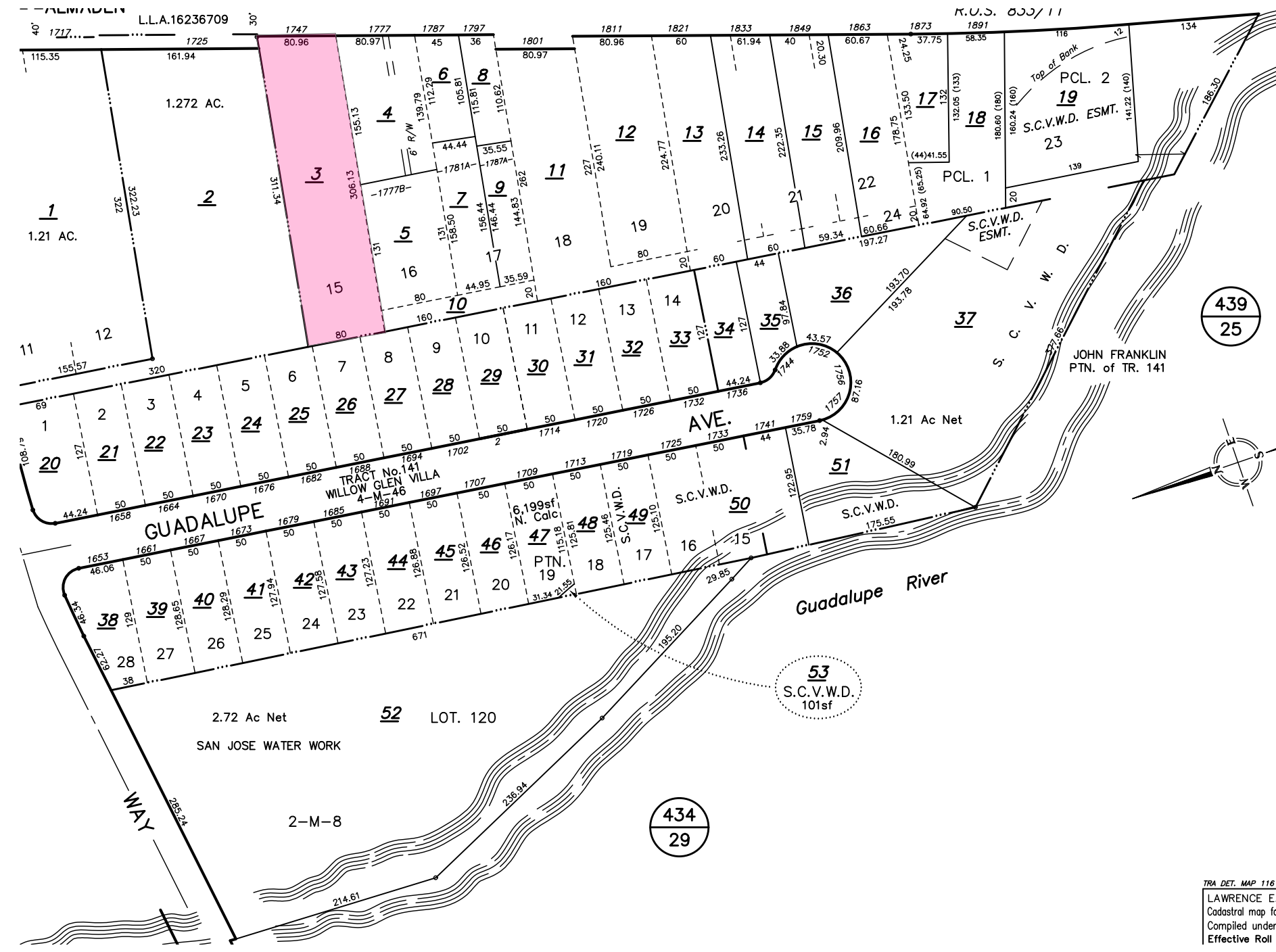
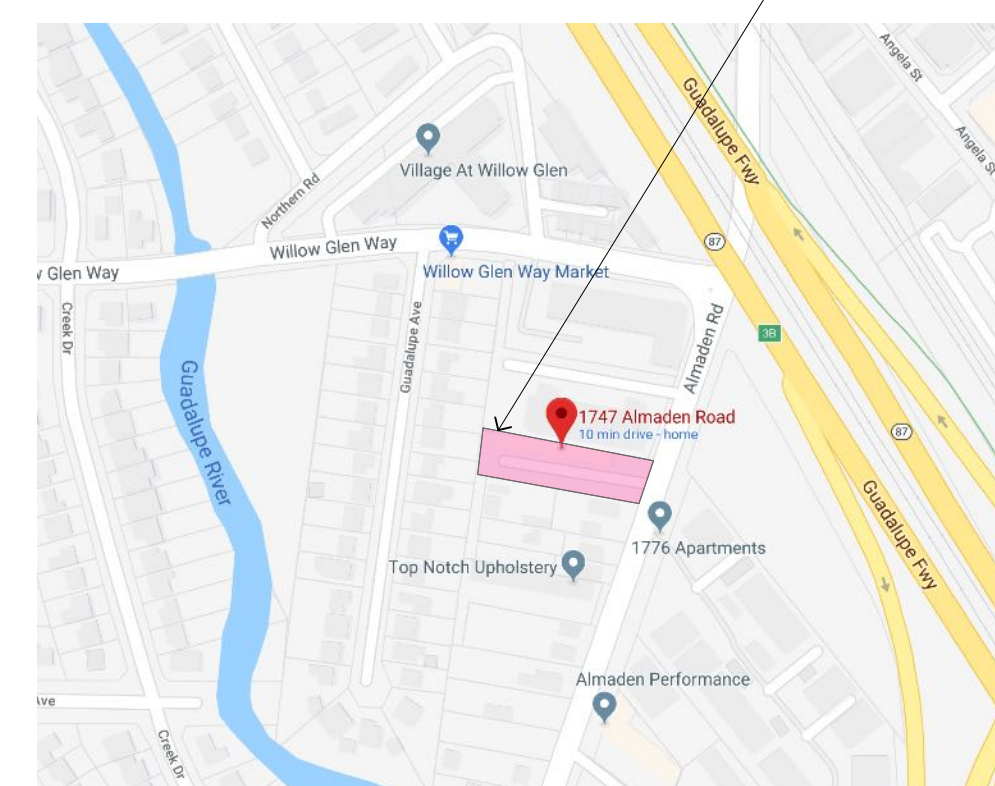


ALMADEN VILLAS

1747 Almaden Rd San Jose, CA 95125 USA



VICINITY MAP



ALMADEN CONDO UNIT MIX AND STATS											
v18.0					30-Jun-20					PARKING	
Gross Unit Area	Balcony	Unit Size (Width x Depth)	Units	Count	Total Balcony	Total Net SF	State / Unit	Required			
720	72	24	30	A1 - 1 Bed	24	1728	1.00	24			
720	72	24	30	A1 - 1 Bed AFF	5	360	0.85	5			
1,080	72	36	30	B0 - 2 Bed	11	792	1.70	18.7			
1,080	72	36	30	B0 - 2 Bed AFF	4	288	0.85	6.8			
1,200	72	40	30	B1 - 2 Bed	5	360	0.85	8.5			
1,230	72	41	30	B2 - 2 Bed	5	360	0.85	8.5			
1,260	224	42	30	B3 - 2 Bed	2	448	3.17	3.4			
1,380	224	46	30	C0 - 3 Bedroom	2	448	3.17	4			
1,440	224	48	30	C1 - 3 Bedroom	2	448	3.17	4			
1,560	224	52	30	C2 - 3 Bedroom	2	448	3.17	4			
					62	5,680	60,510		*****		
COMMUNITY OPEN SPACE											
Parkland Open Space Credit in Green											
BICYCLE PARKING	# OF UNITS	FACTOR	REQUIRED	PROPOSED							
Total Required	62	1/4 of Units	15.50	17							
Short Term		40%	6.20	6							
Long Term		60%	9.30	11							
MOTORCYCLE PARKING	# OF UNITS	FACTOR	REQUIRED	PROPOSED							
Total Required	62 Req'd	1/4 of units	15.50	0							
OPEN SPACE	# OF UNITS	FACTOR	REQUIRED	TOTAL PROV.	PER UNIT TOTAL						
Total Open Space Required	62	100 SF / Unit	6,200	6,115	98.64 / Unit						
Total Private Open Space	62	60 SF / Unit	3,720	5,680	91.61 / Unit	Total Open Spac	6,115	Parkland Cred	5,683		

Gross F.A.R.

Floor	Area
1ST FLOOR FAR	18,558.73
2ND FLOOR FAR	15,207.34
3RD FLOOR FAR	15,207.34
4TH FLOOR FAR	14,020.78
5TH FLOOR FAR	14,020.78
6TH FLOOR FAR	13,308.03
	90,323.00 sq ft

SHEET INDEX

- A0.0 COVER SHEET & DRAWING INDEX
- A0.1 EXISTING SITE CONDITIONS / PHOTOS
- C1.0 VESTED TENTATIVE MAP
- C1.1 EXISTING SITE CONDITIONS
- C2.0 PROPOSED SITE CONDITIONS
- C3.0 PRELIMINARY STORMWATER CONTROL PLAN
- C3.1 PRELIMINARY STORMWATER CALCULATIONS
- C3.2 STORMWATER CONTROL DETAILS
- A1.1 SITE PLAN / FIRST FLOOR PLAN
- A1.2 SECOND / THIRD FLOOR PLAN
- A1.3 FOURTH / FIFTH FLOOR PLAN
- A1.4 SIXTH FLOOR / ROOF PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A2.3 PERSPECTIVES / DETAILS
- A2.4 ALLOWABLE OPENING DIAGRAM
- A3.1 SECTIONS
- A4.1 ENLARGED UNIT PLANS
- A4.2 ENLARGED UNIT PLANS
- L1.0 LANDSCAPE PLANTING PLAN - 1ST
- L1.1 LANDSCAPE PLANTING (2ND FLOOR)
- L1.2 LANDSCAPE PLAN - ROOF PLAN
- L2.0 LANDSCAPE HYDROZONE PLAN L1
- L2.1 LANDSCAPE HYDROZONE PLAN L2

PROJECT TEAM

CLIENT

Contact: Sam Nemazie
27872 Via Corita Way
Los Altos, CA 94022
E: sam_nemazie@yahoo.com
P: (408) 529-2147

CIVIL ENGINEER

NTerra Group
1295 E. Dunn Ave, Ste 230
Morgan Hill, CA 95037
Contact: John Noori
E: John@nterragroup.com
P: (408) 390-5966

LANDSCAPE ARCHITECT

Reed Associates Landscape Architecture
477 S Taaffe St.
Sunnyvale, CA 94086
Contact: Paul Jay Reed
E: ralainc@mindspring.com
P: (408) 481-9020

ARCHITECT

Mayberry Workshop
96 N 3rd St, Ste 100
San Jose, CA 95112
Contact: Adam S. Mayberry, AIA
E: adam@mayberryworkshop.com
P: (408) 582 - 4567

CONSULTING ARCHITECT

STUDIO CURRENT Urban Design + Architecture
96 N 3rd St #110
San Jose, CA 95112
Contact: Jeffrey R. Current, AIA
E: jeff@studiocurrent.com
P: (408) 205-1126

PROJECT DESCRIPTION

Special Use Permit Application for a 6-Story, Condominium Building
5 stories of 62 Residential Units - 10 Units of Affordable Housing Provided
Onsite
(29) 1 Bedroom Units
(27) 2 Bedroom Units
(6) 3 Bedroom Units

(5) Affordable 1 Bedroom Units
(4) Affordable 2 Bedroom Units

Ground Floor Garage 87 Total Parking Spaces
47 Puzzle Lift Spaces
34 Lift Parking Spaces (Dependent Parking)
4 Guest Parking Spaces
2 ADA Parking Spaces

11,793 sf of Total Community Open Space (190.21 sf/unit)
5,376 sf of Private Open Space (86.71 sf/unit)

PROJECT INFORMATION

PROJECT ADDRESS:

1747 Almaden Rd
San Jose, CA 95125

Planning Application:

PD19-030

APN:

456-03-003

Lot Area:

25,090.56 sq. ft. (0.576 acres)

Construction Type:

Type 3A - Sprinklered

Occupancy:

Max ht = 65'-0" Occupied Floor - 76'-8" Top of Elev / Stair

Zoning:

R-2 Residential, S - Storage (Garage)

General Plan:

R-M - Multifamily Residential

Density:

Urban Residential

Height:

30-95 du/acre

F.A.R.:

up to 12 Stories

Proposed: 107.64 du/acre

Proposed: 65'-0" T.O. ROOF

Proposed: 3.60 F.A.R. (90,323 SF)



Project:
ALMADEN VILLAS

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020
19-014
PD ZONING / PERMIT REV1
PDC19-040 / PD19-030

COVER SHEET &
DRAWING INDEX

A0.0



SOUTH OF SITE



TOWARD SITE PHOTO



NORTH OF SITE



MIDDLE OF SITE TOWARD EAST



AERIAL SITE PHOTO



ALMADEN - STREET VIEW



REAR SITE TO S.E.



WEST ACROSS ALMADEN



Project:
**ALMADEN
VILLAS**

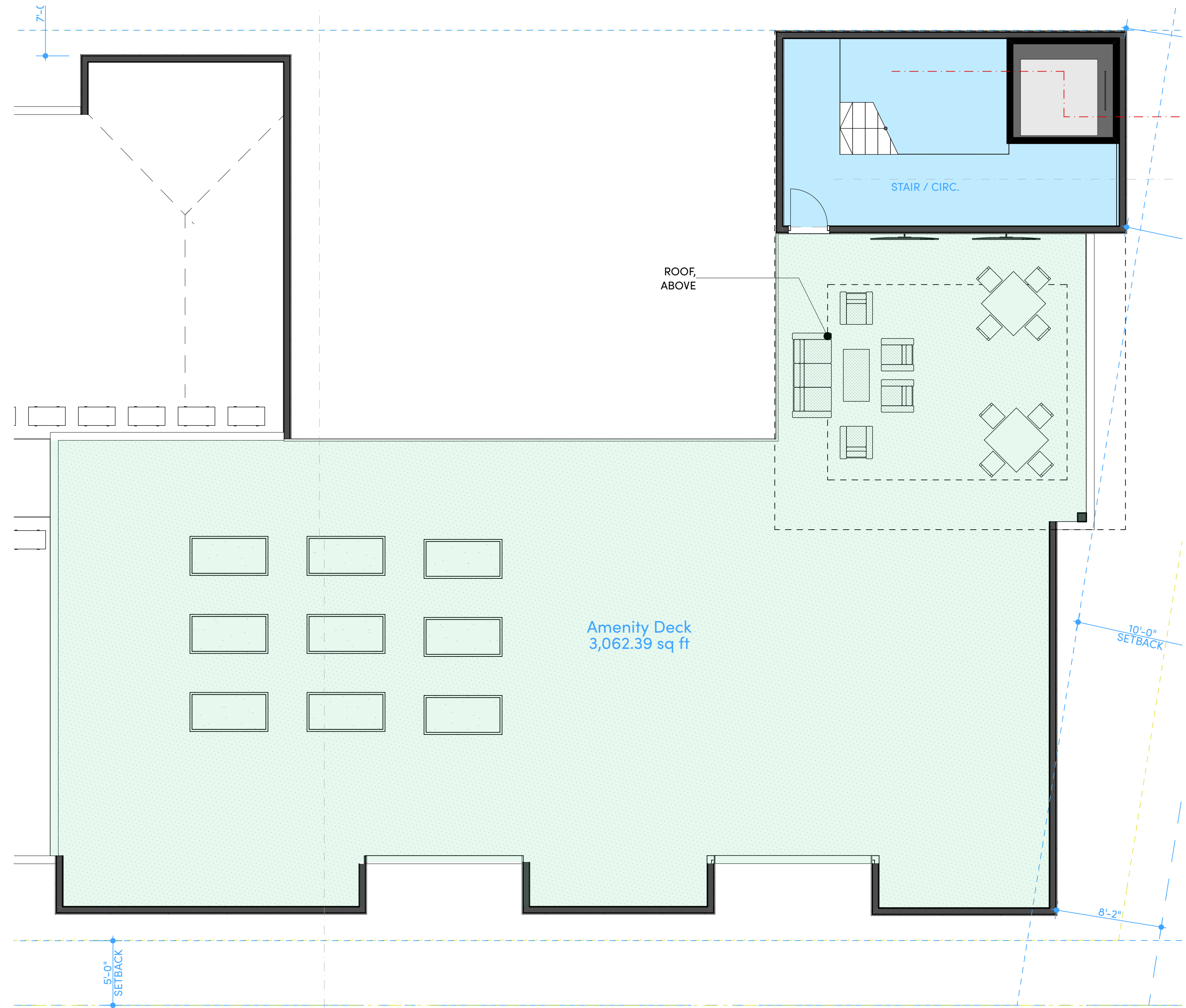
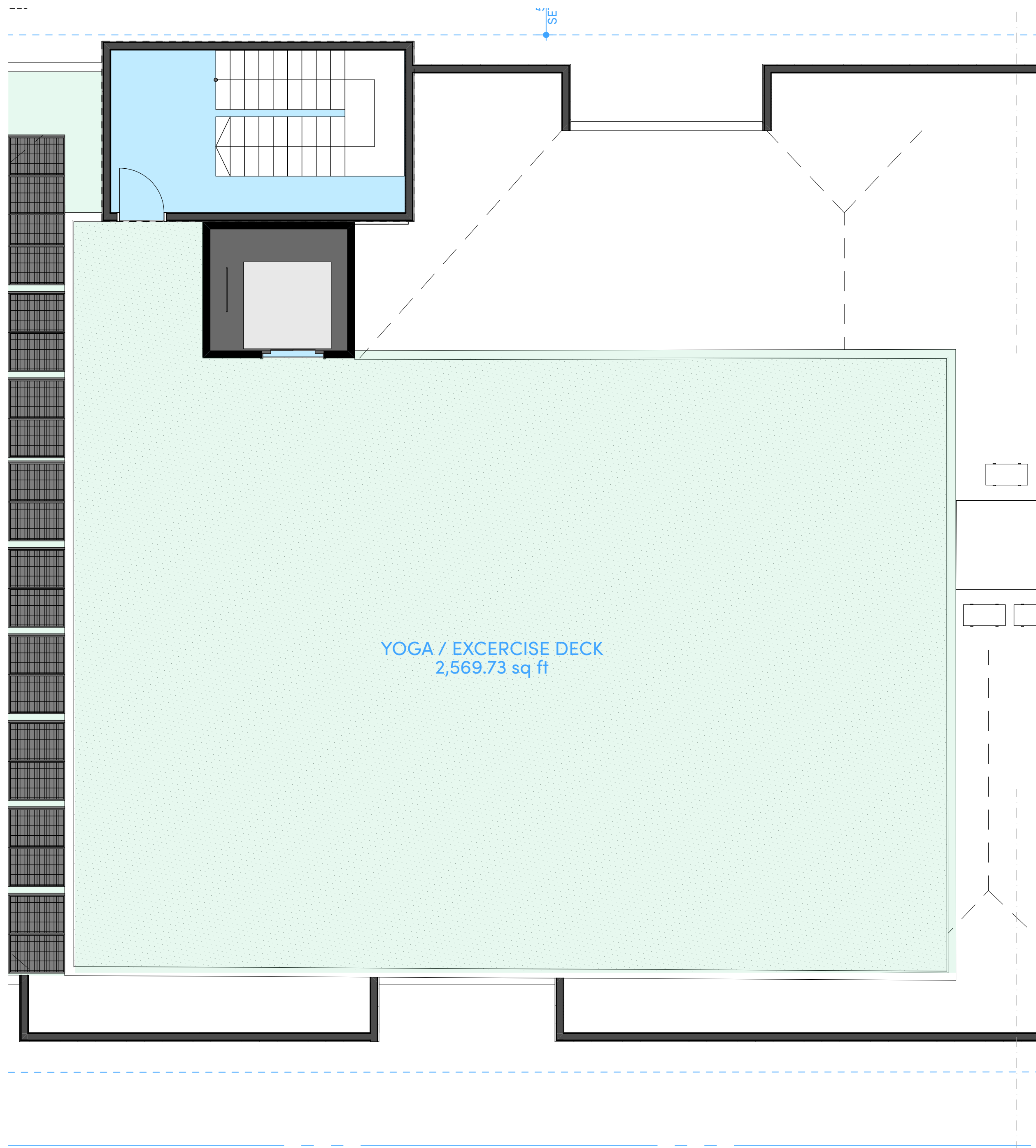
1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020
19-014
PD ZONING / PERMIT REV1
PDC19-040 / PD19-030

