
APPENDIX A

PROJECT PLANS

OWNER

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CIVIL ENGINEER

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San Jose, CA 95110
TEL: (408) 790-4982
djedwards@jmhweiss.com

LANDSCAPE DESIGNER

SHILA YASMEH
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REVISIONS

△	REV.1	04.06.2020
△	REV.2	07.21.2020
△	REV.3	11.02.2020
△	REV.4	11.25.2020
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COVER SHEET

A.00

■ WINCHESTER MIXED USE PROJECT ■

1073-1087 S WINCHESTER BOULEVARD

San Jose , California

APN: 299-25-038



PROJECT DESCRIPTION

The proposed project is a Special Use Permit application to allow a six-story mixed use development up to a height of 65feet.

Proposed project includes the demolition of two buildings totaling 9,762 square foot of offices and the construction of a 6-story, mixed-used building consisting of 61 condominiums totaling 103,440 square feet, 17,970 square feet of commercial space, and 109 vehicle parking spaces; and tentative map to subdivide one parcel for condominium purposes.

The project will contain 61 condominium units 18 (one-bedrooms 25 - two-bedrooms 18- three-bedrooms) , and 17,970 square feet of commercial space with up to 9commercial condominium units.

The first floor contains residential lobby, trash cans, residential common open space (GYM), commercial spaces and 30 parking spaces.

The second floor contains both residential and commercial uses.

Floors 3through 6are all residential apartment units.

Parking is provided by one underground level with 79spaces and 30 spaces on first floor justified by TDM measures, and accessed from Winchester Avenue.

A 20foot rear setback is provided ,and 20foot sidewalk from S. Winchester Avenue.

WINCHESTER MIXED USE PROJECT

1073-1087 S WINCHESTER BOULEVARD

San Jose, California

APN: 299-25-038

TABLE OF CONTENTS

OWNER :

ADAM ASKARI
2881 HEMLOCK AVE, SAN JOSE, CA 95128
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PH: 408-921-1882

APPLICANT:

HENRY CORD
CORD ASSOCIATES
REAL ESTATE SERVICES
CA BROKER LIC. 01176923
401 FIELDCREST DRIVE, SAN JOSE, CA 95123
PH: 408-283-7292
FAX: 408-307-0166

DESIGNER :

SAM MONFARED MASOUMI
30025 ALICIA PKWY
LAGUNA NIGUEL - CA 92677
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ARCHITECTURAL

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SURVEY

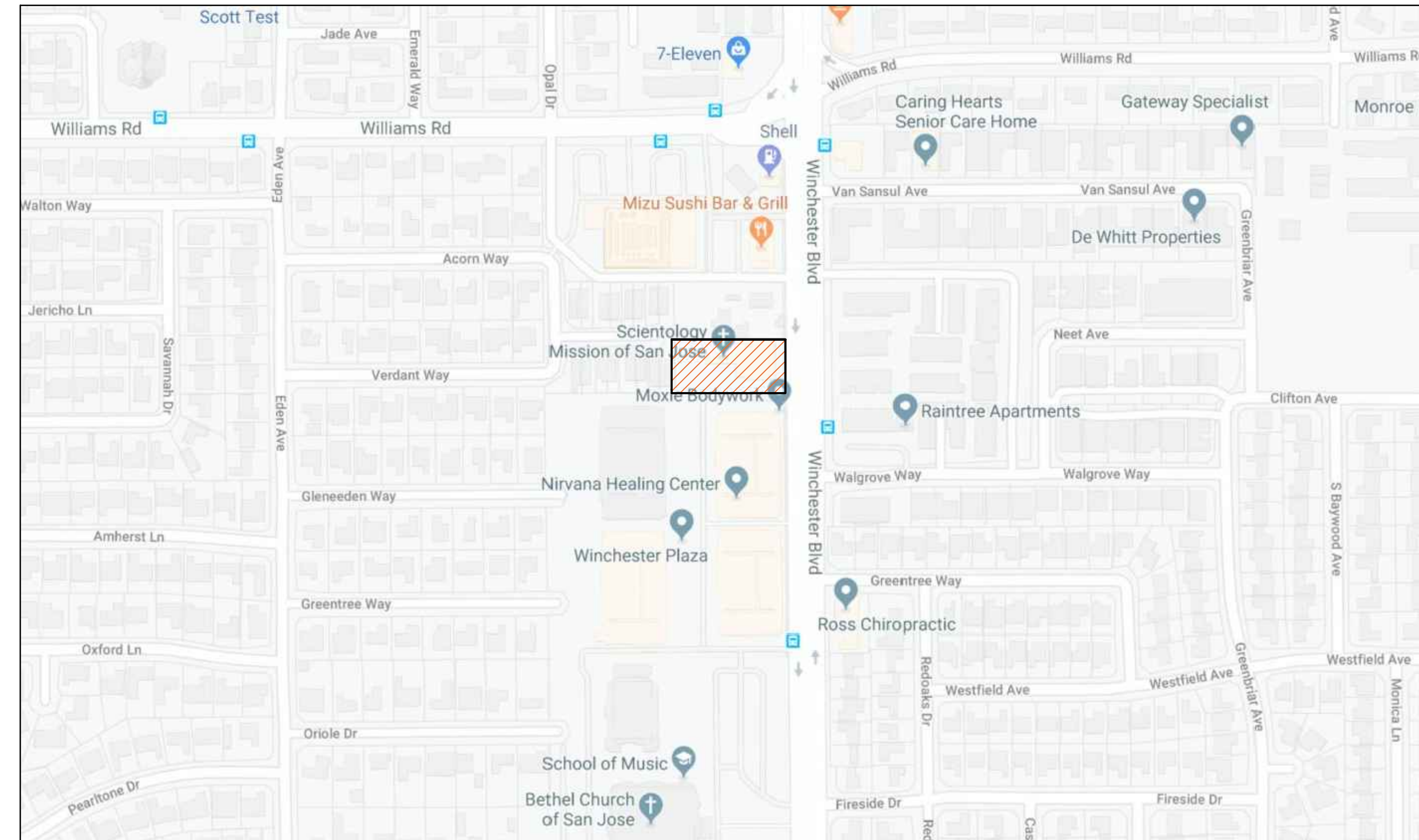
- S.01 SURVEY PLAN

LANDSCAPE ARCHITECTURE

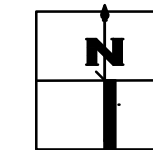
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- C4.1 STORMWATER CONTROL DETAILS
- C4.2 MEDIA FILTER NOTES
- C5.0 FIRE LAYOUT PLAN



SCALE : 1" = 500'



**CARPIRA
DESIGN
GROUP
COMPANY**

CARPIRA DESIGN GROUP

30025 ALICIA PKWY
LAGUNA NIGUEL - CA 92677
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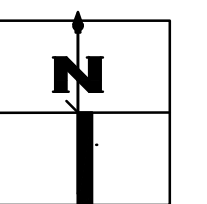
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REVISIONS

REV.	DATE
REV.1	04.06.2020
REV.2	07.21.2020
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REV.4	11.25.2020



SCALE : 1" = 500'

TITLE SHEET

A.01

SP 20 - 002

OWNER

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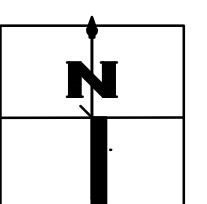
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SCALE : 1/16" = 1'-0"

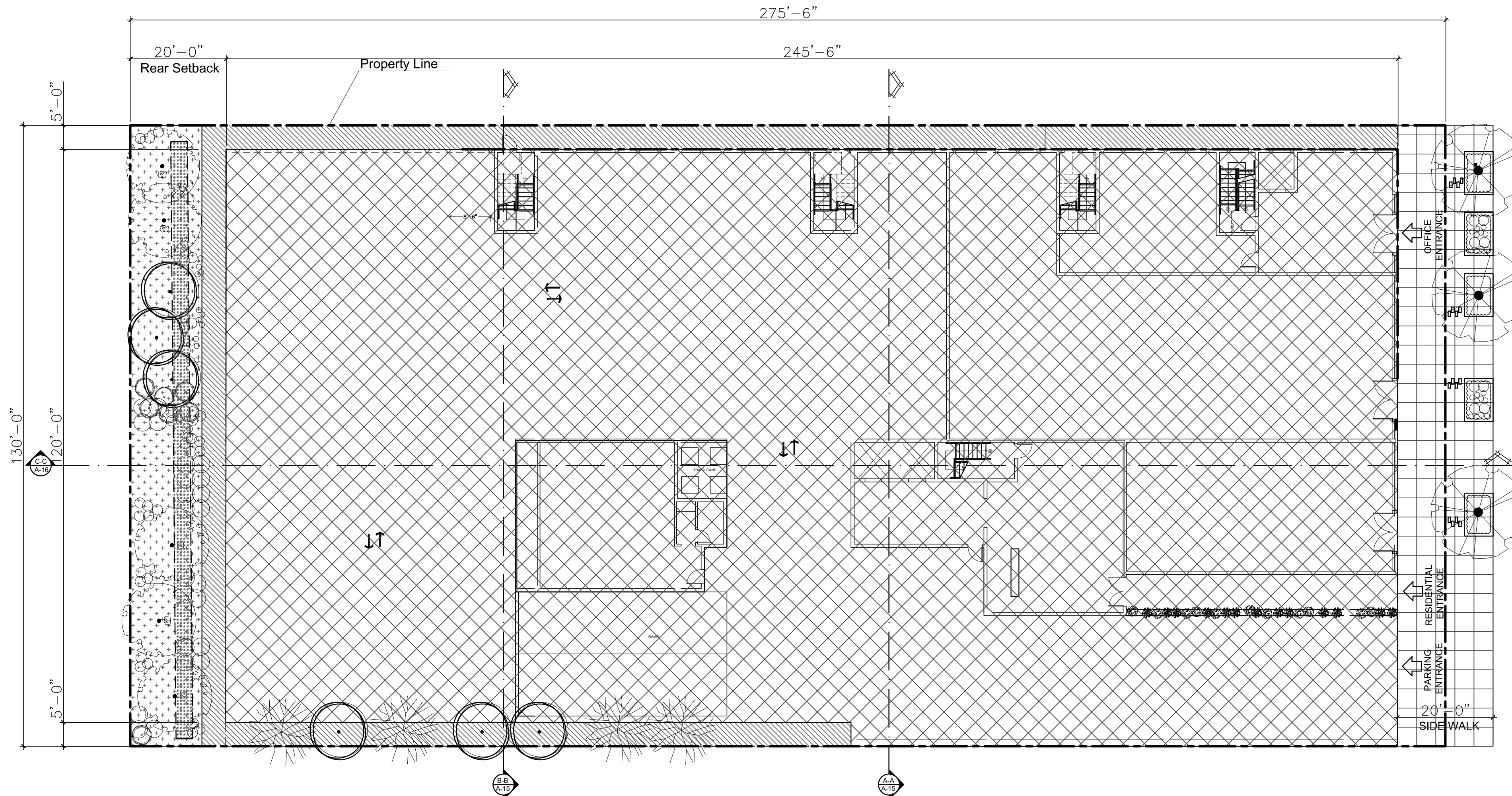
**PROJECT
INFORMATION &
TABLES**

A.02

SP 20 - 002

DETAILS:

OWNER : _____ ADAM ASKARI
PROJECT ADDRESS : _____ 1073-1087 S WINCHESTER
BOULEVARD
SAN JOSE, CA 95128
BUILDING CLASSIFICATION : _____ RESIDENTIAL (103440 SQ.FT.)
& COMMERCIAL (17970 SQ.FT.)
& PARKING (44112.2 SQ.FT.)
TYPE OF CONSTRUCTION : _____ Type I-A & III-A
ALLOWABLE HEIGHT : _____ 65'-0"
ALLOWABLE AREA : _____ UL
OCCUPANCY GROUP : _____ R2
GOVERNMENT BODY : _____ CITY OF SAN JOSE
LOT SIZE : _____ 35824.08 SQ.FT/ 0.82 ACRES
DENSITY : _____ 61 / 0.82= 74.4 UNITS/ACRES



FRONT SETBACK	----
SOUTH SIDE YARD SETBACK	5'-0"
NORTH SIDE YARD SETBACK	5'-0"
REAR SETBACK	20'-0"

LOT SIZE : _____ 35824.08 SQ.FT/ 0.82 ACRES
SITE COVERAGE & PARKING & LOADING : _____ 33874.08 SQ.FT (94%)
LANDSCAPE : _____ 1950 SQ.FT (6%)

	LIVING UNIT SIZE	RATIO	REQUIRED
RESIDENTIAL	1 BEDROOM (18 UNITS)	1.25 PER UNITS	23 SPACES
	2 BEDROOM (25 UNITS)	1.7 PER UNITS	43 SPACES
	3 BEDROOM (18 UNITS)	2 PER UNITS	36 SPACES
	* rounded up per code		
COMMERCIAL 0.5 FAR 17970 sq.ft.	@ 0.85 factor 15274.5 sq.ft.	1 PER 250 sq.ft.	62 SPACES
CLEAN AIR VEHICLE PARKING			10 SPACES
TOTAL PROJECT REQUIREMENT			164 SPACES
PARKING PROVIDED			109 SPACES
PARKING REDUCTION			55 SPACES
TDM REDUCTION			33.5%

		RATIO	REQUIRED
61 UNITS RESIDENTIAL	BICYCLE	1 PER 4 UNITS	16 SPACES
	MOTORCYCLE	1 PER 4 UNITS	16 SPACES
COMMERCIAL OFFICE 17970 sq.ft.	BICYCLE	1 PER 4000 sq.ft.	5 SPACES
	MOTORCYCLE	1 PER 20 PARKING SPACE	6 SPACES
SHORT TERM BICYCLE RACK (FIRST FLOOR)			4 SPACES
CARGO BICYCLE			4 SPACES
TOTAL PROJECT REQUIREMENT			21 SPACE BICYCLE 22 SPACE MOTORCYCLE
PROVIDED			58 SPACE BICYCLE 24 SPACE MOTORCYCLE
TDM REDUCTION			0 %

	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	---	---	---	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	30	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	---	---	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	---	---	---	---	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	---	---	---	---	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	---	---	---	---	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	---	---	---	---	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	109 SPACES	162815.4 sq.ft.
	61 UNITS								

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CIVIL ENGINEER

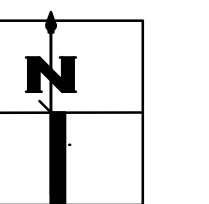
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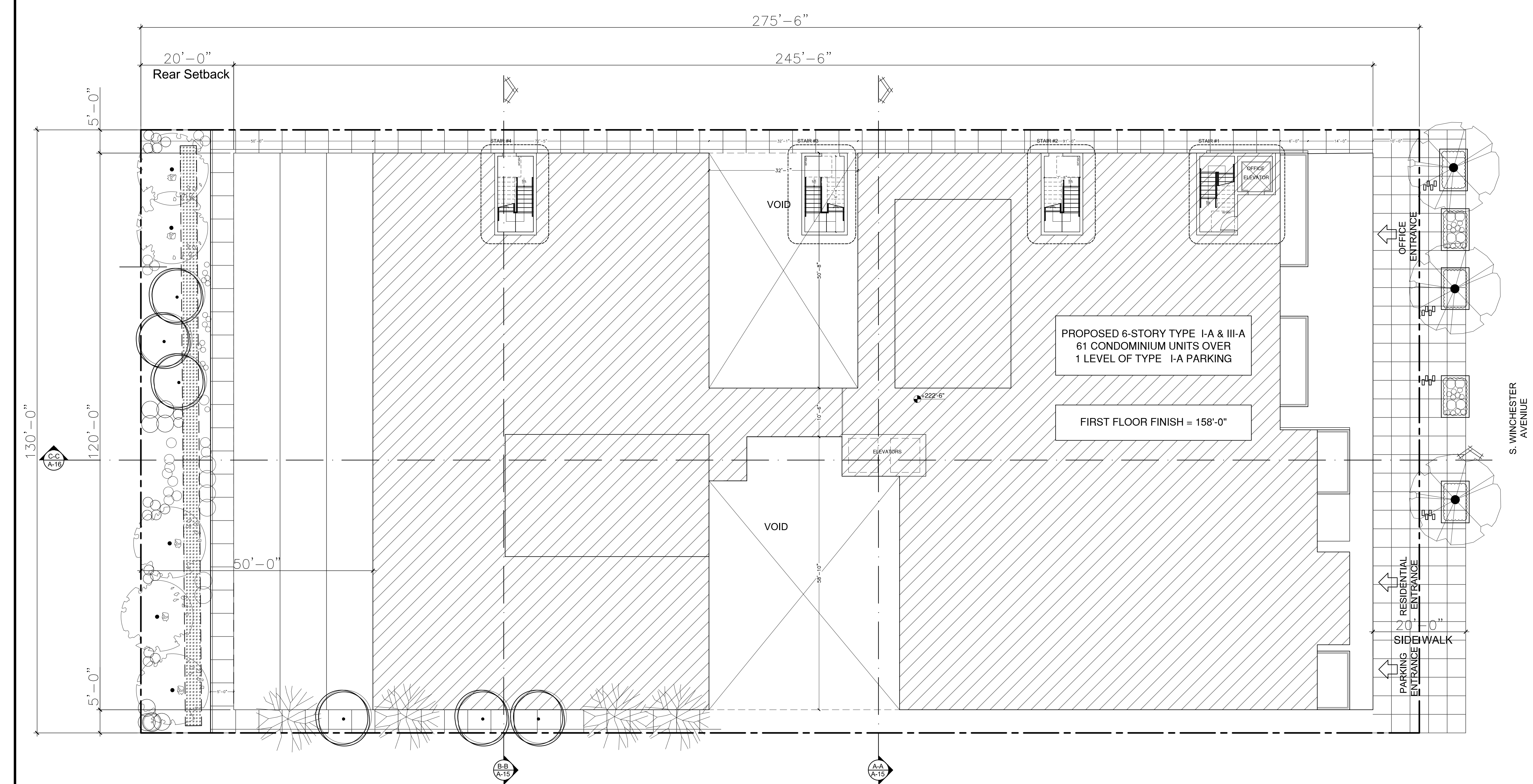
SCALE : 3/32" = 1'-0"

SITE
PLAN

A.03

SP 20 - 002

FILE NAME: WINCHESTER CONDOMINIUM 11.25.2020



S. WINCHESTER AVENUE

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**SITE
PHOTOS**

A.04



OWNER

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CIVIL ENGINEER

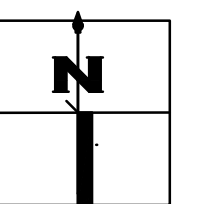
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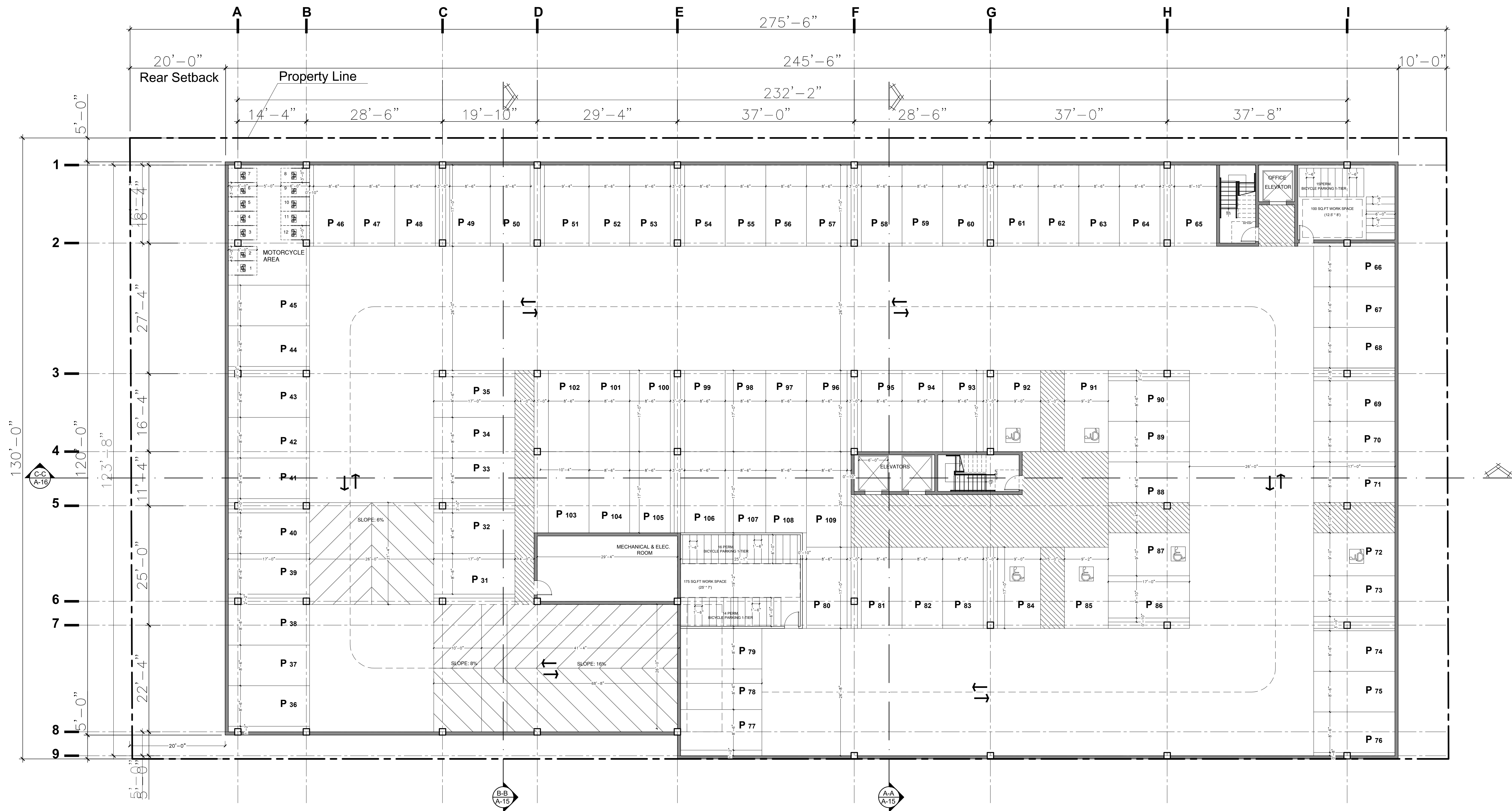
REV.1	04.06.2020
REV.2	07.21.2020
REV.3	11.02.2020
REV.4	11.25.2020



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

**BASEMENT
FLOOR PLAN**

A.05



	LIVING UNIT SIZE	RATIO	REQUIRED
RESIDENTIAL	1 BEDROOM (18 UNITS)	1.25 PER UNITS	23 SPACES
	2 BEDROOM (25 UNITS)	1.7 PER UNITS	43 SPACES
	3 BEDROOM (18 UNITS)	2 PER UNITS	36 SPACES
	* rounded up per code		102 SPACES
COMMERCIAL 0.5 FAR	@ 0.85 factor	1 PER 250 sq.ft.	62 SPACES
CLEAN AIR VEHICLE PARKING			10 SPACES
TOTAL PROJECT REQUIREMENT			164 SPACES
PARKING PROVIDED			109 SPACES
PARKING REDUCTION			55 SPACES
TDM REDUCTION			33.5%

		RATIO	REQUIRED
61 UNITS RESIDENTIAL	BICYCLE	1 PER 4 UNITS	16 SPACES
	MOTORCYCLE	1 PER 4 UNITS	16 SPACES
COMMERCIAL OFFICE 1790 sq.ft.	BICYCLE	1 PER 4000 sq.ft.	5 SPACES
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SHORT TERM BICYCLE RACK (FIRST FLOOR)			4 SPACES
CARGO BICYCLE			4 SPACES
TOTAL PROJECT REQUIREMENT			21 SPACE BICYCLE 22 SPACE MOTORCYCLE
PROVIDED			58 SPACE BICYCLE 24 SPACE MOTORCYCLE
TDM REDUCTION			0%

