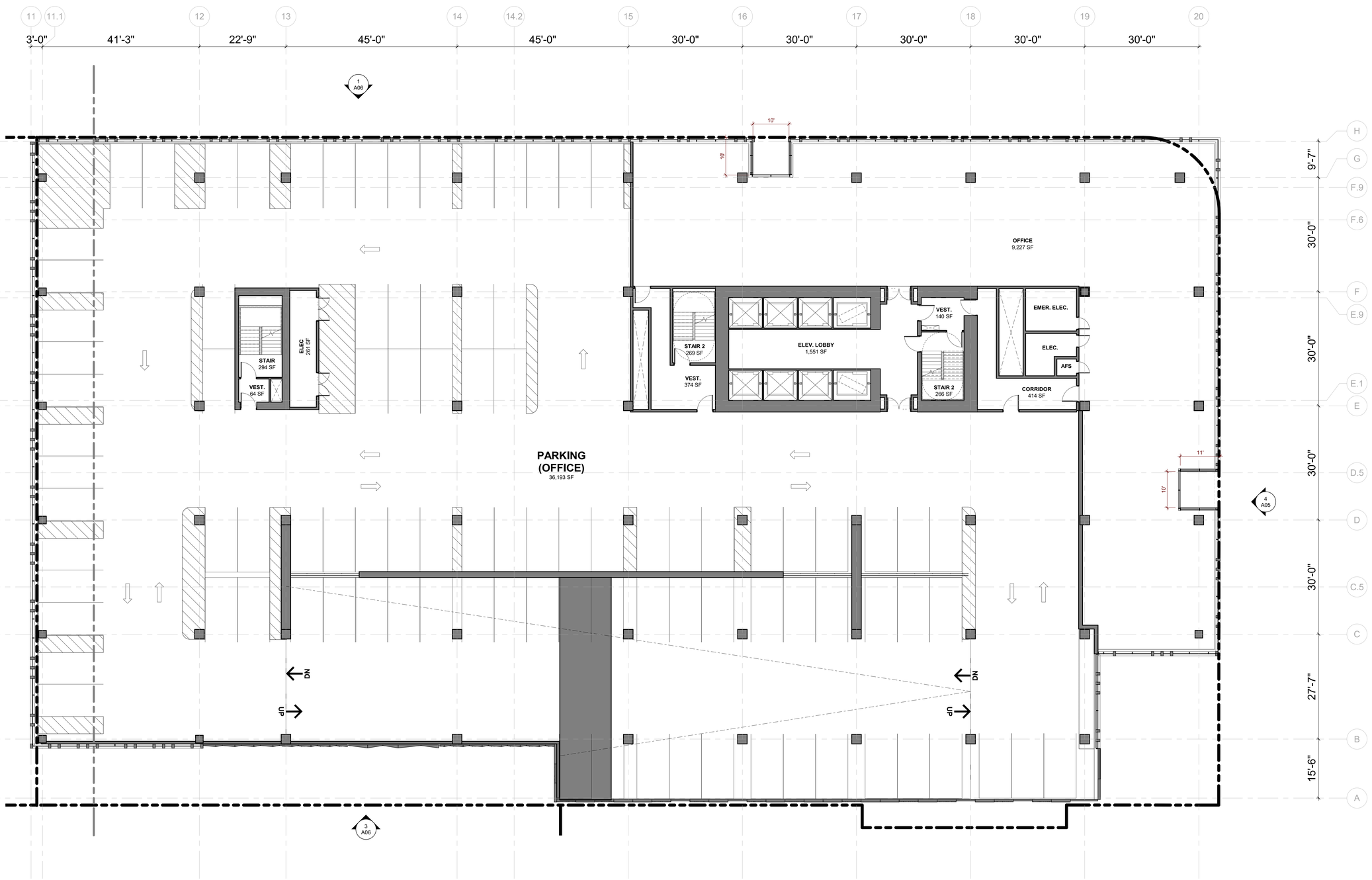

1 FLOOR PLAN - OFFICE LEVEL 7
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

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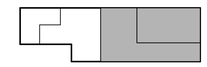
ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL

SAN JOSE, CA

KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 7

SHEET NO:

A27

DOCUMENT NO: 066-A

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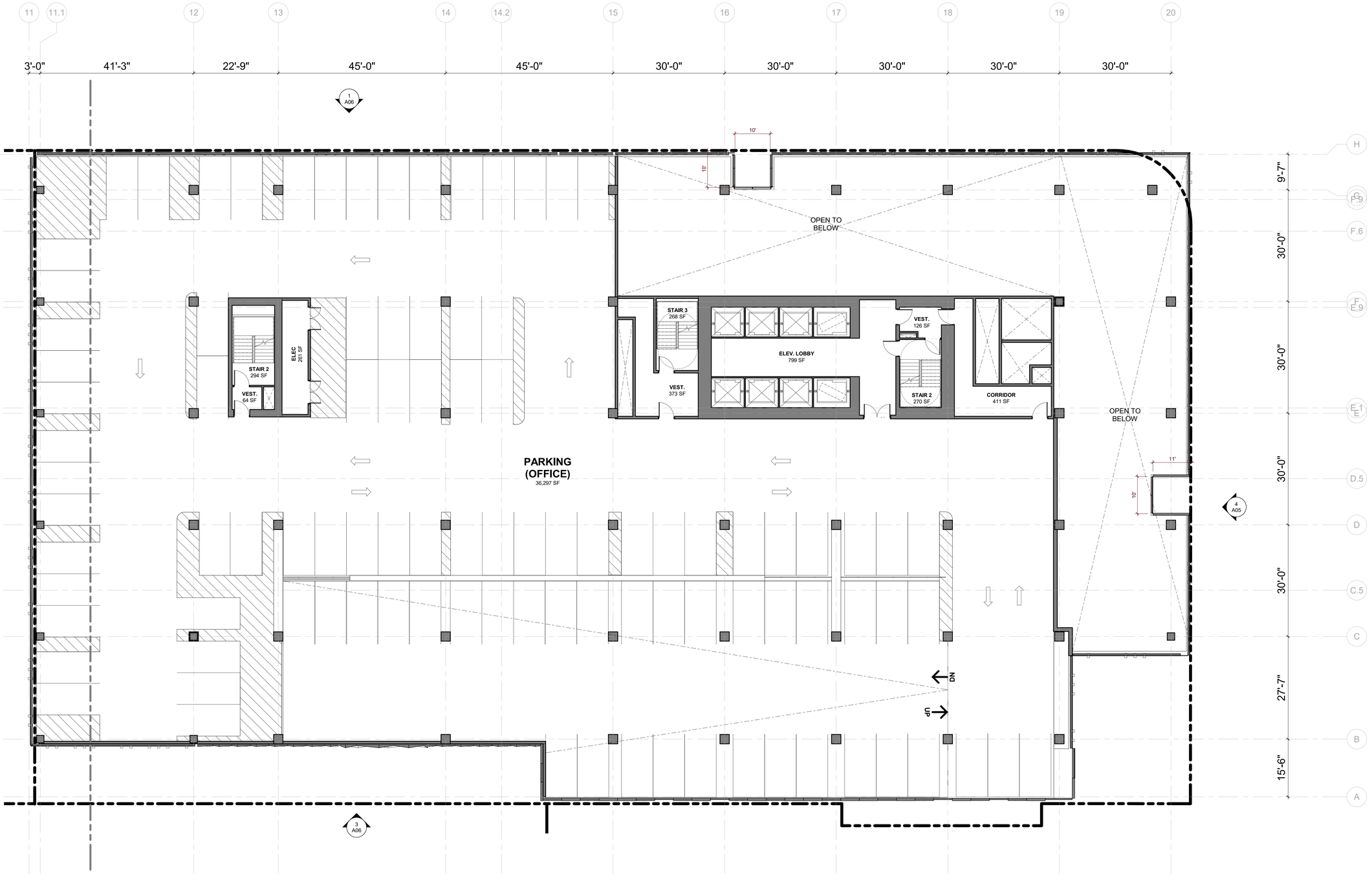

1 FLOOR PLAN - OFFICE LEVEL 8
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 8

SHEET NO:

A28

DOCUMENT NO: 069-A

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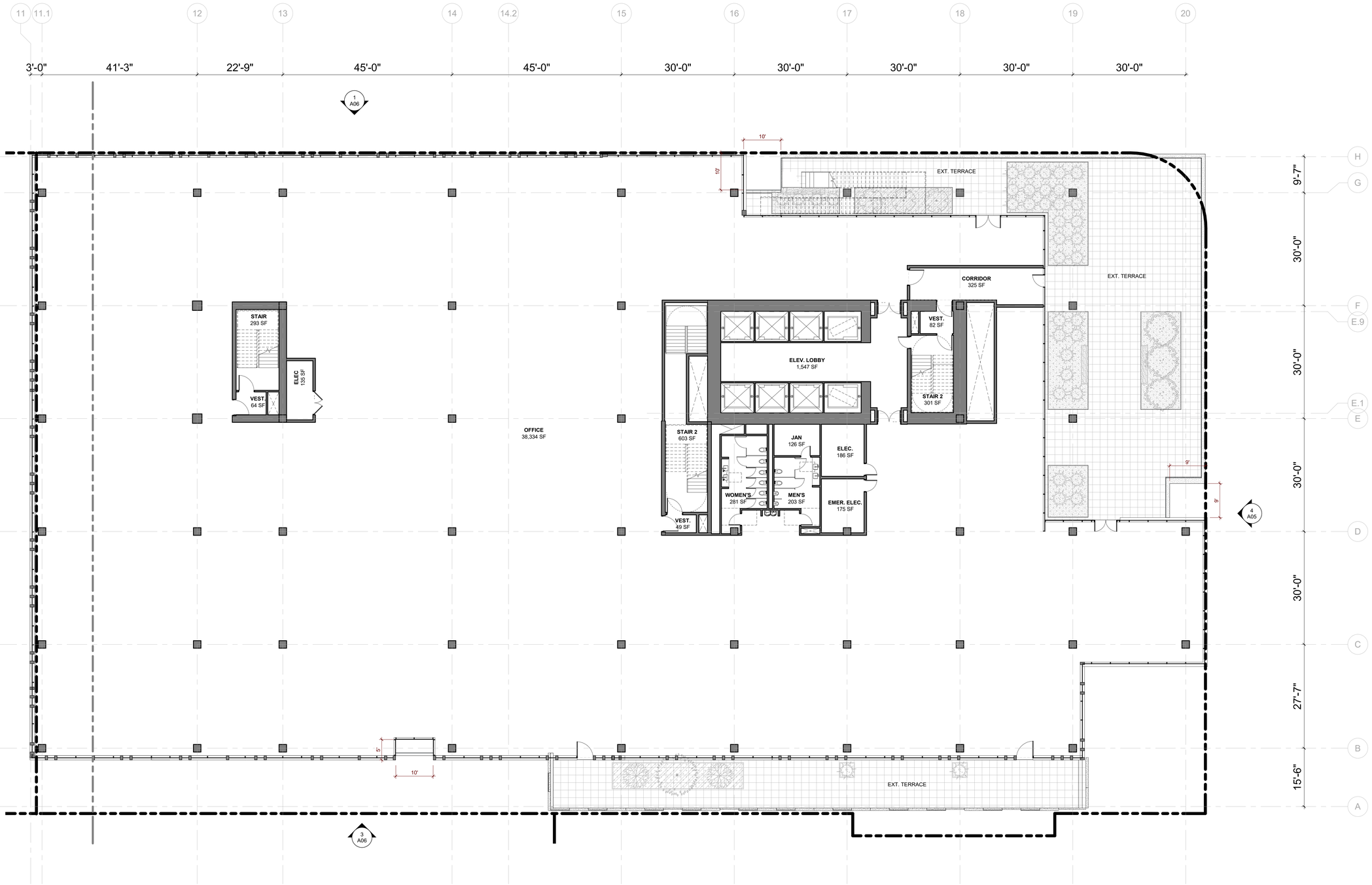

1 FLOOR PLAN - OFFICE LEVEL 9
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 9

SHEET NO:

A29

DOCUMENT NO: 070-A

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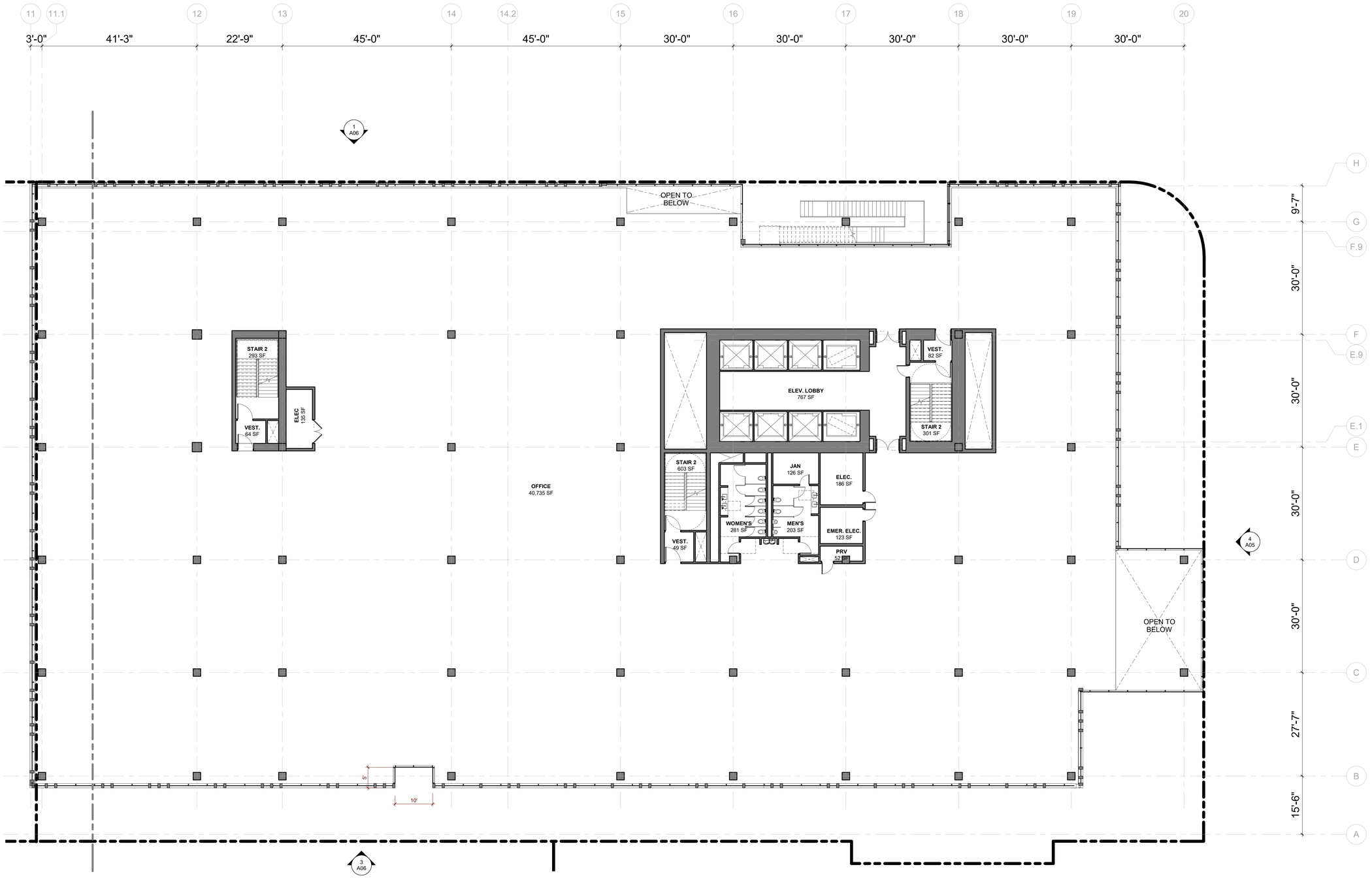