EXISTING SITE
CONDITIONS /
PHOTOS

A0.1

COMMUNITY OPEN SPACE		
Parkland Open Space Credit in Green		
Yoga / Exercise Deck	ROOF	2,570
Lounge / Garden Beds	ROOF	3,062
Fitness Room	L 6	408
Comm. Room	L 5	408
Fitness Room	L 4	408
Comm. Room	L 3	408
Comm. Kitchen	L 3	408
Club Room	L 3	483
Podium Community Deck	L 2	1558
Private Dog Run	L 1	2085
Total Open Space	6,115	Parkland Credit 5,683



1 ROOF - Yoga Exercise Deck

SCALE: 3/16" = 1'-0"



2 ROOF - Amenity Deck - Garden Bed - Lounge

SCALE: 3/16" = 1'-0"



Project:
ALMADEN VILLAS

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020
19-014
PD ZONING / PERMIT REVIEW
PDC19-040 / PD19-030

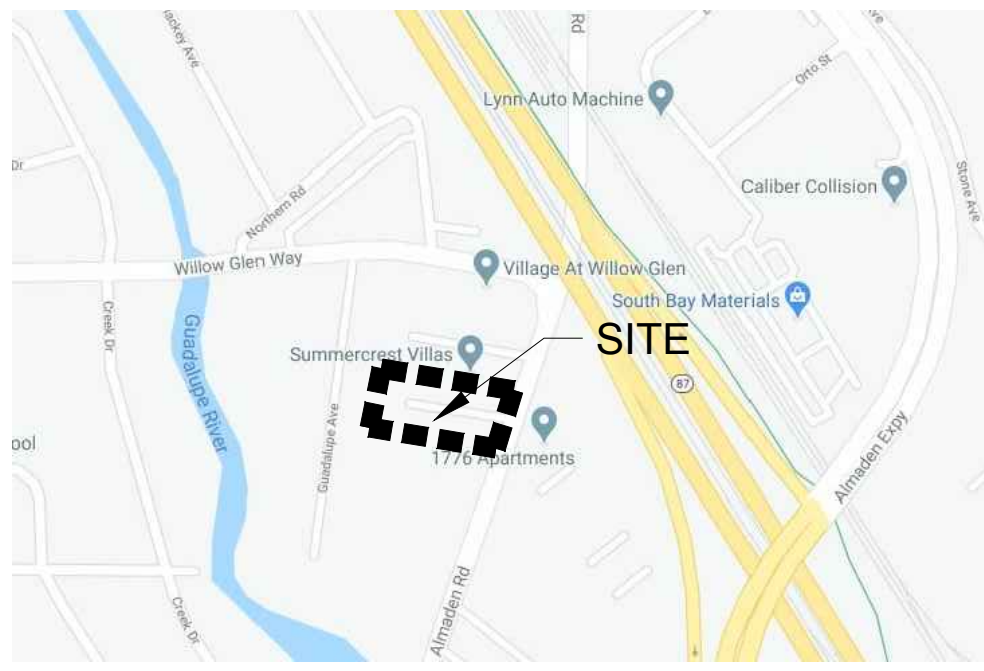
PARKLAND OPEN
SPACE EXHIBIT

VESTING TENTATIVE SUBDIVISION MAP

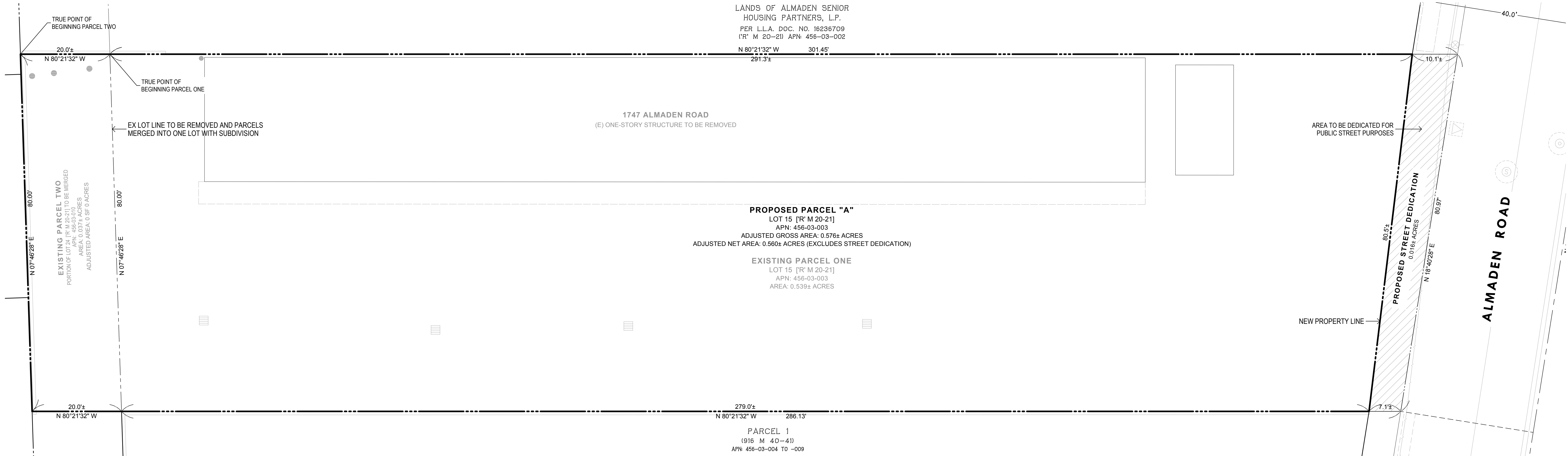
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

LOT LINE ADJUSTMENT BETWEEN PARCELS ONE AND TWO

1747 ALMADEN ROAD



VICINITY MAP NTS

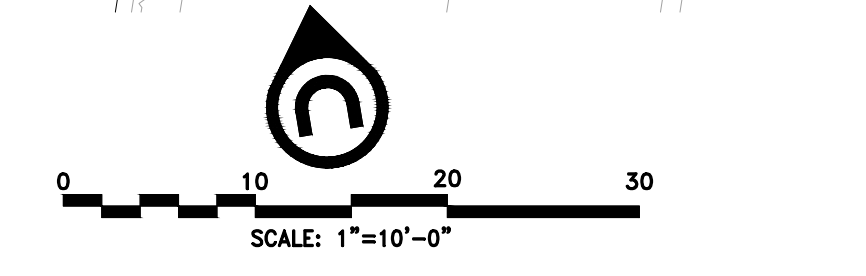


GENERAL NOTES	
NAME:	ALMADEN VILLAS
OWNER 1747 ALMADEN ROAD:	SAM NEMAZIE
SUBDIVIDER:	SAM NEMAZIE 27872 VIA CORITA WAY LOS GATOS, CA 94022
CIVIL ENGINEER:	NTERRA GROUP, INC. DAVID B VOORHIES, P.E. 1295 E DUNNE AVE., SUITE 230 MORGAN HILL, CA 95037 RCE 26429 EXPIRES 3-31-20
ASSESSORS PARCEL NUMBER:	456-03-003
BOOK AND PAGE:	R OF MAPS AT PAGES 20 AND 21
PLANNING NUMBER:	TBD
EXISTING USE:	R-M MULTIPLE RESIDENCE
PROPOSED USE:	MEDIUM-DENSITY RESIDENTIAL
EXISTING ZONING:	R-M MULTIPLE RESIDENCE
GENERAL PLAN/LAND USE:	URBAN RESIDENTIAL
EXISTING NUMBER OF LOTS:	2
PROPOSED NUMBER OF LOTS:	1
PROPOSED NUMBER OF CONDOMINIUMS:	62 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL "A"
EXISTING GROSS SITE PARCEL ONE:	0.539± ACRES
EXISTING GROSS SITE PARCEL TWO:	0.037± ACRES
PROPOSED GROSS SITE PARCEL "A":	0.560± ACRES

SCOPE OF WORK:
LOT LINE ADJUSTMENT BETWEEN TWO PARCELS AND TO CONSTRUCT A 44 UNIT, 5-STORY CONDOMINIUM BUILDING

NOTES:
1. ALL UTILITIES IN THE SUBDIVISION WILL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNER'S ASSOCIATION
2. ALL STREET TREES INSTALLED PER CITY STANDARD NO 448 WILL BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
3. ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND MAINTAINED BY HOME OWNER'S ASSOCIATION.
4. STREET LIGHTS ON PRIVATE STREETS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
5. ALL WALLS WITHIN THE PROJECT SITE WILL BE PRIVATE FACILITIES AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
6. THE PROPOSED SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
7. NO NEW STREETS ARE INVOLVED IN THIS PROJECT.
8. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED WITHIN THIS CHAPTER.

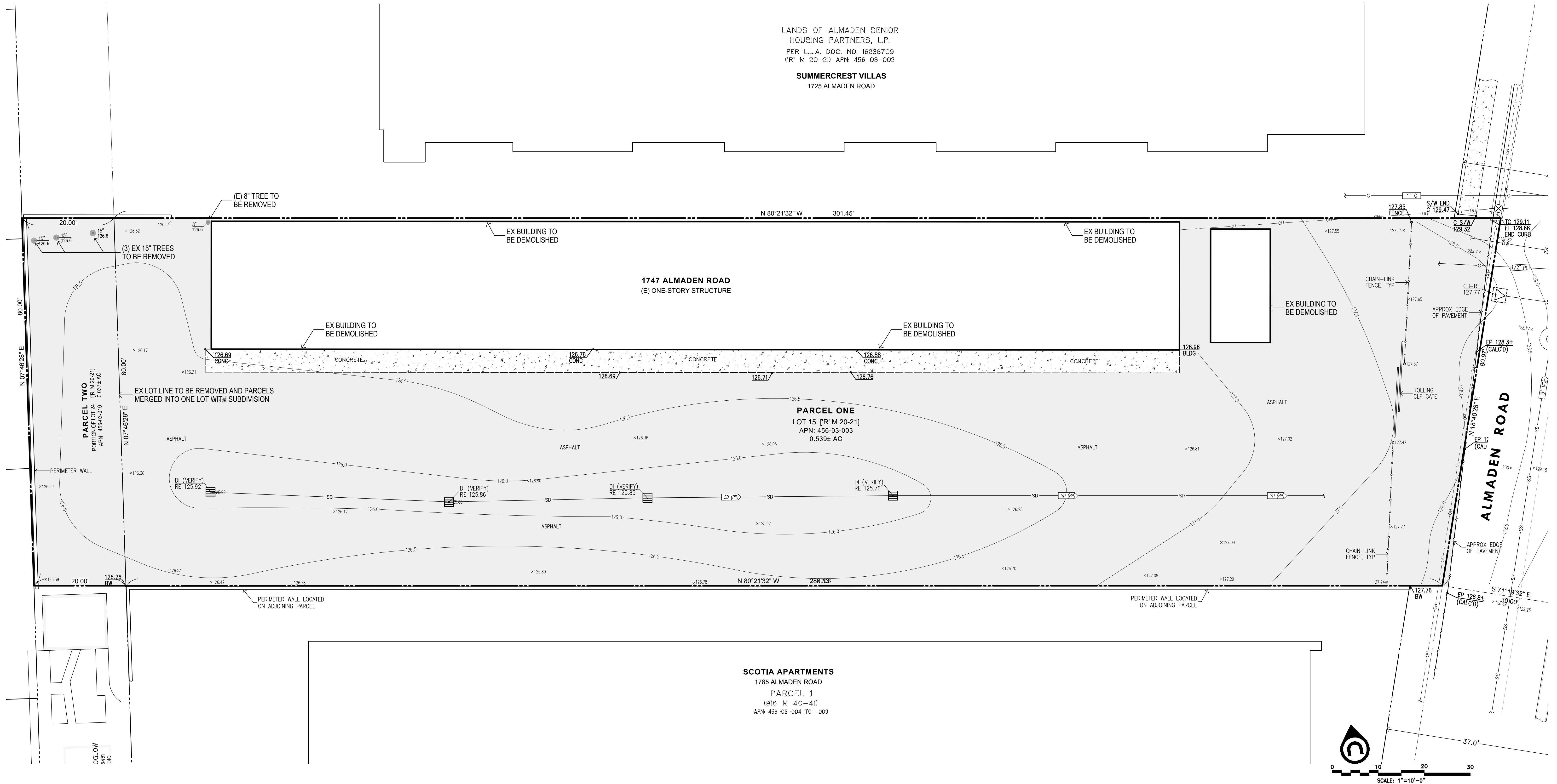
LEGEND															
<table border="0"> <tr> <td><u>DESCRIPTION</u></td> <td><u>TO BE CONST.</u></td> <td><u>EXISTING</u></td> </tr> <tr> <td>LOT LINE</td> <td>—————</td> <td>—————</td> </tr> <tr> <td>EXISTIN LOT LINE TO BE REMOVED</td> <td>—————</td> <td>—————</td> </tr> <tr> <td>BUILDING LINE</td> <td>—————</td> <td>—————</td> </tr> <tr> <td>STREET DEDICATION AREA</td> <td></td> <td></td> </tr> </table>	<u>DESCRIPTION</u>	<u>TO BE CONST.</u>	<u>EXISTING</u>	LOT LINE	—————	—————	EXISTIN LOT LINE TO BE REMOVED	—————	—————	BUILDING LINE	—————	—————	STREET DEDICATION AREA		
<u>DESCRIPTION</u>	<u>TO BE CONST.</u>	<u>EXISTING</u>													
LOT LINE	—————	—————													
EXISTIN LOT LINE TO BE REMOVED	—————	—————													
BUILDING LINE	—————	—————													
STREET DEDICATION AREA															
BENCHMARK															
SCVD BENCHMARK - BM1147: BRASS DISK ON TOP OF CONCRETE CURB; AT NORTHWESTERLY CORNER OF INTERSECTION OF WILLOW GLEN WAY AND NORTHERN ROAD; 6.0 FEET SOUTHERLY FROM ELECTROLIER NO. 14M233; 12.8 FEET SOUTHEASTERLY FROM EASTERLY FACE OF STONE PILLAR FOR BRIDGE OVER GUADALUPE RIVER, IN THE CITY OF SAN JOSE, STATE OF CALIFORNIA. ELEVATION = 129.56' NAVD 1988															



Project:
 ALMADEN VILLAS
 1747 Almaden Rd
 SAN JOSE, CA 95125
 Tuesday, March 24, 2020
 #Pin
 VESTING TENTATIVE MAP

LANDS OF ALMADEN SENIOR HOUSING PARTNERS, L.P.
 PER L.L.A. DOC. NO. 16236709
 (R' M 20-21) APN: 456-03-002

SUMMERCREST VILLAS
 1725 ALMADEN ROAD



GENERAL SURVEY LEGEND

PROPERTY LINE / DISTINCTIVE BORDER		CHAIN LINK FENCING	
ADJACENT PROPERTY LINE		DOMESTIC / POTABLE WATER	
CENTERLINE / MONUMENT LINE		UNDERGROUND ELECTRIC	
EXISTING EASEMENT LINE		STORM DRAIN MAINLINE	
EXISTING BUILDING WALL		SANITARY SEWER MAINLINE	
SITE RETAINING WALL		OVERHEAD ELECTRICAL W/ POWER POLE	
CONCRETE SIDEWALK OR FLATWORK		NATURAL GAS MAIN	
ASPHALT PAVING (ON-SITE)		TELEPHONE / COMMUNICATIONS	
EDGE OF PAVEMENT / ROADWAY		EXISTING TREE W/ DISPOSITION	

SURVEY NOTES

- THE BOUNDARY EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THE TOPOGRAPHIC SURVEY ARE BASED SOLELY UPON INFORMATION CONTAINED IN THE FOLLOWING DOCUMENTS: PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED APRIL 26, 2019, TITLE NUMBER FSBC-0271801613.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES (WHEN SHOWN) ARE MOST OFTEN OBTAINED FROM SOURCES OF VARYING RELIABILITY BASED ON RECORDS OF VARYING AGE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ANY EXISTING INFRASTRUCTURE WHICH MAY BE ENCOUNTERED, REGARDLESS OF WHETHER SHOWN OR OTHERWISE NOT SHOWN ON THESE DRAWINGS.
- NTERRA GROUP TAKES NO LIABILITY RELATED TO THE ACCURACY OF CONTENT SHOWN ON SAID DRAWINGS, AND NO LIABILITY RELATED TO THE IMPACTS OF ANY DISCREPANCIES BETWEEN FIELD AND PLAN DATA THAT BECOMES UNCOVERED. ABSOLUTELY NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT IDENTIFIED IN THE AFOREMENTIONED SURVEY MAP(S), OR OTHERWISE SHOWN OR NOT SHOWN ON THESE DRAWINGS.
- FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRMS) AS BEING LOCATED IN:
FLOOD ZONE "D"; DEFINED AS "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE."
 INFORMATION WAS DETERMINED IN JULY, 2019, USING FEMA'S ONLINE LOOKUP TOOLS, BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085 C0242H, DATED 5/18/2009.