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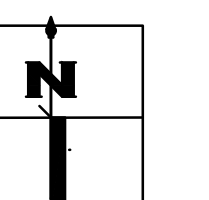
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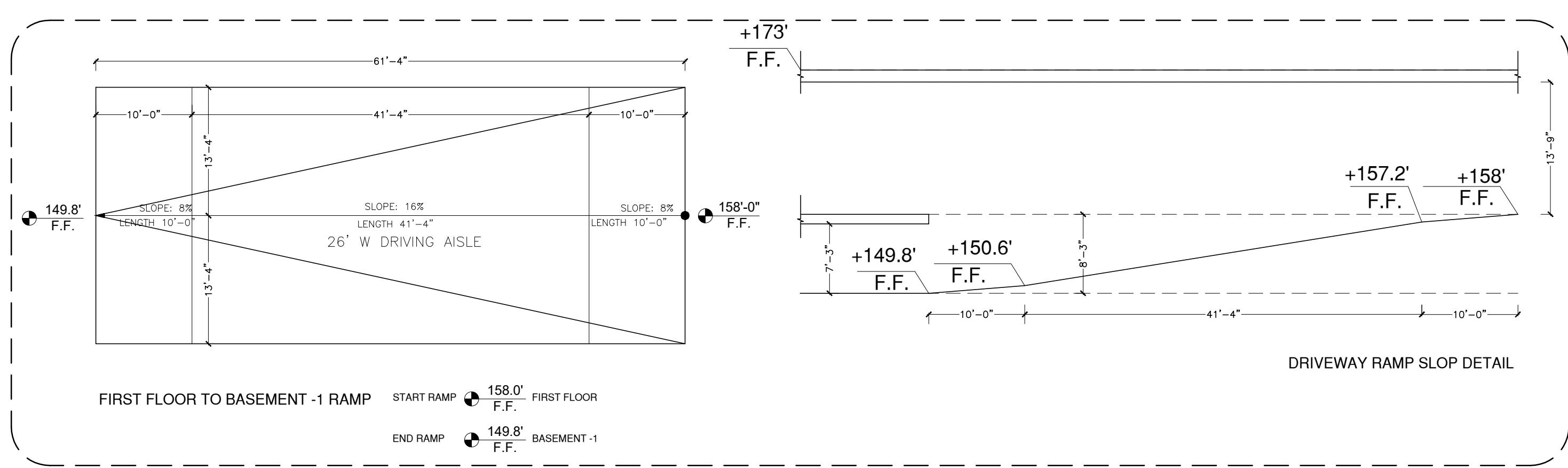
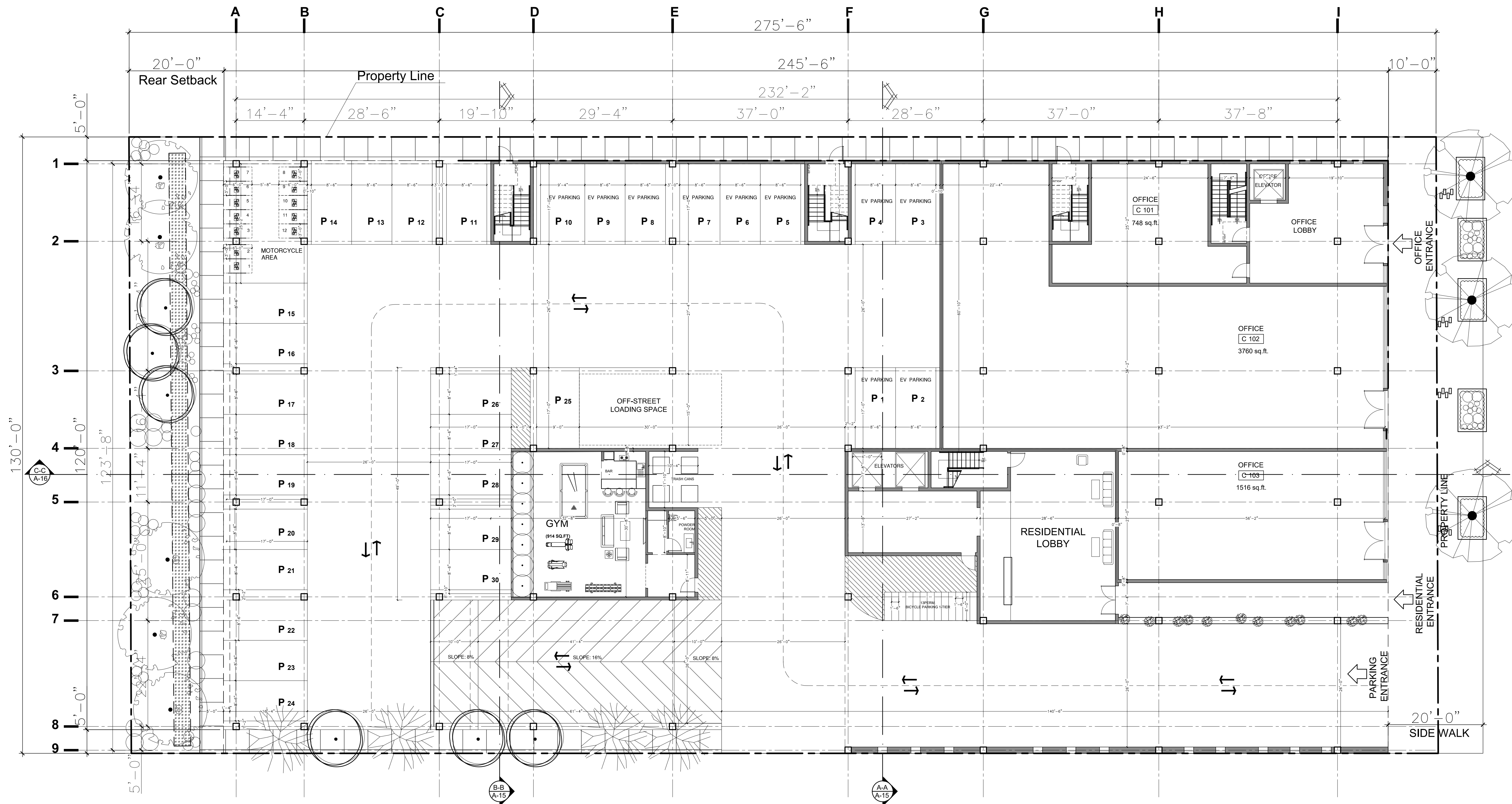
REV.1	04.06.2020
REV.2	07.21.2020
REV.3	11.02.2020
REV.4	11.25.2020



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

**FIRST FLOOR
PLAN**

A.06



	LIVING UNIT SIZE	RATIO	REQUIRED
RESIDENTIAL	1 BEDROOM (18 UNITS)	1.25 PER UNITS	23 SPACES
	2 BEDROOM (25 UNITS)	1.7 PER UNITS	43 SPACES
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TDM REDUCTION			0%

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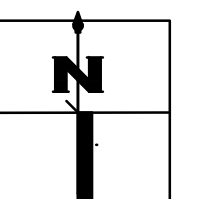
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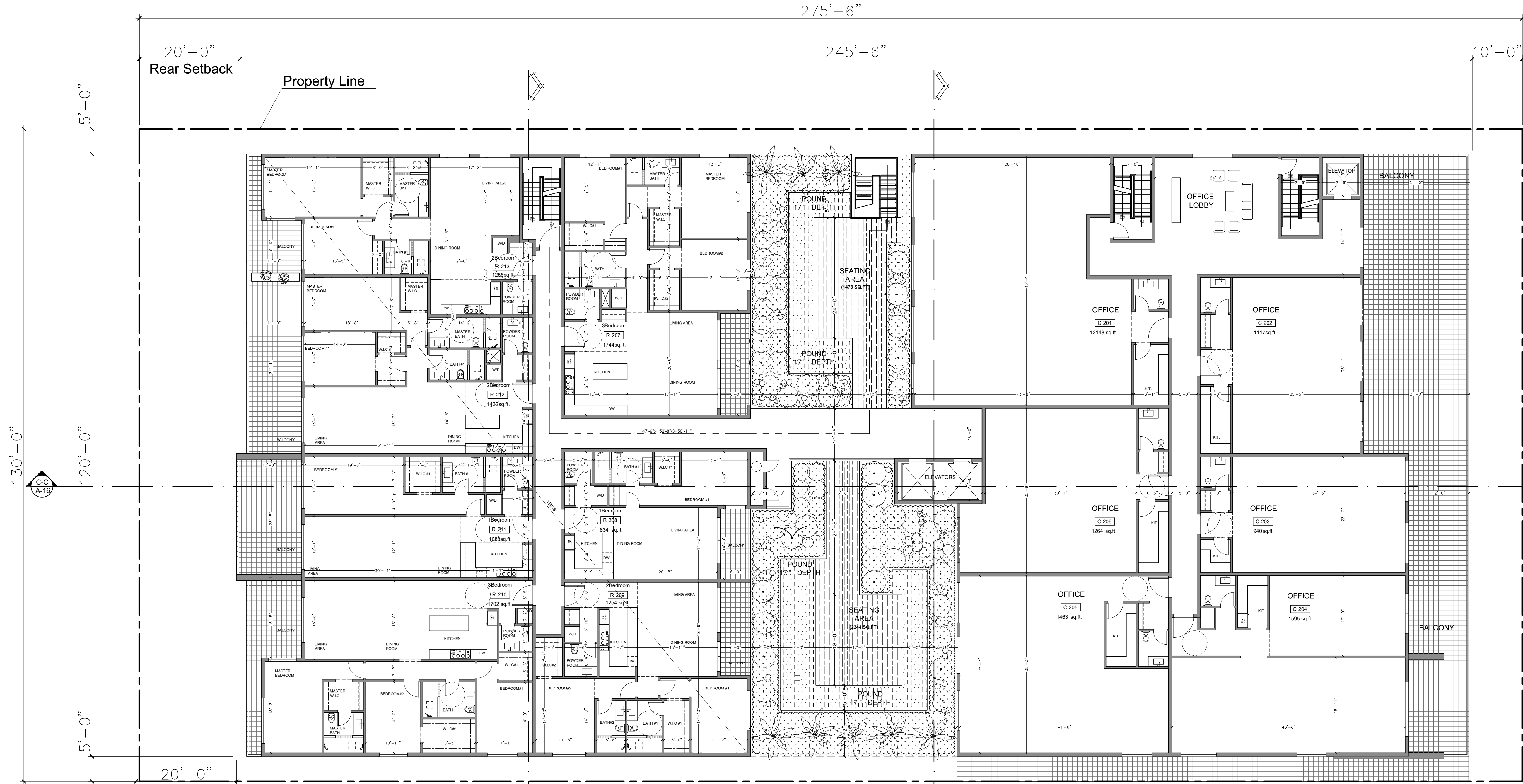


SCALE : 3/32" = 1'-0"

2ND FLOOR
PLAN

A.07

SP 20 - 002



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	---	---	---	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	30	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	---	---	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	---	---	---	---	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	---	---	---	---	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	---	---	---	---	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	---	---	---	---	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	109 SPACES	162815.4 sq.ft.
	61 UNITS								

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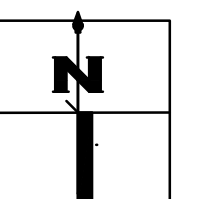
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SCALE : 3/32" = 1'-0"

3RD FLOOR
PLAN

A.08

SP 20 - 002



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	---	---	---	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	30	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	---	---	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	---	---	---	---	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	---	---	---	---	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	---	---	---	---	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	---	---	---	---	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	109 SPACES	162815.4 sq.ft.
	61 UNITS								

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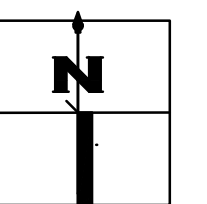
JMH WEISS, INC.
1731 Technology Drive, Suite 880
San Jose, CA 95110
TEL: (408) 790-4982
jedwards@jmhweiss.com

LANDSCAPE DESIGNER

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REVISIONS

REV.1	04.06.2020
REV.2	07.21.2020
REV.3	11.02.2020
REV.4	11.25.2020



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

4TH FLOOR
PLAN

A.09

SP 20 - 002



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	---	---	---	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	30	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	---	---	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	---	---	---	---	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	---	---	---	---	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	---	---	---	---	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	---	---	---	---	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	109 SPACES	162815.4 sq.ft.
	61 UNITS								

OWNER

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CIVIL ENGINEER

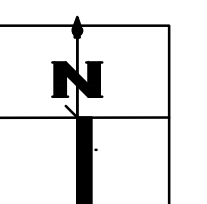
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REVISIONS

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

5TH FLOOR
PLAN

A.10

SP 20 - 002



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	---	---	---	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	30	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	---	---	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	---	---	---	---	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	---	---	---	---	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	---	---	---	---	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	---	---	---	---	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	109 SPACES	162815.4 sq.ft.
	61 UNITS								

OWNER

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CIVIL ENGINEER

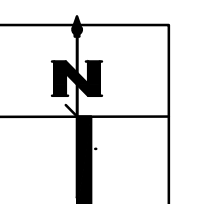
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REV.4	11.25.2020



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

6TH FLOOR
PLAN

A.11

SP 20 - 002



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	---	---	---	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	30	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	---	---	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	---	---	---	---	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	---	---	---	---	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	---	---	---	---	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	---	---	---	---	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	109 SPACES	162815.4 sq.ft.
	61 UNITS								

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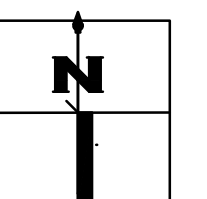
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▲	REV.4	11.25.2020

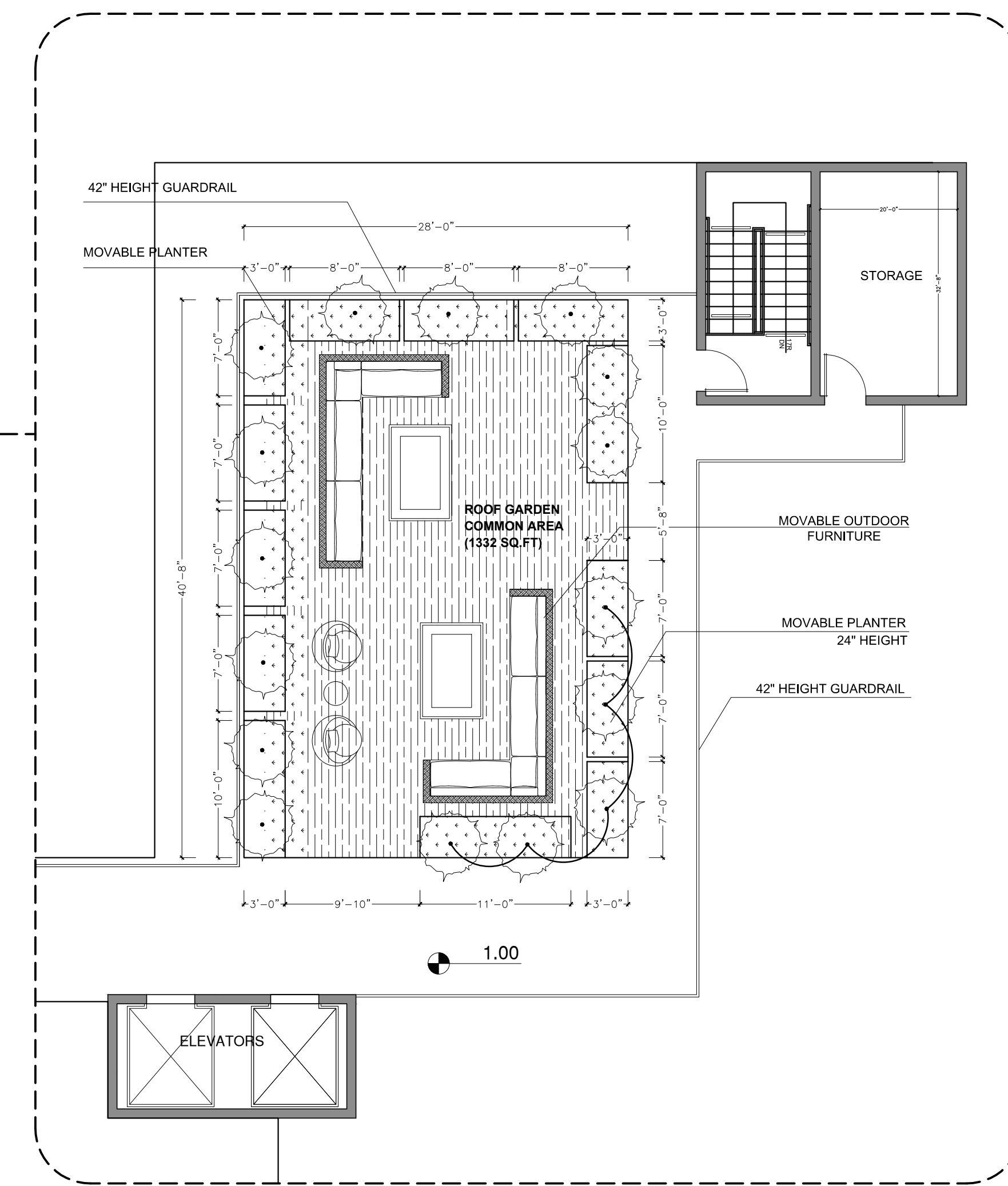
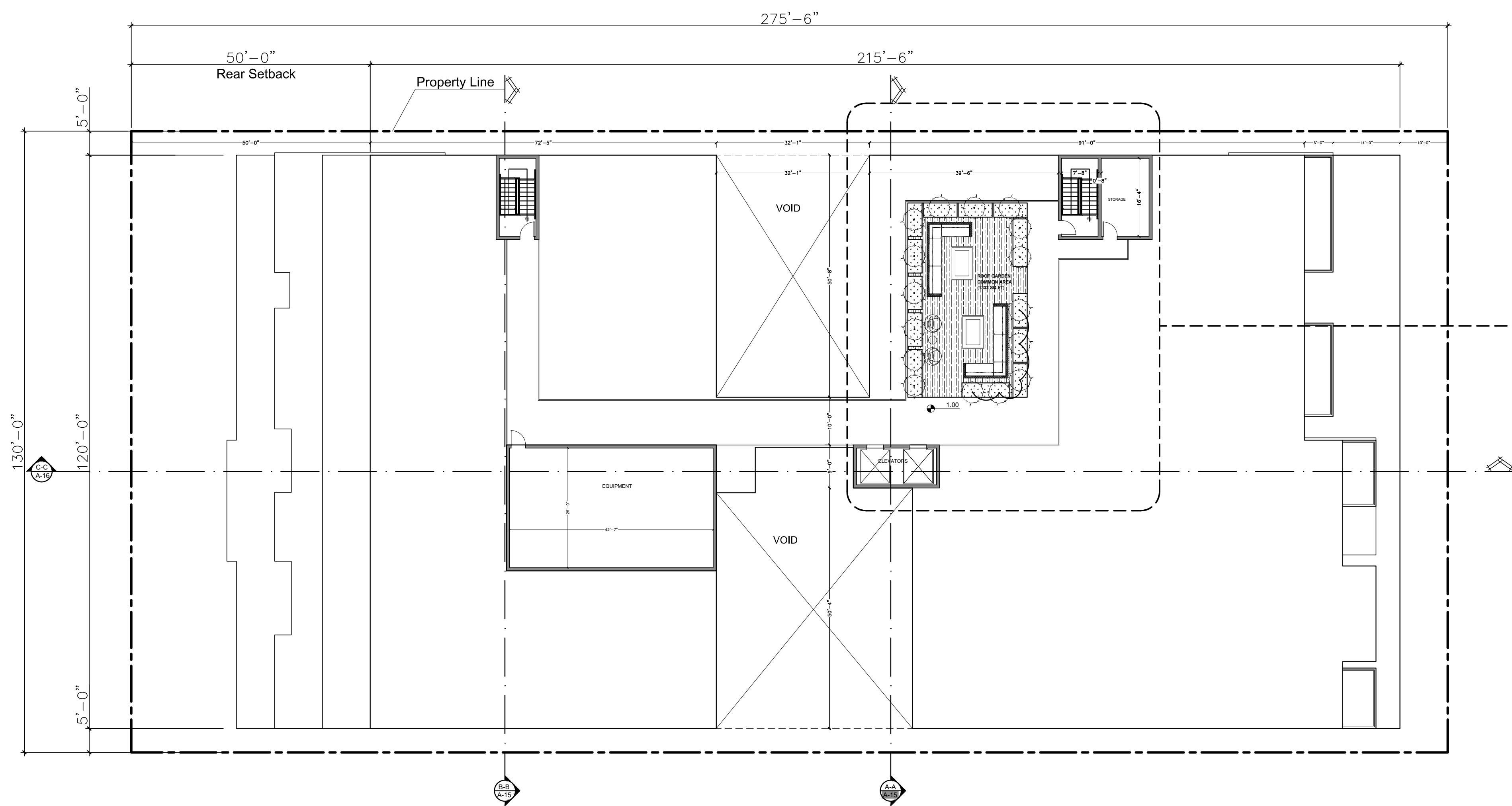


SCALE : 1/16"=1'-0"

ROOF
PLAN

A.12

SP 20 - 002



SCALE : 1/8"=1'-0"

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REVISIONS

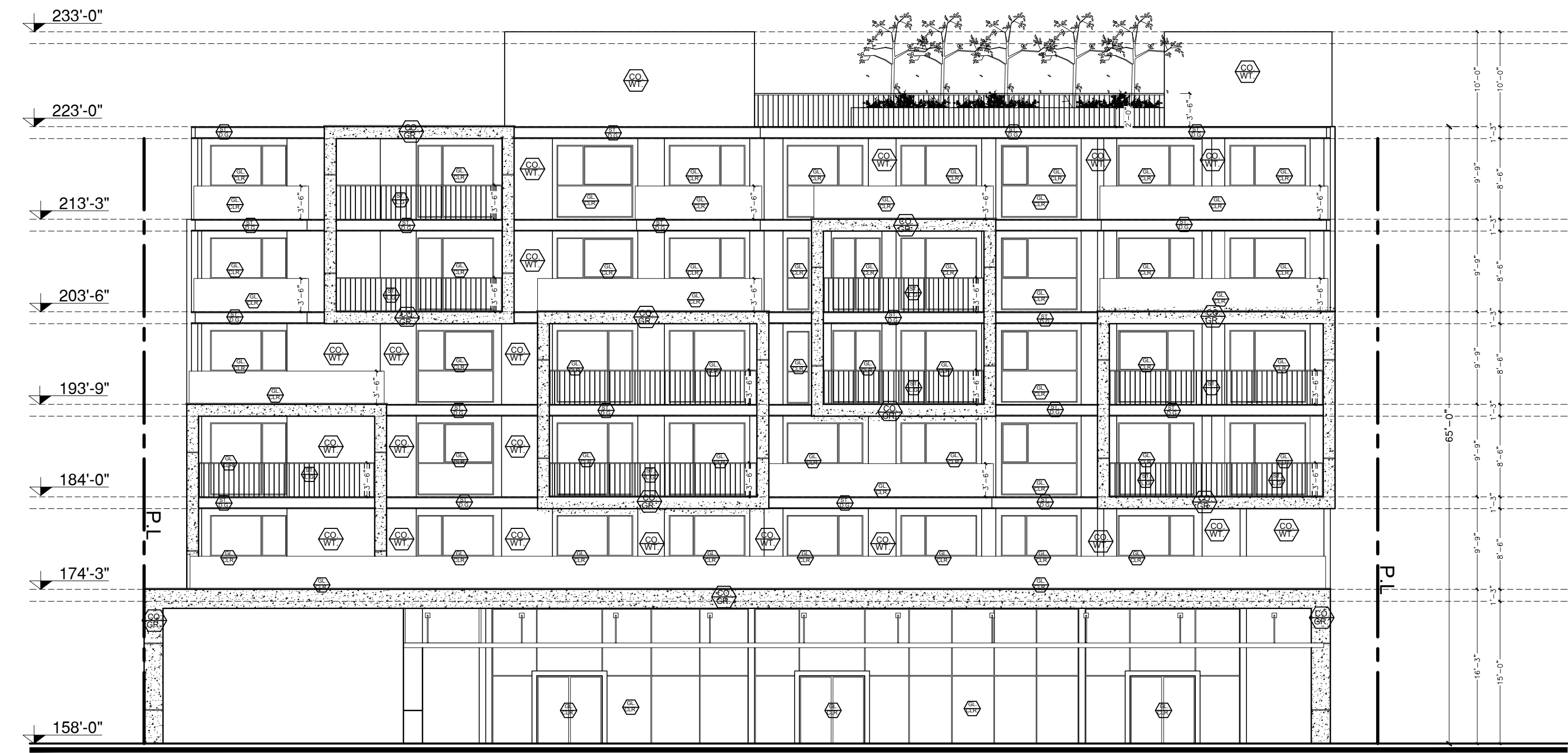
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SCALE : 3/32" = 1'-0"

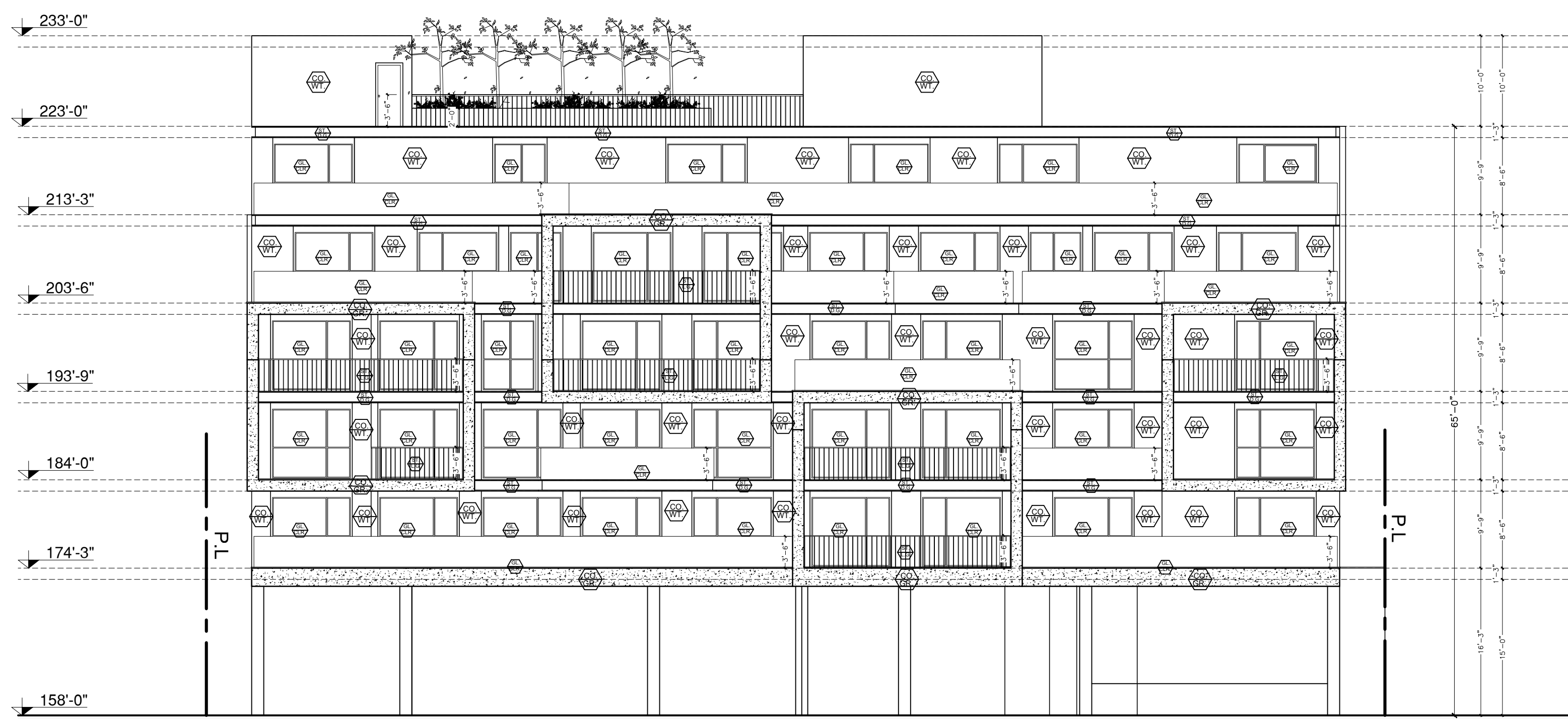
**FRONT&REAR
ELEVATION**

A.13

SP 20 - 002



FRONT ELEVATION



REAR ELEVATION

LEGEND:

MATERIAL	COLOR	ABBREVIATION
WOOD PANEL	BROWN	WD BR
CONCRETE	WHITE	CO WT
GLASS	CLEAR	GL CLR
CONCRETE	GRAY	CO GT
STEEL	LIGHT GRAY	ST LG
STEEL	DARK GRAY	ST DG