1 FLOOR PLAN - OFFICE LEVEL 10-16
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

#	REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL 10-16

SHEET NO:
A30

DOCUMENT NO: 071-A

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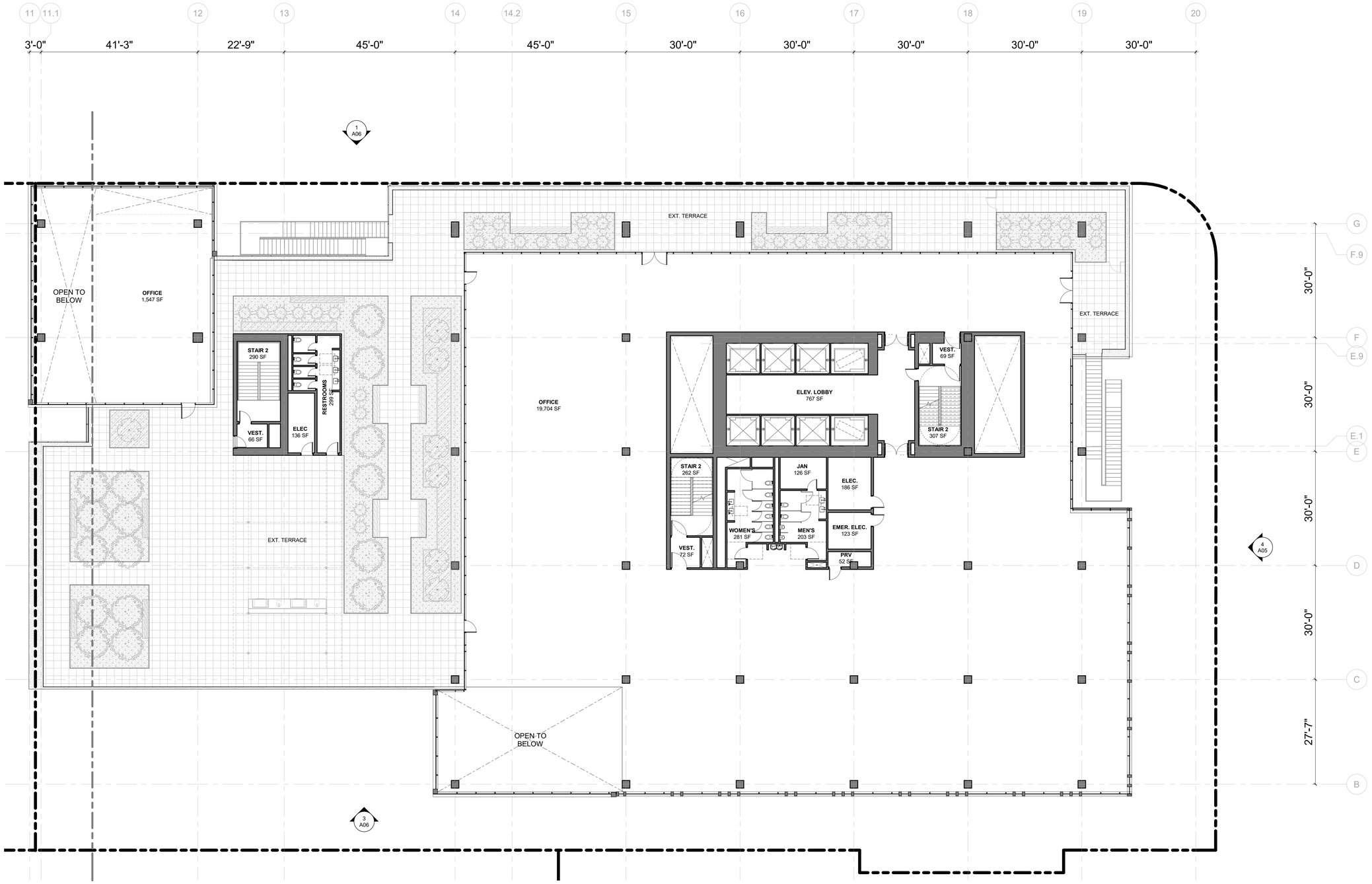

1 PLAN - OFFICE LEVEL 17

3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

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PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL 17

SHEET NO:

A31

DOCUMENT NO: 072-A

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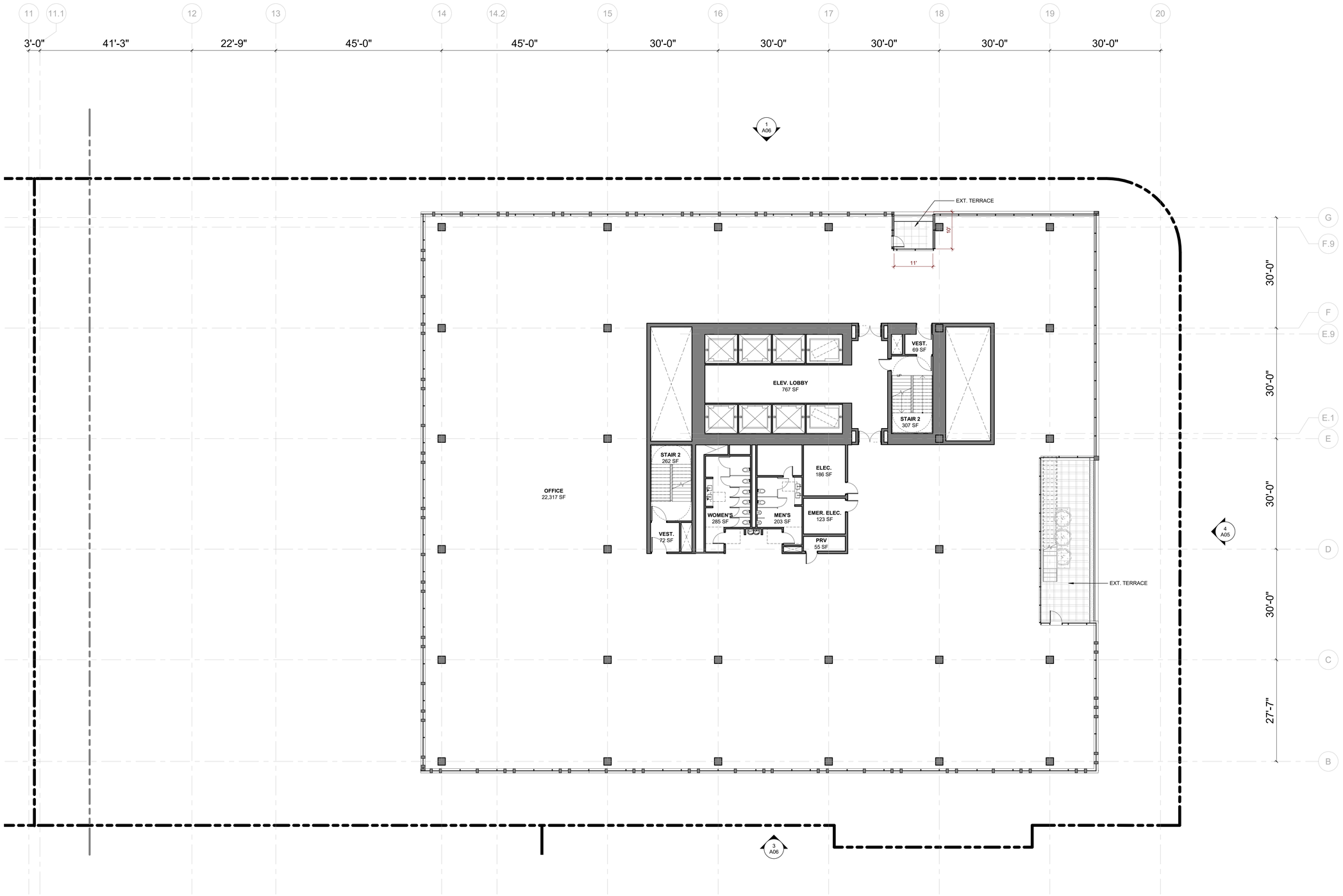

1 FLOOR PLAN - LEVEL 18-20
3/32" = 1'-0"

LEGEND

- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL	11/05/2021
SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:

FLOOR PLAN - OFFICE LEVEL O20

SHEET NO:

A32

DOCUMENT NO: 073-A

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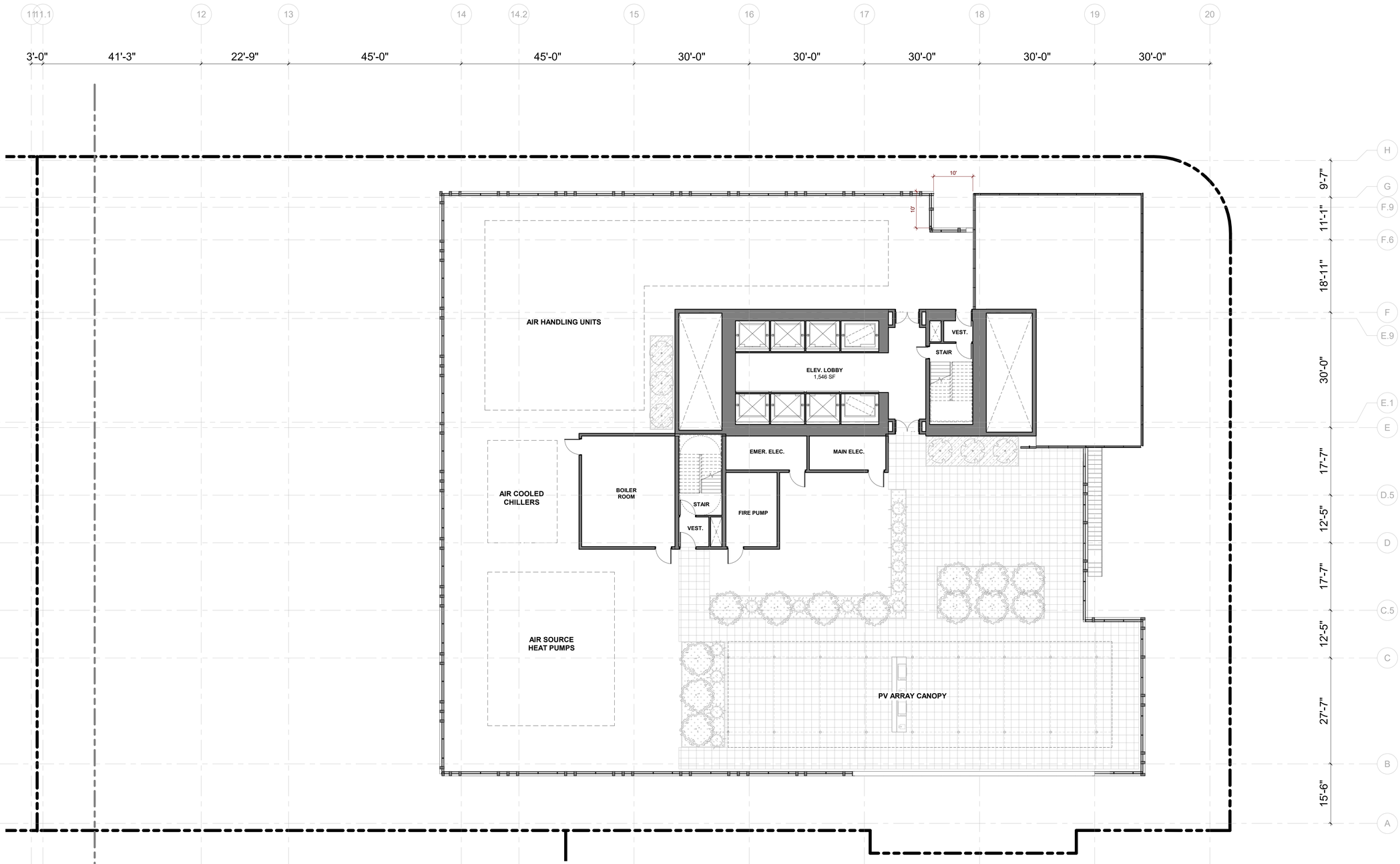