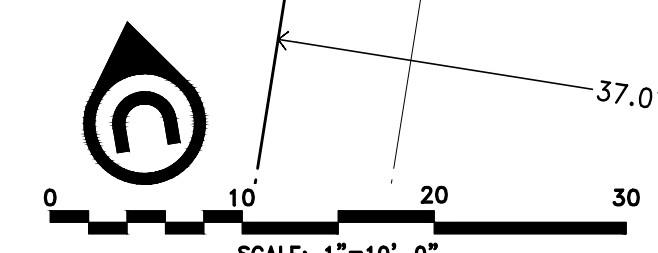
HORIZONTAL & VERTICAL CONTROL

VERTICAL CONTROL [BENCHMARK]:
 SCVWD BENCHMARK - BM1147: BRASS DISK ON TOP OF CONCRETE CURB; AT NORTHWESTERLY CORNER OF INTERSECTION OF WILLOW GLEN WAY AND NORTHERN ROAD; 6.0 FEET SOUTHERLY FROM ELECTROLIER NO. 14M233; 12.8 FEET SOUTHEASTERLY FROM EASTERLY FACE OF STONE PILLAR FOR BRIDGE OVER GUADALUPE RIVER, IN THE CITY OF SAN JOSE, STATE OF CALIFORNIA. ELEVATION = 129.56' NAVD 1988

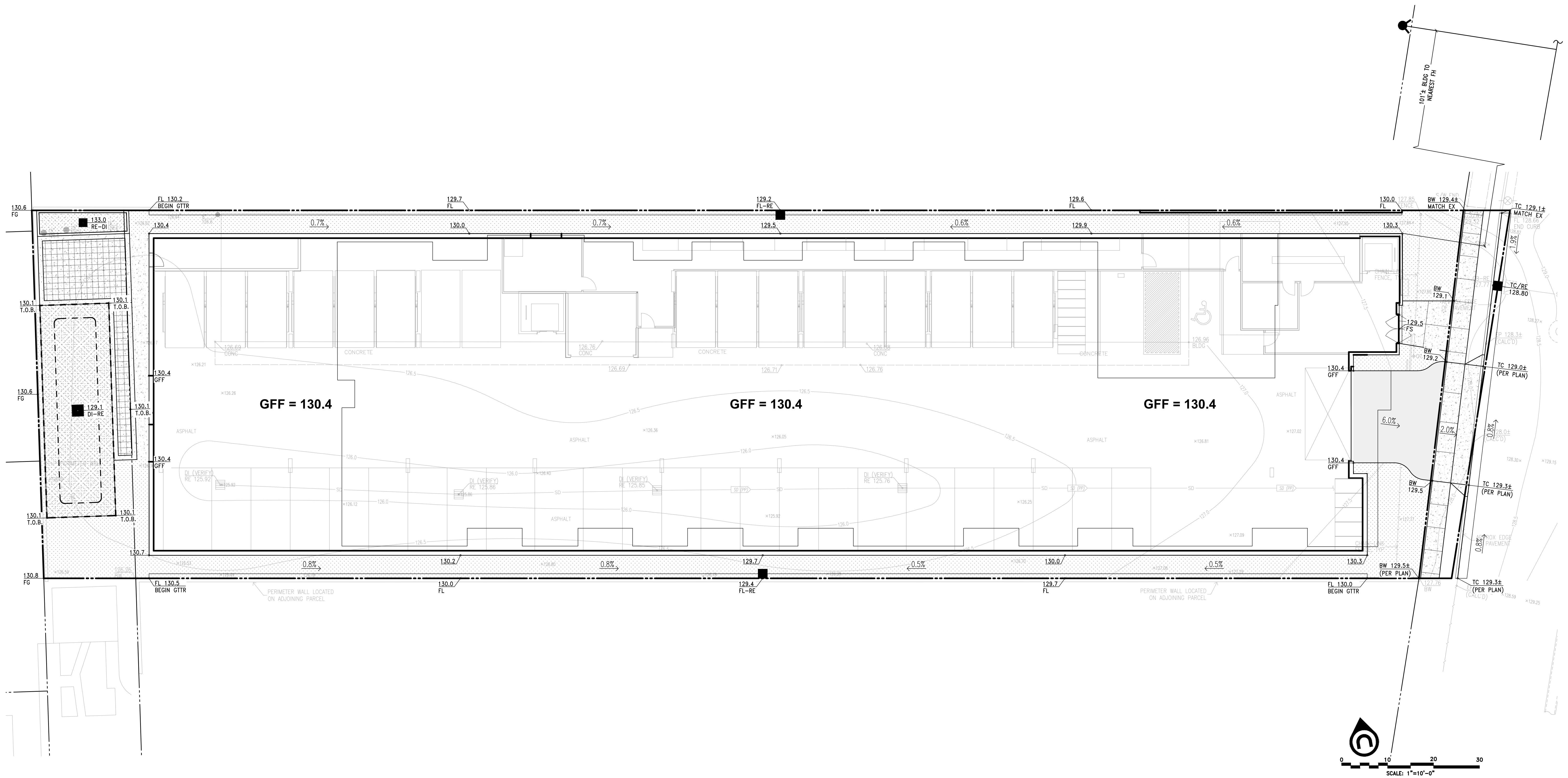
HORIZONTAL CONTROL [BASIS OF BEARINGS]:
 THE BEARING OF S14°28'58"W, BEING THE CENTERLINE OF ALMADEN ROAD AS SHOWN ON THAT RECORD OF SURVEY IN BOOK 833 OF OFFICIAL RECORDS, PG 11, SANTA CLARA COUNTY RECORDS, FILED JULY 27, 2009, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREIN.

SURVEY DISCLAIMER NOTE:
 THIS IS NOT A BOUNDARY OR RECORD OF SURVEY. NO LIABILITY IS ASSUMED BY THE ENGINEER FOR THE EXISTENCE OF ANY EASEMENT, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING.

THE PARCEL DATA SHOWN IS IDENTIFIED FOR REFERENCE ONLY. NTERRA GROUP HAS NOT PERFORMED ANY SUPPLEMENTAL TOPOGRAPHIC OR BOUNDARY SURVEYING, AND HAS NOT FIELD-VERIFIED ANY BENCHMARK OR EXISTING CONDITIONS ON-SITE SUCH AS EXISTING SITE IMPROVEMENTS, EXISTING UTILITY STRUCTURES AND PIPING SYSTEMS, RECORDED OR RESOLVED BOUNDARY SURVEY OR OTHER TITLE INFORMATION, OR ANY OTHER MATTERS WHICH MAY OR MAY NOT BE SHOWN. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT IDENTIFIED IN THE AFOREMENTIONED SURVEY MAP(S), OR OTHERWISE SHOWN OR NOT SHOWN ON THESE DRAWINGS.



Project:
ALMADEN VILLAS
 1747 Almaden Rd
 SAN JOSE, CA 95125
 Tuesday, March 24, 2020
 #Pin
 EXISTING SITE CONDITIONS



PLAN LEGEND

PROPERTY LINE / DISTINCTIVE BORDER	
ADJACENT / INTERIOR PROPERTY LINE	
BUILDING WALL / EDGE	
NEW 6" CONCRETE VERTICAL CURB	
NEW CONCRETE CURB AND GUTTER	
NEW CONCRETE VALLEY GUTTER	
NEW CONCRETE SIDEWALK	
NEW CONCRETE SIDEWALK	

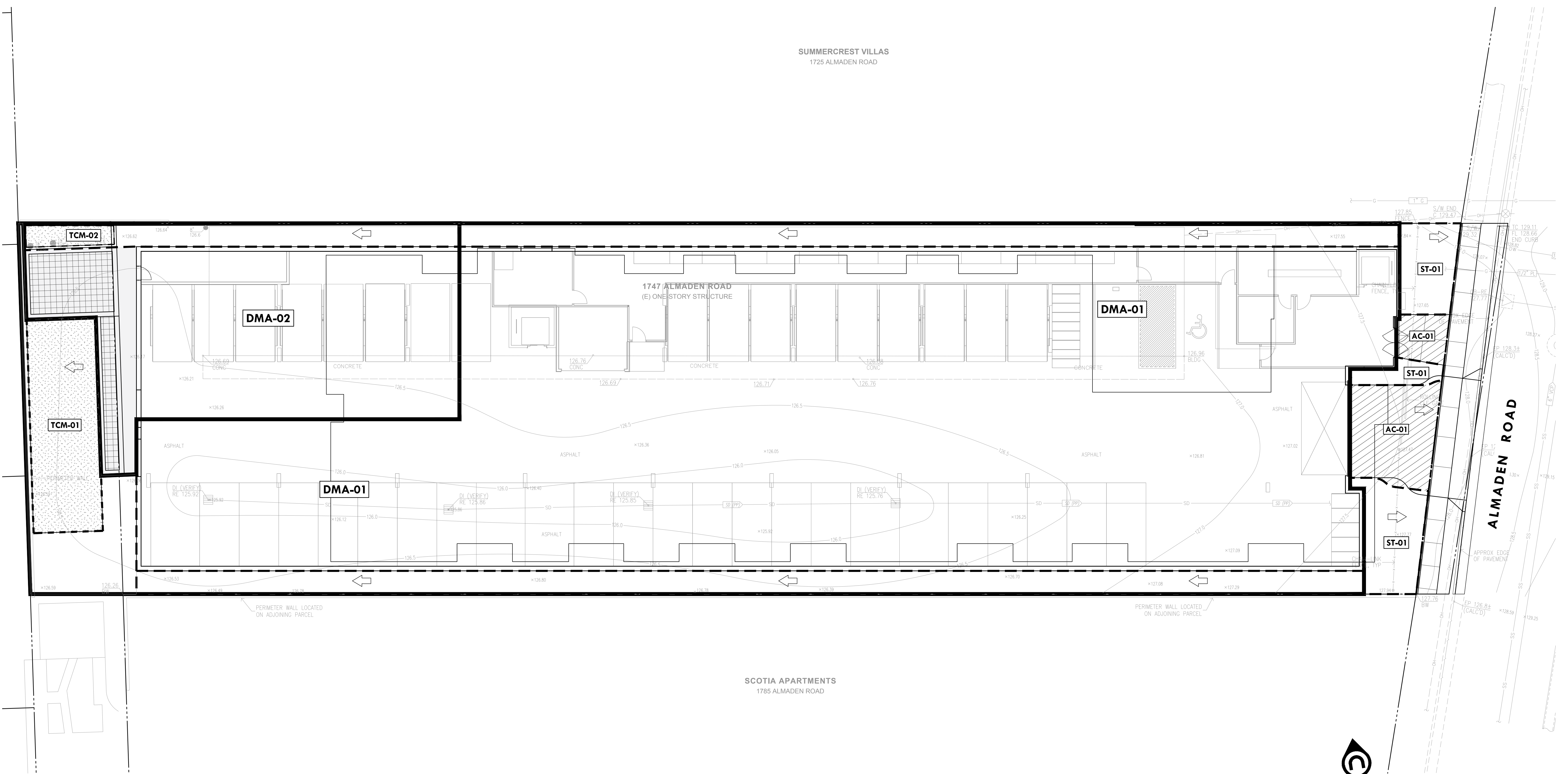
GRADING NOTES

PROPOSED STORM DRAIN MANHOLE	
PROPOSED DROP INLET/CATCH BASIN	
FLOW DIRECTION OF OVERLAND RELEASE	
PROPOSED BIOTREATMENT POND	
PROPOSED GROUND SLOPE	
FINISH GRADE ELEVATION	

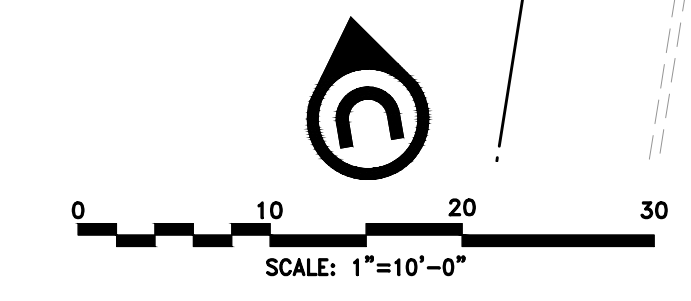


Project:
ALMADEN VILLAS
 1747 Almaden Rd
 SAN JOSE, CA 95125
 Tuesday, March 24, 2020
 #Pin
PRELIMINARY GRADING AND DRAINAGE PLAN

SUMMERCREST VILLAS
1725 ALMADEN ROAD



SCOTIA APARTMENTS
1785 ALMADEN ROAD



PLAN LEGEND

- DMA-01 DRAINAGE MANAGEMENT AREA (SEE SIZING CALCS & DETAILS)
- TCM-01 TREATMENT CONTROL MEASURE (BIOTREATMENT PLANTERS)
- ST-01 SELF-TREATING PERVIOUS AREA (NO IMPERVIOUS RUN-ON)
- AC-01 ALTERNATIVE COMPLIANCE AREA (MITIGATION METHOD: NEW TREES)
- NEW EVERGREEN TREES (MITIGATION VALUE: 100 SF/EACH)
- GENERAL OVERLAND FLOW DIRECTION

OPERATION & MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
 I.A. PROPERTY ADDRESS: 1747 ALMADEN ROAD
 I.B. PROPERTY OWNER: TO BE DETERMINED

II. RESPONSIBLE PARTY FOR MAINTENANCE:
 II.A. CONTACT: TO BE DETERMINED
 II.B. PHONE NUMBER OF CONTACT: TO BE DETERMINED
 II.C. EMAIL: TO BE DETERMINED
 II.D. ADDRESS: TO BE DETERMINED

SITE DESIGN MEASURES:

1. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
2. REDUCE EXISTING IMPERVIOUS SURFACES.
3. CREATE NEW PERVIOUS AREAS:
4. LANDSCAPING
 - a. WALKWAYS AND PATIOS.
 - b. EMERGENCY VEHICLE ACCESS.
 - c. PRIVATE STREETS AND SIDEWALKS.
6. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
7. CLUSTER STRUCTURES/PAVEMENT.
8. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
9. PARKING:
 - a. ON TOP OF OR UNDER BUILDINGS.
 - b. NOT PROVIDED IN EXCESS OF CODE.

OTHER: _____

SOURCE CONTROL MEASURES:

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - a. COVERED TRASH/ RECYCLING ENCLOSURES.
 - b. INTERIOR PARKING STRUCTURES.
2. INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
3. STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING, AS APPROPRIATE
4. SEGREGATE POLLUTANT GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE MANAGEMENT AREA(S) AND PROVIDE TREATMENT.
5. BENEFICIAL LANDSCAPING.
6. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
7. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).

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.

PROJECT SITE INFORMATION:

1. SOILS TYPE: _____ CL CH
2. GROUND WATER DEPTH: _____ 20'-40' BGS
3. NAME OF RECEIVING BODY: _____ GUADALUPE CREEK
4. FLOOD ZONE: _____ ZONE D
5. FLOOD ELEVATION (IF APPLICABLE): _____ N/A



Project:
ALMADEN VILLAS
 1747 Almaden Rd
 SAN JOSE, CA 95125
 Tuesday, March 24, 2020
 #Pin
 PRELIMINARY STORMWATER CONTROL PLAN

SIZING FOR VOLUME BASED TREATMENT

DMA # **1**
 A= 20196 s.f.
 Impervious Area = 18948 s.f. % Imperviousness= **93.82%**

MAPsite = 14.5 Correction Factor= **1.0432**
 MAPgage = 13.9

Clay (D): Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Y No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
 Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.55441711 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.57441711 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55441711 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = **0.5783488** inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = **973.36** ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 20,196 sq. ft
 Impervious Area = 18,948 sq. ft
 Pervious Area = 1,248 sq. ft
 Equivalent Impervious Area = 125 sq. ft Total Equivalent Impervious = **19,073** sq. ft

Rainfall Intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = **2.8917439** hrs

Estimate the Surface Area = 441 sq. ft (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 531.35795 cu. ft
 Volume in Ponding Area = 442.00306 cu. ft
 Depth of Ponding = 1.0022745 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
 If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
 If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # **2**
 A= 3640 s.f.
 Impervious Area = 3558 s.f. % Imperviousness= **97.75%**

MAPsite = 14.5 Correction Factor= **1.0432**
 MAPgage = 13.9

Clay (D): Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Y No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
 Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.57067363 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.59067363 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.57067363 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = **0.595307** inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = **180.58** ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 3,640 sq. ft
 Impervious Area = 3,558 sq. ft
 Pervious Area = 82 sq. ft
 Equivalent Impervious Area = 8 sq. ft Total Equivalent Impervious = **3,566** sq. ft

Rainfall Intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = **2.9765351** hrs

Estimate the Surface Area = 82 sq. ft (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 101.69828 cu. ft
 Volume in Ponding Area = 78.87818 cu. ft
 Depth of Ponding = 0.961929 ft Depth of Ponding = 11.5 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
 If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
 If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface Area Disturbed sq. ft.	Proposed Surface		RESET CALCULATIONS
		To Be Replaced sq. ft. ¹	New sq. ft. ²	
2.e. IMPERVIOUS SURFACES				
Roof Area	6,178	6,178		Total Proposed Impervious Surface (replaced + new)
Parking	16,515	15,246		
Sidewalks, Patios, Driveways, Etc.	1,831	1,475		
Public Streets	567	567		
Private Streets				
Online form auto-calculates Impervious Surfaces Total	e.1. 25,091	e.2. 23,466	e.3. 0	e.4. 23,466
2.f. PERVIOUS SURFACES				
Landscaped Area			1,625	Total Proposed Pervious Surface (replaced + new)
Pervious Paving				
Green Roof and other Pervious Surfaces				
Online form auto-calculates Pervious Surfaces Total	f.1. 0	f.2. 0	f.3. 1,625	f.4. 1,625
2.g. Percentage of Site's Impervious Area Replacement (e.2 ÷ 2.c) X 100: Online form auto-calculates g. 93.52 %				

¹ Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.
² Proposed New Impervious Surface: New impervious surface that will cover an existing pervious surface.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	20,196	18,948	0	1,248	82.35%	440	440	12	1	1	0	N/A	
2	2	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	3,640	3,558	0	82	14.84%	82	82	12	1	1	0	N/A	
3	N/A	Offsite	Maintenance	N/A	N/A	567	567	0	0	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
-	SR-01	Onsite	Self-retaining areas	LID	1B. Volume	205	136	0	69	0.84%	68	69	N/A	N/A	N/A	0	N/A	
-	SR-02	Onsite	Self-retaining areas	LID	1B. Volume	218	134	0	84	0.89%	67	84	N/A	N/A	N/A	0	N/A	
-	SR-03	Onsite	Self-retaining areas	LID	1B. Volume	265	123	0	142	1.08%	62	142	N/A	N/A	N/A	0	N/A	
Totals:						24,524	22,899	0	1,625	100.00%								

Footnotes:

- * "Lined" refers to an impermeable liner placed on the bottom of a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
- *** 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.