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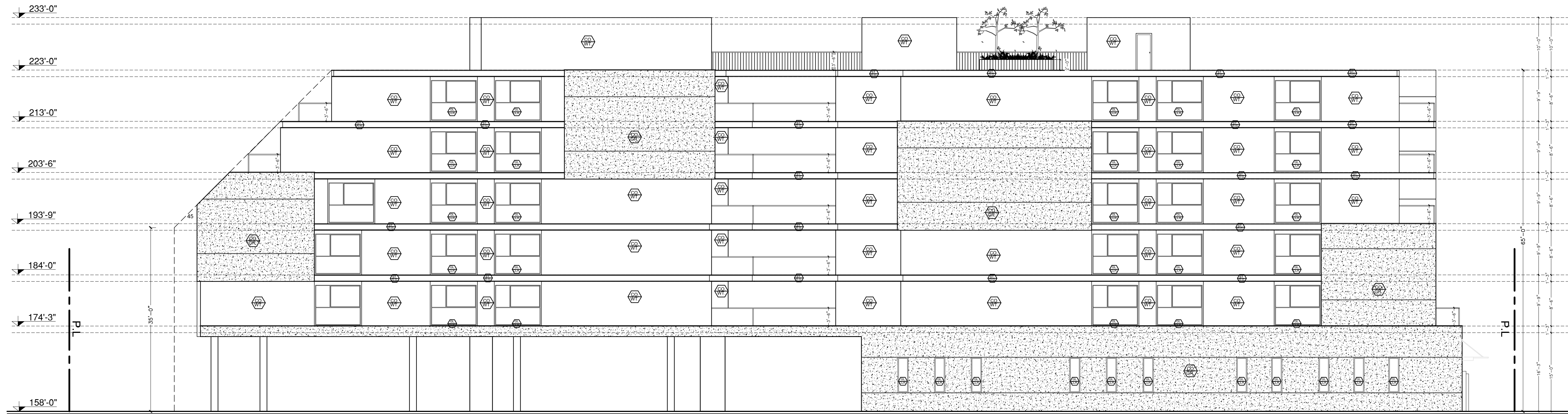
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▲	REV.4	11.25.2020

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

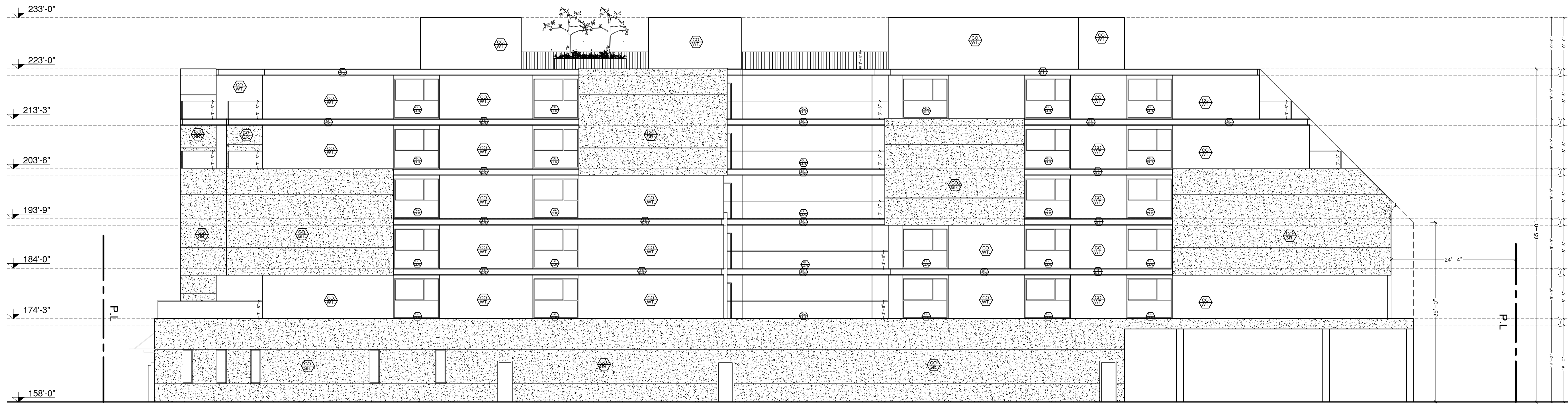
**RIGHT & LEFT
ELEVATION**

A.14

SP 20 - 002



LEFT ELEVATION



RIGHT ELEVATION

LEGEND:

MATERIAL	COLOR	ABBREVIATION
WOOD PANEL	BROWN	WD BR
CONCRETE	WHITE	CO WT
GLASS	CLEAR	GL CLR
CONCRETE	GRAY	CO GR
STEEL	LIGHT GRAY	ST LG
STEEL	DARK GRAY	ST DG

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REVISIONS

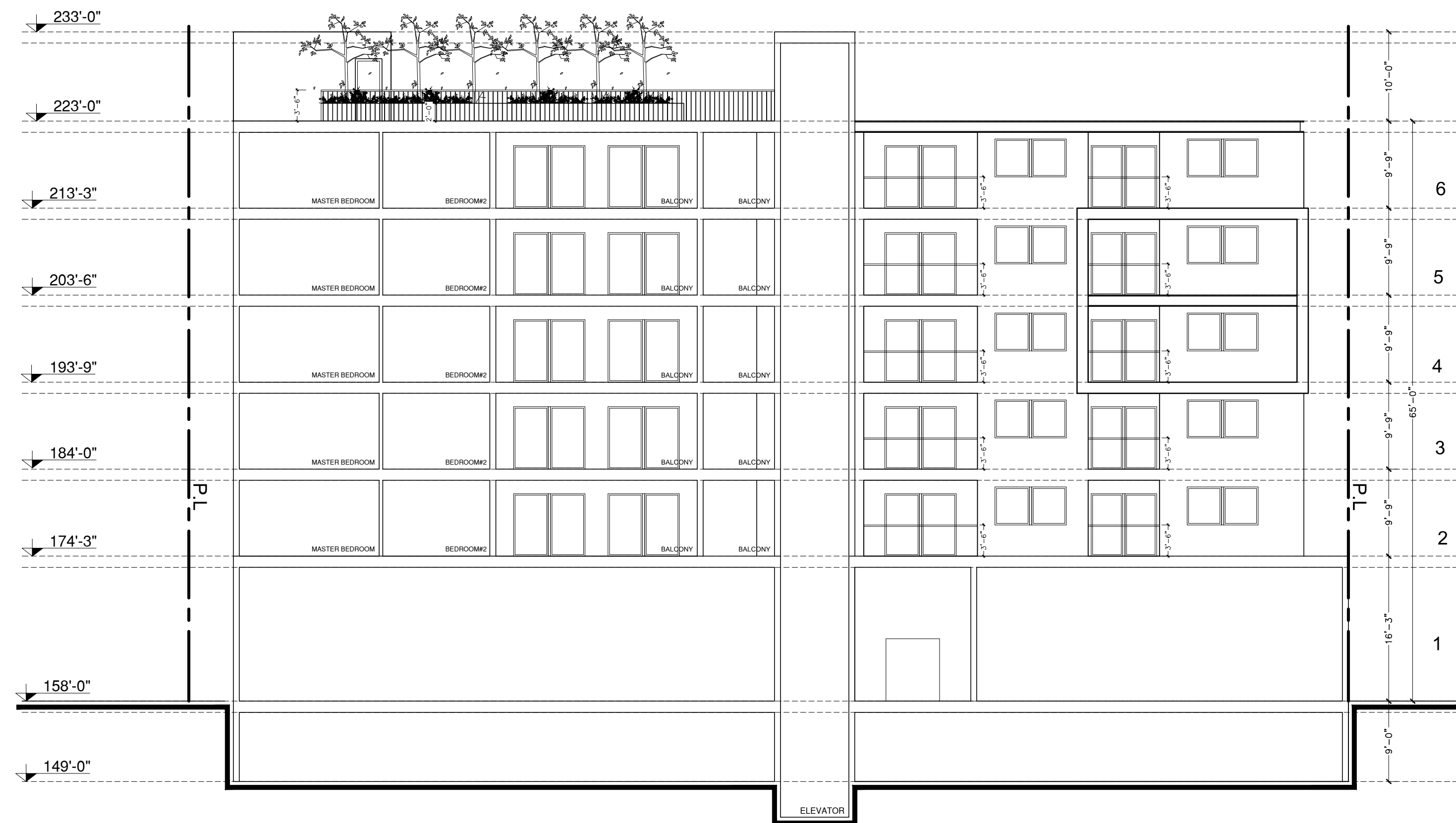
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REV.3	11.02.2020
REV.4	11.25.2020

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

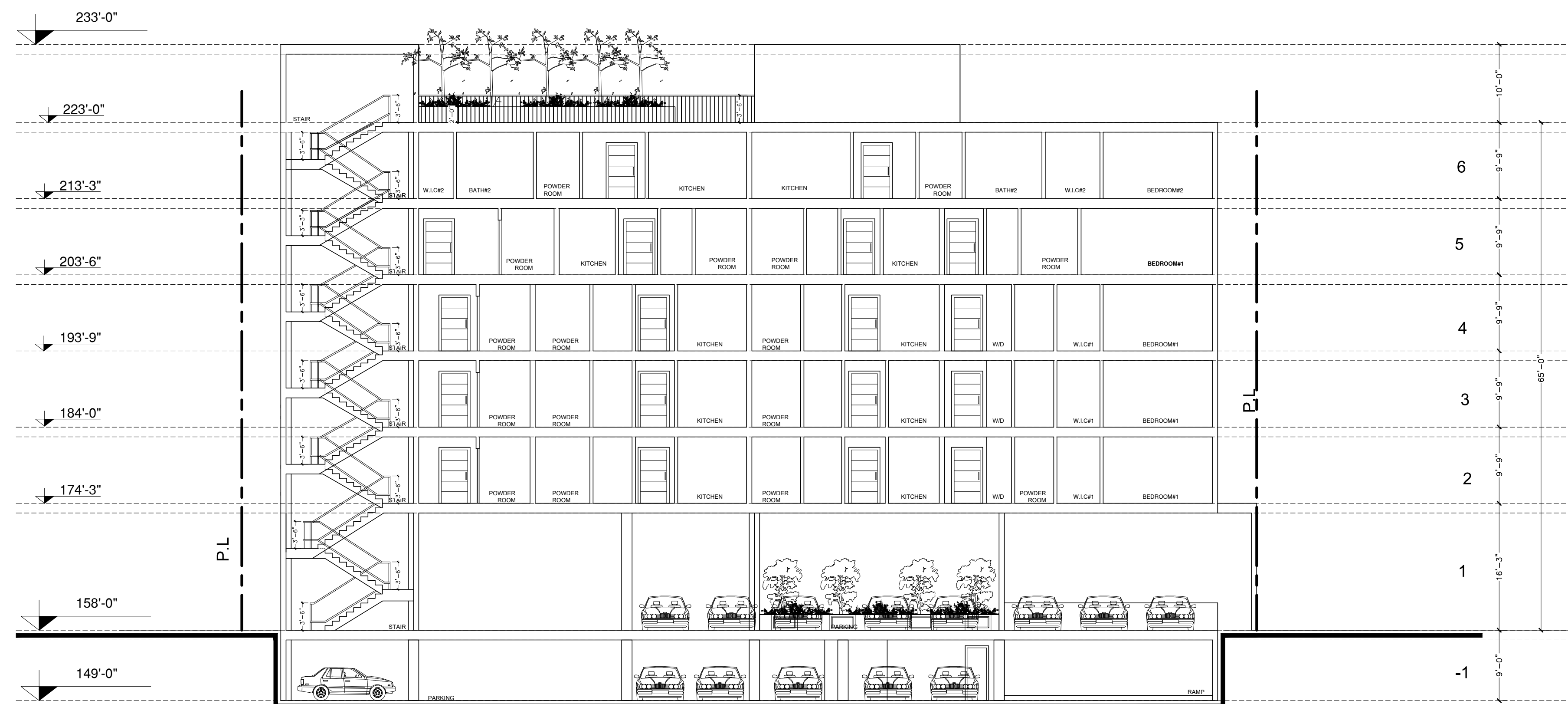
**A-A & B-B
SECTIONS**

A.15

SP 20 - 002



SECTION A-A



SECTION B-B

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REVISIONS

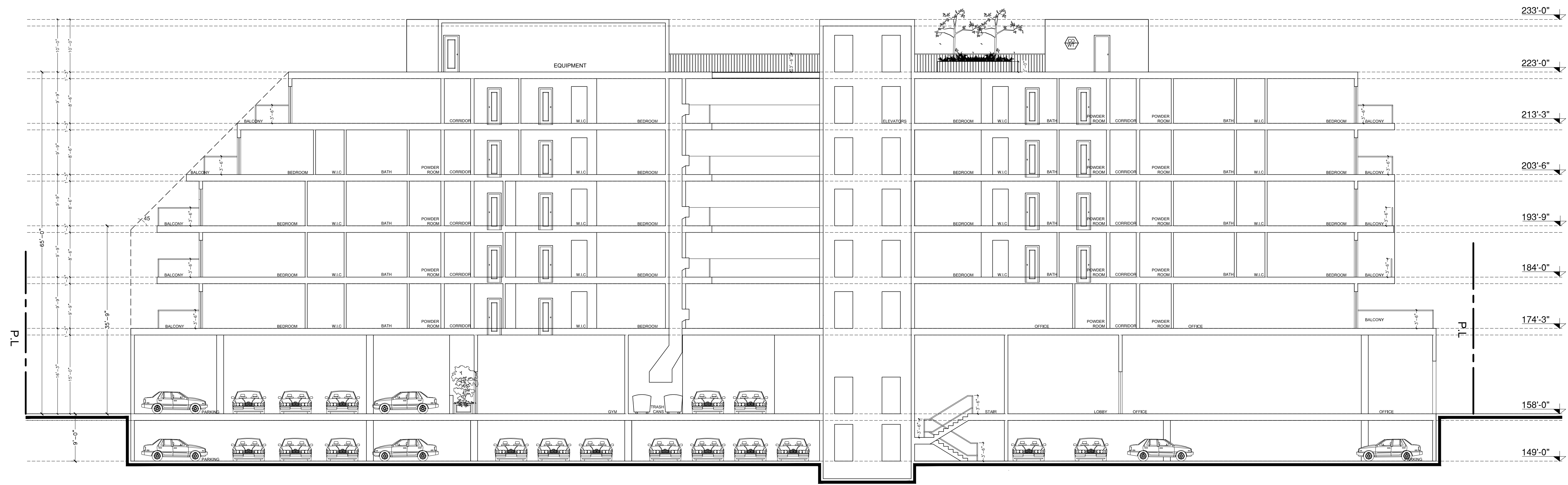
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SCALE : 3/32" = 1'-0"

C-C SECTION

A.16

SP 20 - 002



SECTION C-C

OWNER

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LANDSCAPE DESIGNER

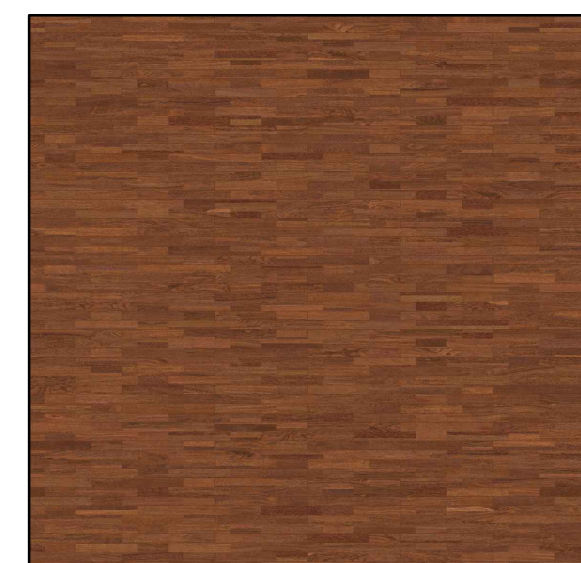
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REVISIONS

REV.1	04.06.2020
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MATERIAL BOARD

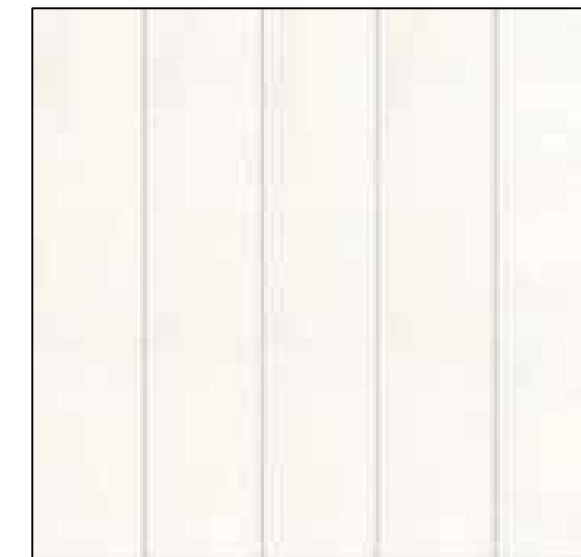
A.17



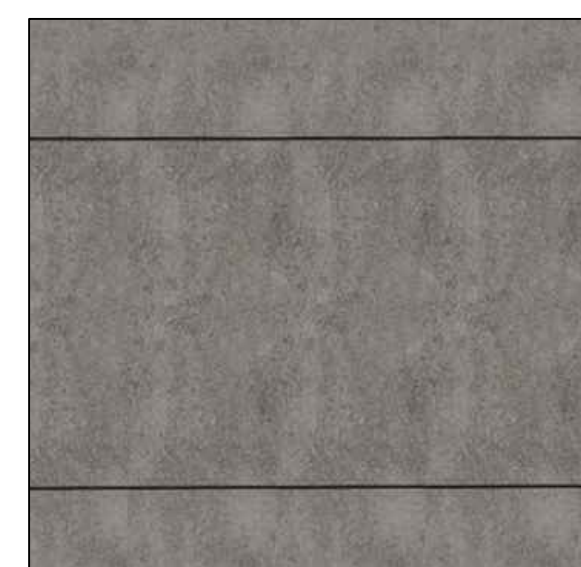
WOOD PANELS



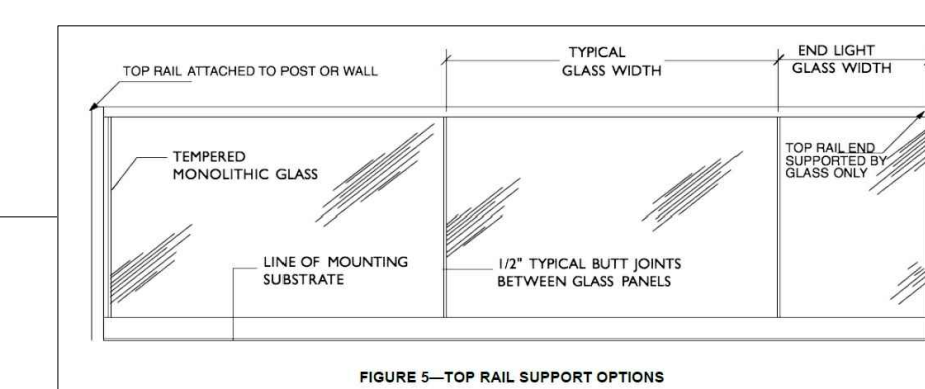
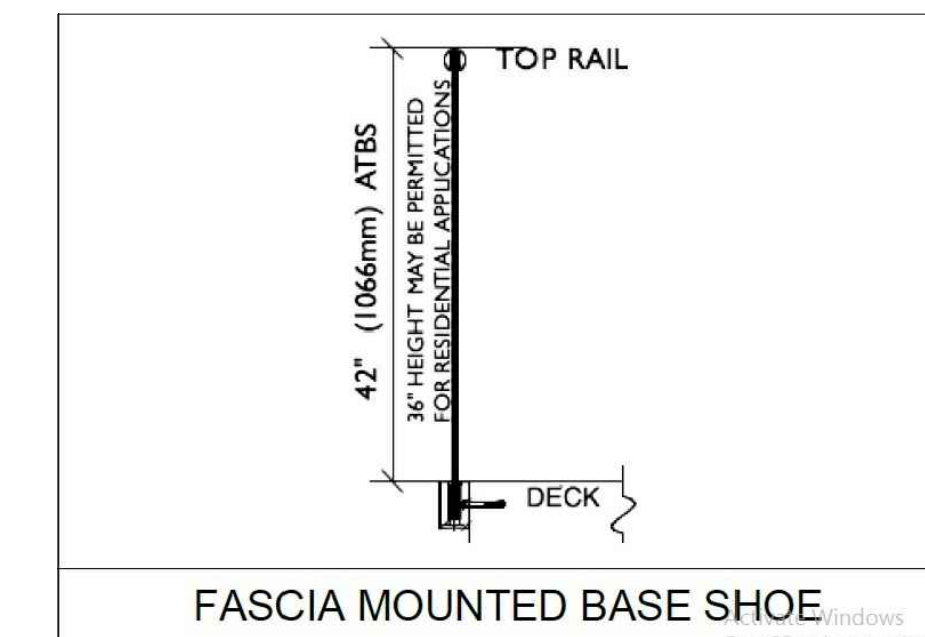
ARCHITECTURAL GLAZING



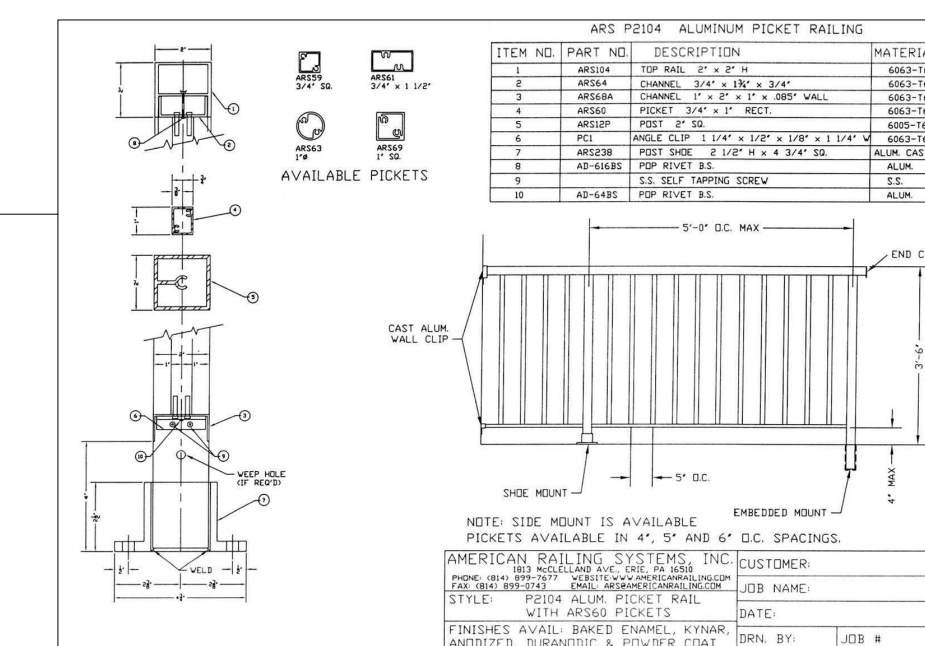
CONCRETE
COLOR: WHITE



EXPOSED CONCRETE
COLOR: GRAY



RAILING DETAILS



RAILING DETAILS

CARPIRA DESIGN GROUP

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REVISIONS

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**BIRD VIEW
RENDERING**

A.18



FILE NAME: WINCHESTER CONDOMINIUM 11.25.2020



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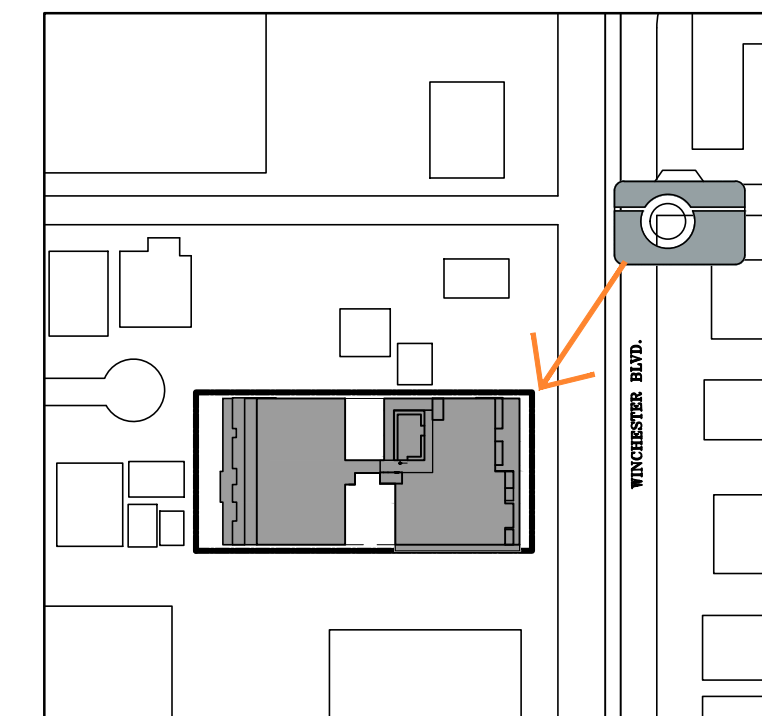
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**BUILDING
RENDERING**

A.19



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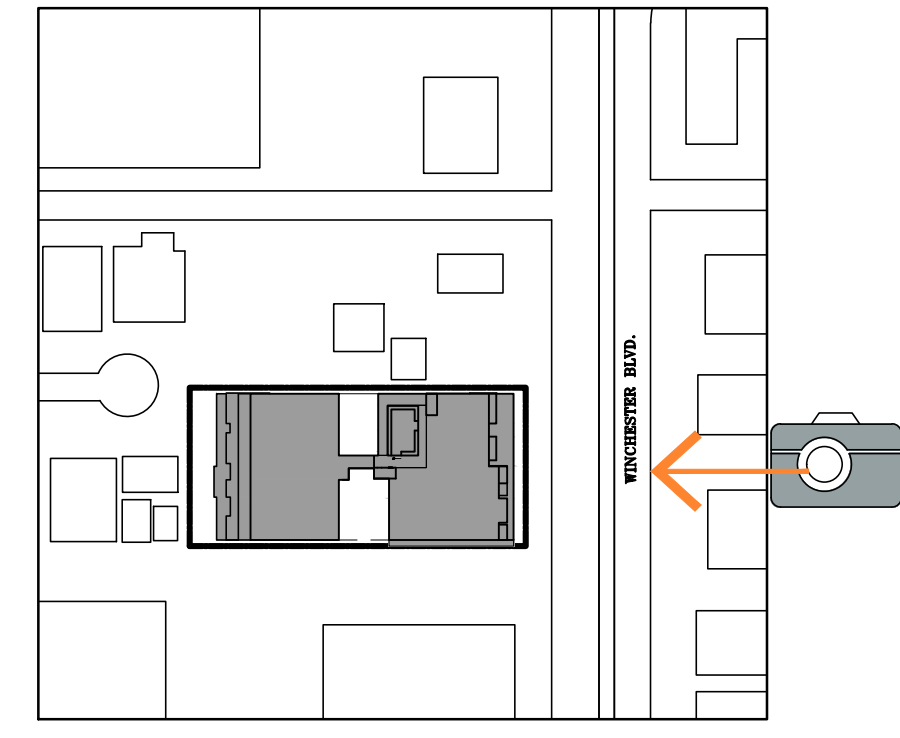
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**BUILDING
RENDERING**