1 PLAN - OFFICE LEVEL 21 (ROOF)
3/32" = 1'-0"

LEGEND
- EXTERIOR TERRACE
- PLANTER / GREEN ROOF

ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
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SPECIAL USE PERMIT RESUBMITTAL #2	01/31/2022

REVISION LIST	DATE

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PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: As indicated

SHEET TITLE:
FLOOR PLAN - OFFICE LEVEL ROOF

SHEET NO:
A33

DOCUMENT NO: 074~~A~~-A

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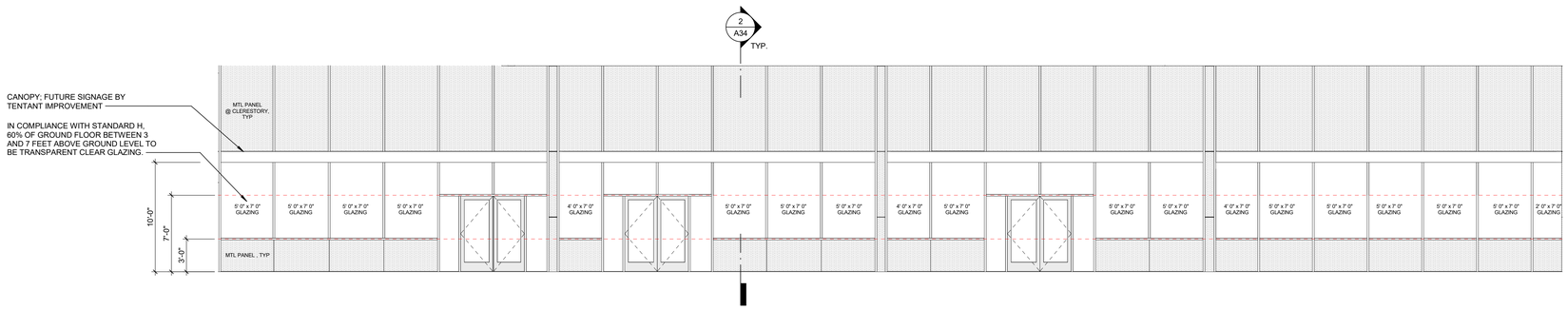
2 RETAIL SECTION N-S
3/16" = 1'-0"



1 E. SANTA CLARA STOREFRONT ELEVATION
3/16" = 1'-0"

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KEYPLAN



PROJECT NO.: 20037.00
FILE NO.: SP21-031
DATE: 01/31/2022
SCALE: 3/16" = 1'-0"

SHEET TITLE:

E. SANTA CLARA STOREFRONT ELEVATION & RETAIL SECTION

SHEET NO:

A34

DOCUMENT NO: 074A-A

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PRELIMINARY LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	IMAGE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	LAMP SOURCE (Type, CCT, Delivered Lumens)	MOUNTING	BUG RATING	NOTES
L01		RECESSED LED EXTERIOR DOWNLIGHT AT GROUND LEVEL	USAI BEVEL MINI	3000K LED, 80+ CRI	CEILING RECESSED	N/A	
L02		RECESSED LED EXTERIOR DOWNLIGHT AT AMENITIES TERRACE	USAI BEVEL MINI	2700K LED, 80+ CRI	CEILING RECESSED	N/A	
L03		RECESSED LED EXTERIOR DOWNLIGHT AT OFFICE TERRACE	USAI BEVEL MINI	3000K LED, 80+ CRI	CEILING RECESSED	N/A	
L04		RECESSED LINEAR LED EXTERIOR GRAZER	BOLD LIGHTING	3000K LED, 80+ CRI	CEILING RECESSED	N/A	
L05		SURFACE MOUNTED LINEAR LED DIRECT VIEW	LUMINII	3000K LED, 80+ CRI	WALL AND CEILING SURFACE	N/A	FIXTURE TO BE MOUNTED IN ARCHITECTURAL SLOT DETAIL TO CONCEAL ALL ELEMENTS EXCEPT GLOWING LENS
L06		SURFACE MOUNTED LINEAR LED UNDER-BENCH LIGHT	LUMINII	3000K LED, 80+ CRI	UNDER-BENCH SURFACE	N/A	FIXTURE TO BE DETAILED UNDER BENCH TO PREVENT DIRECT VIEW OF FIXTURES
L07		SURFACE MOUNTED LED DOWNLIGHT CYLINDER	BEACHSIDE LIGHTING	3000K LED, 80+ CRI	TRELLIS SURFACE	N/A	
L08		GROUD STAKE MOUNTED LED PATH LIGHT WITH DUAL HEADS	BEACHSIDE LIGHTING	2700K, 80+ CRI	GROUND STAKE	N/A	FIXTURE HEADS TO HAVE GLARE CONTROL HALF SNOOT
L09		SURFACE MOUNTED EXTERIOR LED LARGE SCALE FLOODLIGHT	BEGA	2700K, 80+ CRI	WALL SURFACE, AIMED DOWN	N/A	FIXTURE HAS INTERNAL GLARE CONTROL LOUVERS; TILTED AT MAX 15° ABOVE NADIR
L10		PEDESTRIAN SCALE LED FULL-CUTOFF POLE	BEGA	3000K, 80+ CRI	POLE	B1-U0-G1	
L11		EXTERIOR LED BOLLARD WITH DOWNARD LIGHT DISTRIBUTION	BEGA	3000K, 80+ CRI	BOLLARD	B0-U0-G1	

DESCRIPTION OF LIGHTING SYSTEM

All lighting throughout the exterior of the building shall be warm white LED, ranging from 2400-3000K with minimum 80 CRI. Flood and area lighting fixtures shall be aimed downwards, with no fixture to be aimed about 15° above nadir. Poles and area bollards shall be full-cutoff fixtures. All light sources shall have low-brightness reflectors and/or glare control accessories to reduce visual brightness.

Lighting shall be on astronomic timeclock controls to allow for auto on/off in relation to sunrise/sunset times as well as automatic late night dimming to reduce light levels.

Ground level site lighting shall consist of minimal canopy recessed downlights located at building entries / exits to provide basic egress lighting. Ceiling recessed linear grazers shall illuminate the building along 4th Ave. Direct view linear LED strips shall frame major portals, including the garage entry along 4th Ave as marker lights.

The amenities terrace shall be lit from a floodlight located on the upper office / parking garage facade, aimed downwards. Additional low level planter area lights and trellis / cabana mounted downlight cylinders shall be used to provide human sale lighting. Integral under-bench lighting shall be throughout.

The office terraces shall be illuminated by canopy and trellis mounted surface or recessed downlights. Additional pedestrian scale full cutoff poles and bollards shall be used to illuminate open areas as required. Integral under-bench lighting shall be throughout.