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 PRELIMINARY STORMWATER CALCULATIONS

BIORETENTION 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](http://www.sanjooseca.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:

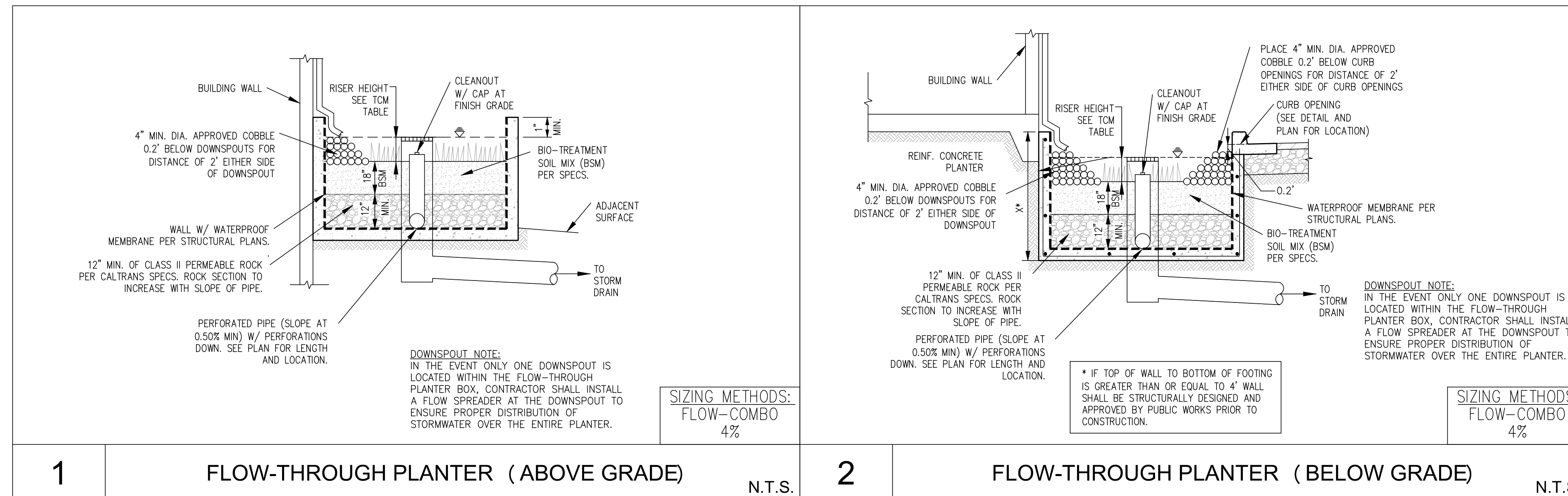
- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS 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.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

**TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS**

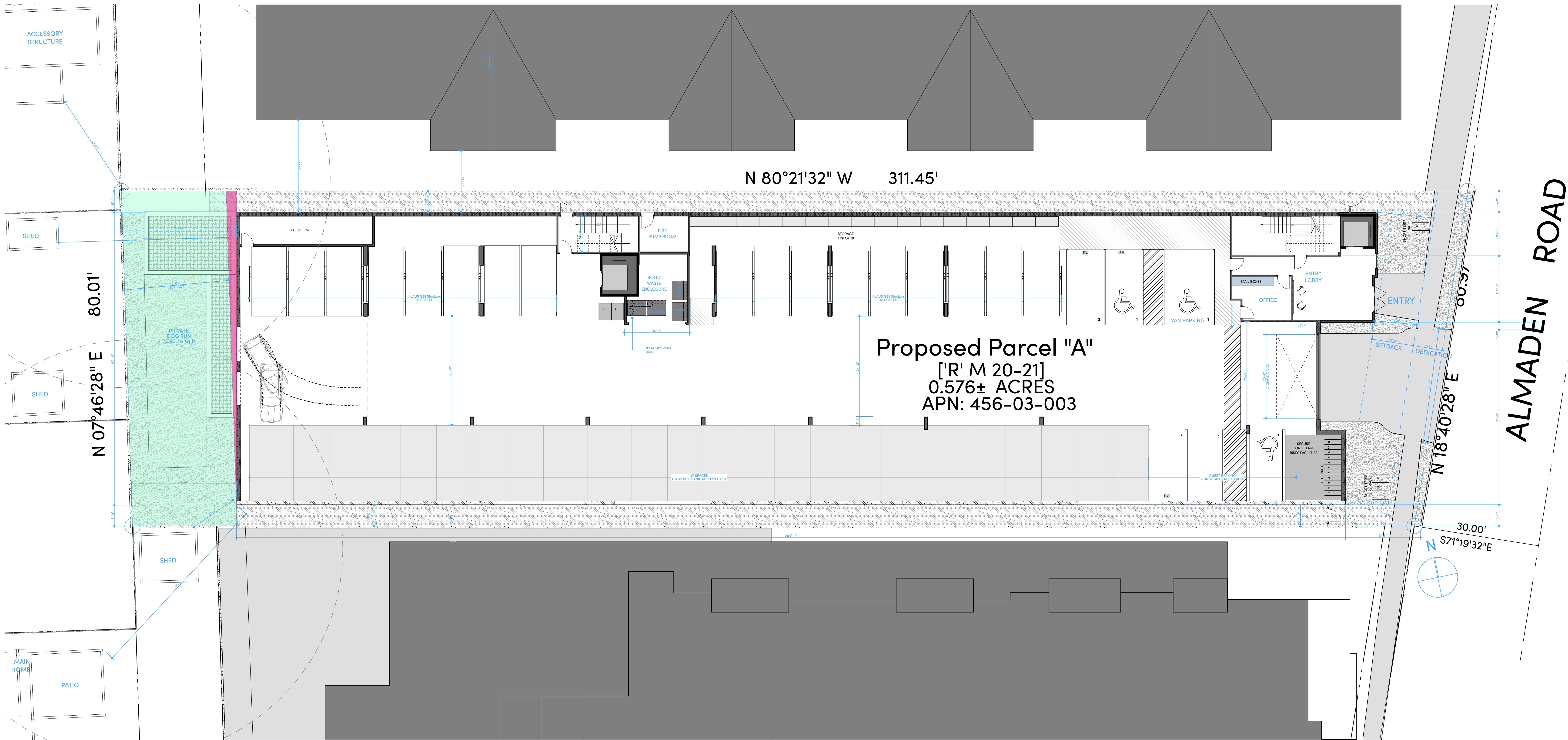
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET 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 WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

**TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS**

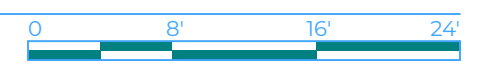
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE 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 ACCUMULATED 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,



Project:
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STORMWATER
CONTROL DETAILS



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



PROJECT ADDRESS: 1747 Almaden Rd
San Jose, CA 95125
PD19-030
456-03-003

Planning Application: Type 3A - Sprinklered
Max ht = 65'-0" Occupied Floor - 76'-8" Top of Elev / Stair

APN: 456-03-003

Lot Area: 25,090.56 sq. ft. (0.576 acres)

Construction Type: R-2 Residential, S - Storage (Garage)

Occupancy: R-M - Multifamily Residential

Zoning: Urban Residential

General Plan: 30-95 du/acre

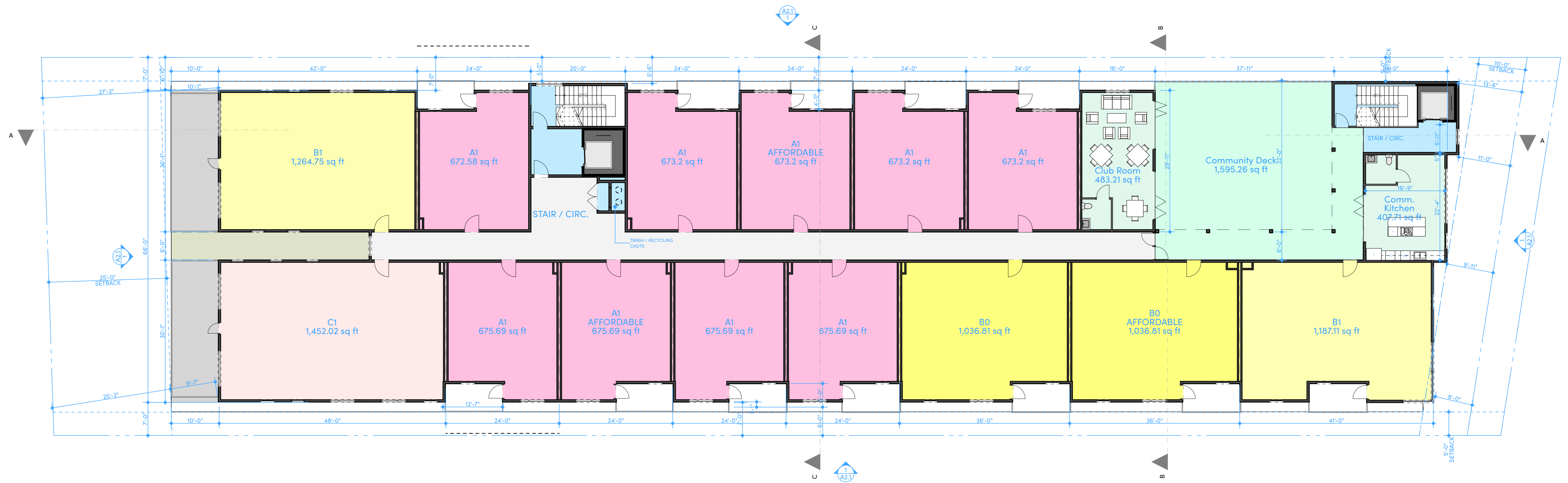
Density: up to 12 Stories

Height: 1.0 - 4.0

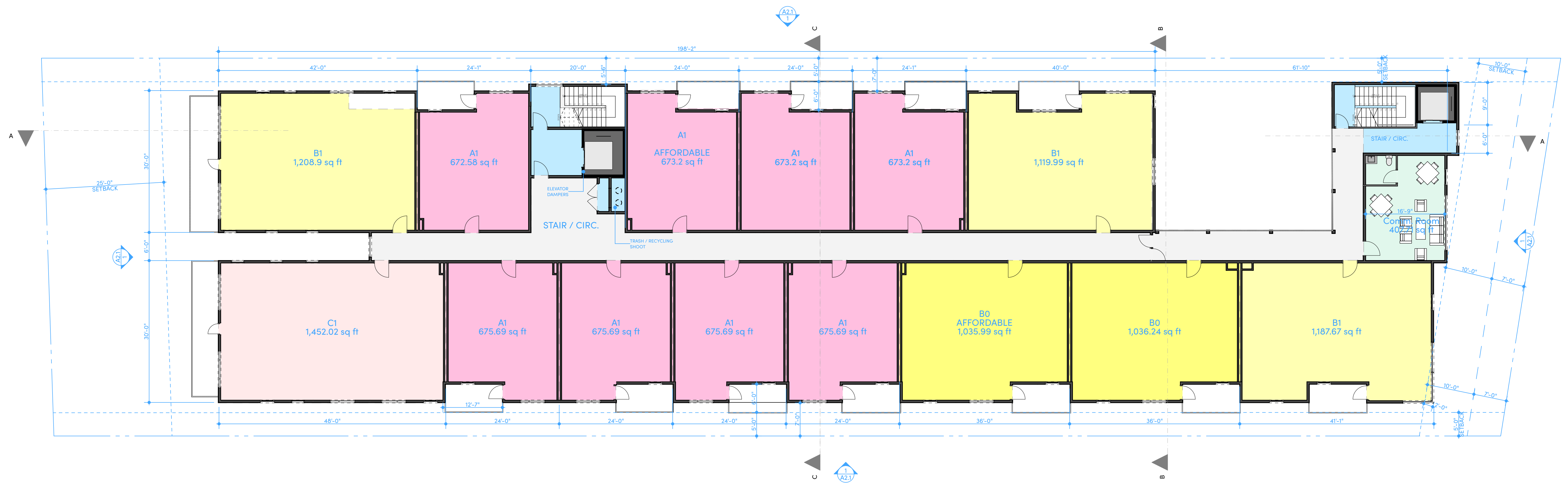
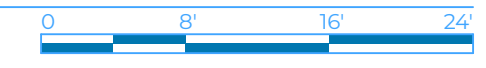
F.A.R.: **Proposed:** 107.64 du/acre
Proposed 65'-0" T.O. ROOF
Proposed: 3.60 F.A.R. (90,323 SF)

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SITE PLAN / FIRST
FLOOR PLAN





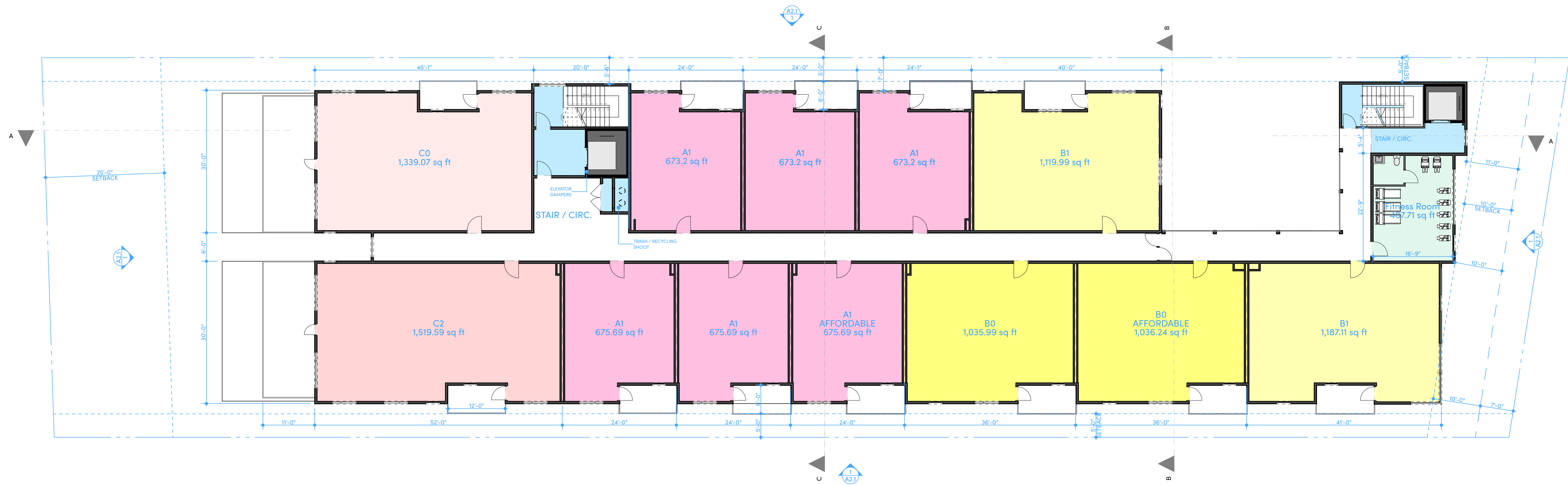
1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



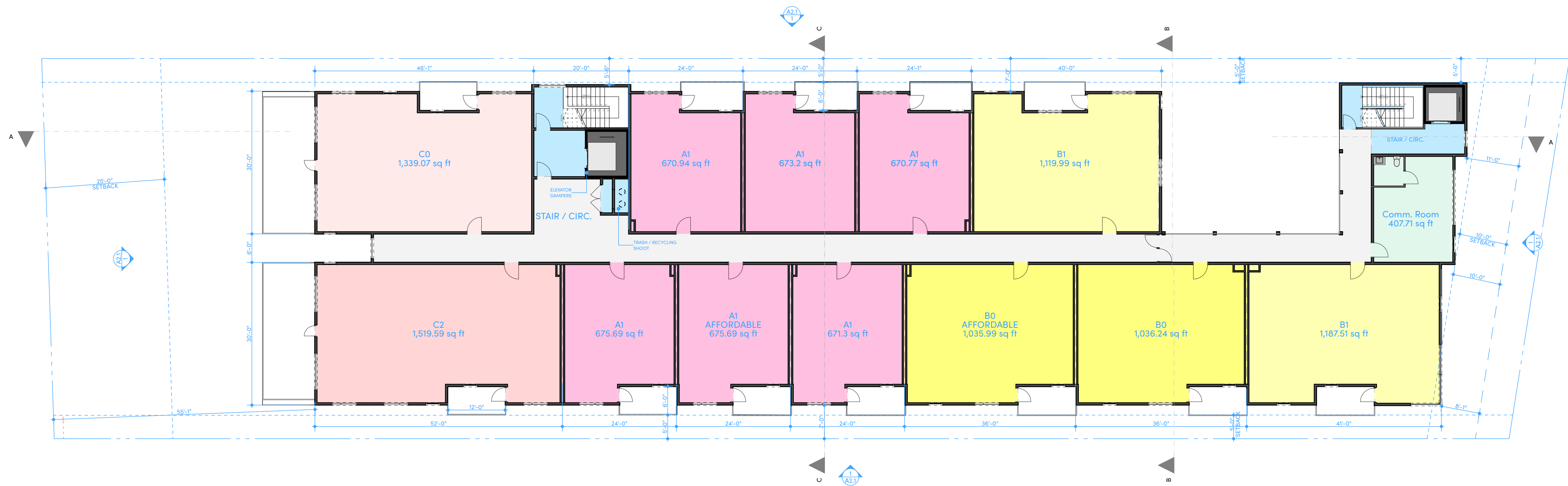
2 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