A.20



FILE NAME: WINCHESTER CONDOMINIUM 11.25.2020



FILE NAME: WINCHESTER CONDOMINIUM 11.25.2020

**CARPIRA
DESIGN
GROUP
COMPANY**

CARPIRA DESIGN GROUP

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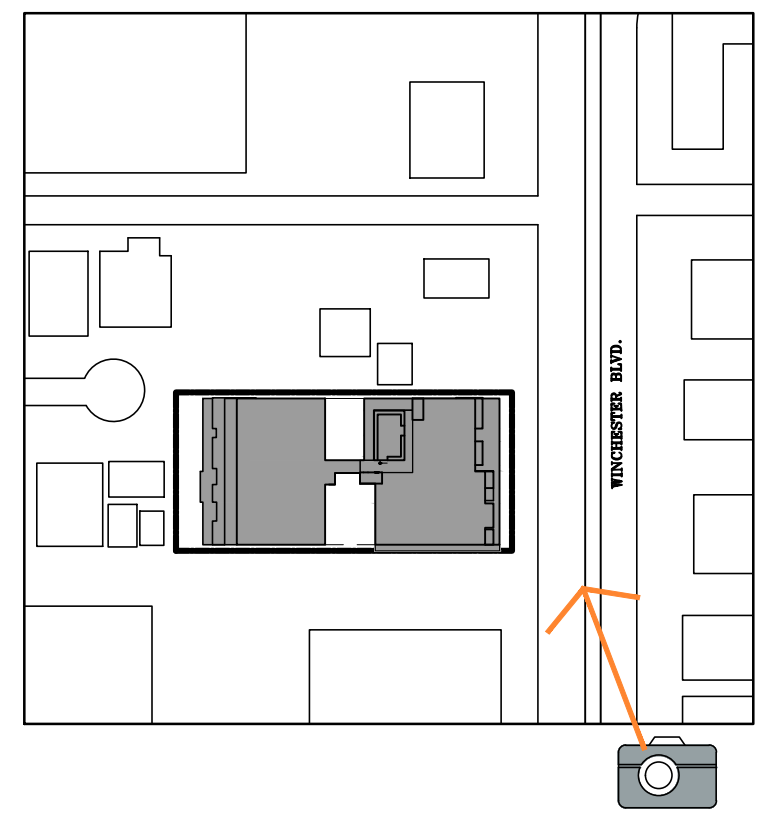
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**BUILDING
RENDERING**

A.21

SP 20 - 002



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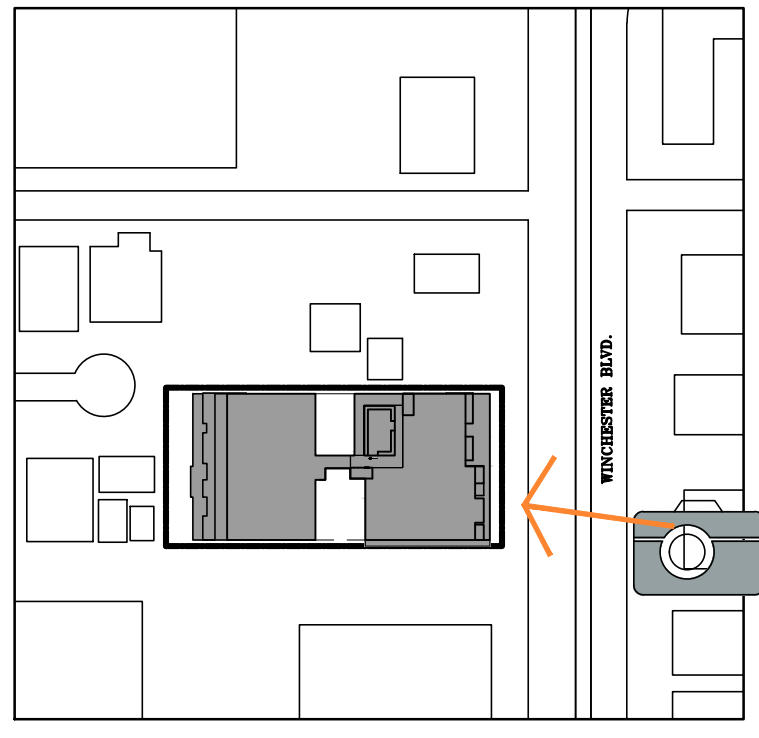
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**BUILDING
RENDERING**

A.22

CARPIRA DESIGN GROUP

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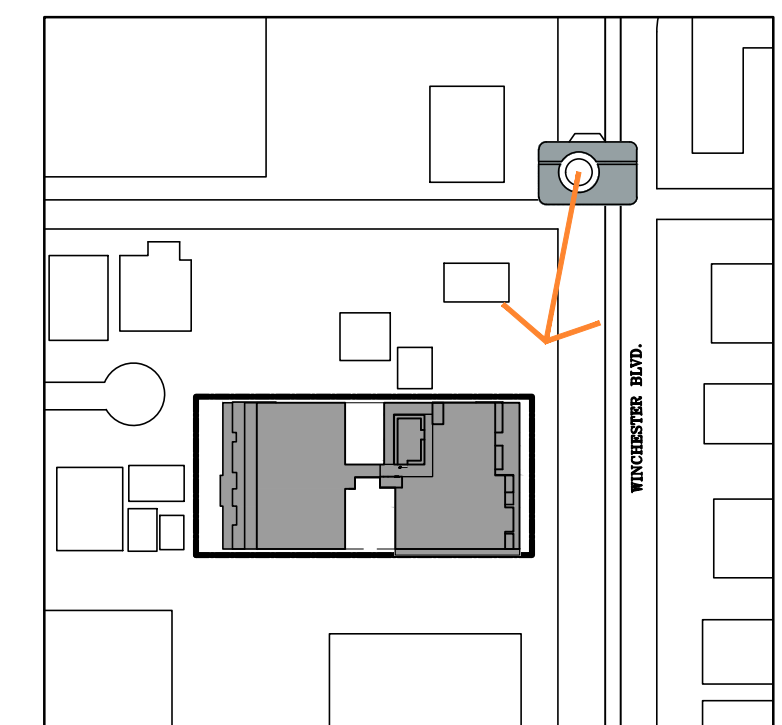
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△	REV.2	07.21.2020
△	REV.3	11.02.2020
△	REV.4	11.25.2020
△		
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△		
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△		



**BUILDING
RENDERING**

A.23



CARPIRA DESIGN GROUP

30025 ALICIA PKWY
LAGUNA NIGUEL - CA 92677
TEL: (310) 795-4009
SAMCARPIRA@GMAIL.COM

OWNER

Adam Askari
2881 Hemlock Ave. San Jose
TEL: (408) 921-1882
Dradamaskari@GMAIL.COM

CIVIL ENGINEER

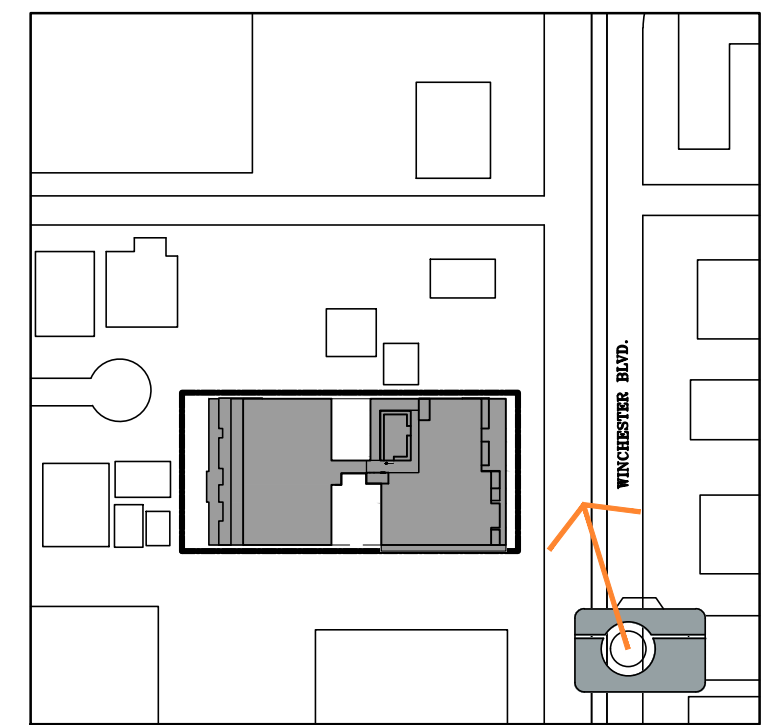
JMH WEISS, INC.
1731 Technology Drive, Suite 880
San Jose, CA 95110
TEL: (408) 790-4982
djedwards@jmhweiss.com

LANDSCAPE DESIGNER

SHILA YASMEH
628 N. MAPLE DR.
BEVERLY HILLS - CA 90210
SHILA.YASMEH@GMAIL.COM
TEL : (650) 492-3249

REVISIONS

△	REV.1	04.06.2020
△	REV.2	07.21.2020
△	REV.3	11.02.2020
△	REV.4	11.25.2020
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**BUILDING
RENDERING**

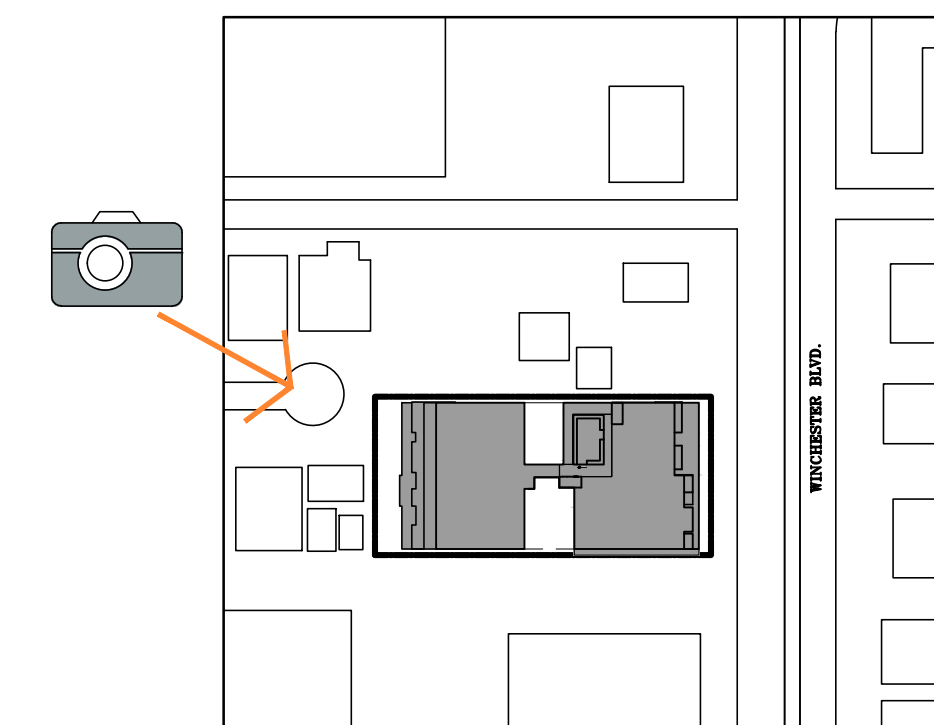
A.24



BEFORE



AFTER



OWNER

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2881 Hemlock Ave. San Jose
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**BUILDING
RENDERING**

A.25

FILE NAME: WINCHESTER CONDOMINIUM 11.25.2020

OWNER

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△	REV.4	11.25.2020

SHADOW STUDY

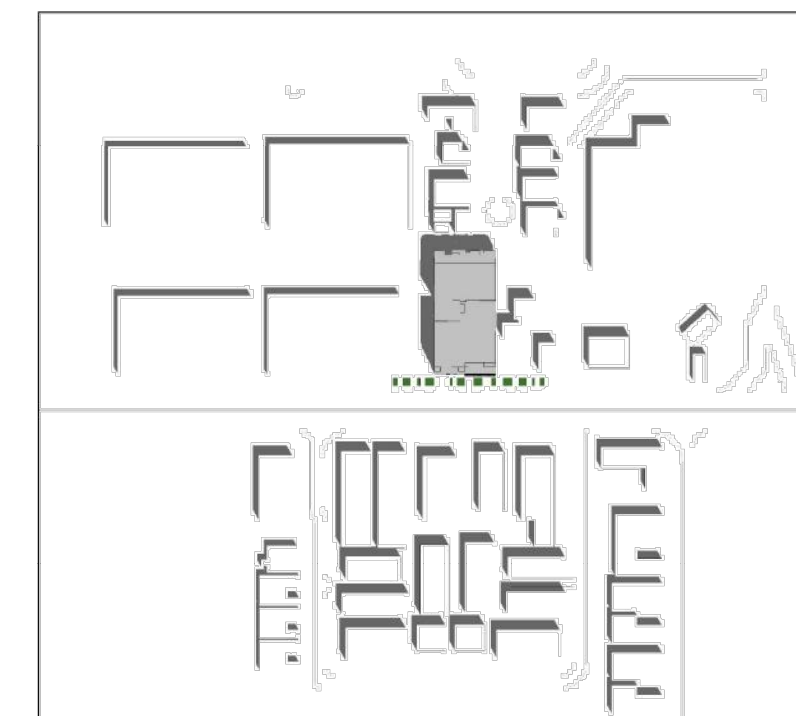
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1 SPRING 8 AM



2 SPRING 10 AM

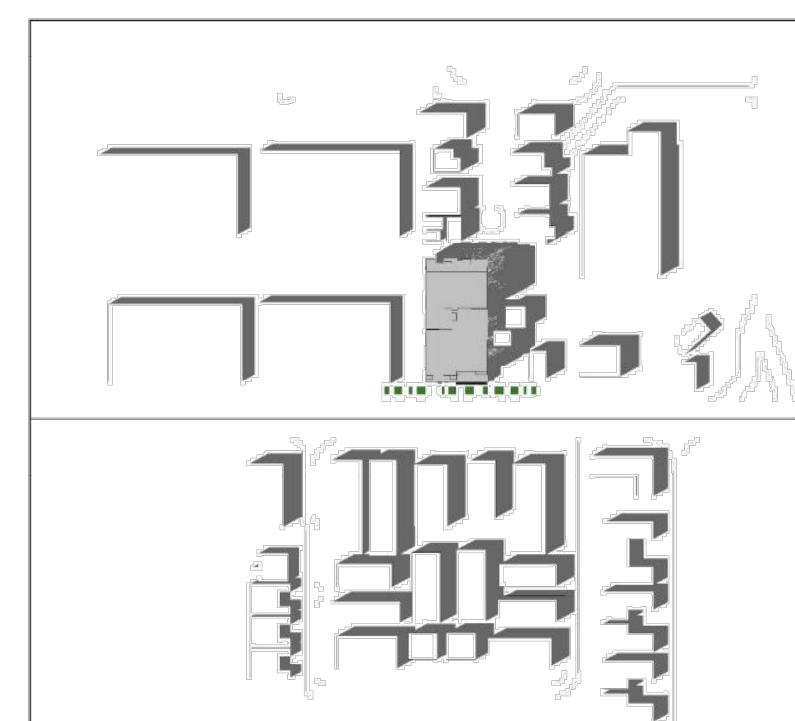


3 SPRING 12 PM

SPRING



4 SPRING 2 PM



5 SPRING 4:30 AM

SUMMER



1 SUMMER 8 AM



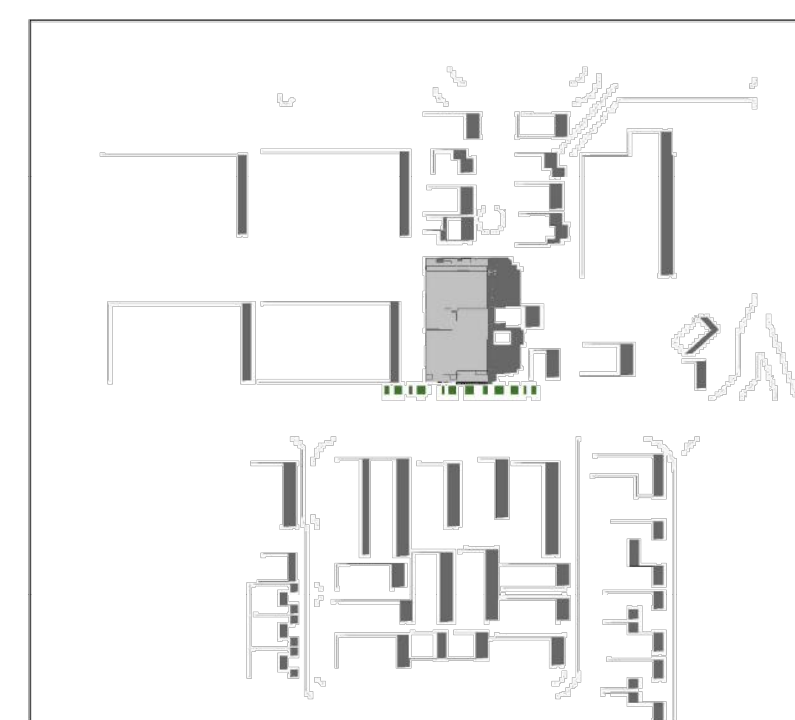
2 SUMMER 10 AM



3 SUMMER 12 PM



4 SUMMER 2 PM



5 SUMMER 4:30 AM

OWNER

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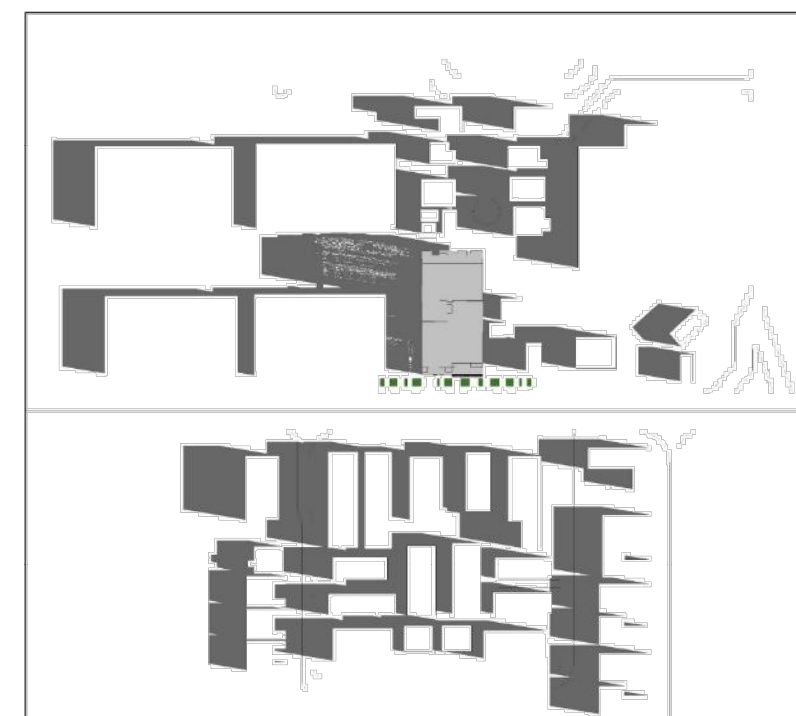
SHILA YASMEH
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△	REV.4	11.25.2020