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ISSUES	DATE
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SITE DEVELOPMENT PERMIT	07/19/2021
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SAN JOSE, CA

KEYPLAN



PROJECT NO.: 21-1912
FILE NO.:
DATE: 11/04/2021
SCALE: NO SCALE

SHEET TITLE:
Lighting Information

SHEET NO:
LT01

DOCUMENT NO: 075-A

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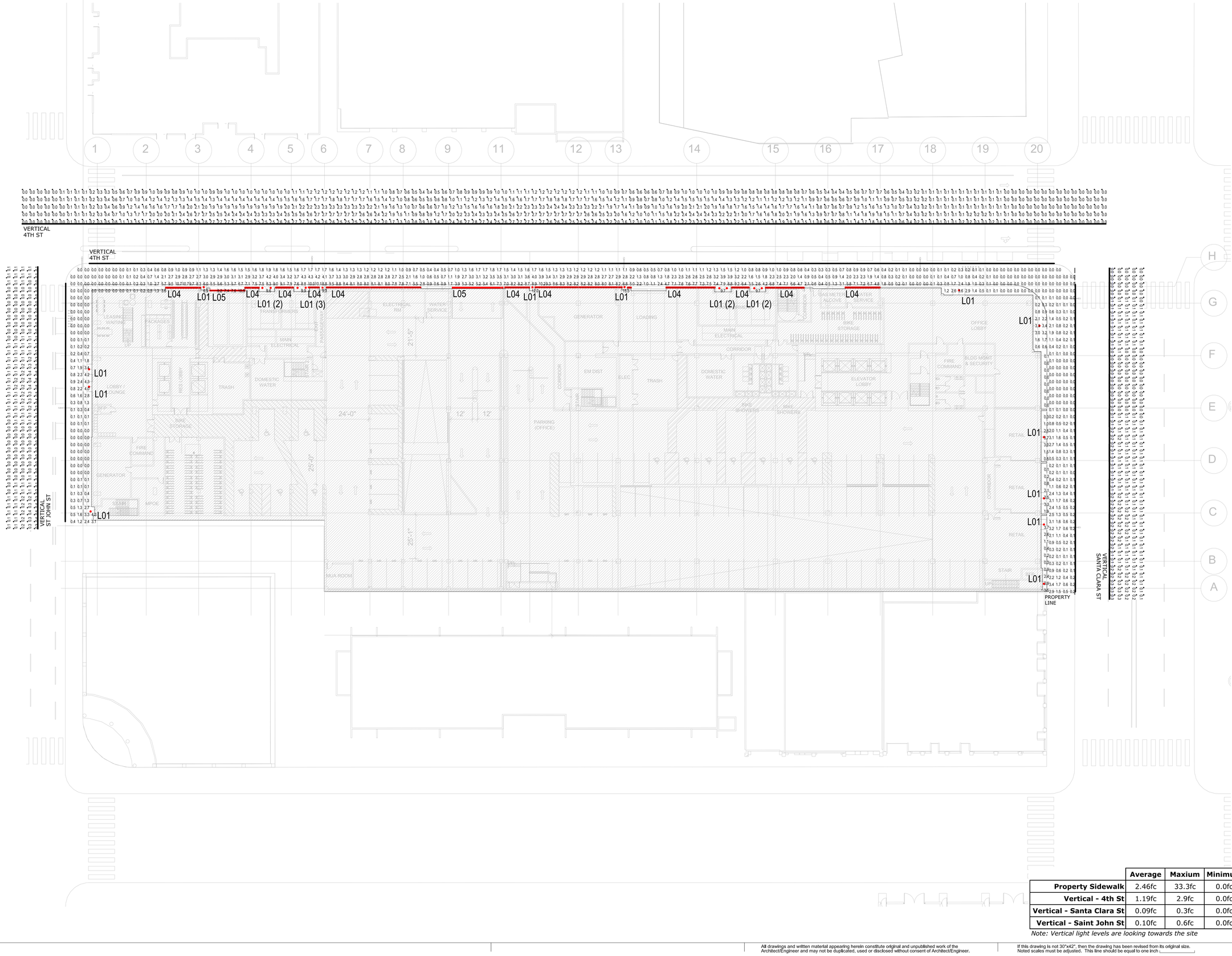

	Average	Maxium	Minimum
Property Sidewalk	2.46fc	33.3fc	0.0fc
Vertical - 4th St	1.19fc	2.9fc	0.0fc
Vertical - Santa Clara St	0.09fc	0.3fc	0.0fc
Vertical - Saint John St	0.10fc	0.6fc	0.0fc

Note: Vertical light levels are looking towards the site

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PROJECT NO.: 21-1912
FILE NO.:
DATE: 11/04/2021
SCALE: 1" = 20'-0"

SHEET TITLE:

Site Lighting Calculations

SHEET NO:

LT02

DOCUMENT NO: 076-A

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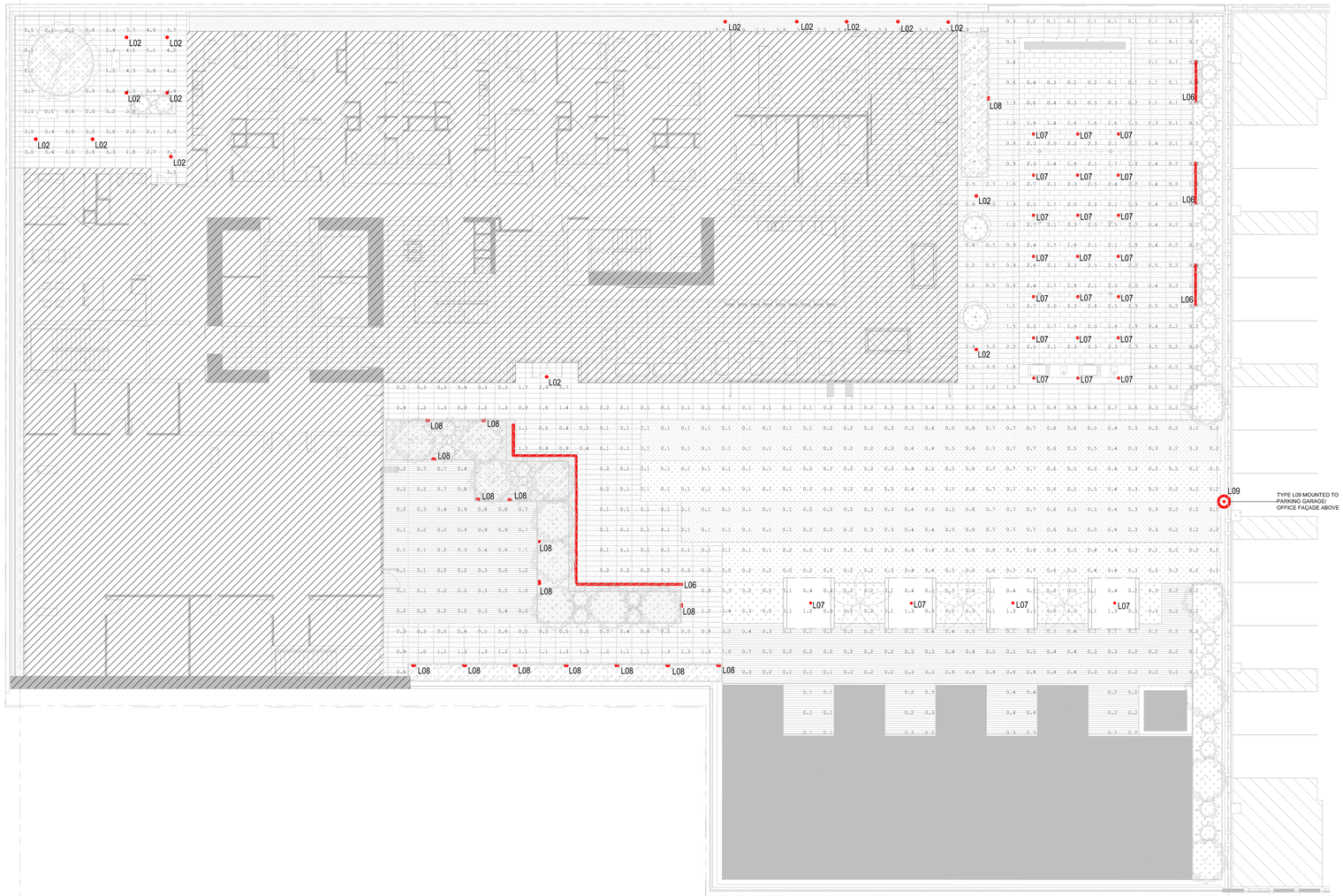