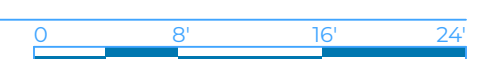
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SECOND / THIRD
FLOOR PLAN



1 **FOURTH FLOOR PLAN**
SCALE: 3/32" = 1'-0"



2 **FIFTH FLOOR PLAN**
SCALE: 3/32" = 1'-0"

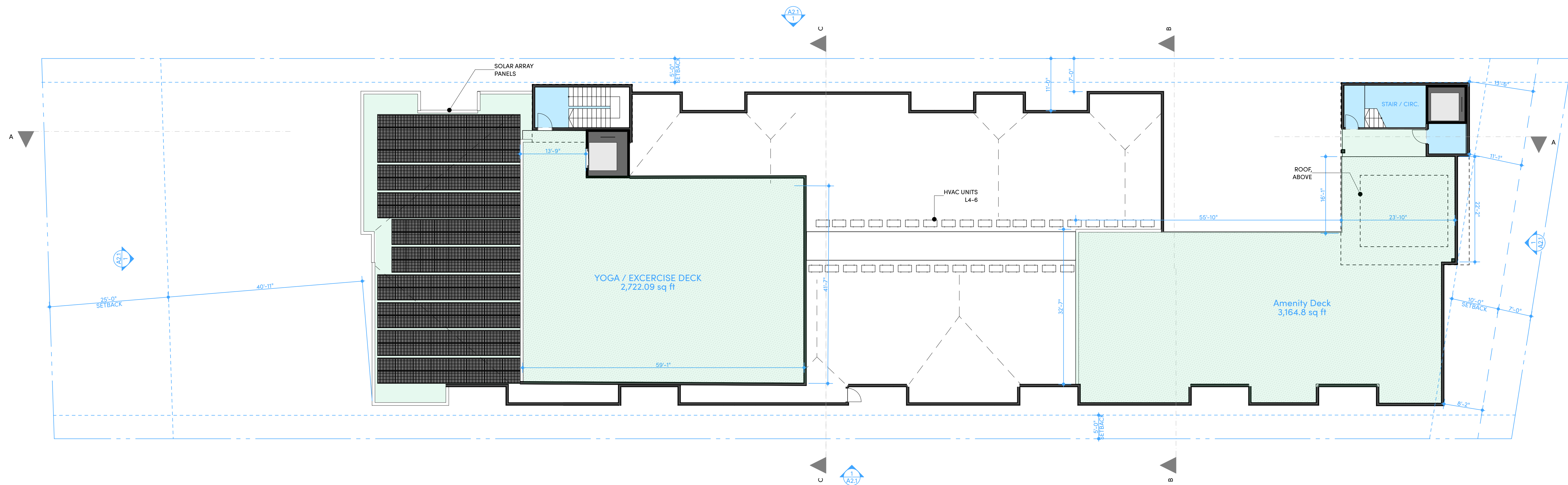


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FOURTH / FIFTH FLOOR PLAN



2 6. SIXTH FLOOR

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

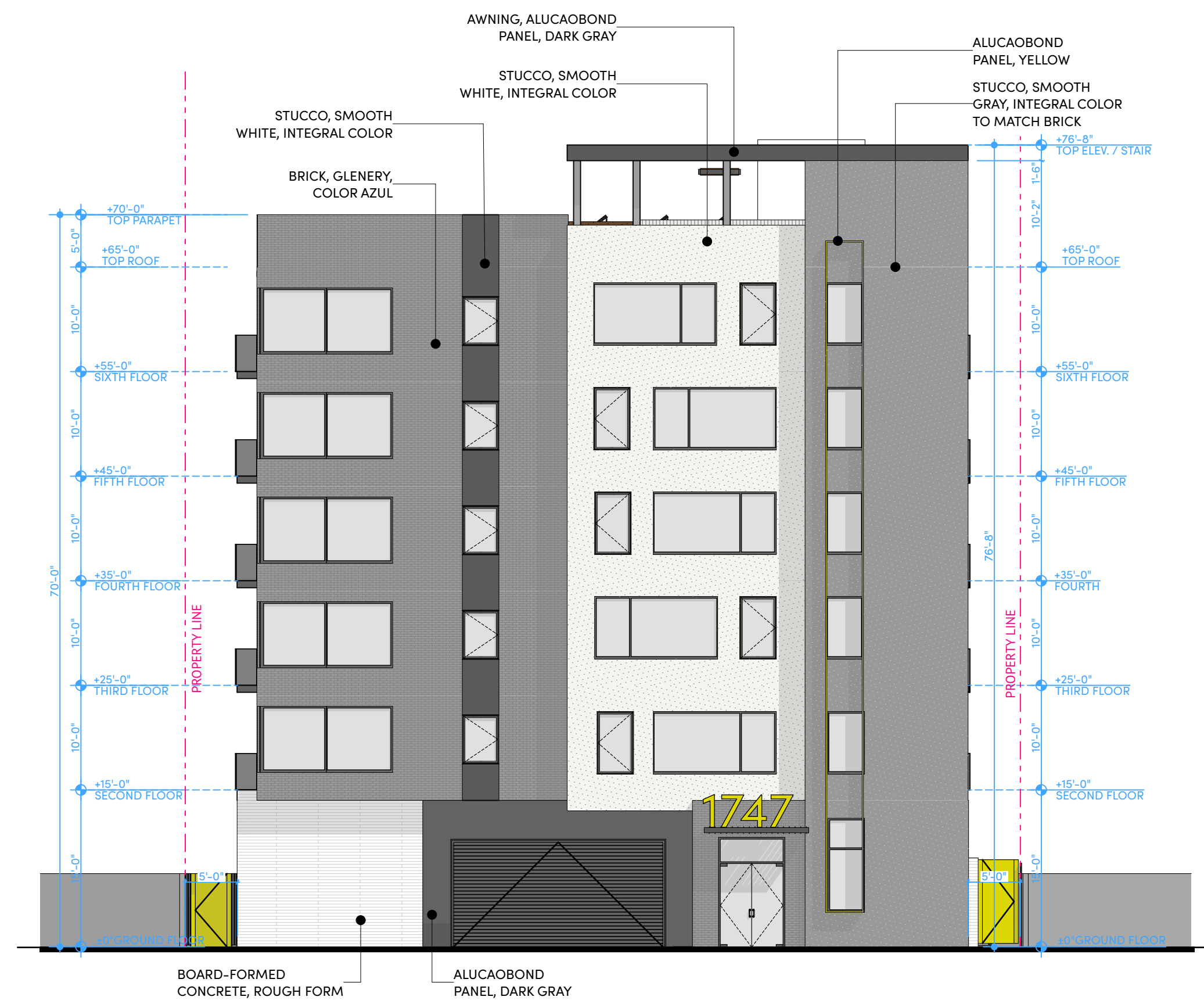


1 7. ROOF PLAN

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



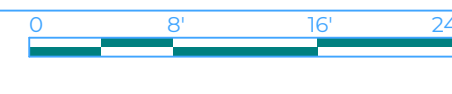
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 PDC19-040 / PD19-030
 SIXTH FLOOR /
 ROOF PLAN



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



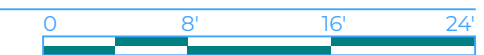
2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



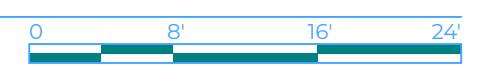
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2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



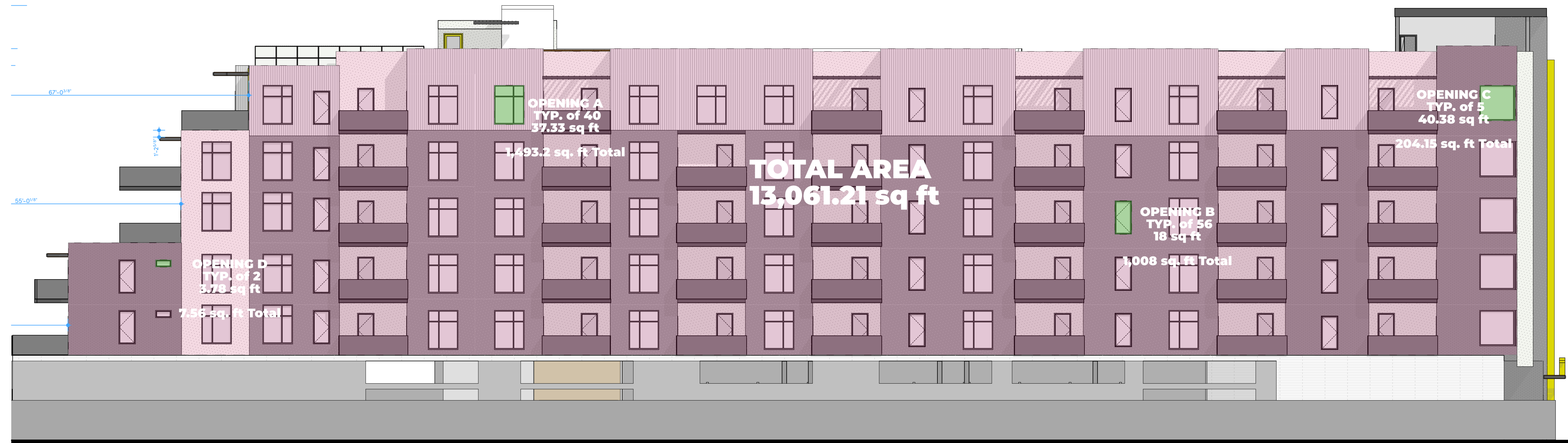
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



MAYBERRY WORKSHOP ARCHITECTURE
Project:
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 PDC19-040 / PD19-030
 PERSPECTIVES /
 DETAILS



1 South Elev. - Opening Diagram
SCALE: 3/32" = 1'-0"

TOTAL WALL		Total Area	25% Opening Area?	Opening Available	
SOUTH		13,061	3,265	2,708.28	
Opening Type	Count	W	H	Area	Total Area
A	40	5.33	7	37.31	1,492.40
B	56	3.00	6	18.00	1,008.00
C	5	6.33	6.33	40.07	200.34
D	2	2.83	1.33	3.77	7.54
				Total Openings	2,708.28

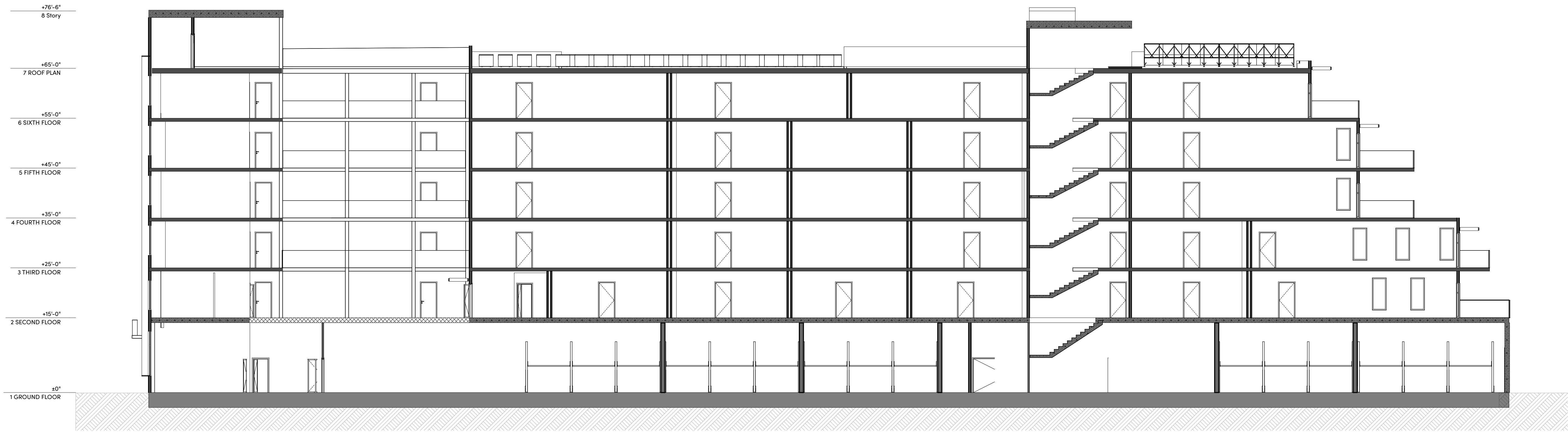
TOTAL WALL		Total Area	25% Opening Area?	Opening Available	
NORTH		9,951	2,488	2,133.87	
Opening Type	Count	W	H	Area	Total Area
A	35	5.33	7	37.31	1,305.85
B	31	3.00	6	18.00	558.00
C	5	5.83	9	52.50	262.49
D	2	2.83	1.33	3.77	7.54
				Total Openings	2,133.87



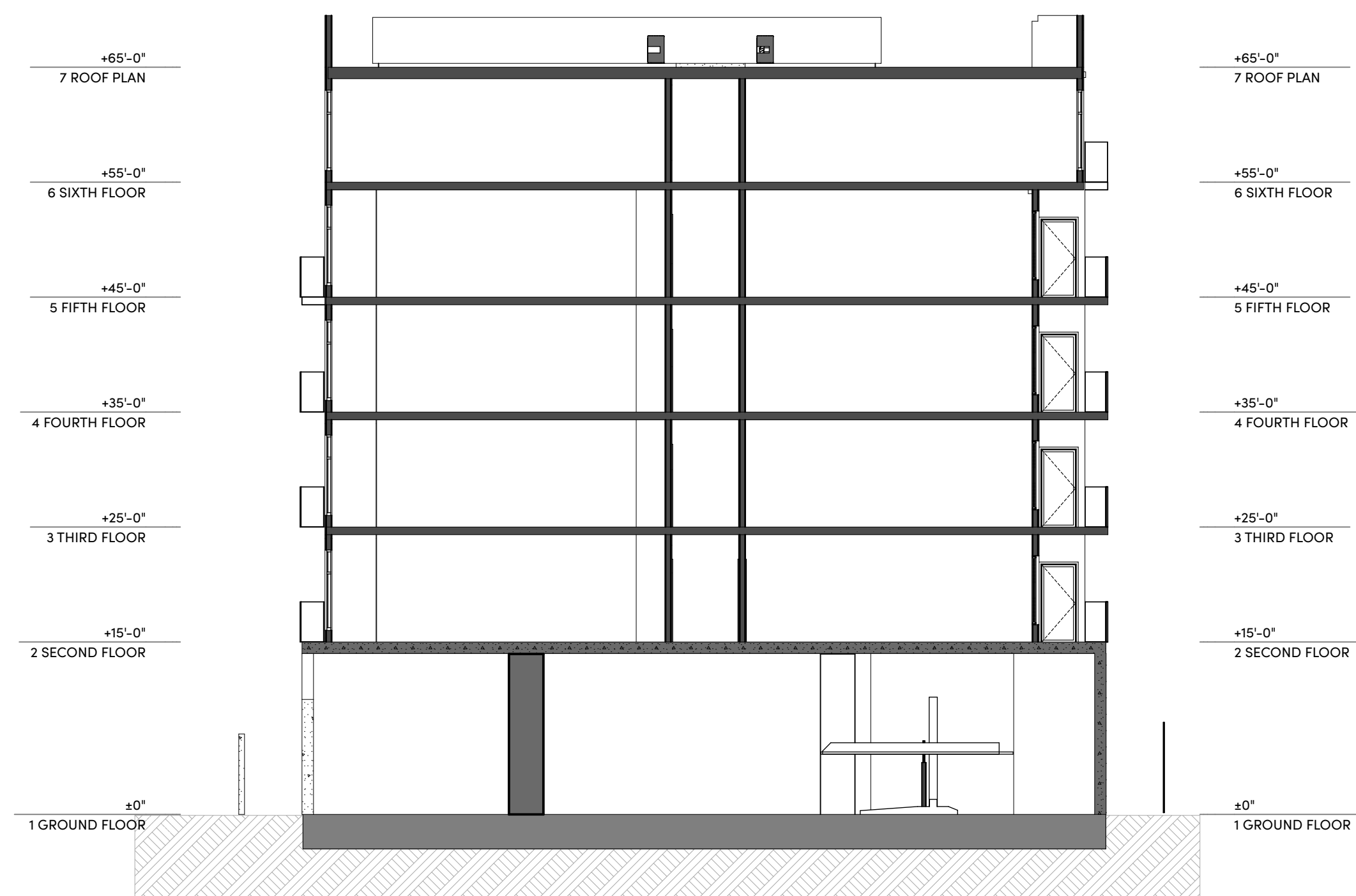
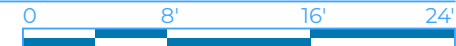
2 North Elev. - Opening Diagram
SCALE: 3/32" = 1'-0"