SHADOW STUDY

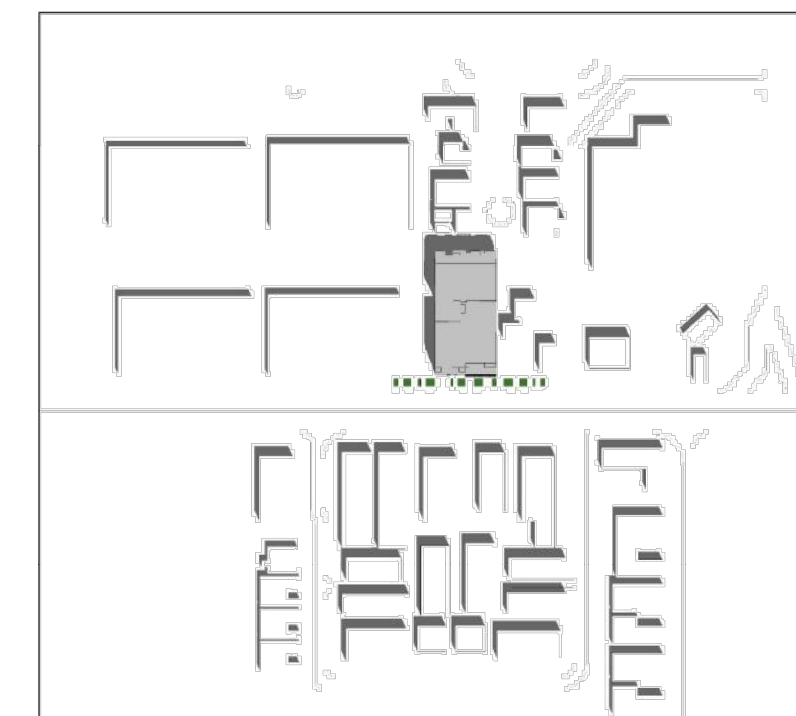
A.27



① AUTUMN 8 AM →



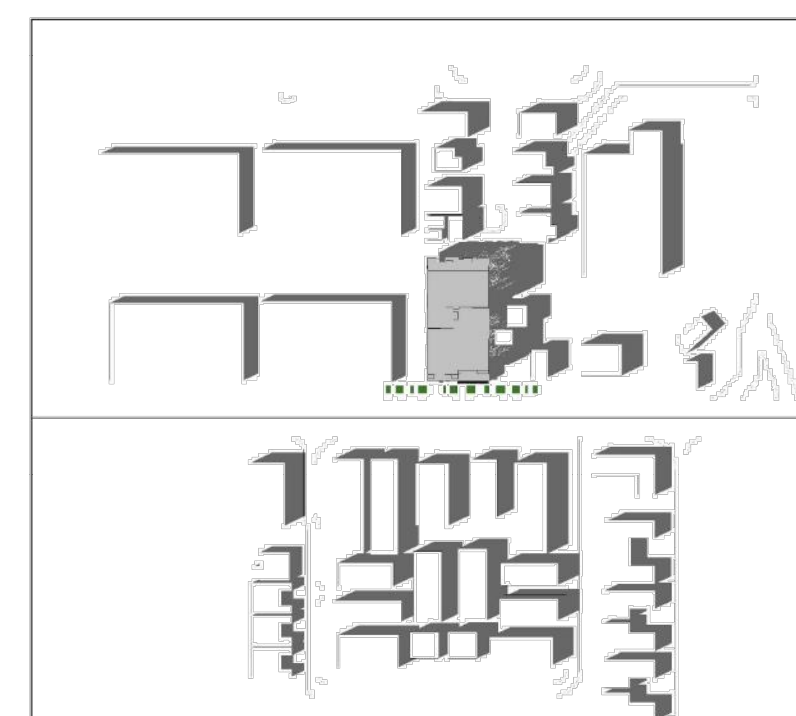
② AUTUMN 10 AM →



③ AUTUMN 12 PM →

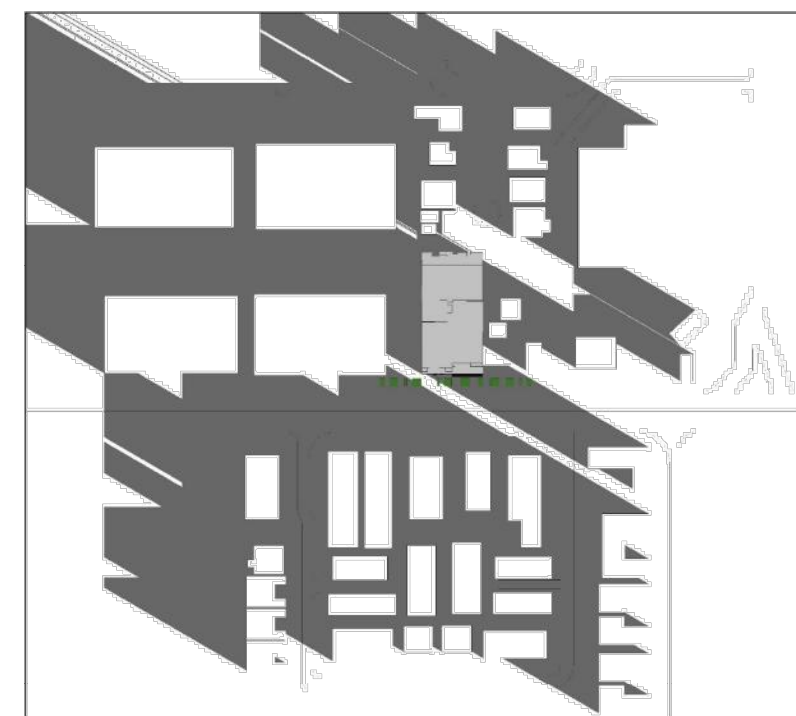


④ AUTUMN 2 PM →

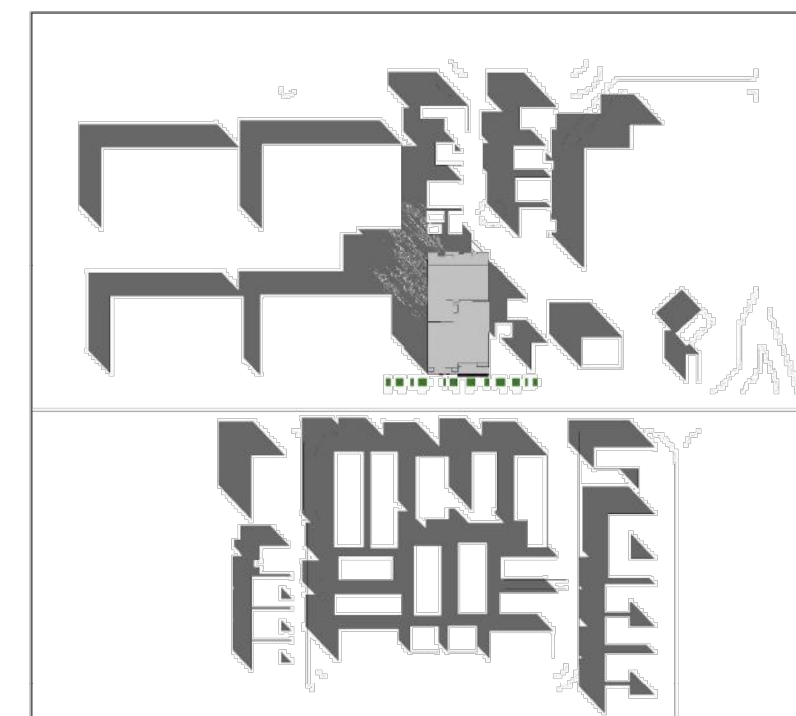


⑤ AUTUMN 4:30 AM →

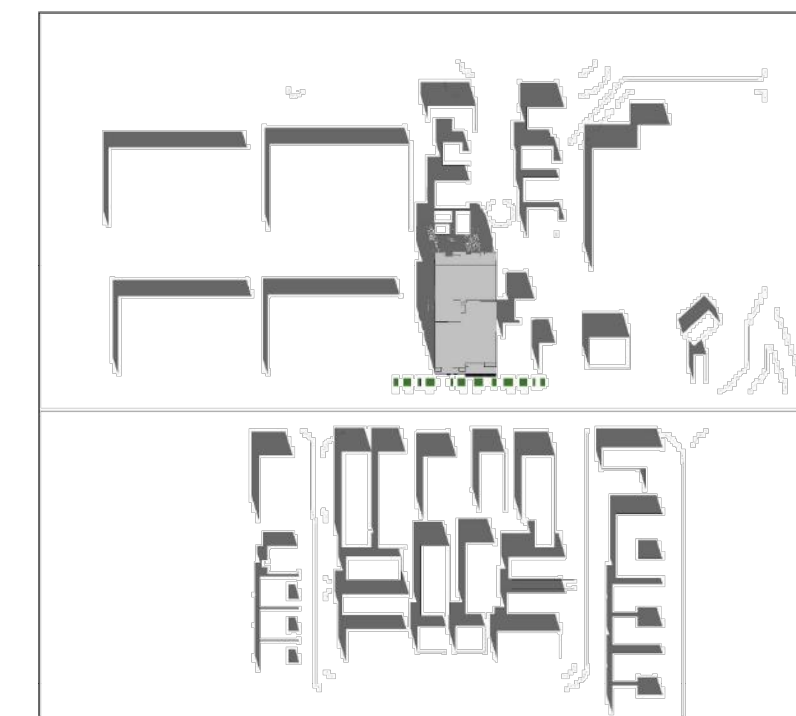
AUTUMN



① WINTER 8 AM →



② WINTER 10 AM →

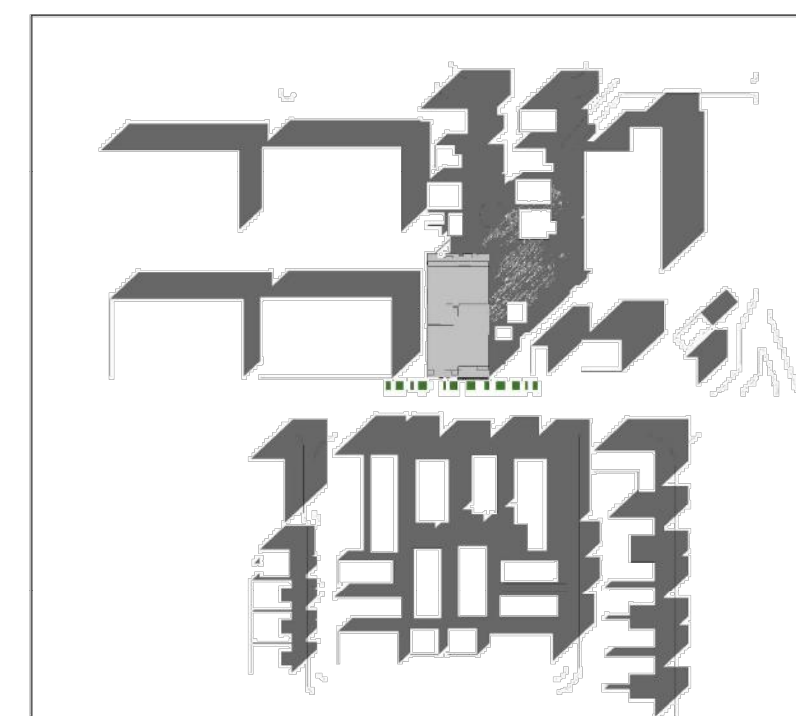


③ WINTER 12 PM →

WINTER



④ WINTER 2 PM →



⑤ WINTER 4:30 AM →

OWNER

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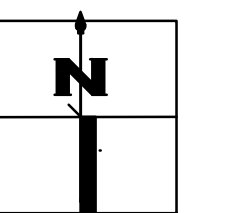
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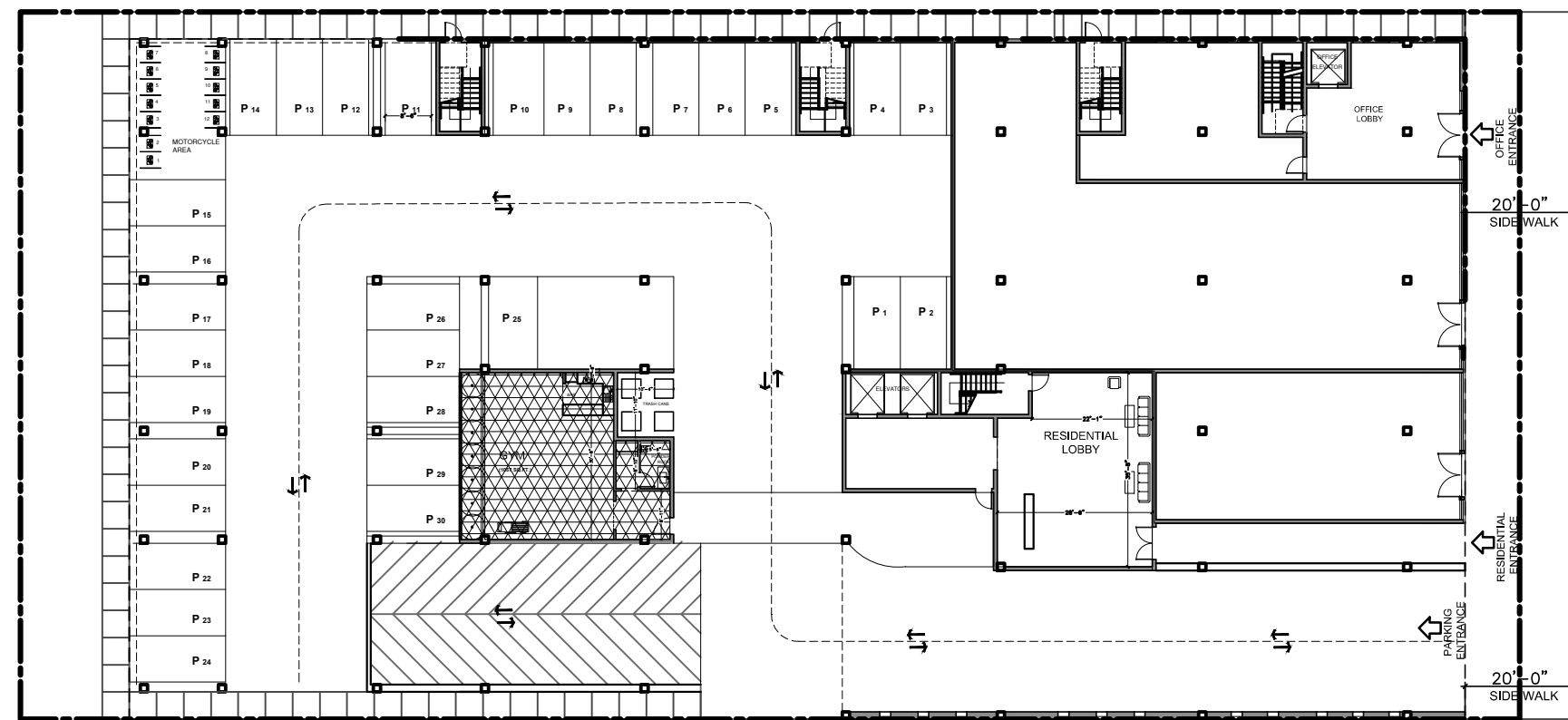


SCALE : 1/32" = 1'-0"

OPEN SPACE
STUDY

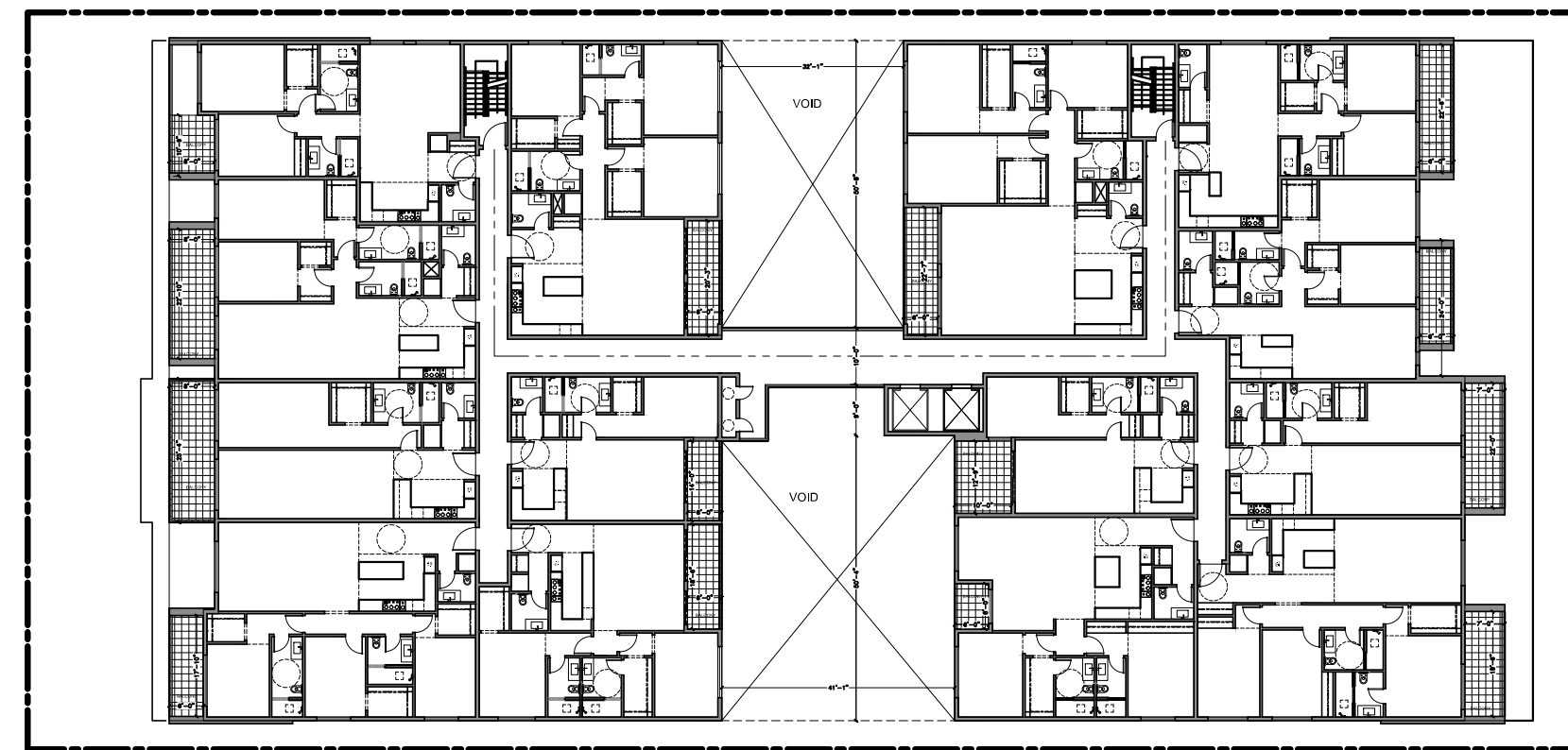
A.28

SP20 - 002



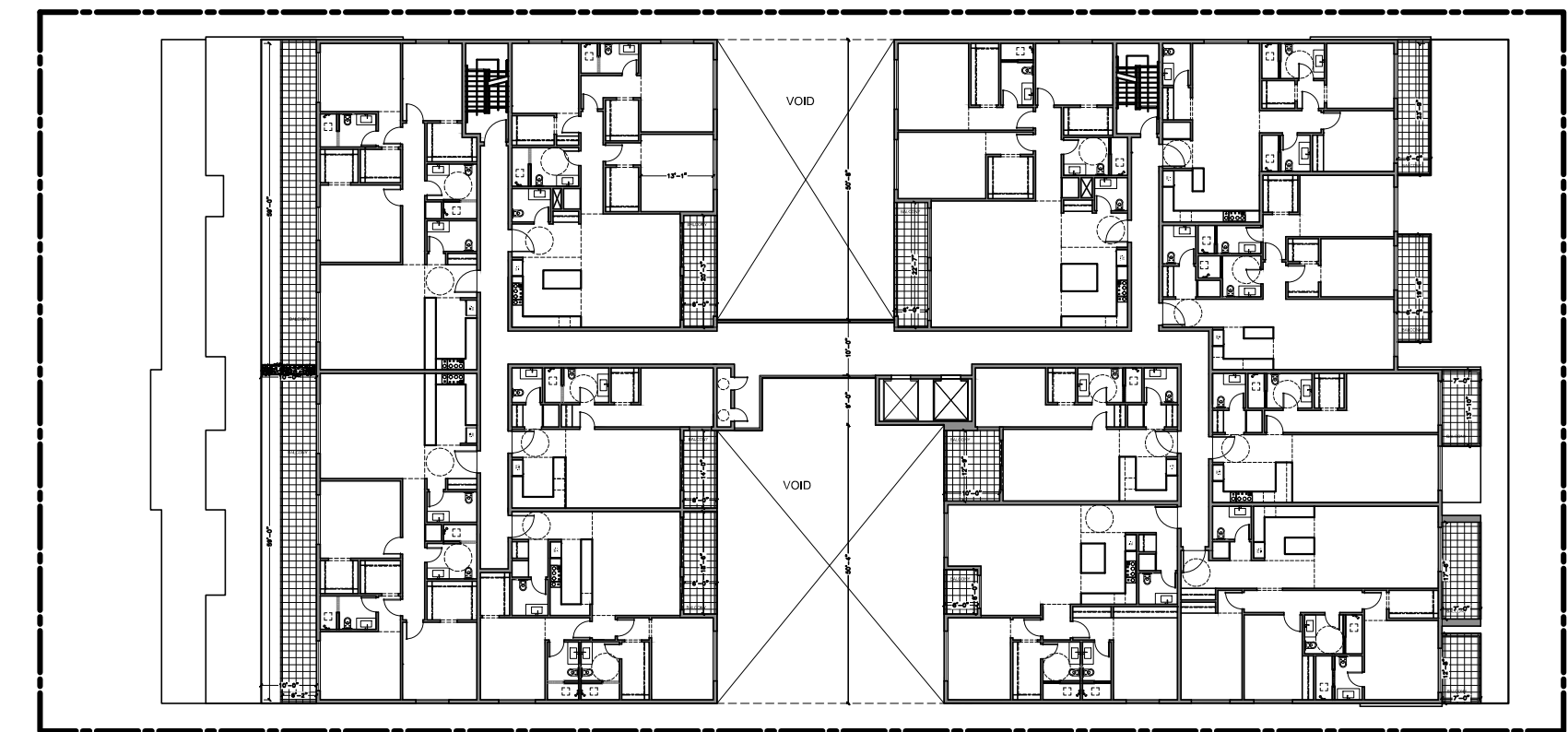
FIRST FLOOR PLAN

PRIVATE OPEN SPACE 1057.0 sq.ft.
COMMON OPEN SPACE



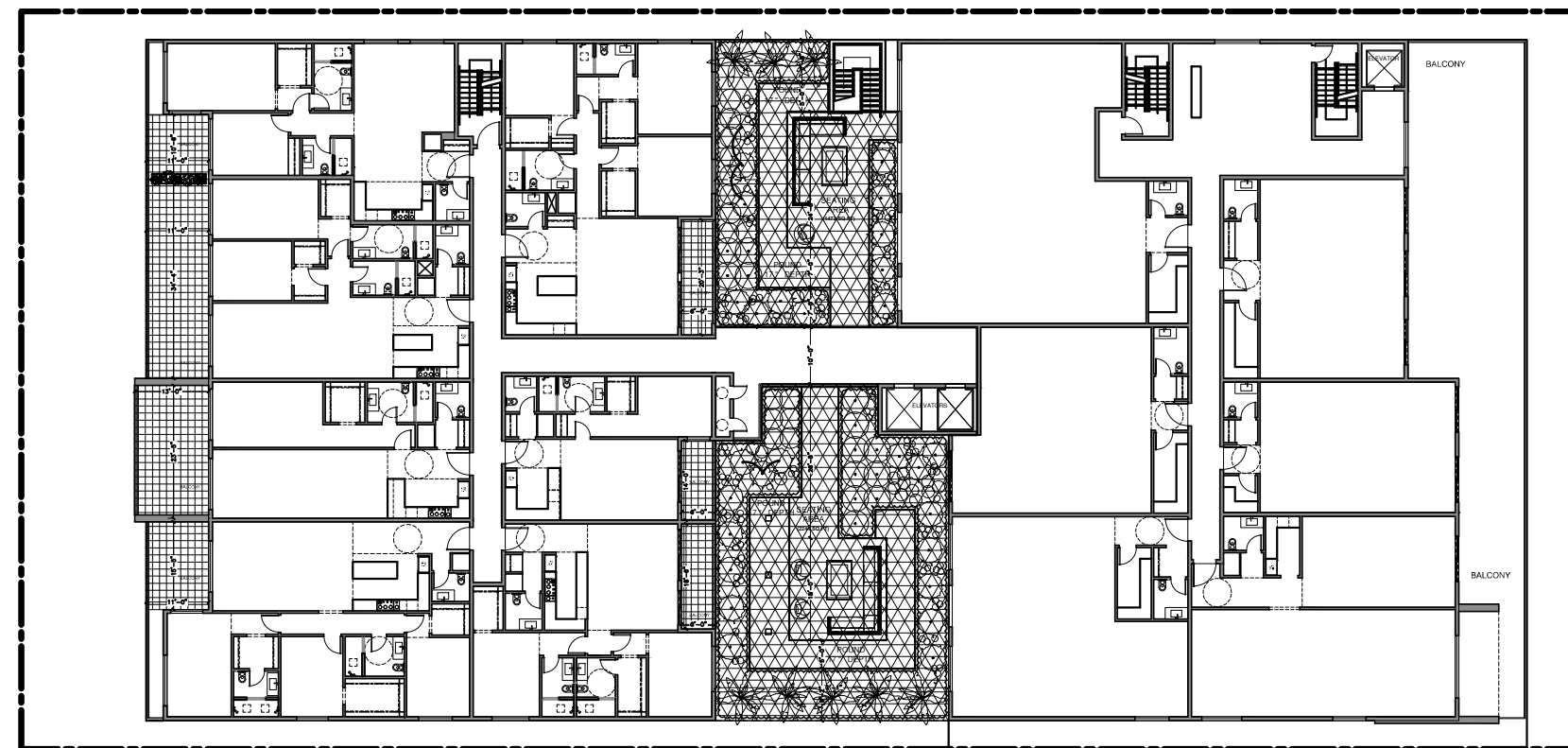
4TH FLOOR PLAN

PRIVATE OPEN SPACE 1721.2 sq.ft.
COMMON OPEN SPACE



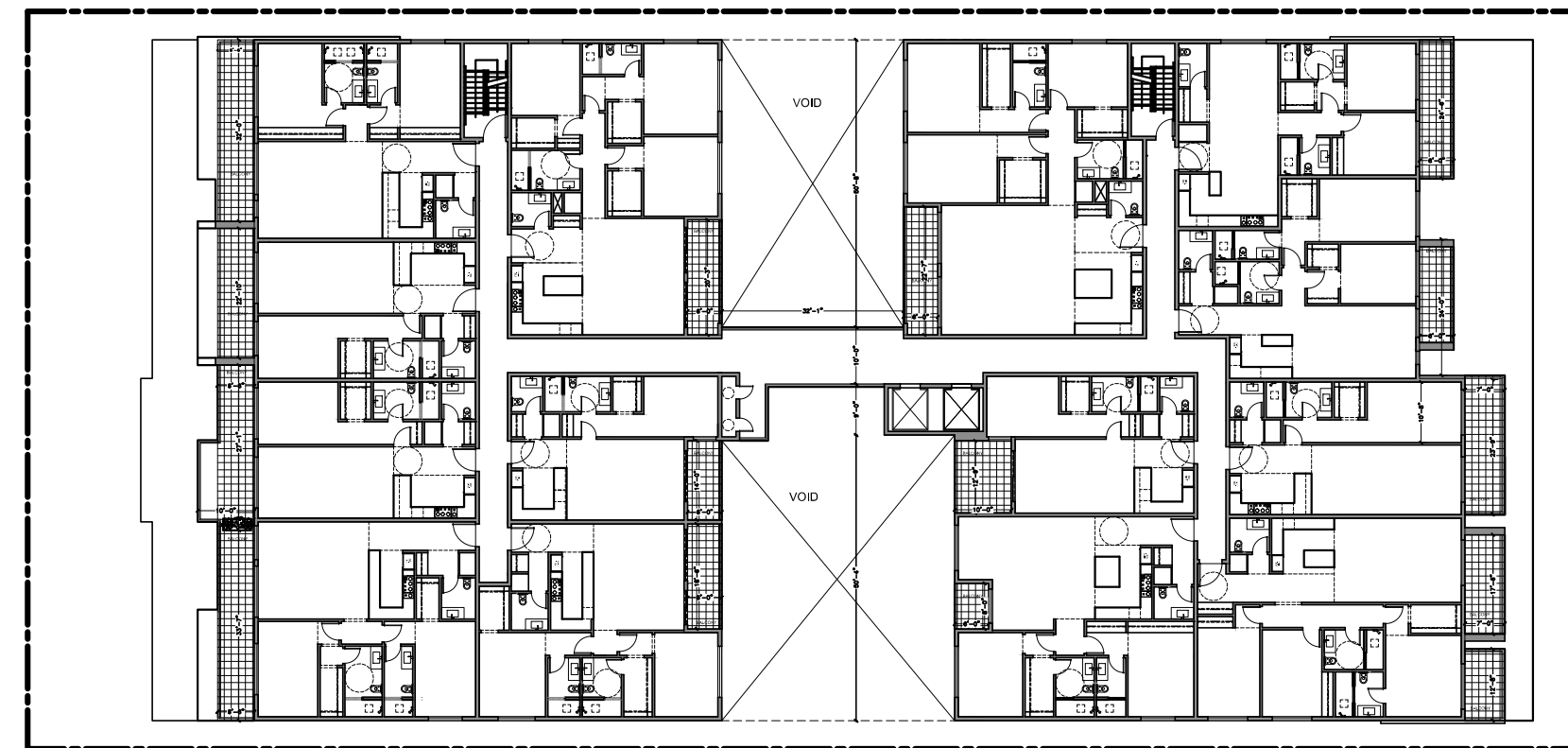
6TH FLOOR PLAN

PRIVATE OPEN SPACE 1979.2 sq.ft.
COMMON OPEN SPACE



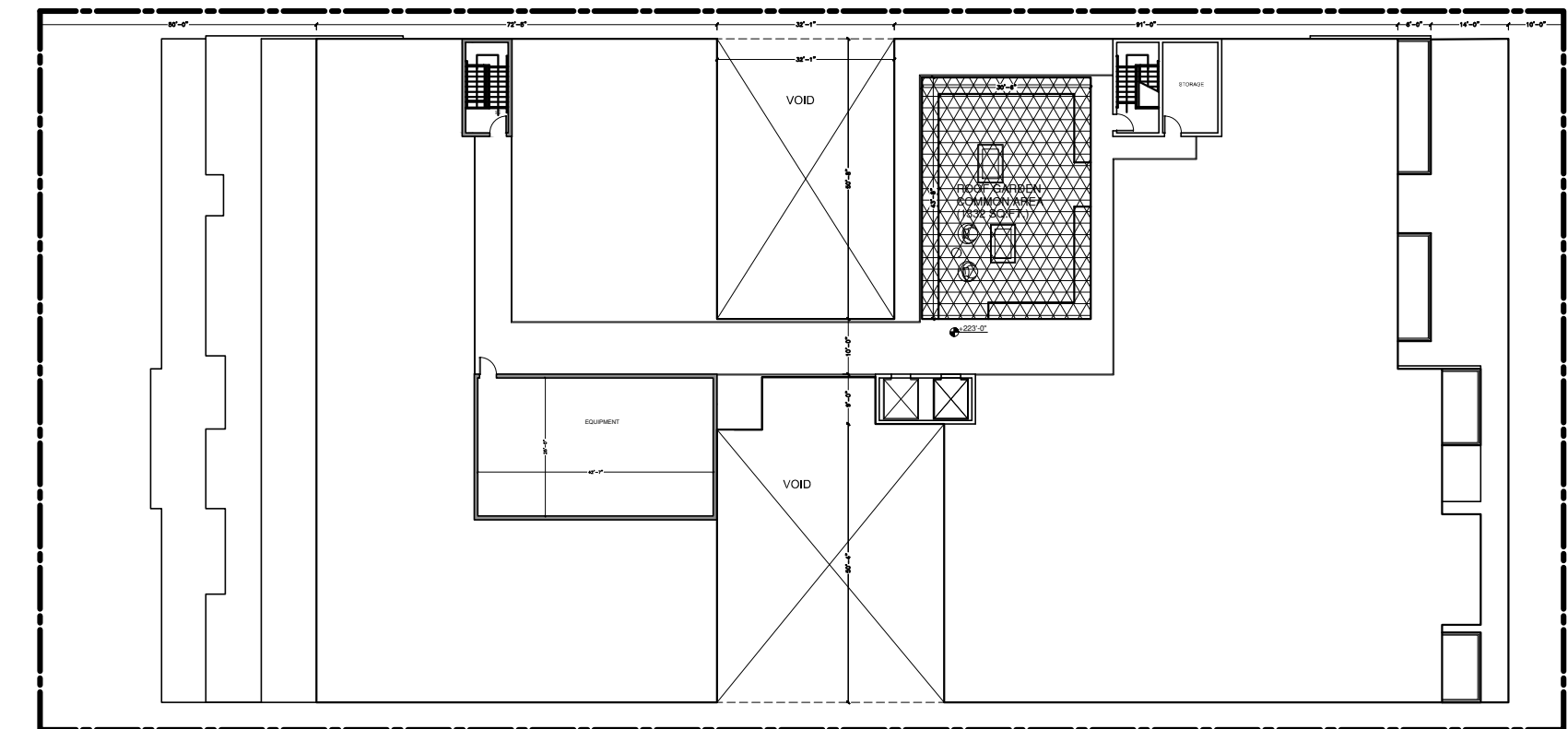
2ND FLOOR PLAN

PRIVATE OPEN SPACE 1294.4 sq.ft.
COMMON OPEN SPACE 3717 sq.ft.