1 FLOOR PLAN - RESI LEVEL 5
3/32" = 1'-0"

	Average	Maxium	Minimum
Terrace Floor	2.76fc	5.4fc	0.1fc

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ISSUES	DATE
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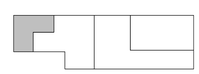
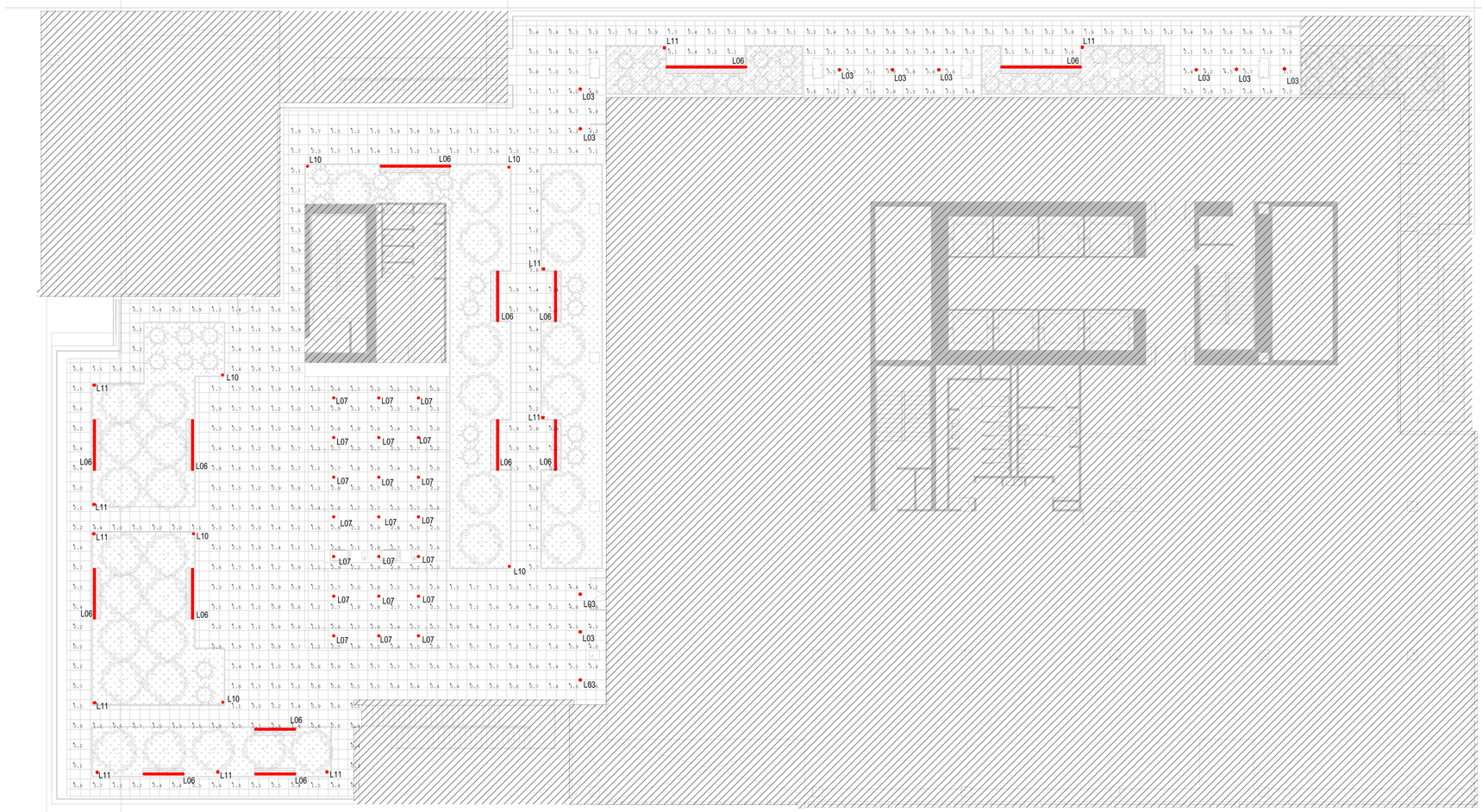


PROJECT NO.: 21-1912
FILE NO.:
DATE: 11/04/2021
SCALE: 3/32" = 1'-0"

SHEET TITLE:
Amenities Terrace Lighting Calculations

SHEET NO:
LT03

DOCUMENT NO: 077-A



1 FLOOR PLAN - OFFICE LEVEL 17
3/32" = 1'-0"

	Average	Maxium	Minimum
Ground	1.63fc	4.8fc	0.0fc

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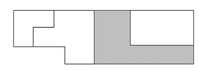
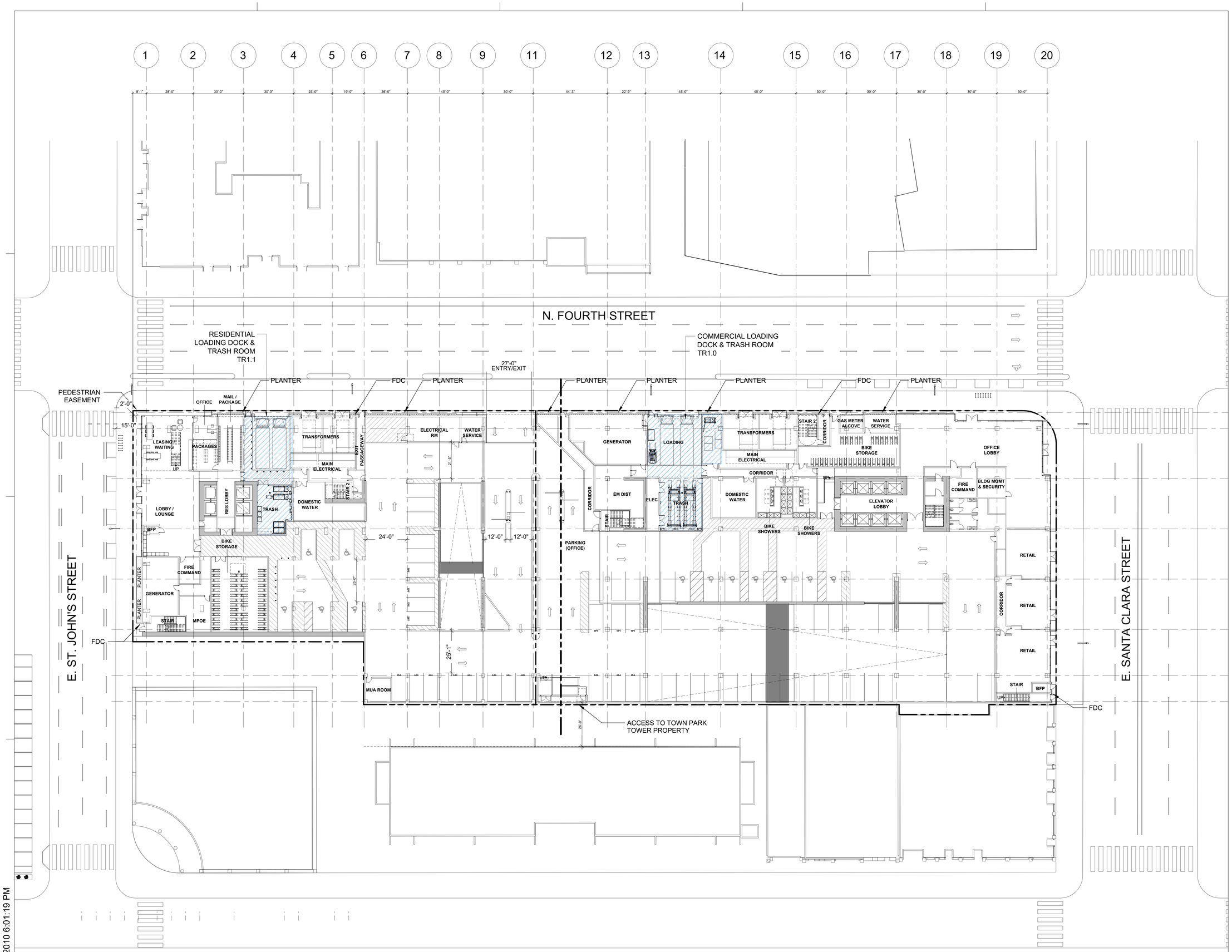


PROJECT NO.: 21-1912
FILE NO.:
DATE: 11/04/2021
SCALE: 3/32" = 1'-0"

SHEET TITLE:
Office Terrace Lighting Calculations

SHEET NO:
LT04

DOCUMENT NO: 078-A



1 OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

03/01/2010 6:01:19 PM

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AMERICAN TRASH MANAGEMENT

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ISSUES	DATE
PRELIM COMPREHENSIVE REVIEW	03/26/2021
SITE DEVELOPMENT PERMIT	07/19/2021
SPECIAL USE PERMIT RESUBMITTAL	11/05/2021

REVISION LIST	DATE

ICON ECHO - OFFICE & RESIDENTIAL
SAN JOSE, CA

KEYPLAN

PROJECT NO.: Project Number
FILE NO.: SP21-031
DATE: 11/05/2021
SCALE: 1/20" = 1'-0"