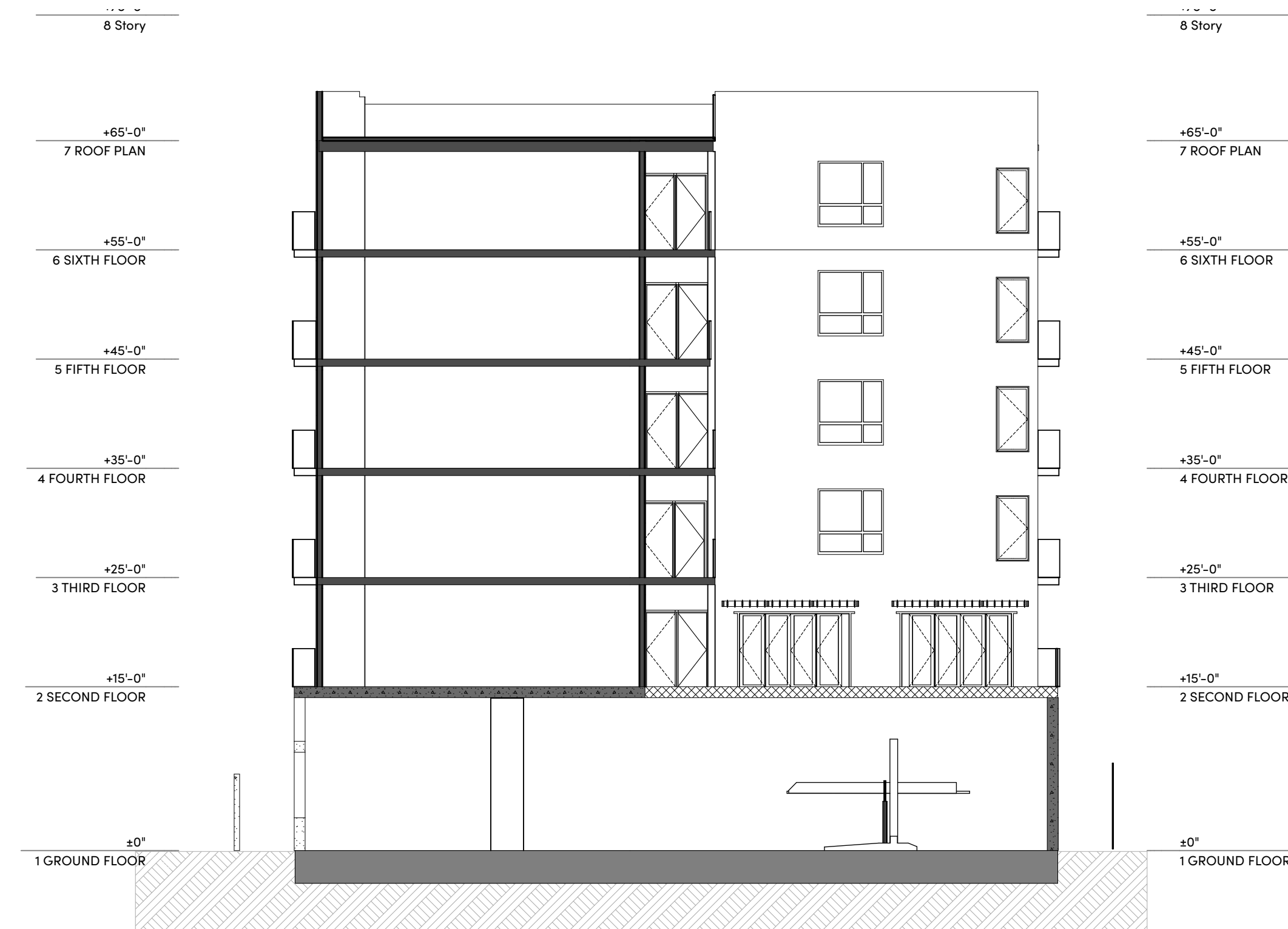
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PDC19-040 / PD19-030
ALLOWABLE
OPENING DIAGRAM



1 Building Section A
SCALE: 3/32" = 1'-0"



3 Building Section C
SCALE: 3/32" = 1'-0"



2 Building Section B
SCALE: 3/32" = 1'-0"

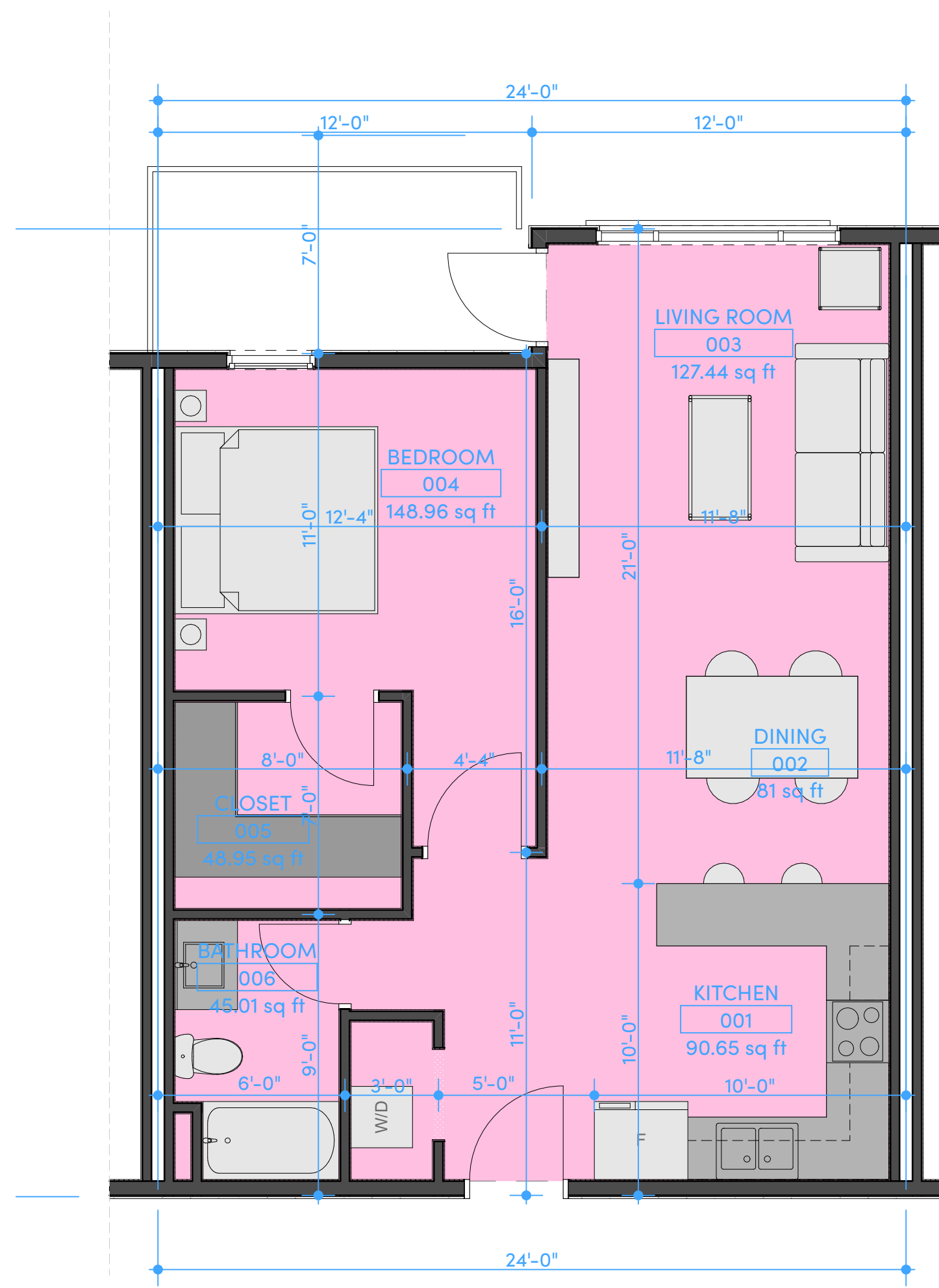


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SECTIONS



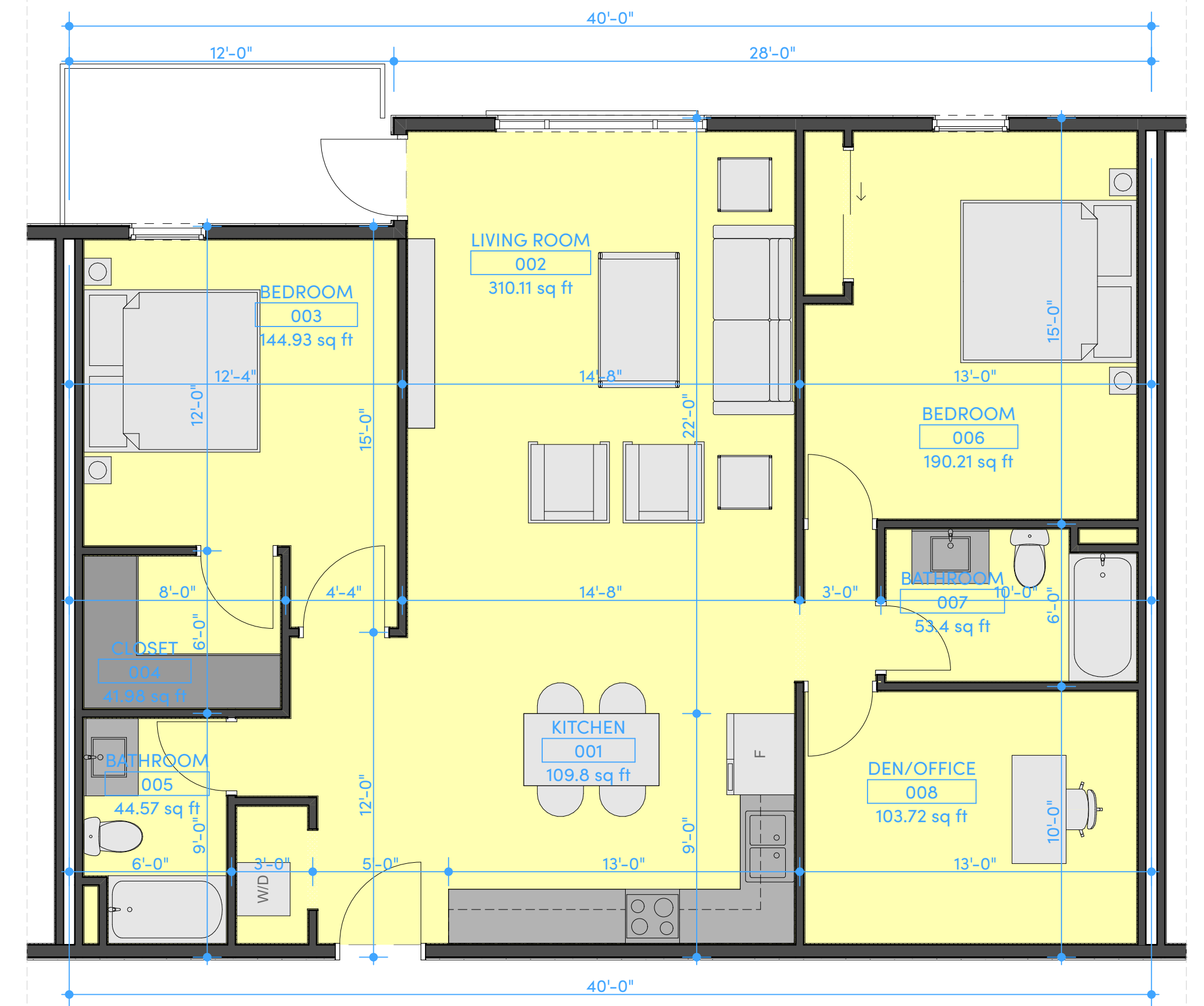
1 FIRST FLOOR (8)

SCALE: 1/4" = 1'-0"



2 UNIT B0 - 2 BEDROOM

SCALE: 1/4" = 1'-0"



3 UNIT B1 - 2 BEDROOM

SCALE: 1/4" = 1'-0"

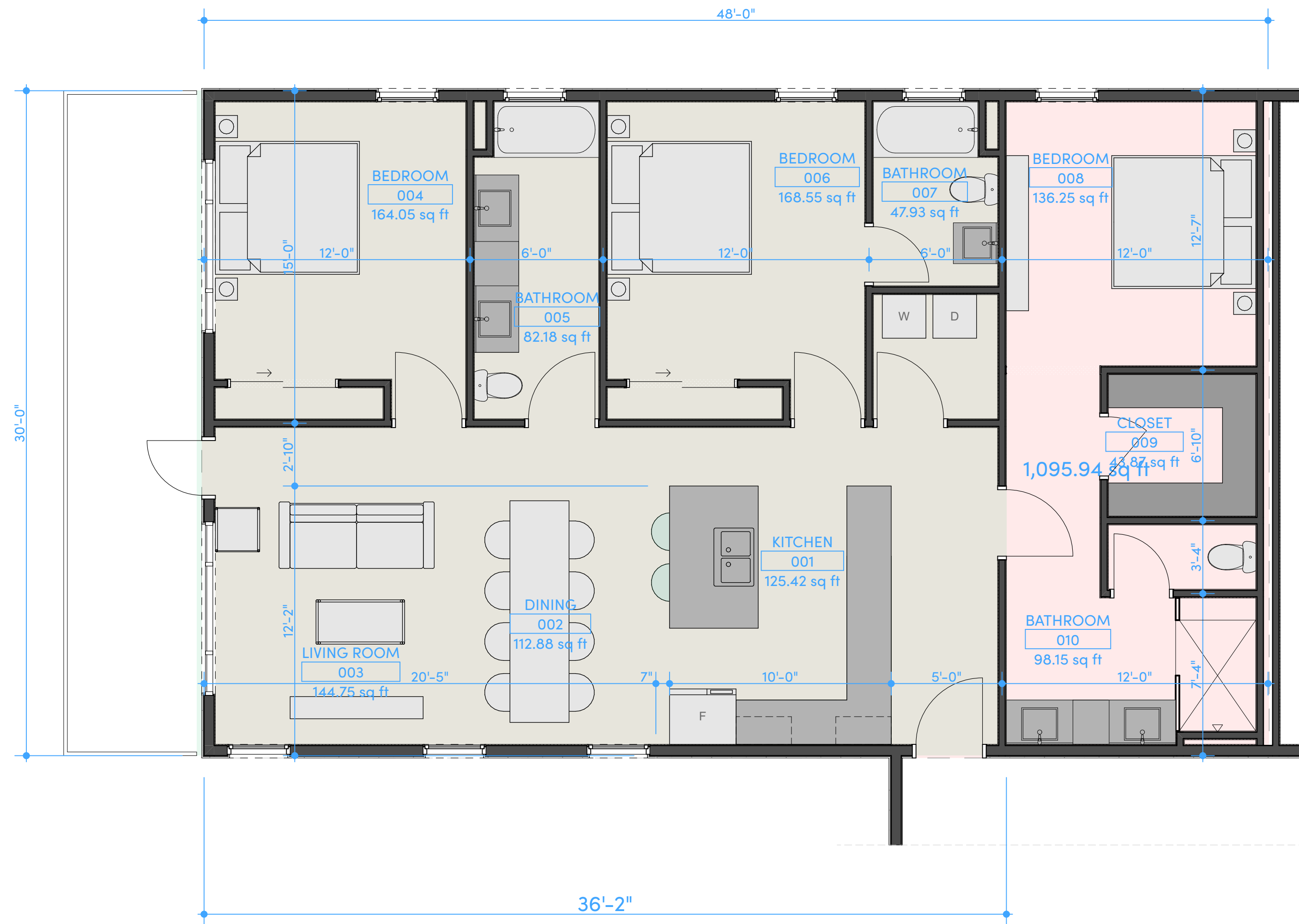


4 UNIT B0 - 2 BEDROOM

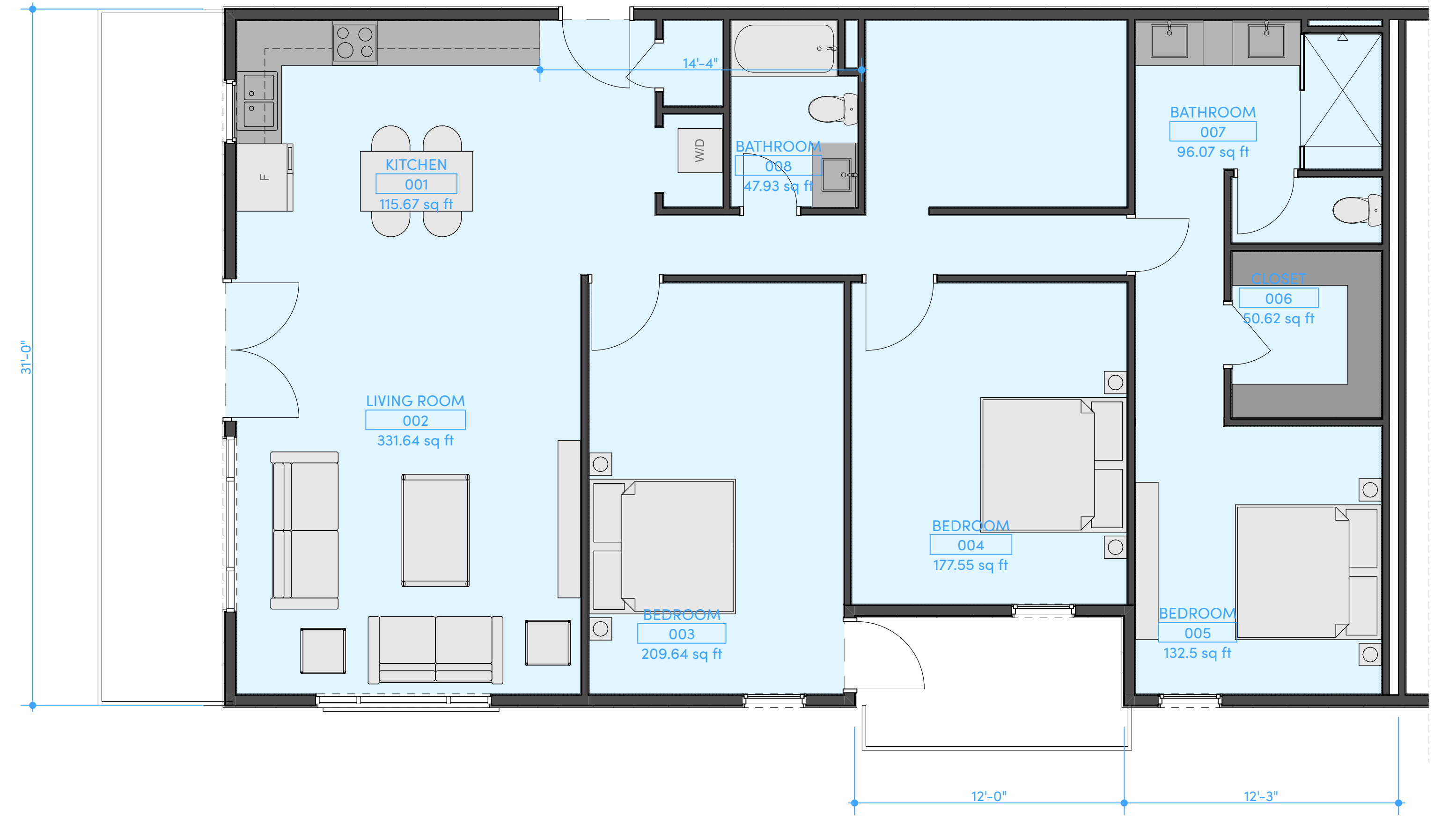
SCALE: 1/4" = 1'-0"