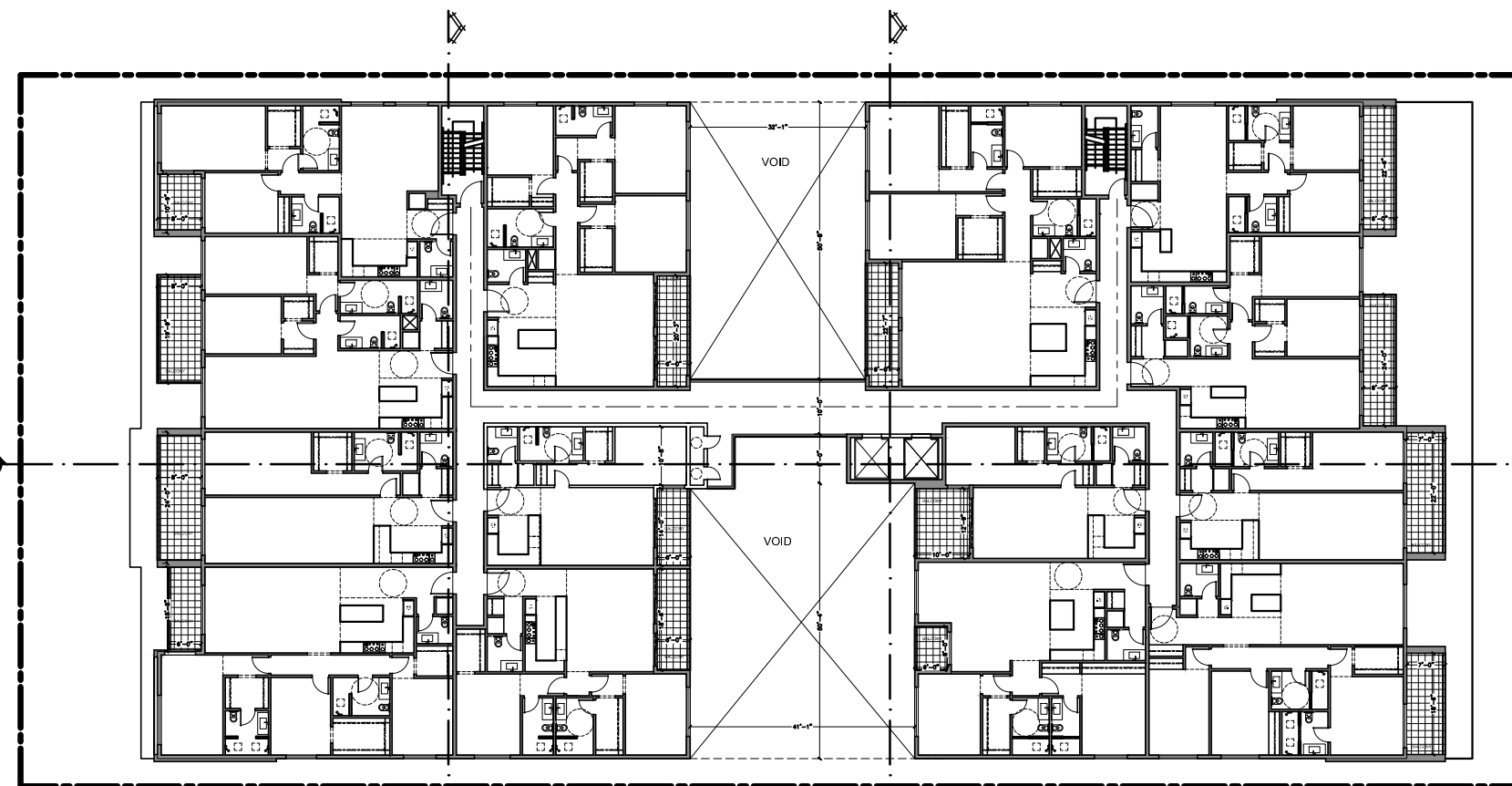
5TH FLOOR PLAN

PRIVATE OPEN SPACE 2022.5 sq.ft.
COMMON OPEN SPACE



ROOF PLAN

PRIVATE OPEN SPACE
COMMON OPEN SPACE 1332 sq.ft.



3RD FLOOR PLAN

PRIVATE OPEN SPACE 1703 sq.ft.
COMMON OPEN SPACE

COMMON AREA TABLE (61 UNITS RESIDENTIAL)

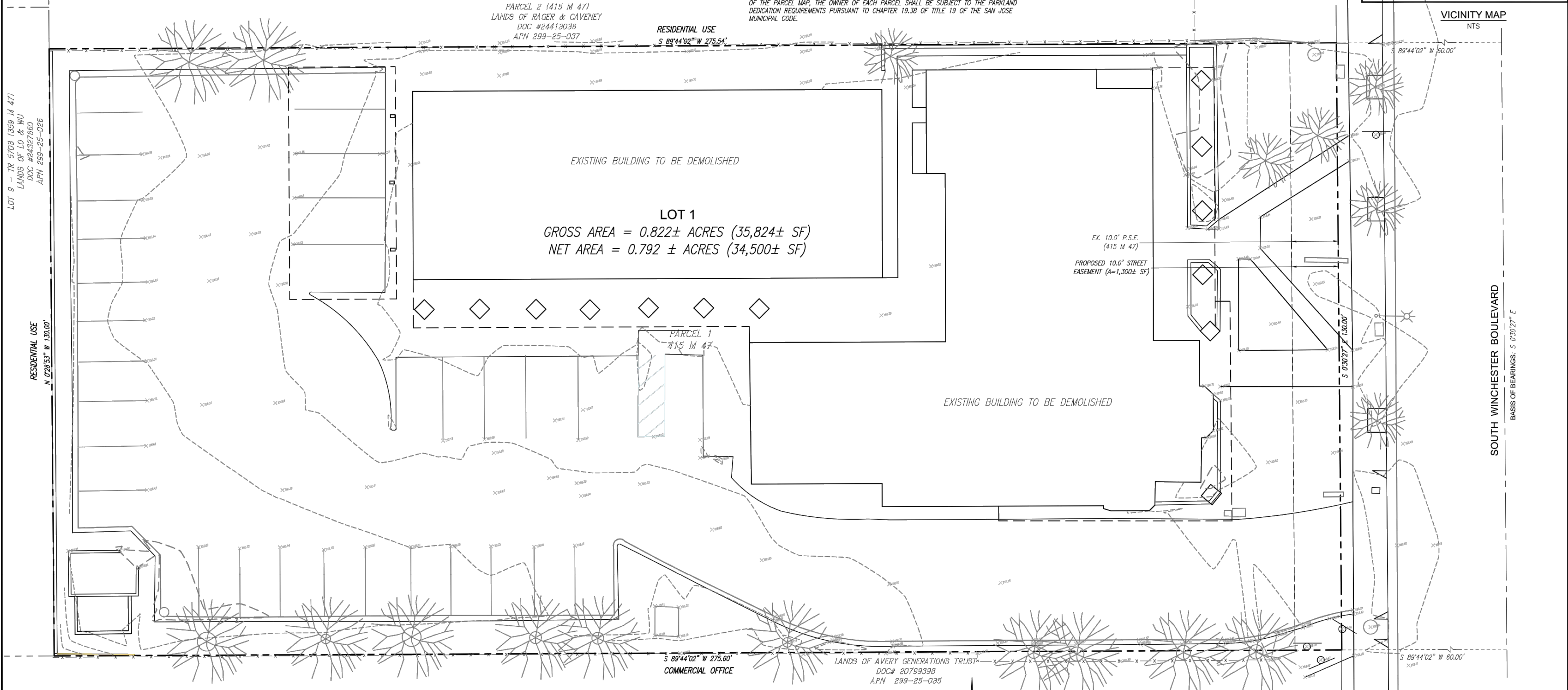
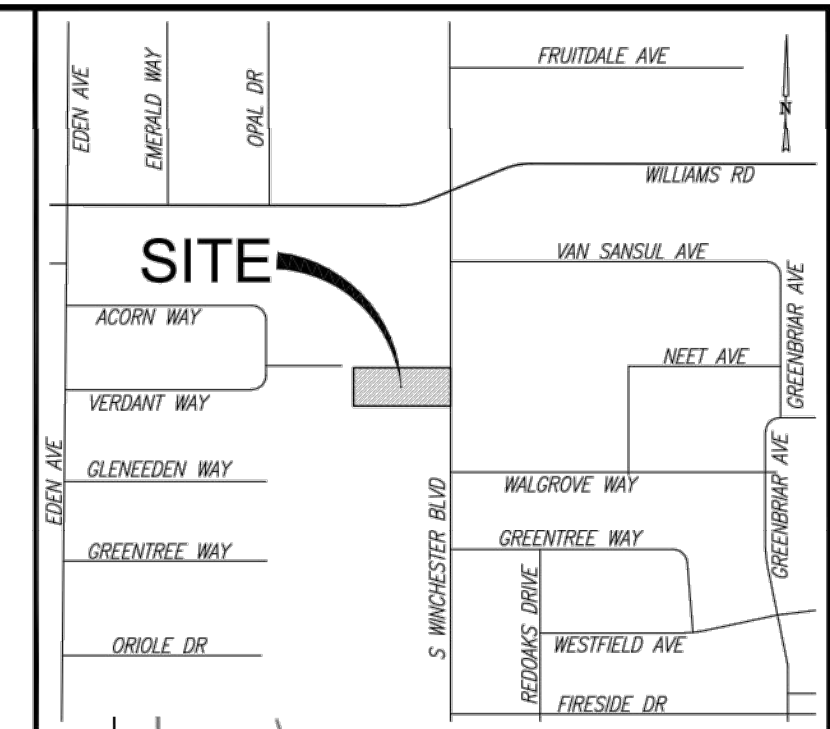
	RATIO	UNITS	REQUIRED	PROVIDED
PRIVATE OPEN SPACE	60 sq.ft. PER 1 UNIT	61	3660 sq.ft.	8720.3 sq.ft.
COMMON OPEN SPACE	100 sq.ft. PER 1 UNIT	61	6100 sq.ft.	6106.0 sq.ft.
UNITS WITH PRIVATE OPEN SPACE = 61				

- GENERAL NOTES:**
- OWNER/SUBDIVIDER: ADAM ASKARI
2881 HEMLOCK AVENUE
SAN JOSE, CA 95128
408-921-1882
 - CIVIL ENGINEER/
LAND SURVEYOR: KEVIN R. WEISS, R.C.E. 47967, P.L.S. 7139
DJ EDWARDS, R.C.E. 69369
JMH WEISS, INC.
1731 TECHNOLOGY DRIVE, STE #880
SAN JOSE, CA 95110
(408) 286-4555
 - ASSESSOR'S PARCEL NUMBER: 299-25-038
 - EXISTING ZONING: COMMERCIAL PEDESTRIAN (CP)
 - PROPOSED ZONING: NO ZONING CHANGE REQUESTED
 - GENERAL PLAN DESIGNATION: MIXED USE COMMERCIAL (MUC)

- SUBDIVIDED AREA: APPROXIMATELY 0.822± ACRES
- TOTAL EXISTING LOTS: 1 LOT
- TOTAL PROPOSED LOTS: 1 LOT FOR RESIDENTIAL & COMMERCIAL CONDOMINIUM PURPOSES UP TO 61 RESIDENTIAL CONDOMINIUM UNITS AND 9 COMMERCIAL CONDOMINIUM UNITS AND 1 COMMON AREA
- EXISTING LAND USE: COMMERCIAL PEDESTRIAN (CP)
- GENERAL PLAN DESIGNATION: MIXED USE COMMERCIAL (MUC)
- PROPOSED LAND USE: COMMERCIAL AND RESIDENTIAL CONDOMINIUM UNITS
- WATER SYSTEM: SAN JOSE WATER COMPANY
- STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SAN JOSE
- SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SAN JOSE

- GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE: COMCAST
- FIRE HYDRANTS: TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF SAN JOSE
- NOTES: 1) EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT
2) SUBJECT TO PROJECT CC&R'S TO BE RECORDED
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED WITHIN THAT CHAPTER.
- IF A BUILDING PERMIT(S) IS REQUESTED FOR THE CONSTRUCTION OF A RESIDENTIAL STRUCTURE OR STRUCTURES ON ANY OF THE PROPOSED PARCELS WITHIN FOUR (4) YEARS OF RECORDATION OF THE PARCEL MAP, THE OWNER OF EACH PARCEL SHALL BE SUBJECT TO THE PARKLAND DEDICATION REQUIREMENTS PURSUANT TO CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE.

- SURROUNDING LAND USE:
NORTH - ZONED COMMERCIAL PEDESTRIAN; CURRENTLY RESIDENTIAL UNIT EXISTS ON PARCEL
SOUTH - COMMERCIAL OFFICE
WEST - RESIDENTIAL, PLANNED DEVELOPMENT, R-1-B(PD); LOW TO MEDIUM DENSITY
EAST - ACROSS WINCHESTER BLVD - RESIDENTIAL, PLANNED DEVELOPMENT
- PER THE VALLEY WATER DISTRICT WELL INFORMATION WEB SITE, THERE ARE NO ACTIVE OR DESTROYED WELLS LOCATED ON THE SUBJECT PROPERTY.
- NO NEW STREET NAMES ARE PROPOSED FOR THIS DEVELOPMENT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A GEOLOGICAL HAZARD ZONE.
- EASEMENT NOTE: CC&R'S RECORDED DECEMBER 9, 1960 IN BOOK 5009 OF OFFICIAL RECORDS, AT PAGE 281 FOR THE SUBJECT PROPERTY AND ADJACENT PROPERTIES STATE THAT THE PARCELS WOULD BE DEVELOPED TOGETHER AS A SHOPPING CENTER AND PROVIDED FOR BLANKET EASEMENTS ON EACH OF THE PARCELS FOR THE BENEFIT OF ALL PARCELS FOR ACCESS, PARKING AND UTILITIES. THE REFERENCED PARCELS HAVE ALL BEEN DEVELOPED INDEPENDENTLY, THEREFORE THE STATUS OF AND ENFORCEABILITY OF SAID CC&R'S IS UNKNOWN.



LOT 9 - TR 5703 (359 M 47)
LANDS OF LD & WU
DOC #24027650
APN 299-25-026

RESIDENTIAL USE
N 07°35'31" W 130.00'

SOUTH WINCHESTER BOULEVARD
BASIS OF BEARINGS: S 0°30'27" E

SITE ADDRESS
1073 S. WINCHESTER BOULEVARD
SAN JOSE, CA

SURVEY NOTES:
EXISTING TOPOGRAPHIC SURVEY INFORMATION PERFORMED BY MKESSLER ON JULY 16, 2019. ANY TOPOGRAPHIC OR SUBSURFACE OBJECTS OR INFORMATION NOT INCLUDED ON PLANS ARE NOT THE RESPONSIBILITY OF JMH WEISS.

BASIS OF BEARINGS:
THE BEARING, NORTH 00°30'27" WEST, OF THE CENTERLINE OF WINCHESTER BOULEVARD AS SHOWN ON THAT PARCEL MAP RECORDED ON MARCH 29, 1978 IN BOOK 415 OF MAPS, AT PAGE 47, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY.

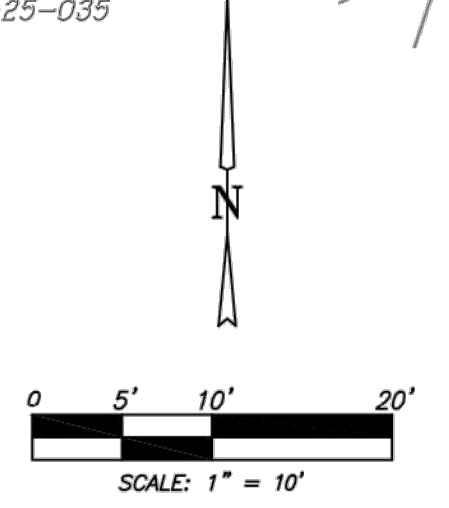
BENCHMARK:
CITY OF SAN JOSE, CALIFORNIA BENCHMARK POINT NO. 538 DESCRIBED AS: LETTER 'Q' IN THE WORK "OAKLAND" ON TOP OF CATCH BASIN IN SOUTHEAST RETURN OF GREENTREE WAY AND WINCHESTER BOULEVARD, ER ON GREENTREE WAY, FD 774, PAGE 50

ELEVATION TAKEN AS 160.97, NAVD88

FLOOD HAZARD NOTE:
THE SUBJECT PARCEL ON LIES WITHIN FLOOD HAZARD ZONE D, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM), CITY OF SAN JOSE, CALIFORNIA, MAP NUMBER 06085C02374, WITH AN EFFECTIVE DATE OF MAY 18, 2009 AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). SAID ZONE D IS DEFINED AS AREAS OF UNDETERMINED FLOOD HAZARD.

LEGEND & ABBREVIATIONS

---	PROPERTY LINE - SUBJECT PARCEL
---	PROPERTY LINE - ADJACENT PARCEL
---	CENTERLINE / MONUMENT LINE, AS NOTED
---	EASEMENT LINE
P.S.E.	PUBLIC SERVICE EASEMENT



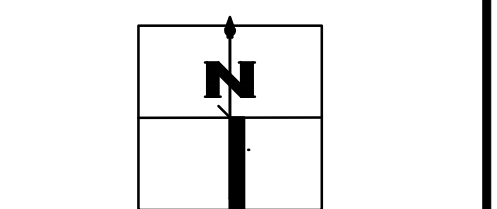
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REVISIONS		
#	DATE	DESCRIPTION
1	01/14/2020	FIRST SUBMITTAL
2	03/30/2020	SECOND SUBMITTAL
3	07/11/2020	THIRD SUBMITTAL
4	10/30/2020	FOURTH SUBMITTAL

TENTATIVE TRACT MAP "WINCHESTER 1073"
BEING A 1 LOT SUBDIVISION FOR RESIDENTIAL & COMMERCIAL CONDOMINIUM PURPOSES FOR UP TO 61 RESIDENTIAL CONDOMINIUM UNITS AND UP TO 9 COMMERCIAL CONDOMINIUM UNITS AND 1 COMMON AREA
SAN JOSE CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste#880 San Jose, Ca 95110
Tel(408)286-4555

AS SHOWN SCALE	1/10/2020 DATE	5188 JOB NO.	1 OF 1
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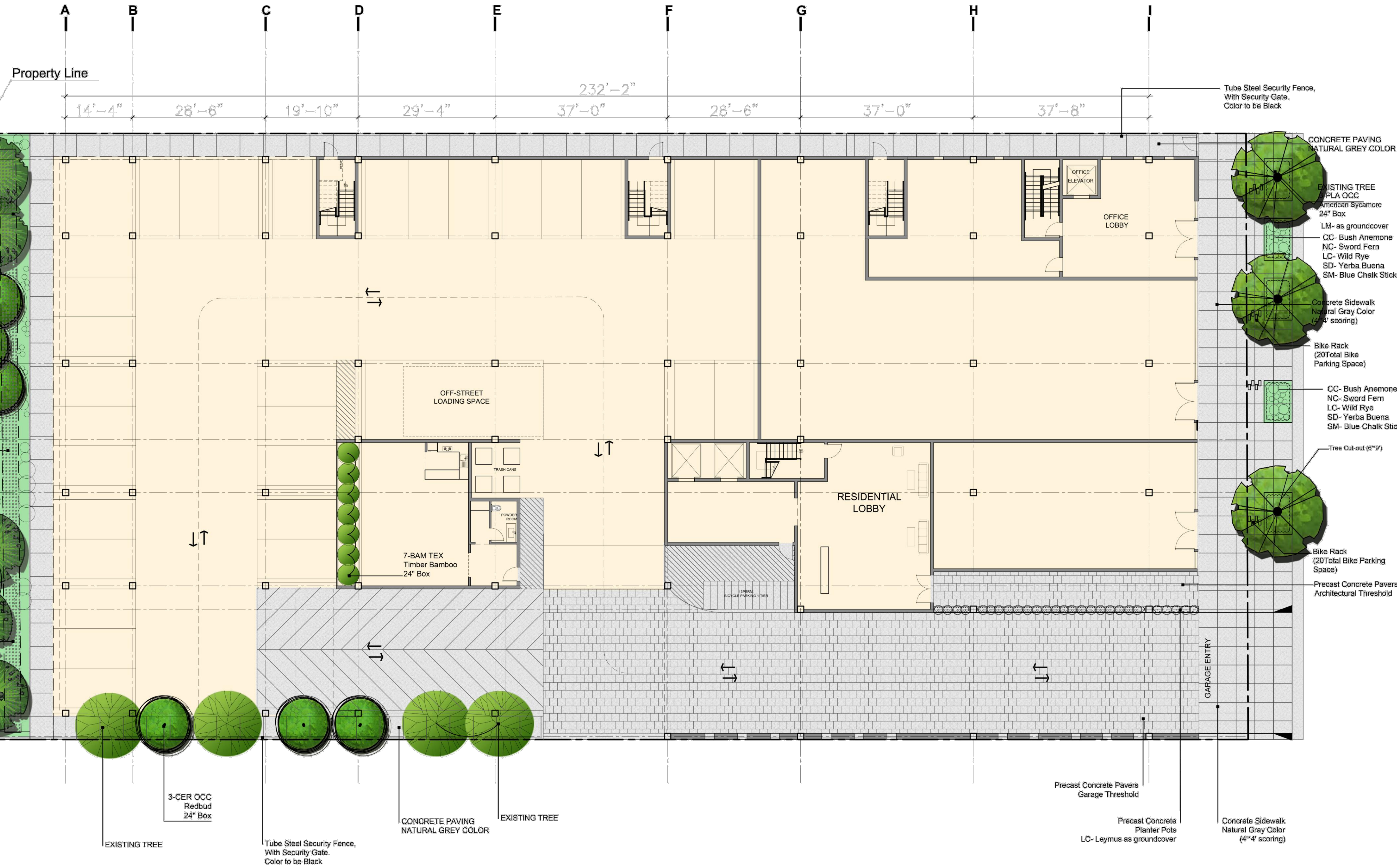


SCALE : 3/32" = 1'-0"

FIRST FLOOR
LANDSCAPE PLAN

L.01

SP 20 - 002



CAREX PANSA

* Flow-Through Planter Boxes can only accept "basin" planting zone species since they do not have bank or upland planting zones.

** "Project will not locate trees within the basin or bank planting zones of Bioretention Areas, per Appendix D of the SCVURP PP C. 3 Stormwater Handbook. Trees will also not be located directly in line with or next to stormwater inlets (curb openings, bubble box emitters, etc.) and will offset or relocate trees where necessary outside of the Bioretention Area basin and bank planting zones to maximize runoff dispersal throughout Bioretention Areas."

*** "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."

FILE NAME: WINCHESTER_CONDOMINIUM_11_25_2020

OWNER

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2881 Hemlock Ave. San Jose
TEL: (408) 921-1882
Dradamaskari@GMAIL.COM

CIVIL ENGINEER

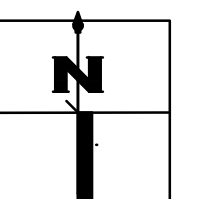
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djedwards@jmhweiss.com

LANDSCAPE DESIGNER

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

SECOND FLOOR
LANDSCAPE PLAN

L.02

SP 20 - 002

CC- Bush Anemone
NC- Sword Fern
LC- Wild Rye
SD- Yerba Buena
SM- Blue Chalk Sticks

3- SYA ROM
Syagrus romanzoffiana
18' trunk ht.

3- ACE PAL
Japanese Maple
36" Box

5- ARB MAR
Arbutus marina
24" Box

4- BAM TEX
Timber Bamboo
24" Box

4- ACE PAL
Japanese Maple
36" Box

4- BAM TEX
Timber Bamboo
24" Box

3- ARB MAR
Arbutus marina
24" Box

5- ACE PAL
Japanese Maple
36" Box

5- SYA ROM
Syagrus romanzoffiana
18' trunk ht.