SHEET TITLE:
OVERALL FLOOR PLAN - LEVEL 1

SHEET NO:
TR0.1

DOCUMENT NO: 079-B

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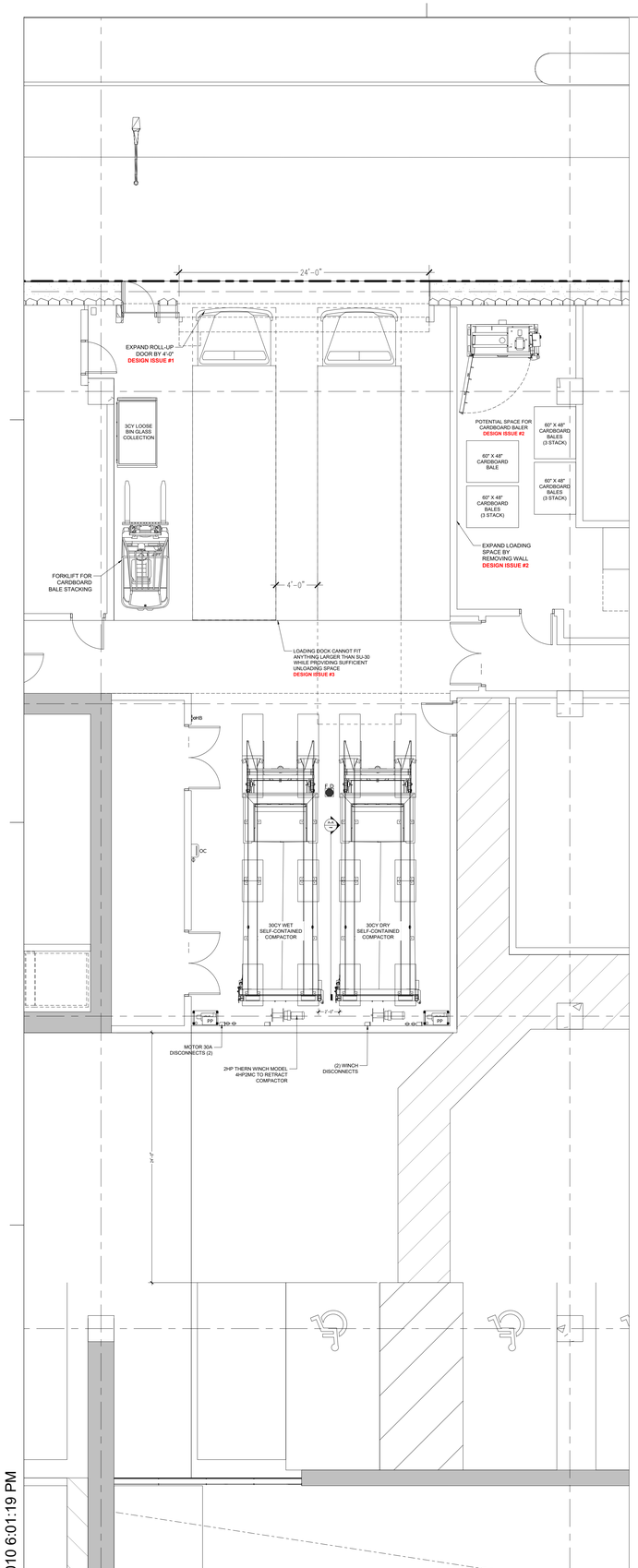
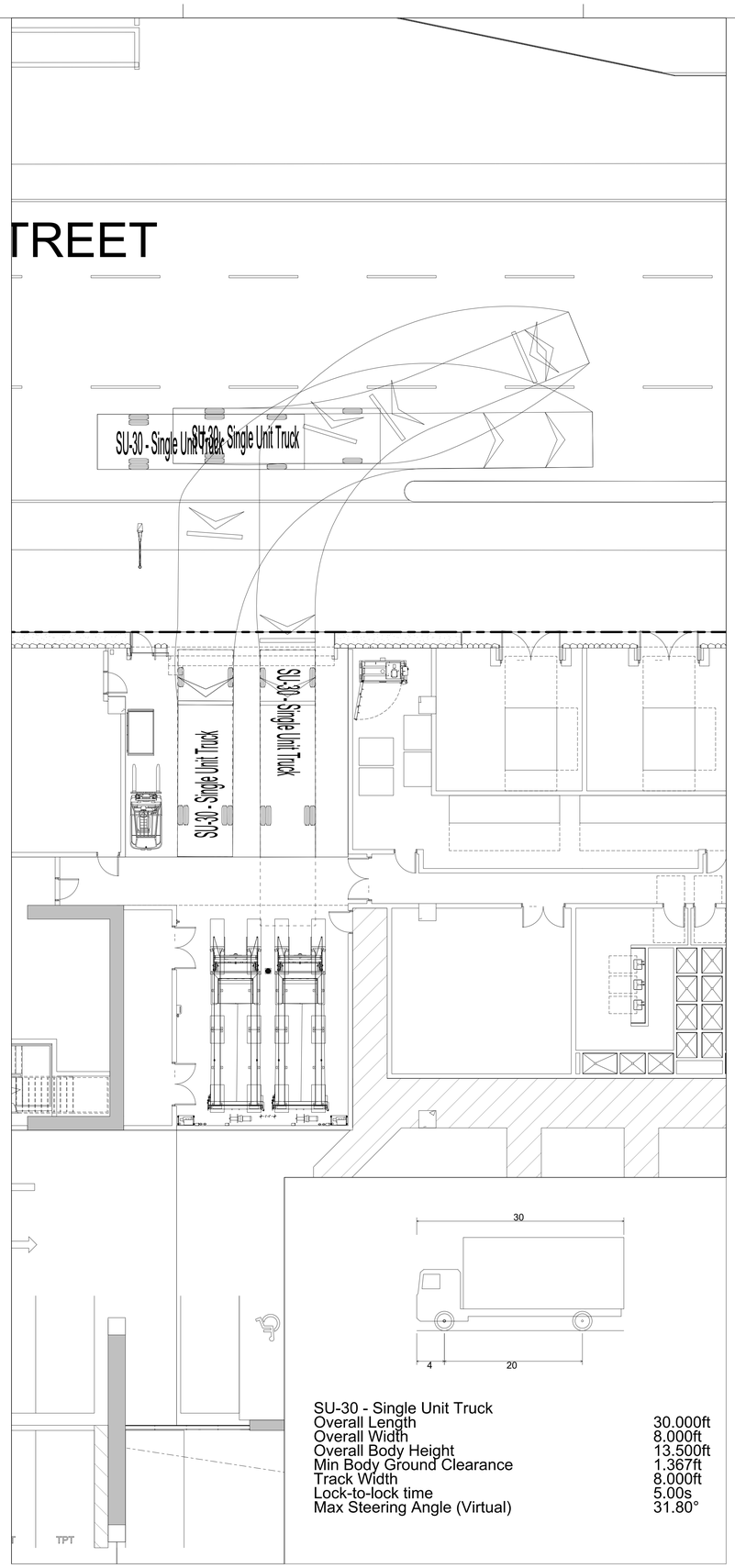


1 COMMUNAL TRASH ROOM & LOADING DOCK
3/16" = 1'-0"



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

2 SU-30 TRUCK STUDY
1/8" = 1'-0"

SHEET NOTES:

COMMUNAL TRASH ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. 24'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
6. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 10HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
7. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
8. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
9. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

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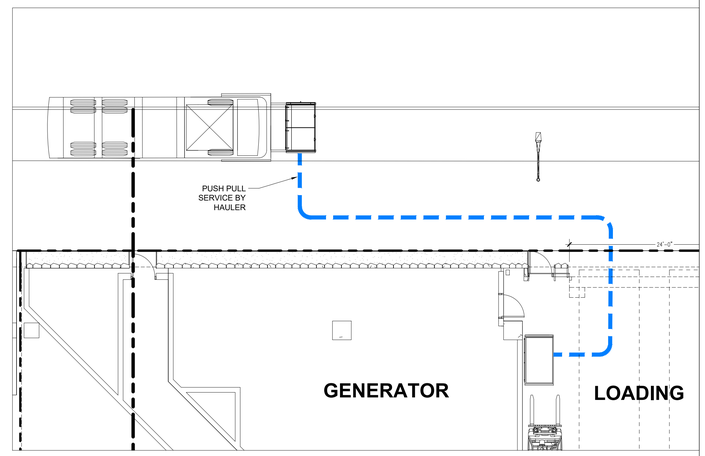
DESIGN ISSUES:

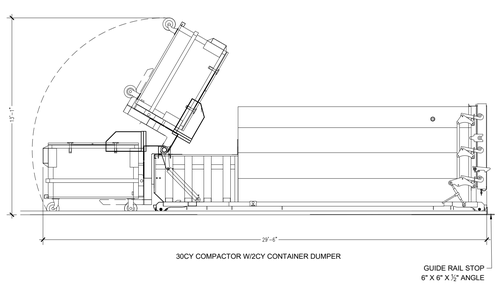
1. EXPAND ROLL-UP DOOR BY 4'-0". TRUCK BAYS NEED 4'-0" OF SEPARATION FOR TRUCK DRIVER ENTRY DOOR CLEARANCE
2. COORDINATE LOCATION FOR BALER AND CARDBOARD BALES. ATM SUGGESTS OPENING UP SPACE FROM THE MAIN ELECTRICAL ROOM.
3. LOADING BAYS CANNOT FIT ANY TRUCK LARGER THAN SU-30 WHILST PROVIDING SUFFICIENT LOADING SPACE (ATM RECOMMENDS AT LEAST 15'-0" WITH 10'-0" MINIMUM)