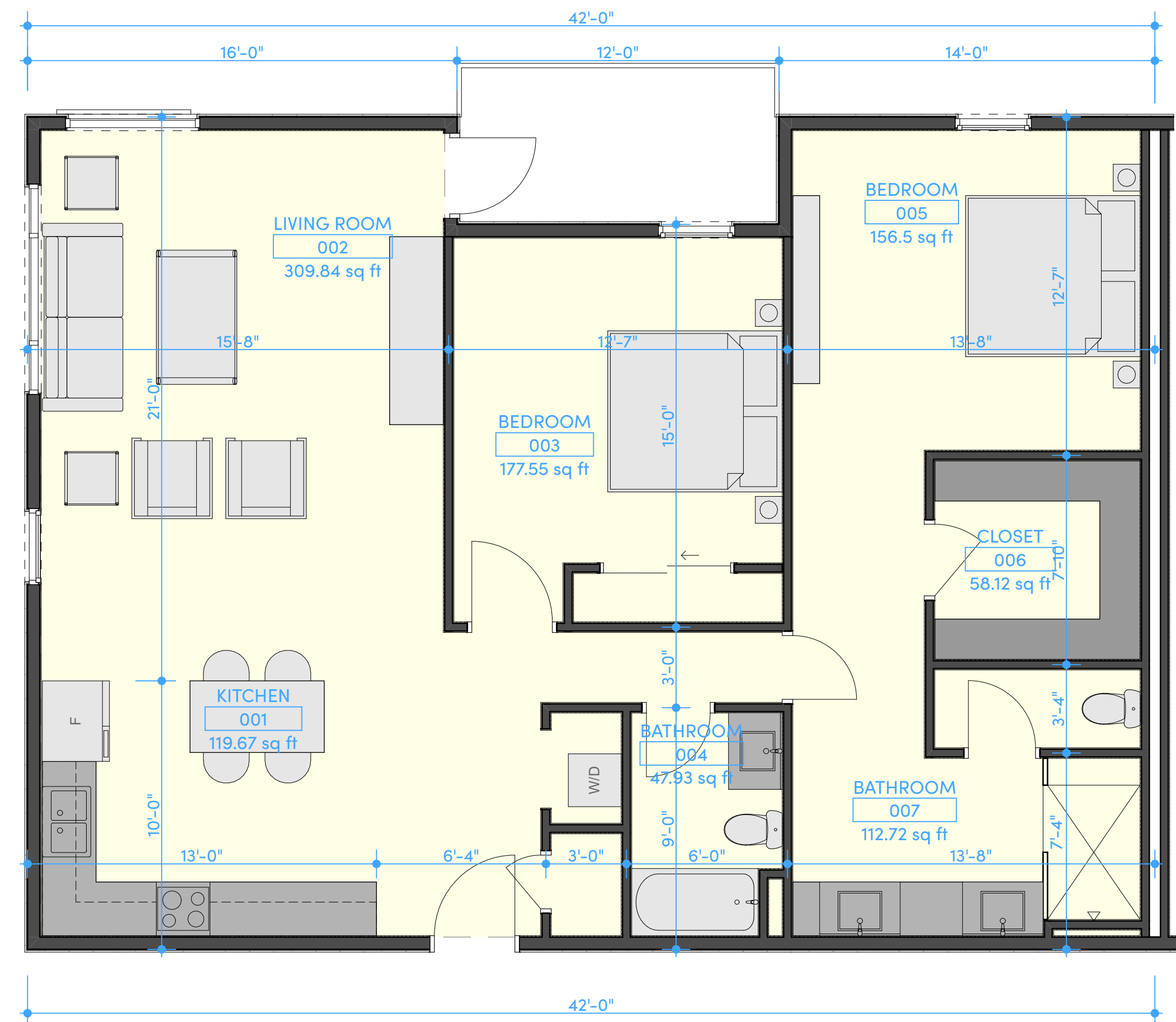
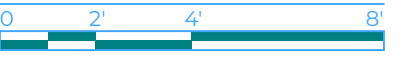
Project:
ALMADEN VILLAS
 1747 Almaden Rd
 San Jose, CA 95125
 Tuesday, June 30, 2020
 19-014
 PD ZONING / PERMIT REVI
 PDC19-040 / PD19-030
 ENLARGED UNIT
 PLANS



1 UNIT C1 - THREE BEDROOMS
SCALE: 1/4" = 1'-0"



2 UNIT C2 - THREE BEDROOMS
SCALE: 1/4" = 1'-0"



3 UNIT B2 - 2 BEDROOMS
SCALE: 1/4" = 1'-0"

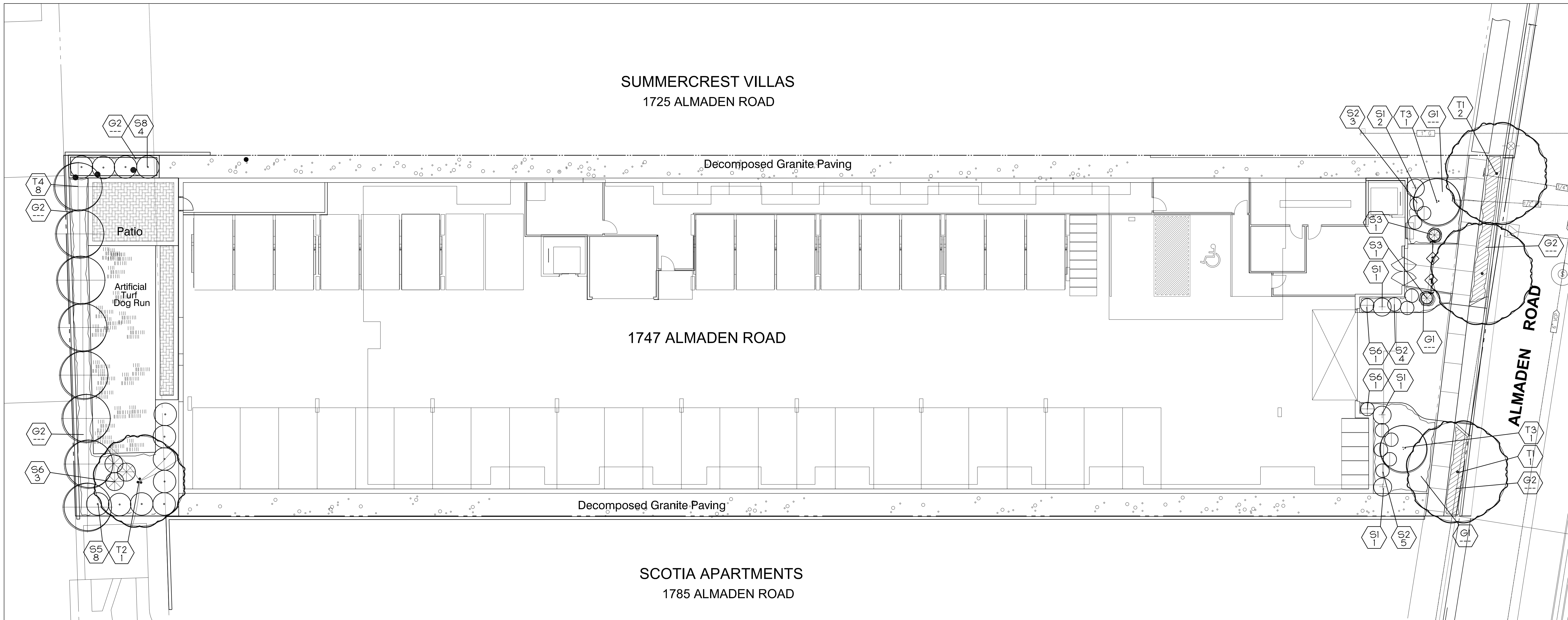


Project:
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PLANS

SUMMERCREST VILLAS
1725 ALMADEN ROAD

1747 ALMADEN ROAD

SCOTIA APARTMENTS
1785 ALMADEN ROAD



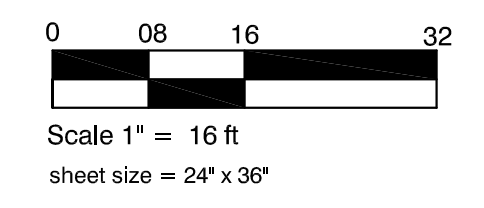
FIRST FLOOR

PLANT LIST:						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	3	24" BOX	STANDARD	MEDIUM
T2	ARBUTUS UNEDO	STRAWBERRY TREE	1	24" BOX	MULTI-TRUNK	LOW
T3	ARBUTUS M. 'COMPACTA'	DWARF STRAWBERRY TREE	2	24" BOX	MULTI-TRUNK	LOW
T4	CYPRESSUS GLAUCO	ITALIAN FENCIL TREE	8	24" BOX	COLUMNAR	LOW
T5	ARBUTUS U. 'OKTOBERFEST'	OKTOBERFEST STRAWBERRY TREE	---	24" BOX	MULTI-TRUNK	LOW
SHRUBS						
S1	JUNIPERUS S. 'MEDORA'	MEDORA JUNIPER	5	15 GAL		LOW
S2	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	12	5 GAL		LOW
S3	CORDYLINA A. 'PINK CHAMPAGNE'	PINK AND WHITE CORDYLINA	2	5 GAL		LOW
S4	DIANELLA C. 'CASSA BLUE'	CASSA BLUE DIANELLA	---	5 GAL		LOW
S5	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	8	5 GAL		LOW
S6	CORDYLINA A. 'RED STAR'	RED STAR CORDYLINA	5	5 GAL		LOW
S7	ANIGONANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	---	5 GAL		LOW
S8	CHONDRPETALULM TECTORUM	SMALL CAPE RUSH	4	5 GAL		LOW
GROUND COVERS						
G1	STACHYS B. 'BIG EARS'	LAMBS EAR	---	1 GAL	18" O.C.	LOW
G2	OSTEOSPERMUM F. 'WHITE'	FREEWAY DAISY	---	1 GAL	18" O.C.	LOW
G3	ALOE 'BLUE ELF'	BLUE ELF ALOE	---	1 GAL	12" O.C.	LOW
G4	MAHONIA REPENS	CREEPING MAHONIA	---	1 GAL	18" O.C.	LOW

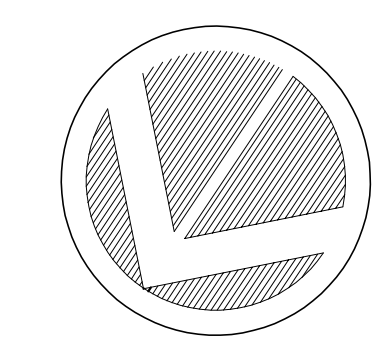
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 - NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
 - PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
 - SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
 - THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
 - IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
 - ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 TH FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
 - ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 - THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
 - PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT -1.800.227.2600

PLANT SYMBOLS

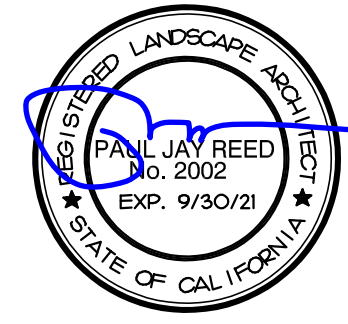
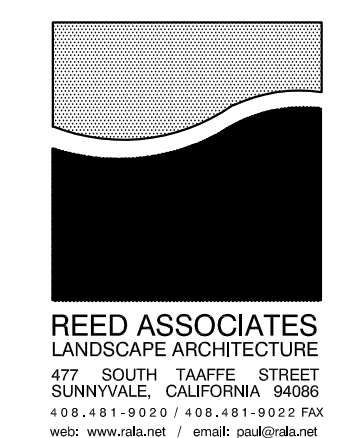
INDICATES PLANT KEY
 INDICATES PLANT QUANTITY
 'KORNEGAY' POT : D5 32
 COLOR: 'DAVIS' PALOMINO
 PHONE: 811-252-6323



BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS

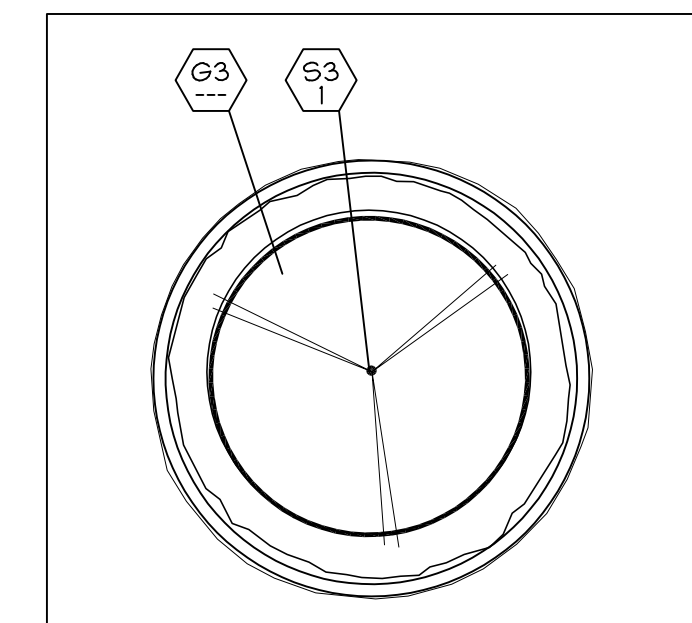
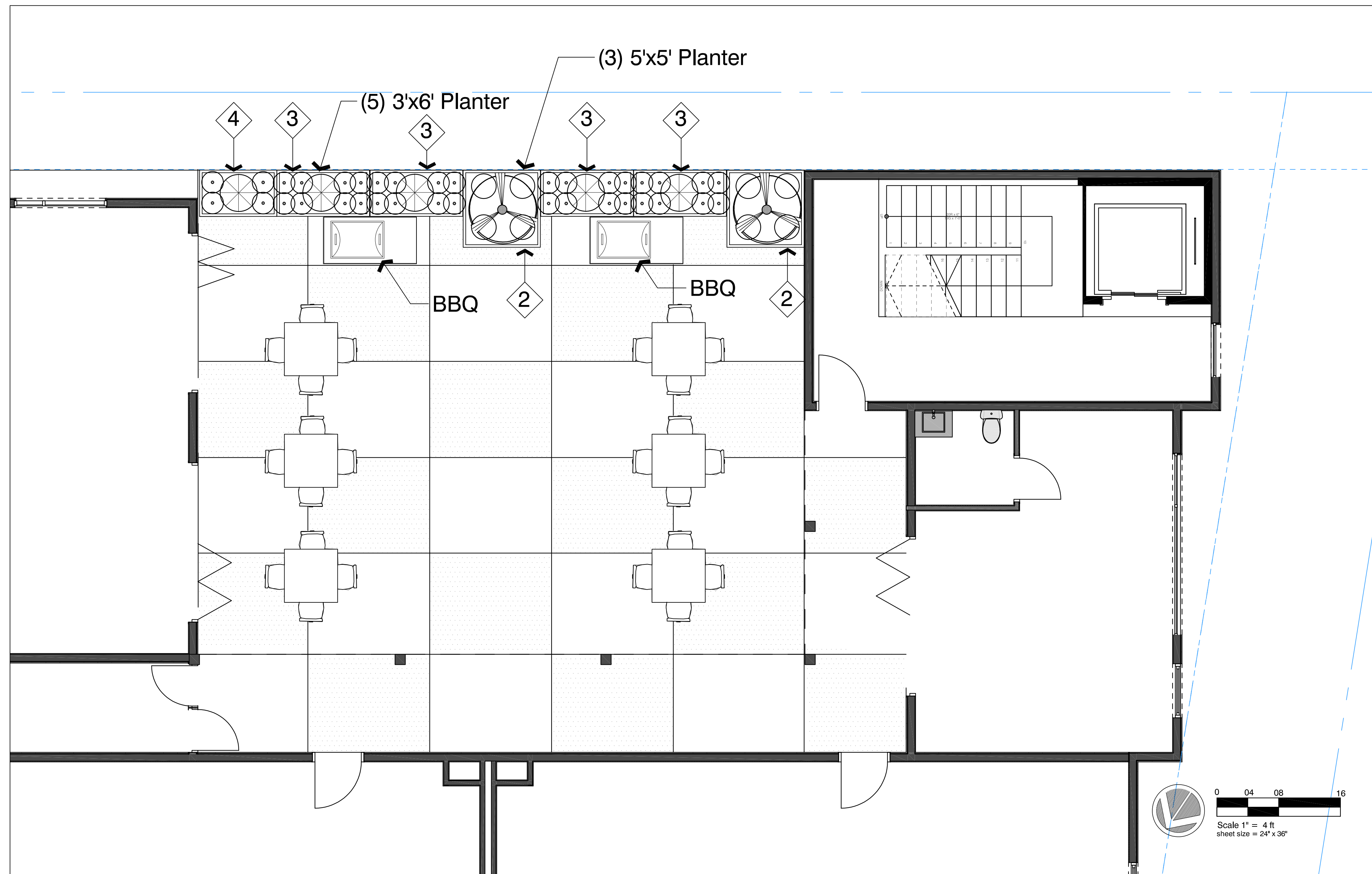


Landscape Planting Plan
(1st and 2nd Floors)