Architectural Guardrail

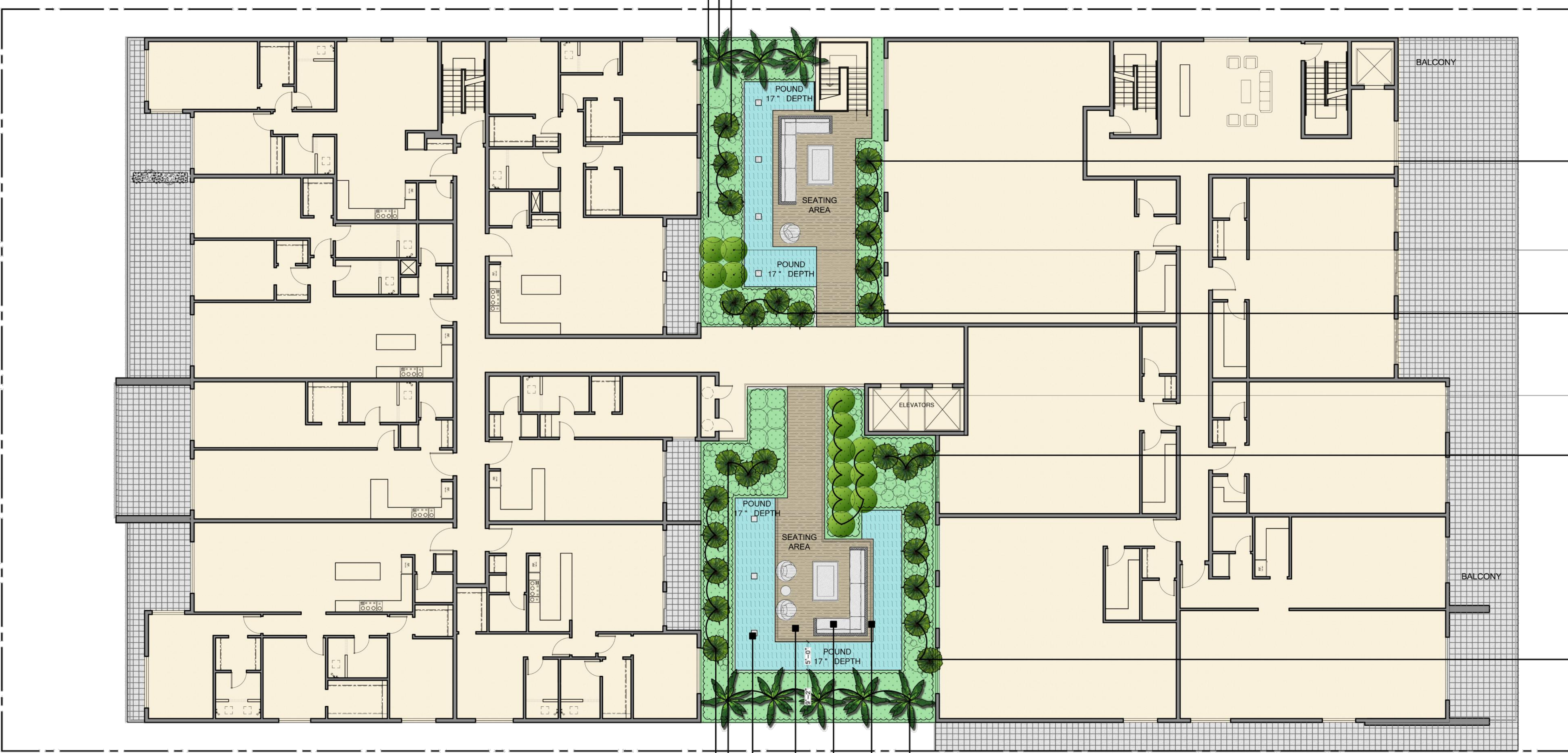
Outdoor Sofa Seating and Table

Slat Wood Decking on Podium

(2) Bollard Lights

5- ARB MAR
Arbutus marina
24" Box

3- ACE PAL
Japanese Maple
36" Box



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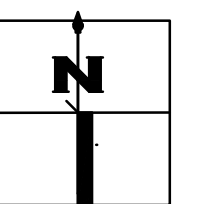
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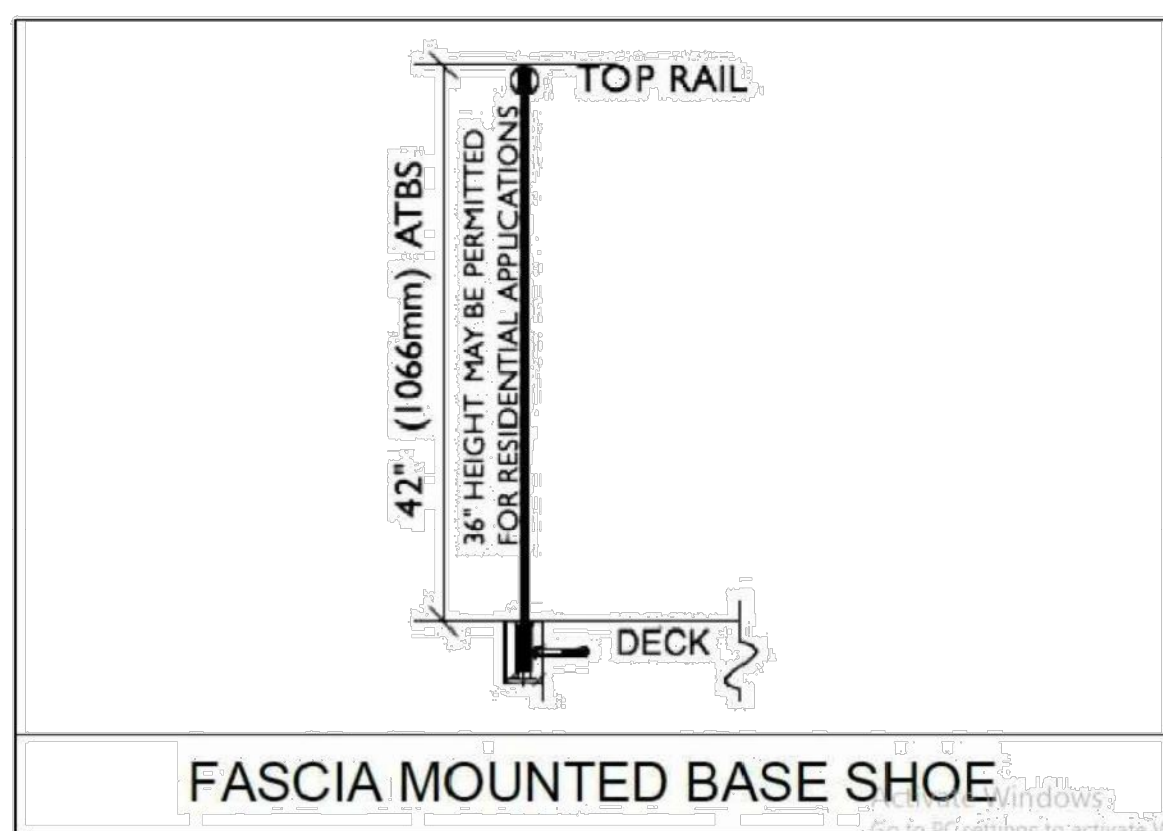
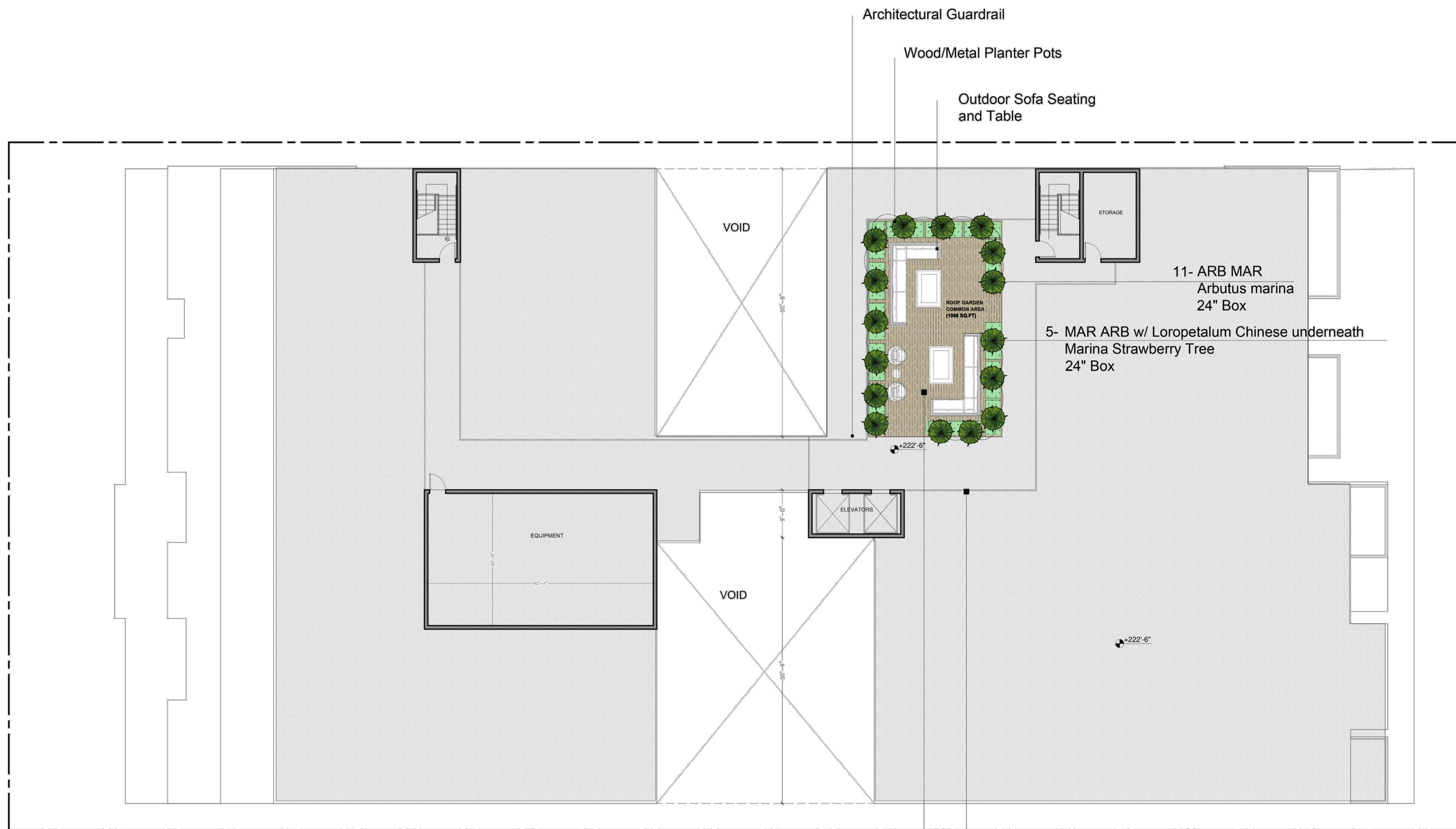


SCALE : 3/32" = 1'-0"

ROOF PLAN
LANDSCAPE

L.03

SP20 - 002



RAILING DETAILS

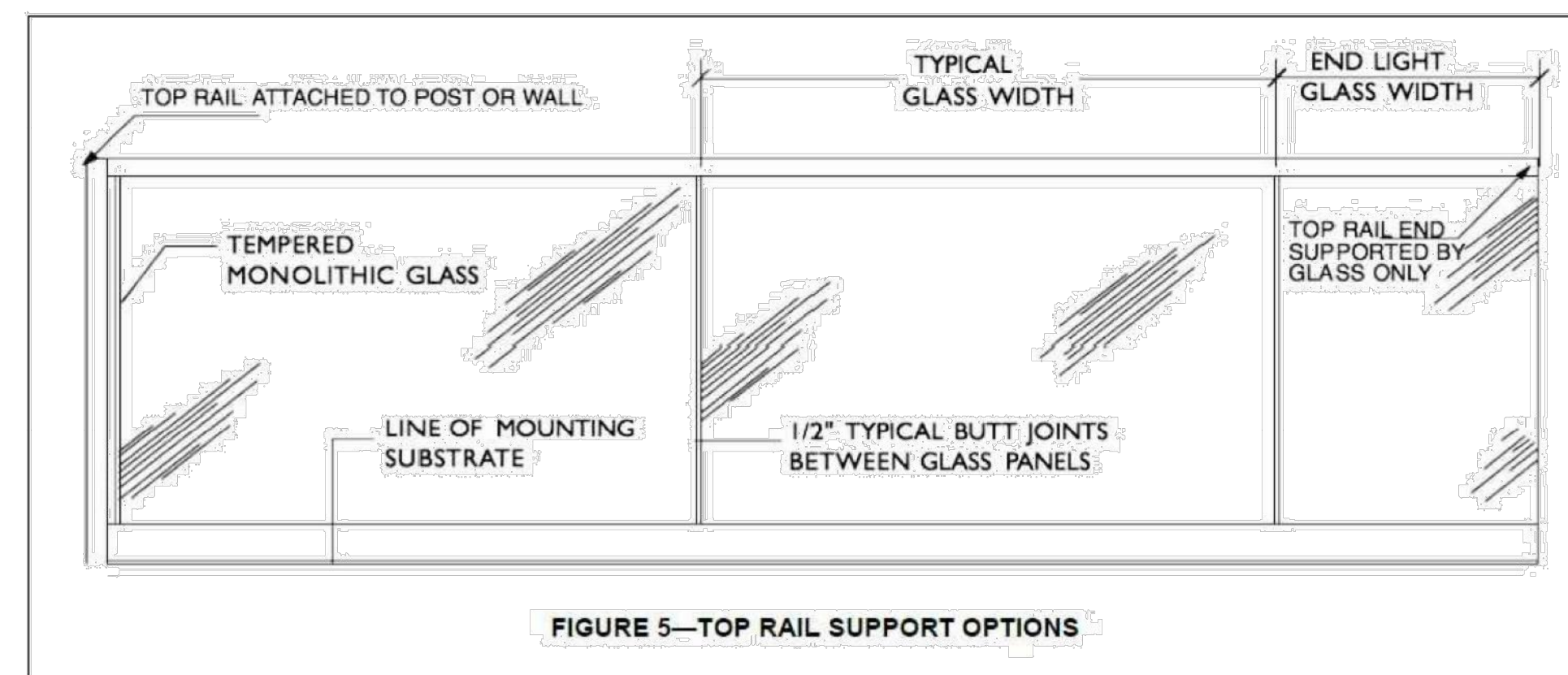


FIGURE 5—TOP RAIL SUPPORT OPTIONS

OWNER

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LANDSCAPE DESIGNER

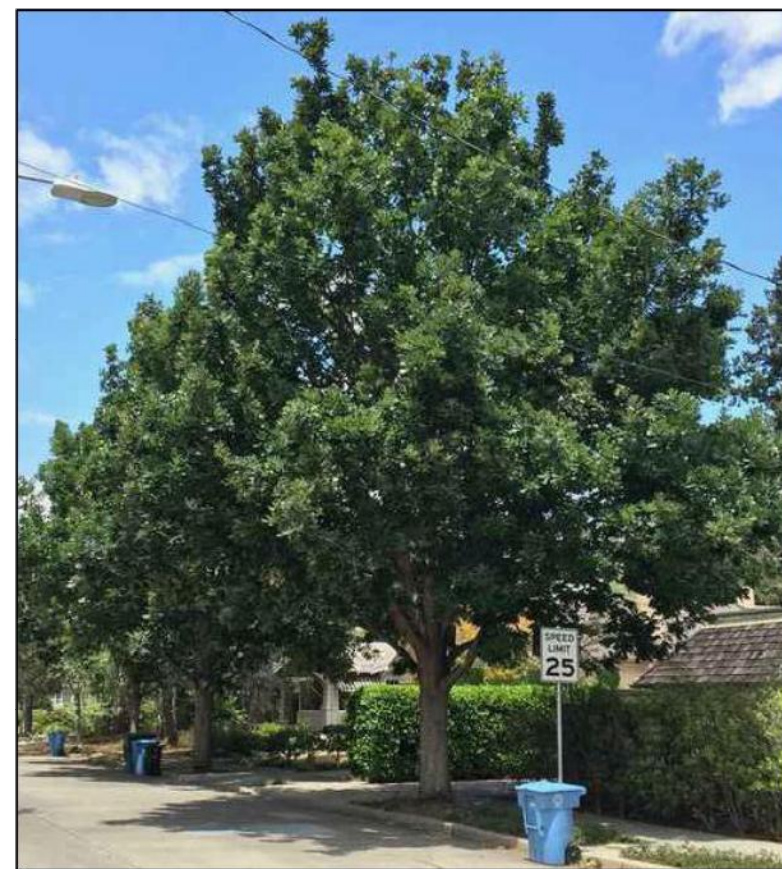
SHILA YASMEH
628 N. MAPLE DR.
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REVISIONS

△	REV.1	04.06.2020
△	REV.2	07.21.2020
△	REV.3	11.02.2020
△	REV.4	11.25.2020
△		
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**PROPOSED
PLANTING
IMAGERY**

L.04



1



2

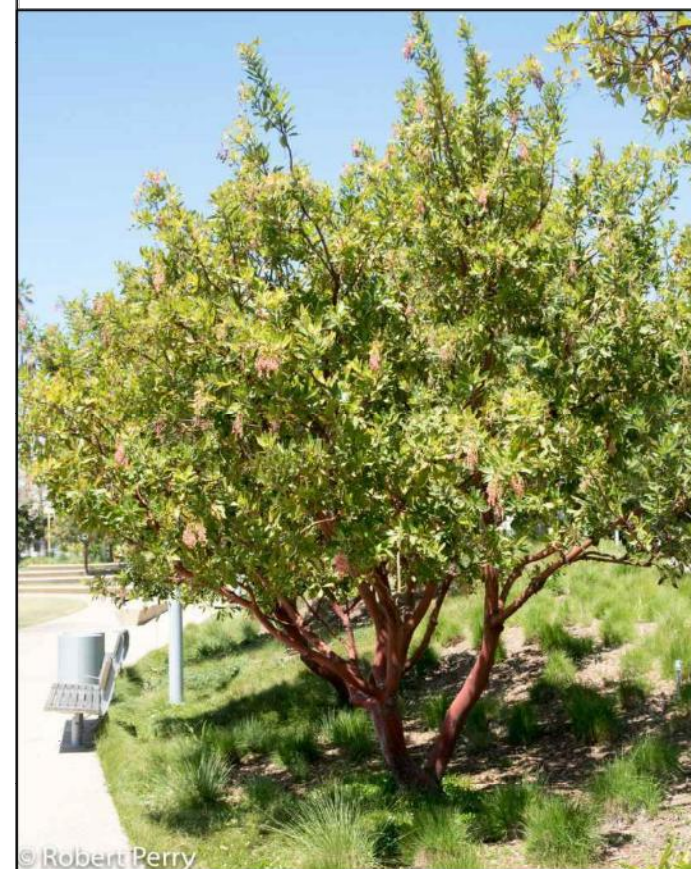


3



4

NOTE:
THE ABOVE PLANTS HAVE BEEN SELECTED AS BEING REPRESENTATIVE OF THE OVERALL PLANTING DESIGN INTENT. THIS PLANT PALETTE IS BEING SUGGESTED FOR USE, BUT SHOULD NOT PRECLUDE USE OF OTHER APPROPRIATE PLANT MATERIAL. OTHER COMPATIBLE VARIETIES OF TREES, SHRUBS AND GROUND COVERS SHOULD BE SELECTED TO COMPLEMENT THE CHARACTER OF THE PROJECT.



5

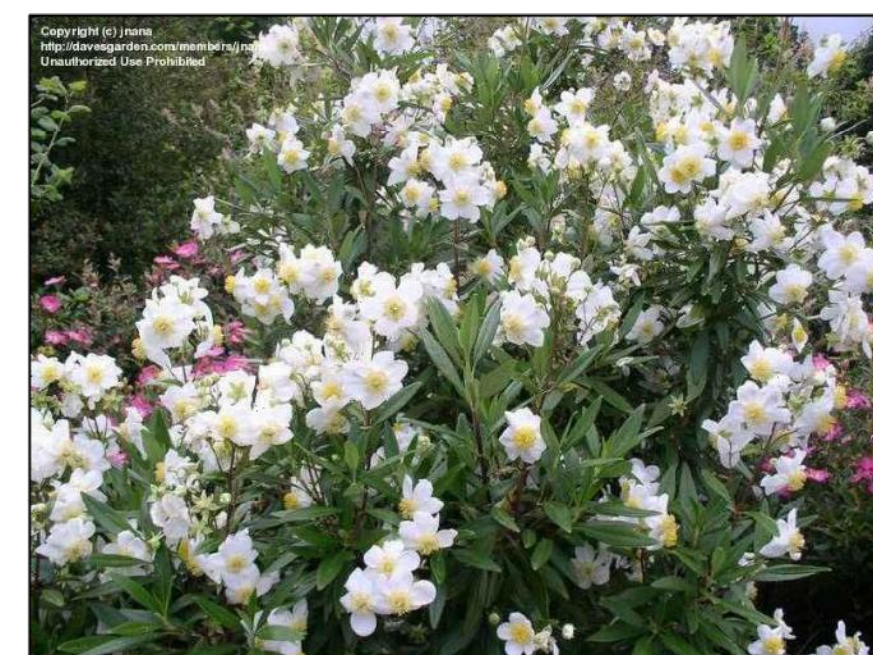
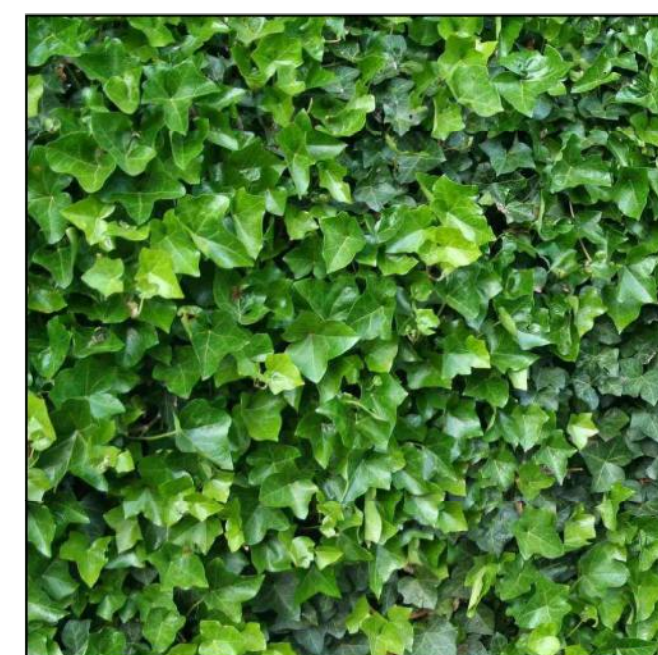


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TREES						COMMENTS/ SPACING	CALIFORNIA NATIVE	WUCOLS RATING
KEY	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY				
1	QUE FRA	24" BOX	QUERCUS FRAINETTO	ITALIAN OAK	5			
2	CER OCC	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD	7		NATIVE	
3	SYA ROM	18" Trunk	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8		NATIVE	MEDIUM
4	BAM TEX	15 GAL	BAMBUSA 'TEXTILIS'	TIMBER BAMBOO	14			
5	ACE PLA	36" BOX	ACER PALMATUM	JAPANESE MAPLE	15			
6	MAR ARB	24" BOX	ARBUTUS U 'MARINA'	STRAWBERRY TREE	26	MULTI		
7	PLA OCC	24" BOX	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3			



SHURBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING	CALIFORNIA NATIVE	WUCOLS RATING
CP	1 GAL	CAREX PANSA	SAND DUNE SEDGE		NATIVE	LOW
NC	1 GAL	NEPHROLEPIS CORDIFOLIA	SWORD FERN			
CC	5 GAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE		NATIVE	LOW
RT	5 GAL	ROSEMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY			
GRASSES						
LC	1 GAL	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE			
JP	1 GAL	JUNCUS PATENS	CALIFORNIA GRAY RUSH	18" O.C.	NATIVE	LOW
GROUND COVER						
SD	1 GAL	SATUREJA DOUGLASII	YERBA BUENA			
SM	1 GAL	SENECIO MANDRALISCAE	BLUE CHALK STICKS			
VINES						
BO	1 GAL	BOUGANVILLEA 'CALIFORNIA GOLD'	BOUGANVILLEA			
CC	1 GAL	CLYTOSTOMA CALESTOIGES	TRUMPET VINE			

*5 GALLON UNLESS NOTED OTHERWISE





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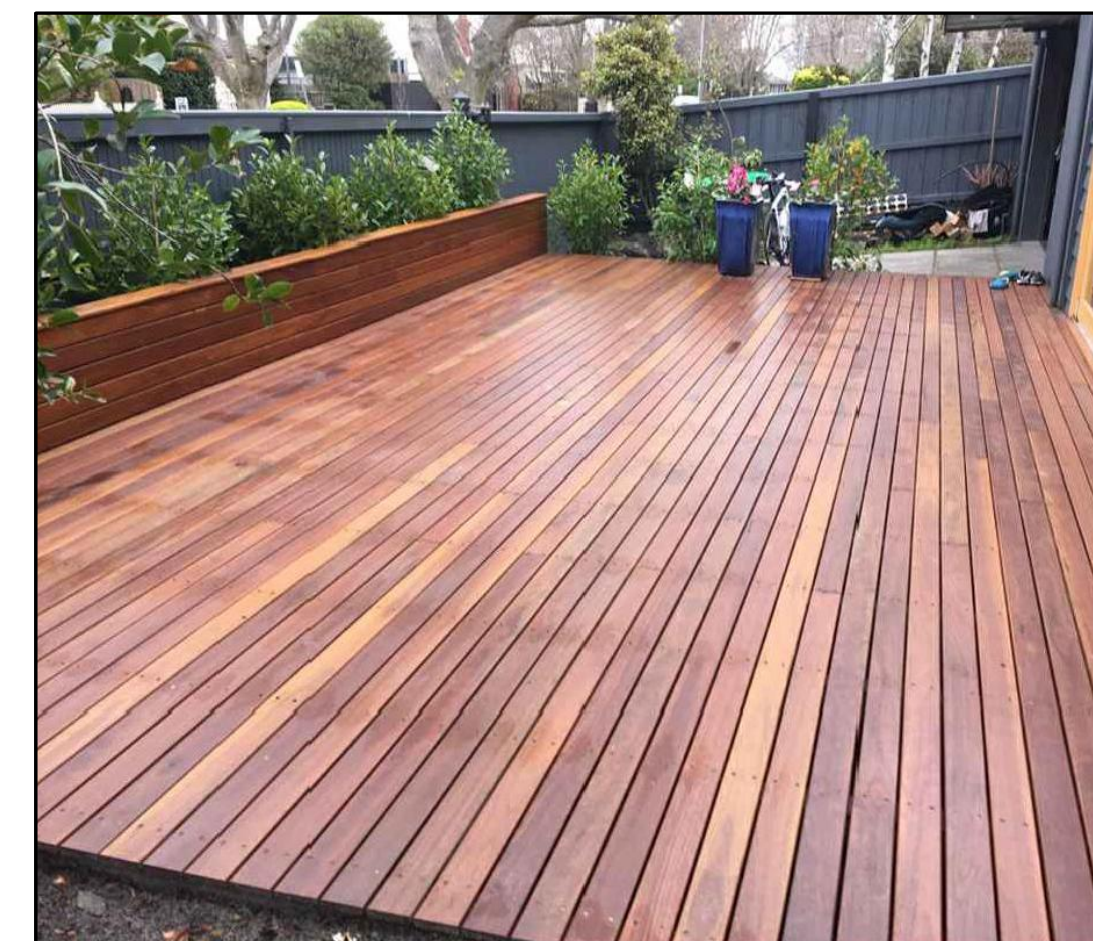
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**PROPOSED
 SITE IMAGERY**

L.05

SP20 - 002



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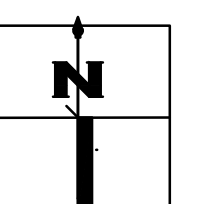
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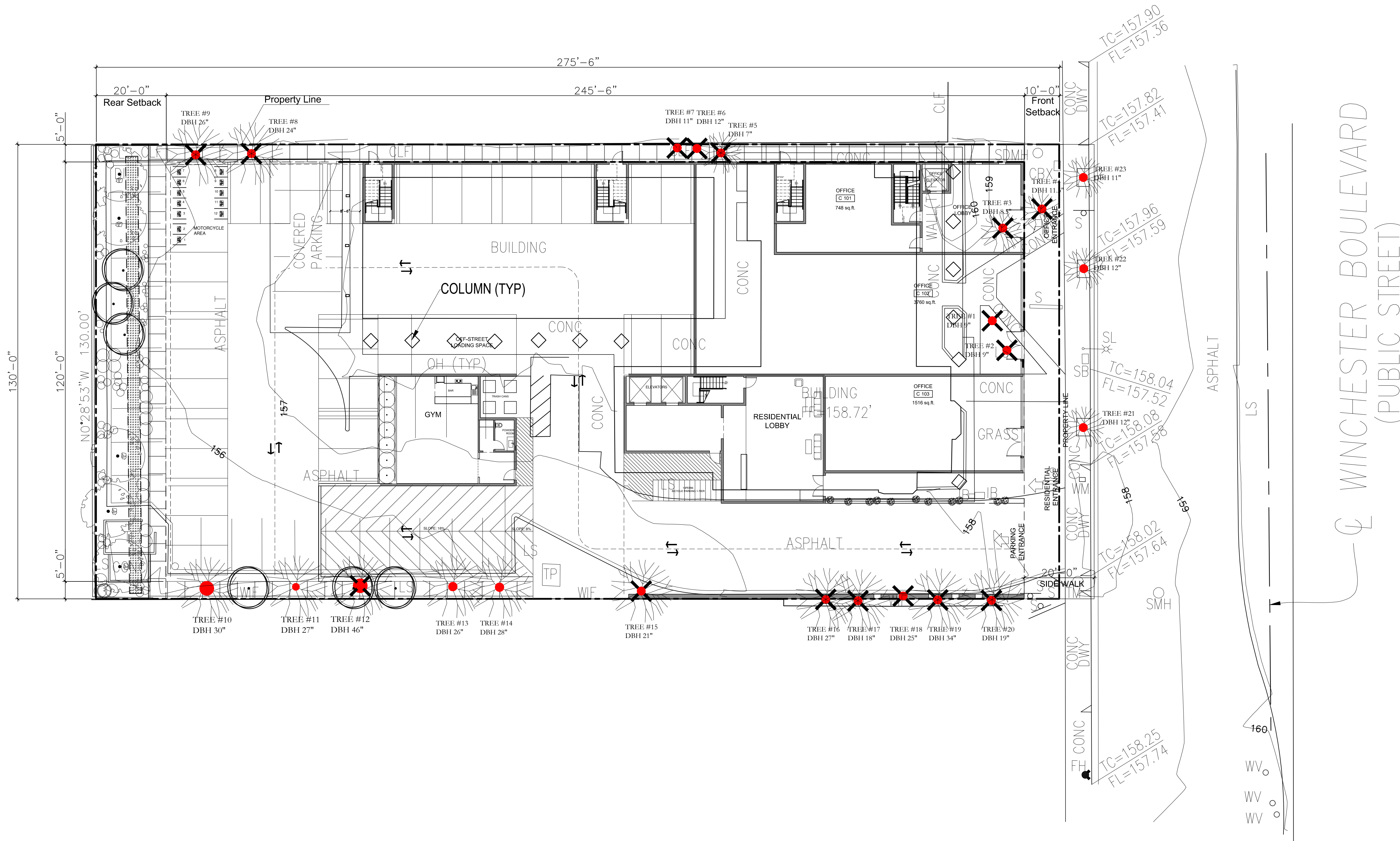