COMMUNAL TRASH COLLECTION SCHEDULE / WK

SERVICE	M	TU	W	TH	F
WET (30CY COMPACTED)	1				
DRY (30CY COMPACTED)	1			1	
GLASS (3CY LOOSE)	1		1		1
TOTAL	3	0		0	
BALES	10				10



4 FRONT LOAD STAGING (GLASS)
1/8" = 1'-0"



3 SECTION A-A
1/4" = 1'-0"

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SCALE: AS SHOWN

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COMMUNAL TRASH ROOM LEVEL 1

SHEET NO:

TR1.0

DOCUMENT NO: 080-B

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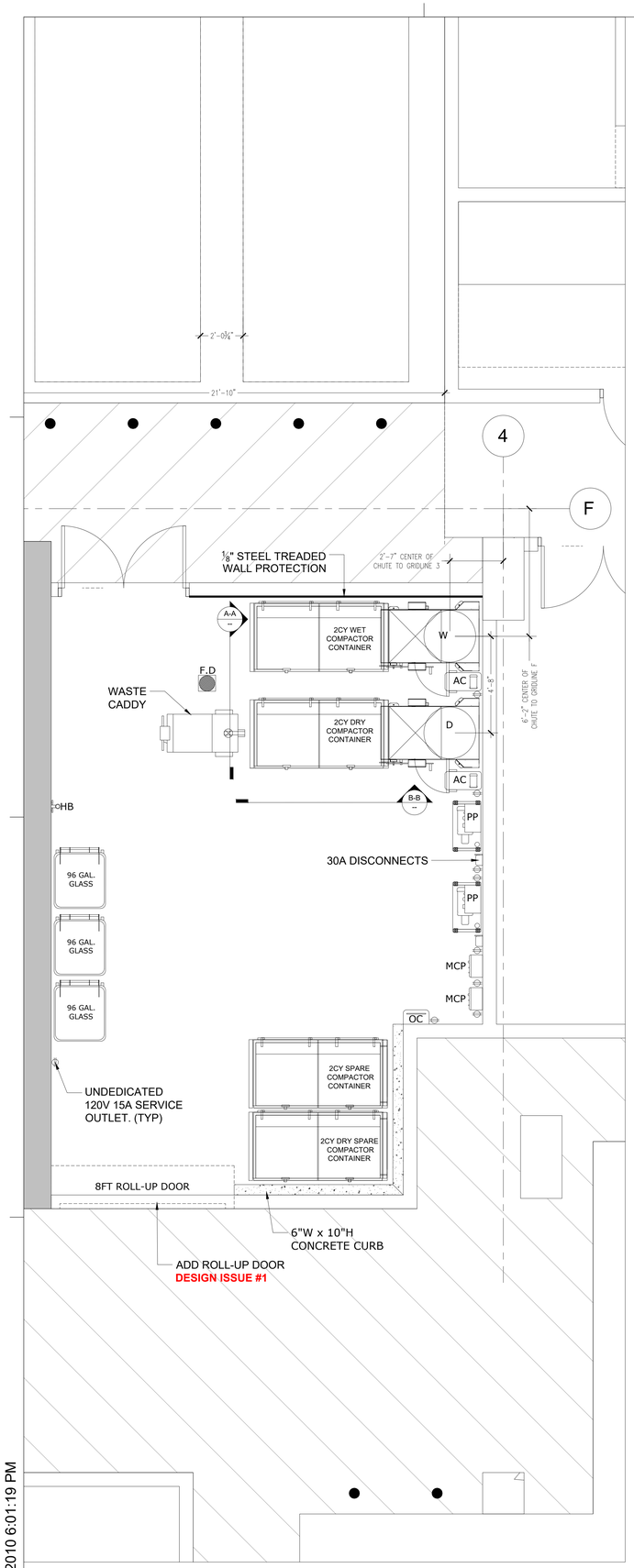
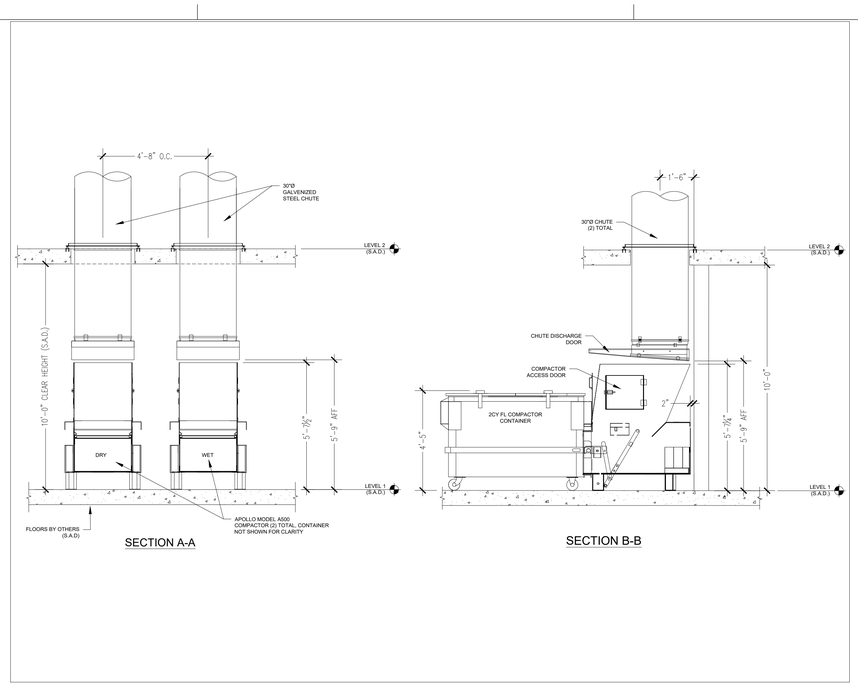


1 COMMUNAL TRASH ROOM & LOADING DOCK
3/8" = 1'-0"



2 SECTION VIEWS
3/8" = 1'-0"

3 SU-30 TRUCK STUDY
1/8" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/BISORTER OR POWER PACKS. STEEL DIAMOND TREAD BACKING ALONG WALL WHERE INDICATED FOR WALL PROTECTION. STEEL DIAMOND TREAD PLATE 14GA THICKNESS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
7. (2) 30"Ø GRAVITY CHUTE WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED. REQUIRES 120V 15A SERVICE OUTLETS.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
12. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
13. WASTE CADDY FOR MOVING CONTAINERS. 10,000LBS CAPACITY, 3MPH MAX SPEED. BATTERY POWERED. REQUIRES 120V 20A SERVICE OUTLET.
14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
15. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

16. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 1TR2.0.
17. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

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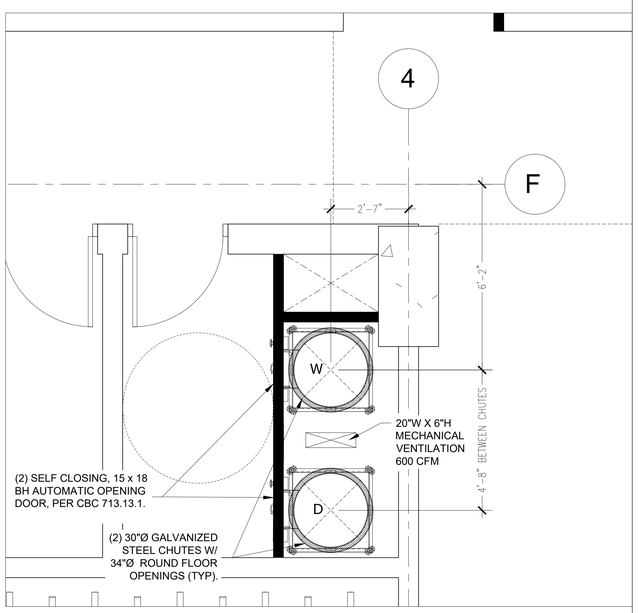
DESIGN ISSUES:

1. ADD ROLL-UP DOOR AND FIND PATH OF TRAVEL THROUGH BUILDING

RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

TRANSFER TO COMMUNAL TRASH ROOM	M	TU	W	TH	F
WET (2CY COMPACTED)	1	1	1	1	
DRY (2CY COMPACTED)	2	2	2	2	
GLASS (96G LOOSE)	3		3		3
TOTAL	3	0		0	



4 UPPER FLOOR VESTIBULES (LEVEL 2-25)
1/2" = 1'-0"

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