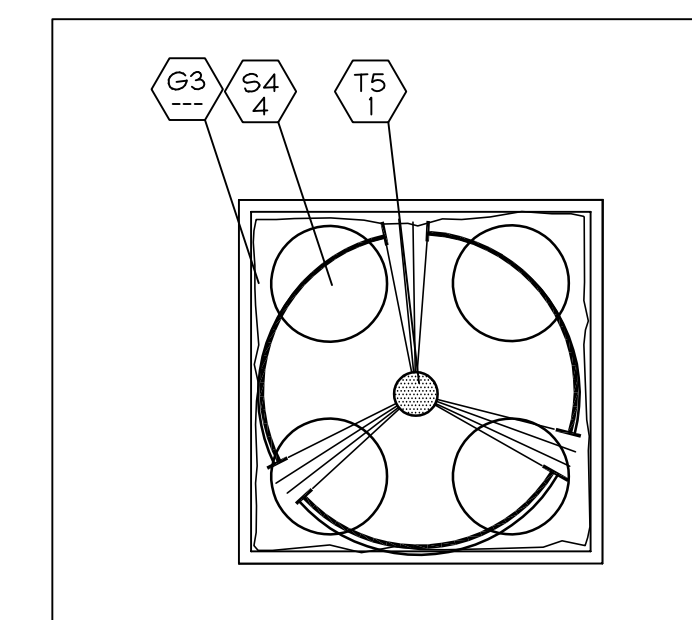


Project:
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19-014

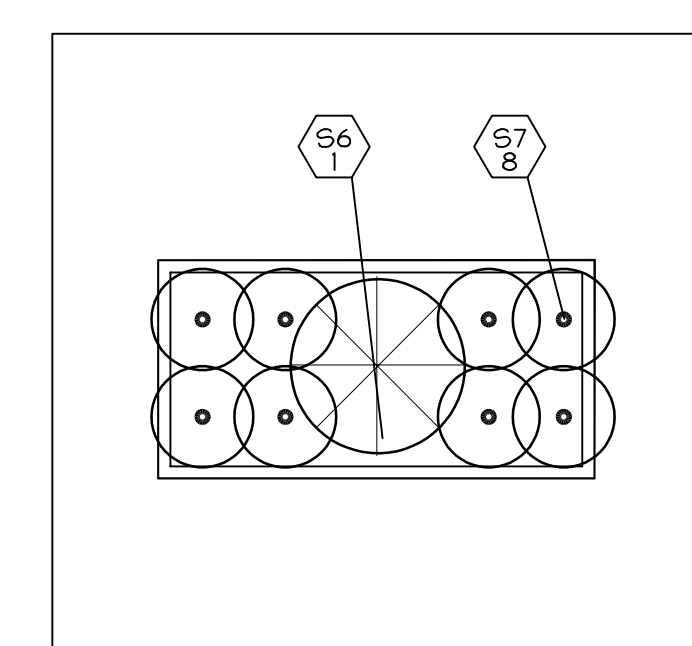
L1.0



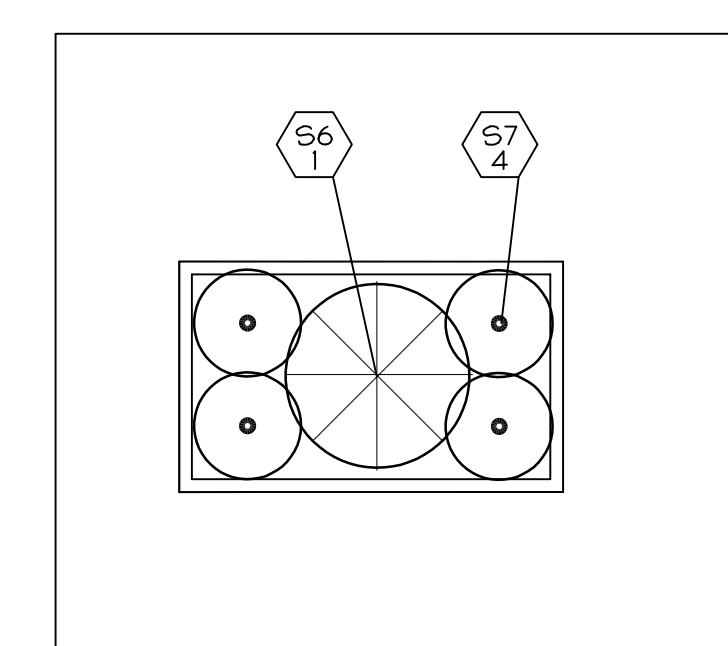
1 3' Round Planter



2 5' x 5' Planter



3 3' x 6' Planter



4 3' x 5' Planter

PLANT SYMBOLS

INDICATES PLANT KEY
 INDICATES PLANT QUANTITY

- 1 KORNEGAY POT : DS 32
COLOR: 'DAVIS' PALOMINO
PHONE: 811-252-6323
- 2 'TOURNESOL' PLANTER
WILSHIRE COLLECTION: WCR-6000
FINISH: 'NATURAL SAND'
COLOR: SHARK
- 3 'TOURNESOL' PLANTER
WILSHIRE COLLECTION: WCR-123642
FINISH: 'NATURAL SAND'
COLOR: SHARK
- 4 'TOURNESOL' PLANTER
WILSHIRE COLLECTION: WCR-603042
FINISH: 'NATURAL SAND'
COLOR: SHARK

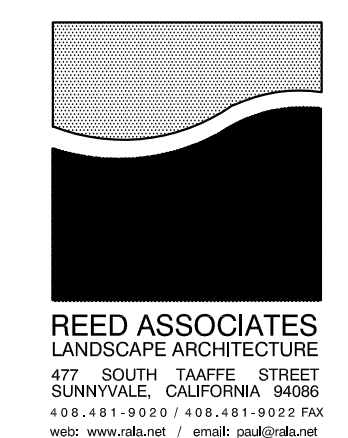
PLANT LIST: 2nd LEVEL ONLY

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	---	24" BOX	STANDARD	MEDIUM
T2	AREBUTUS UNEDO	STRAWBERRY TREE	---	24" BOX	MULTI-TRUNK	LOW
T3	AREBUTUS M. 'COMPACTA'	DWARF STRAWBERRY TREE	---	24" BOX	MULTI-TRUNK	LOW
T4	CUPRESSUS GLAUCA	ITALIAN PENCIL TREE	---	24" BOX	COLUMNAR	LOW
T5	AREBUTUS U. 'OKTOBERFEST'	OKTOBERFEST STRAWBERRY TREE	3	24" BOX	MULTI-TRUNK	LOW
SHRUBS						
S1	JUNIPERUS S. 'MEDORA'	MEDORA JUNIPER	---	15 GAL		LOW
S2	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	---	5 GAL		LOW
S3	CORDYLINA A. 'PINK CHAMPAGNE'	PINK AND WHITE CORDYLINA	---	5 GAL		LOW
S4	DIANELLA C. 'CASSA BLUE'	CASSA BLUE DIANELLA	12	5 GAL		LOW
S5	FITOSPORIUM T. 'VARIEGATA'	MOCK ORANGE	---	5 GAL		LOW
S6	CORDYLINA A. 'RED STAR'	RED STAR CORDYLINA	4	5 GAL		LOW
S7	ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	16	5 GAL		LOW
S8	CHONDRPETALUM TECTORIUM	SMALL CAPE RUSH	---	5 GAL		LOW
GROUND COVERS						
G1	STACHYS B. 'BIG EARS'	LAMBS EAR	---	1 GAL	18" O.C.	LOW
G2	OSTEOSPERMUM F. 'WHITE'	FREEWAY DAISY	---	1 GAL	18" O.C.	LOW
G3	ALOE 'BLUE ELF'	BLUE ELF ALOE	---	1 GAL	12" O.C.	LOW
G4	MAHONIA REPENS	CREeping MAHONIA	---	1 GAL	18" O.C.	LOW

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN.)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 3/10TH FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
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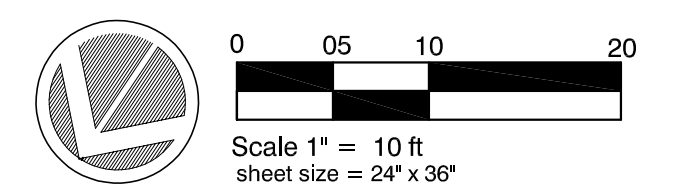
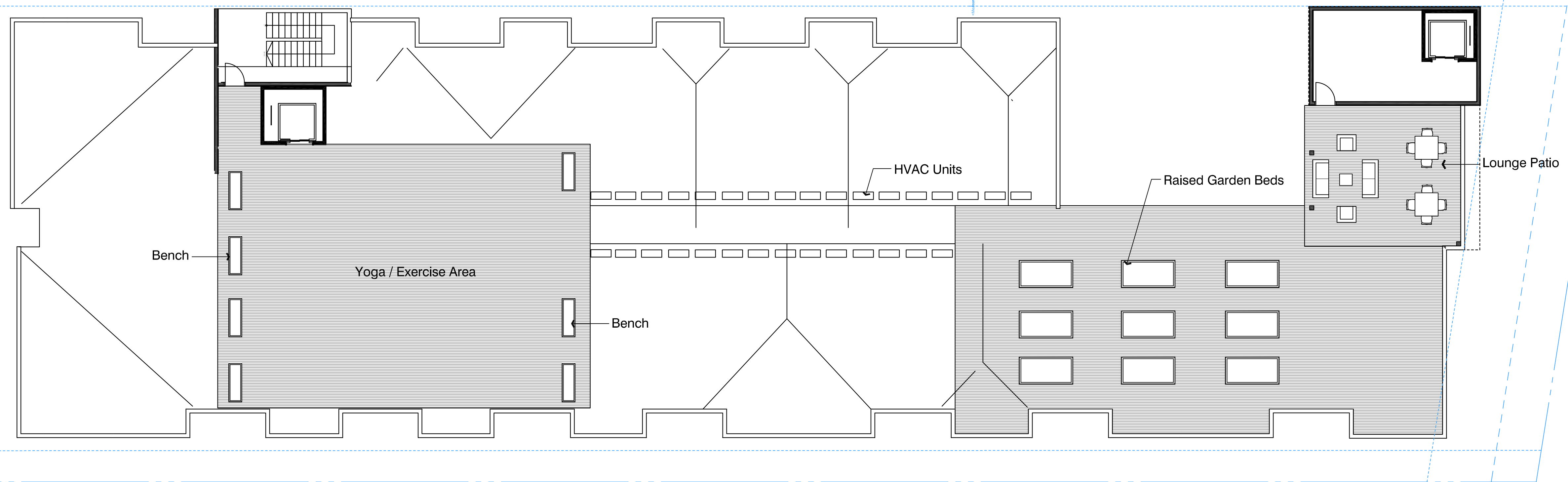
BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



Project:
ALMADEN VILLAS
1747 Almaden Rd
SAN JOSE, CA 95125



March 20, 2020
PDZ / PDP
19-014



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAMPEFE STREET
SUNNYVALE, CALIFORNIA 95088
+1.415.952.9222 / +1.415.952.9222 FAX
www.reedassoc.com / info@reedassoc.com

**MAYBERRY
WORKSHOP
ARCHITECTURE**

Project:
**ALMADEN
VILLAS**
1747 Almaden Rd
SAN JOSE, CA 95125



March 20, 2020
PDZ / PDP
19-014

BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



Landscape Planting Plan
(Roof Plan)

L1.2

SUMMERCREST VILLAS
1725 ALMADEN ROAD

1747 ALMADEN ROAD

SCOTIA APARTMENTS
1785 ALMADEN ROAD

ALMADEN ROAD

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET₀) 43.0

MAWA - Regular Landscape Areas

MAWA = (ET₀) x (0.62) x ((ETAF x LA) + (1-ETAF x SLA))

landscape area	1,442	s.f.
SLA	0	s.f.
ETAF	0.55	average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.
total area with SLA	1,442	
mawa total	21,144	gallons per year

ETWU - Regular Landscape Areas

ETWU = (ET₀) x (0.62) x ((ETAF x LA) + SLA)

hydro-zone number	plant water use	plant factor (PF)	Irrigation method	Irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.81	0.247	680	167.9	4,476
2	low	0.2	drip	0.81	0.247	669	165.2	4,404
3	low	0.2	drip	0.81	0.247	93	23	612
SLA	garden beds	1.0	---	1.00	1.000	0	0	0
A	artificial turf	0.0	---	---	---	620		
B	rock mulch	0.0	---	---	---	2,730		

ETWU total (with SLA) 1,442 356.05 9,492
Total with all zones and SLA 4,792

ETAF calculations

total ETAF x area	356
total area	1,442 s.f.
average ETAF	0.247

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TOTALS

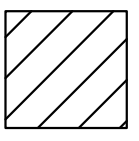
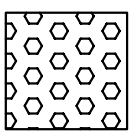
MAWA total	21,144	gallons per year
ETWU total	9,492	gallons per year

55.1 Percentage reduction of Potable Irrigation Water

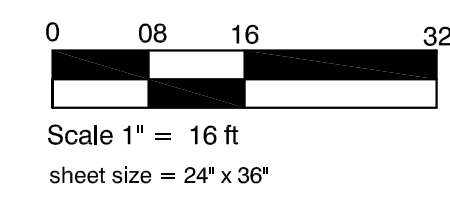
Note: Zone 'A' and 'B' not included in water calculations

IRRIGATION HYDRO-ZONE LEGEND

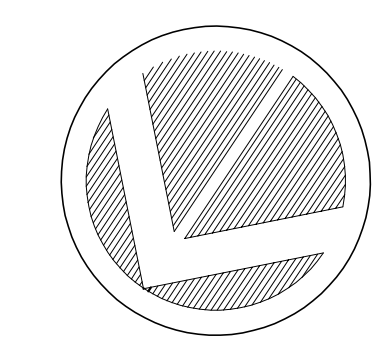
PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

-  LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)
-  NO WATER REQUIREMENT - (ROCK MULCH AND ARTIFICIAL TURF)

FIRST FLOOR



BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



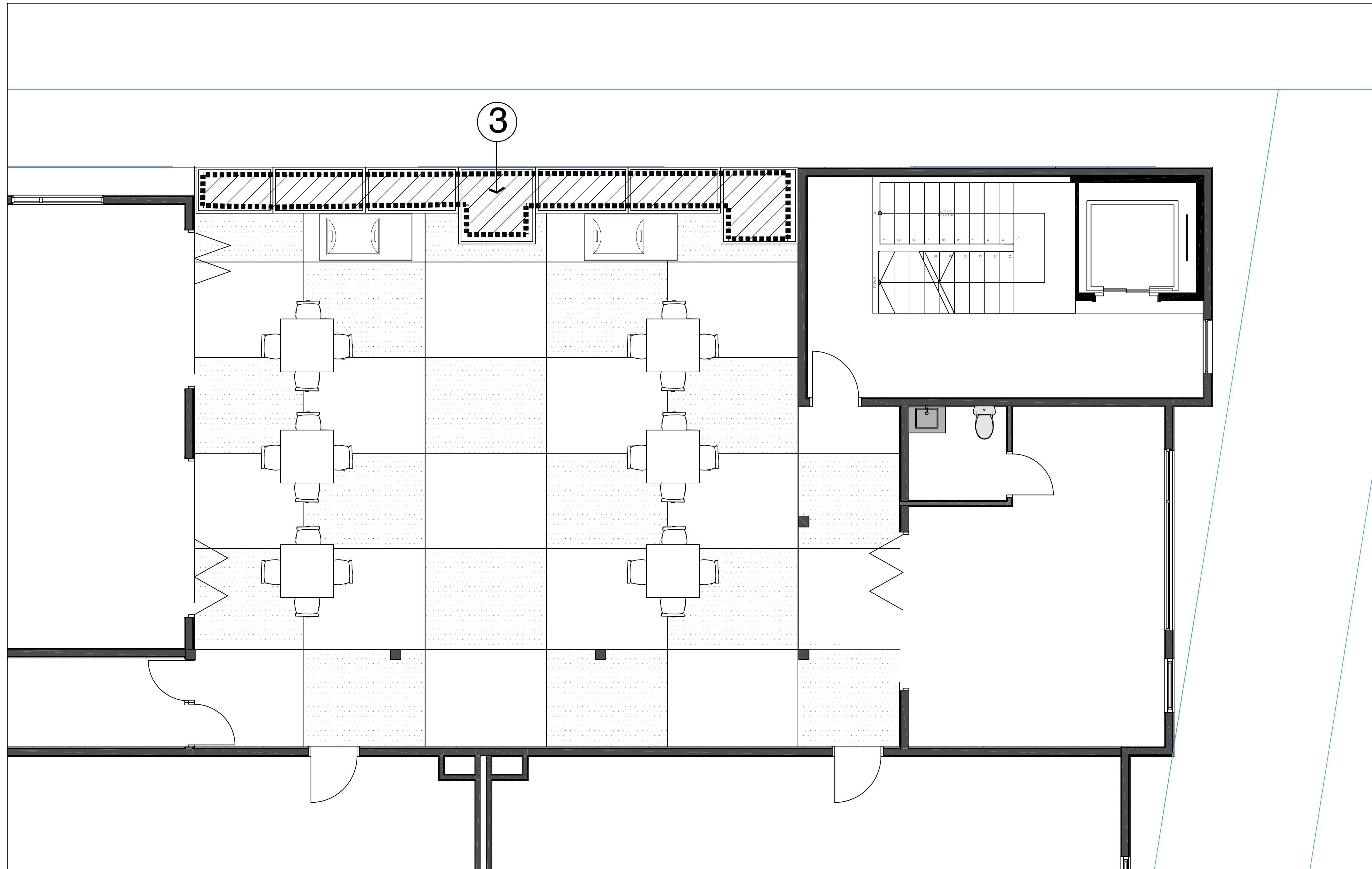
Landscape Hydrozone Plan
(1st Floor)

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAMPE STREET
SUNNYVALE, CALIFORNIA 95086
408.481.9829 / 408.481.9822 FAX
www.reedassoc.com / email: reed@reed.com



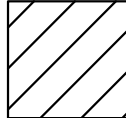
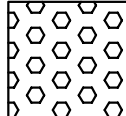
Project:
ALMADEN VILLAS
1747 Almaden Rd
SAN JOSE, CA 95125
March 20, 2020
PDZ / PDP
19-014

L2.0



IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

-  **LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)**
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SLA 0 s.f.

ETAF 0.55 average ETAF for regular landscape areas must be 0.55 for residential areas, and 0.45 for non-residential areas.

total area with SLA 1,442
mawa total 21,144 gallons per year

ETWU - Regular Landscape Areas

$$ETWU = (ET_0) \times (0.62) \times ((ETAF \times LA) + SLA)$$

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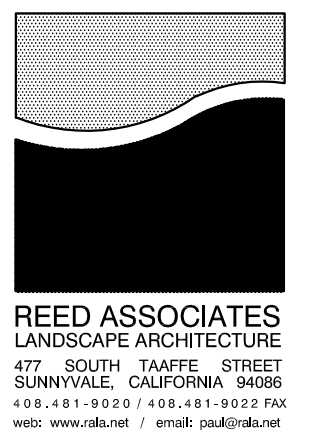
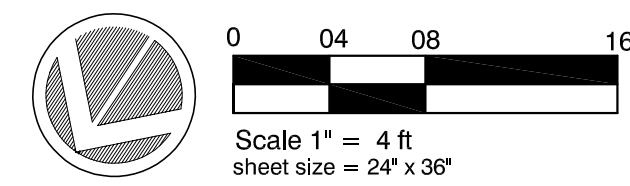
TOTALS

MAWA total 21,144 gallons per year

ETWU total 9,492 gallons per year

55.1 Percentage reduction of Potable Irrigation Water

Note: Zone 'A' and 'B' not included in water calculations



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March 20, 2020
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19-014

BEFORE EXCAVATING CALL 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



Know what's below.
Call before you dig.

Landscape Hydrozone Plan
(Second Floor)

L2.1