SCALE : 1/192" = 1'-0"

**PROPOSED
TREE
DISPOSITION**

L.06

SP 20 - 002



TREE NO.	BOTANICAL NAME	COMMON NAME	CALIFORNIA Native	DBH (at 54" above grade)	Tree Health (1 to 5)	
1	Washingtonia Robusta	Mexican Fan Palm	Native	9"	4	REMOVED
2	Washingtonia Robusta	Mexican Fan Palm	Native	9"	4	REMOVED
3	Betula Papyrifera	Birch	Native	8.5"	4	REMOVED
4	Betula Papyrifera	Birch	Native	11.5"	4	REMOVED
5	Acacia Melanoxylon	Australian Blackwood	—	7"	3	REMOVED
6	Acacia Melanoxylon	Australian Blackwood	—	12"	3	REMOVED
7	Acacia Melanoxylon	Australian Blackwood	—	11"	3	REMOVED
8	Pinus Ponderosa	Ponderosa Pine	Native	24"	4	REMOVED
9	Pinus Ponderosa	Ponderosa Pine	Native	26"	4	REMOVED
10	Pinus Ponderosa	Ponderosa Pine	Native	30"	4	REMAIN
11	Pinus Ponderosa	Ponderosa Pine	Native	27"	4	REMAIN
12	Pinus Ponderosa	Ponderosa Pine	Native	46"	3	REMOVED

TREE NO.	BOTANICAL NAME	BOTANICAL NAME	CALIFORNIA Native	DBH (at 54" above grade)	Tree Health (1 to 5)	
13	Pinus Ponderosa	Ponderosa Pine	Native	26"	4	REMAIN
14	Pinus Ponderosa	Ponderosa Pine	Native	28"	4	REMAIN
15	Pinus Ponderosa	Ponderosa Pine	Native	21"	4	REMOVED
16	Pinus Ponderosa	Ponderosa Pine	Native	27"	3	REMOVED
17	Pinus Ponderosa	Ponderosa Pine	Native	18"	4	REMOVED
18	Pinus Ponderosa	Ponderosa Pine	Native	25"	3	REMOVED
19	Pinus Ponderosa	Ponderosa Pine	Native	34"	3	REMOVED
20	Pinus Ponderosa	Ponderosa Pine	Native	19"	3	REMOVED
21	Platanus Occidentalis	American Sycamore	Native	12"	4	REMAIN
22	Platanus Occidentalis	American Sycamore	Native	12"	4	REMAIN
23	Platanus Occidentalis	American Sycamore	Native	11"	4	REMAIN

TREE MITIGATION ANALYSIS/ PROGRAM

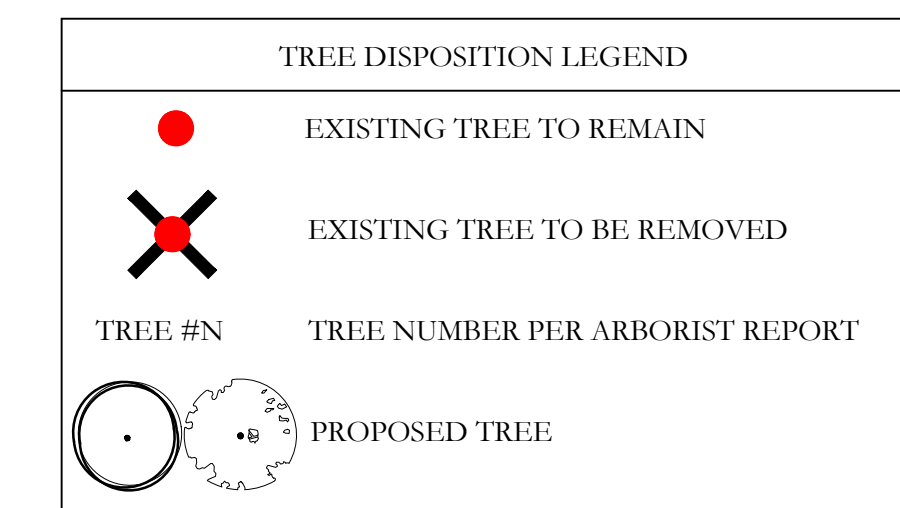
Using the chart below, there are a total of 63 mitigation trees required.

9-Native 38"+ tree	45
4-Native 19"-38" trees	12
3-Non-Native 19"-38" trees	6
0-Non-Native<19" trees	-
Mitigation Requirement	63

The project proposes 78 new trees total, meeting the mitigation requirement.

Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 to 38 inches	3:1	2:1	None	15-gallon
Less than 19" inches	1:1	1:1	None	15-gallon

x:x = tree replacement to tree loss ratio
Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size.
A 38-inch tree equals 12.1 inches in diameter.
A 24-inch box tree = two 15-gallon trees
Single Family and Two-dwelling properties may be mitigated at a 1:1 ratio.



NOTE : SEE ARBORIST REPORT FOR TREE PROTECTION NOTES

1073-1087 S WINCHESTER BOULEVARD

SAN JOSE, CALIFORNIA

LEGEND:

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
CENTERLINE		
CURB AND GUTTER		
SIDEWALK		
STANDARD HOODED INLET		
CITY SURVEY MONUMENT		
FIRE HYDRANTS		
ELECTROLIER		
ELECTROLIER (REMOVED/RELOCATED)		
PULL BOX		
P G & E SERVICE POINT		
SANITARY SEWER		
STORM SEWER		
WATER		
GAS		
ELECTRIC CONDUIT		
JOINT TRENCH		
SANITARY MANHOLE		
STORM MANHOLE		
DRIVEWAY		
STREET TREES		
WATER METER		

SURVEY NOTES

EXISTING TOPOGRAPHIC SURVEY PERFORMED BY MFKESSLER ON JULY 16, 2019. ANY TOPOGRAPHIC OR SUBSURFACE OBJECTS OR INFORMATION NOT INCLUDED ON PLANS ARE NOT THE RESPONSIBILITY OF JMH WEISS.

SITE ADDRESS

1073-1087 S. WINCHESTER BOULEVARD
SAN JOSE, CALIFORNIA

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE CENTERLINE OF WINCHESTER AVENUE PER PARCEL MAP MB 415/47, RECORDS OF SANTA CLARITA COUNTY, CALIFORNIA.

BEING: NORTH 00°30'27" WEST.

BENCHMARK

CITY OF SAN JOSE, CALIFORNIA BENCHMARK POINT NO. 538
DESCRIBED AS: THE LETTER "O" IN THE WORD "OAKLAND" ON TOP OF CATCH BASIN SOUTHEAST RETURN OF GREENTREE WAY AND WINCHESTER BLVD, ER ON GREEN TREE FD 774, PG 50.

ELEVATION =160.97' NAVD '88

SHEET INDEX

C1.0	TITLE SHEET
C2.0	DEMOLITION PLAN
C3.0	GRADING, UTILITY, AND SECTIONS
C4.0	STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL DETAILS
C4.2	MEDIA FILTER NOTES
C5.0	FIRE LAYOUT PLAN

ABBREVIATION:

ANGPT	Angle Point	LP	Low Point
ARV	Air Release Valve	L, Rt	Left, Right
ASB	Aggregate Subbase	PUE	Public Utility Easement
BC	Begin Curve	PVC	Polyvinyl Chloride
BO	Blowoff Valve	RCP	Reinforced Concrete Pipe
B/W	Back Of Walk	R/W, R/W	Right Of Way
C&G	Curb & Gutter	SS	Sanitary Sewer
CL	Centerline	SSCO	Sanitary Sewer Clean Out
CR	Curb Ramp	SDDI	Storm Drain Drop Inlet
DIP	Ductile Iron Pipe	SDMH	Storm Drain Manhole
DW	Centerline Of Driveway	SSMH	Sanitary Sewer Manhole
EASE	Easement	SSLat	Sanitary Sewer Lateral
EP	Edge Of Pavement	SW	Sidewalk
ER	End Of Return	TC	Top Of Curb
FC	Finish Grade	TDC	Top Of Depressed Curb
FH	Flow Line	TRC	Top Of Rolled Curb
FL	Flow Line	TVC	Top Of Vertical Curb
FS	Fire Service	VCP	Vitrified Clay Pipe
F/W	Front Of Walk	WLE	Water Line Easement
GB	Grade Break	WM	Water Meter
HP	High Point	WS	Water Service
INV	Invert	WV	Water Valve
LAT	Lateral	XING	Crossing



VICINITY MAP
NTS

EARTH WORK QUANTITIES

CUT: 10,100 CY**
FILL: 400 CY**
EXPORT: 9700 CY**
IMPORT: 0 CY**

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.
**NUMBERS ASSUME 11" PAD FOR GARAGE SLAB

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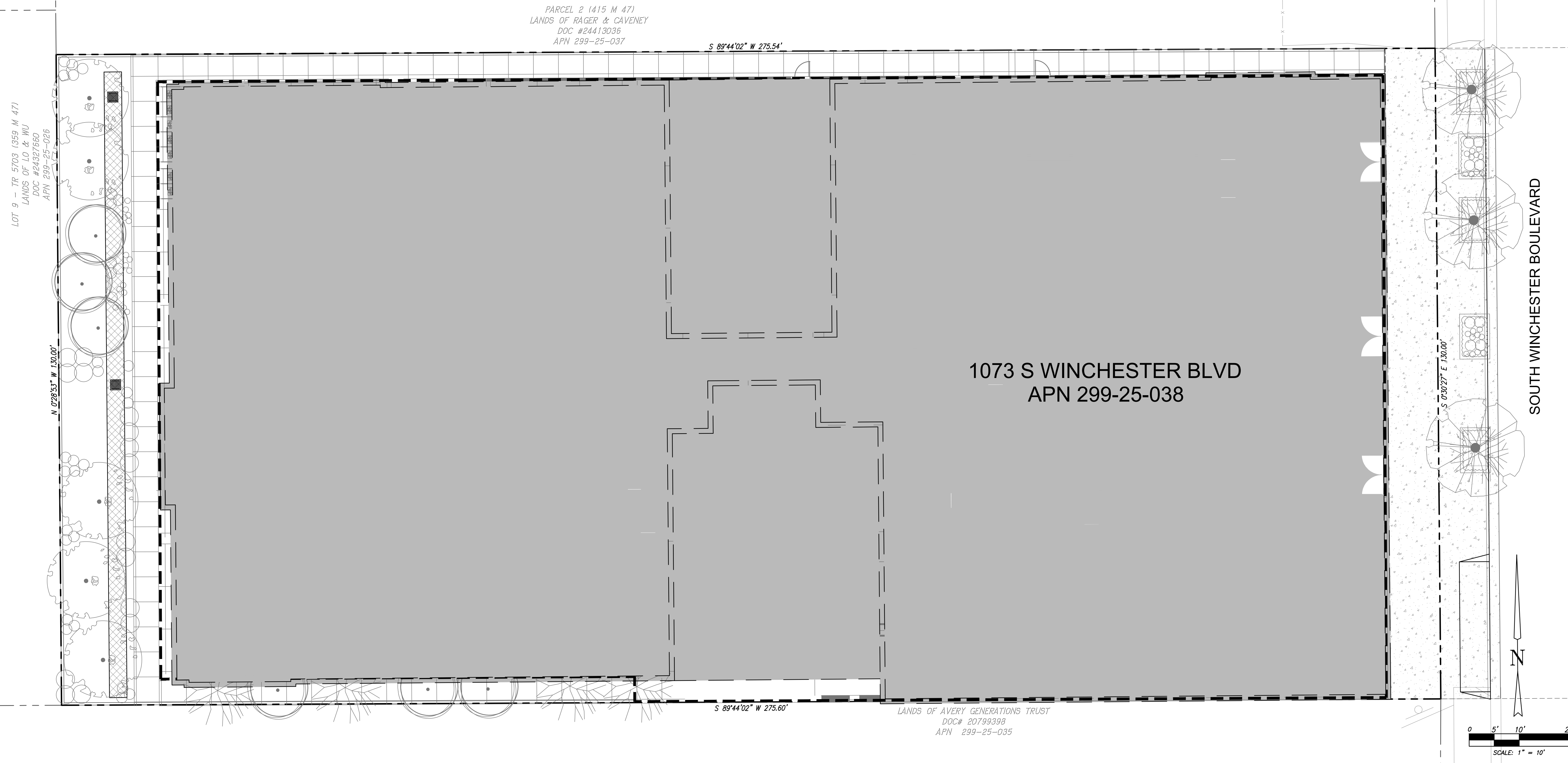
DATE: OCTOBER 5, 2020

REVISIONS

NO.	DATE	DESCRIPTION

TITLE SHEET

C1.0
FILE NO. SP20-02

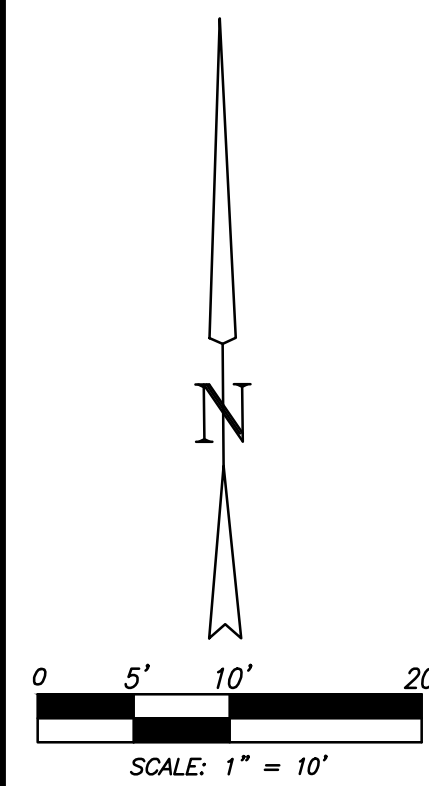
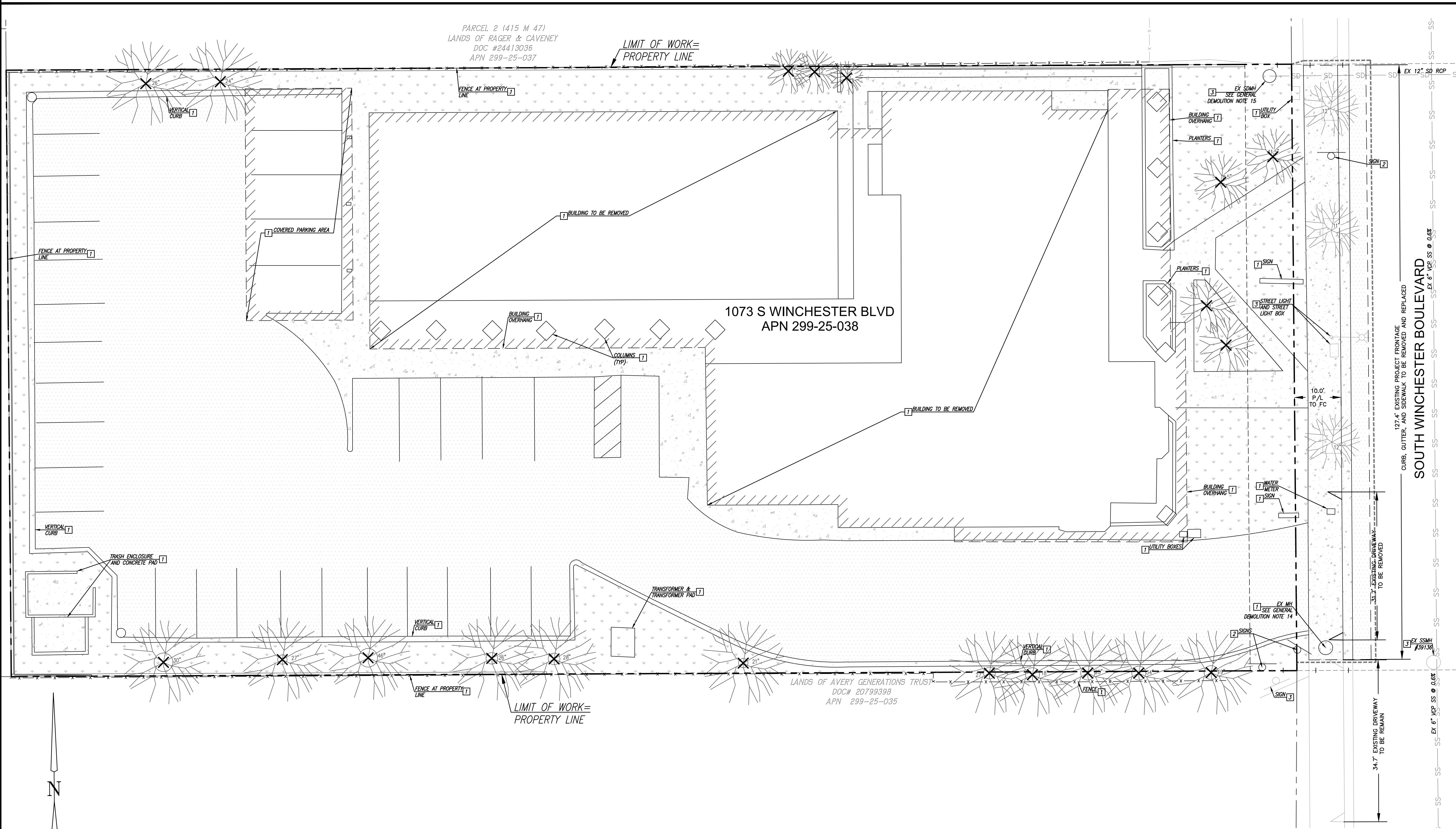


PARCEL 2 (415 M 47)
 LANDS OF RAGER & CAVENEY
 DOC #24413036
 APN 299-25-037

LIMIT OF WORK= PROPERTY LINE

1073 S WINCHESTER BLVD
 APN 299-25-038

LANDS OF AVERY GENERATIONS TRUST
 DOC# 20799398
 APN 299-25-035



GENERAL DEMOLITION NOTES:

- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
- UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ON-SITE UTILITIES AT THEIR OWN DISCRETION.
- EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER.
- ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
- SEE GEOTECHNICAL REPORT FOR OPTION OF MATERIAL RECYCLING INCLUDING ASPHALT, CONCRETE, AND BASE MATERIAL.
- MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
- CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
- AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTACT PHONE NUMBER IS 415-771-6000.
- ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
- DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY LONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
- ALL SANITARY SEWER MAIN AND LATERALS AS SHOWN TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH UNION SANITARY DISTRICT REQUIREMENTS.
- ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.
- ALL OFF-SITE UTILITY BOXES TO REMAIN AND TO BE ADJUSTED TO PROPOSED GRADE UNLESS OTHERWISE NOTED.
- EXISTING MANHOLE TO BE REMOVED AS NOTED. SURVEY PROVIDED BY MKFESSLER IN JULY OF 2019 DEPICTS SINGLE LATERAL FROM MANHOLE, WHICH IS TO BE CUT AND CAPPED. CONTRACTOR TO CONTACT JMH WEISS IMMEDIATELY IF ADDITIONAL LINES ARE EXISTING.
- EXISTING STORM DRAIN MANHOLE TO BE REMOVED AS NOTED. SURVEY PROVIDED BY MKFESSLER IN JULY OF 2019 DEPICTS SINGLE LATERAL FROM STORM DRAIN MANHOLE. LATERAL TO REMAIN AND BE CONNECTED TO PROPOSED STORM DRAIN INFRASTRUCTURE. CONTRACTOR TO CONTACT JMH WEISS IMMEDIATELY IF ADDITIONAL STORM DRAIN LINES ARE EXISTING.

NOTES:

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY WALKS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINT OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.

LEGEND

- 1 TO BE REMOVED
- 2 TO BE RELOCATED
- 3 TO REMAIN
- LIMIT OF DEMOLITION
- CONCRETE TO BE DEMOLISHED
- ASPHALT TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- X TREE TO BE REMOVED

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DATE: OCTOBER 30, 2020

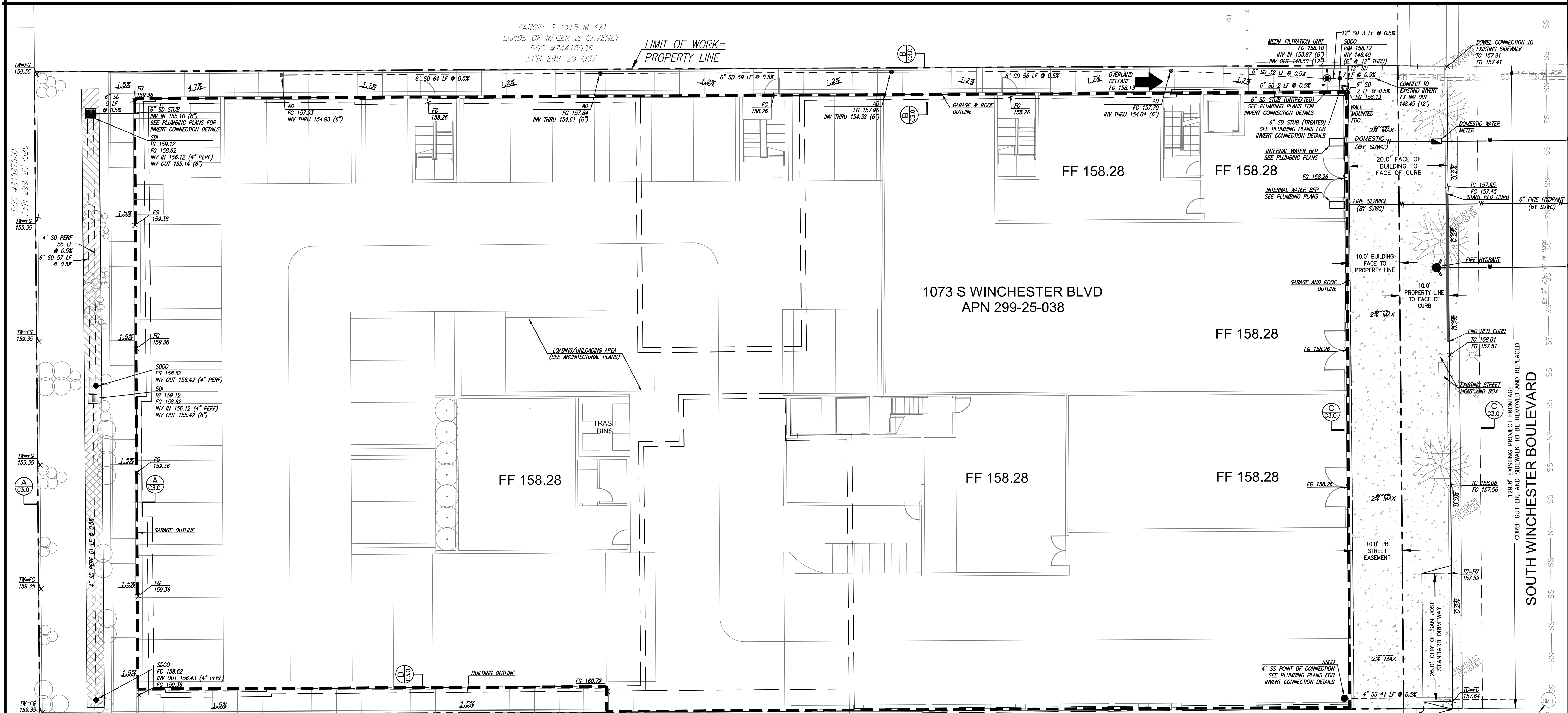
REVISIONS

NO.	DESCRIPTION

DEMOLITION PLAN

C2.0

FILE NO. SP20-02



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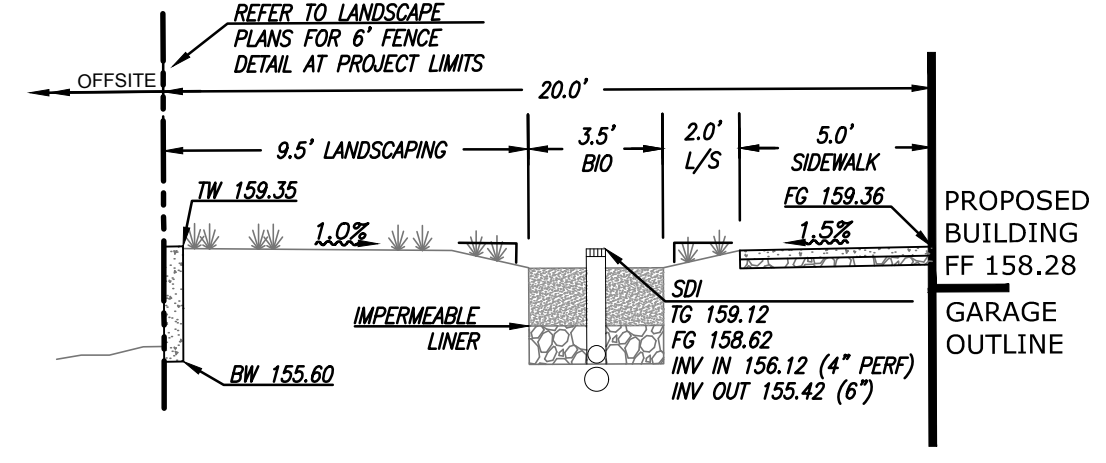
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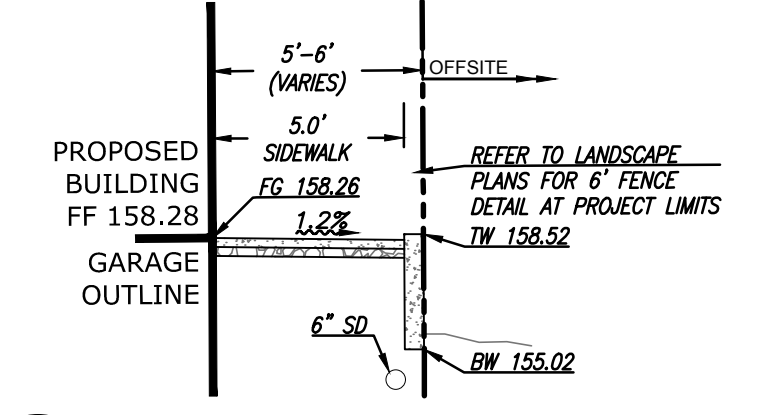
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REVISIONS

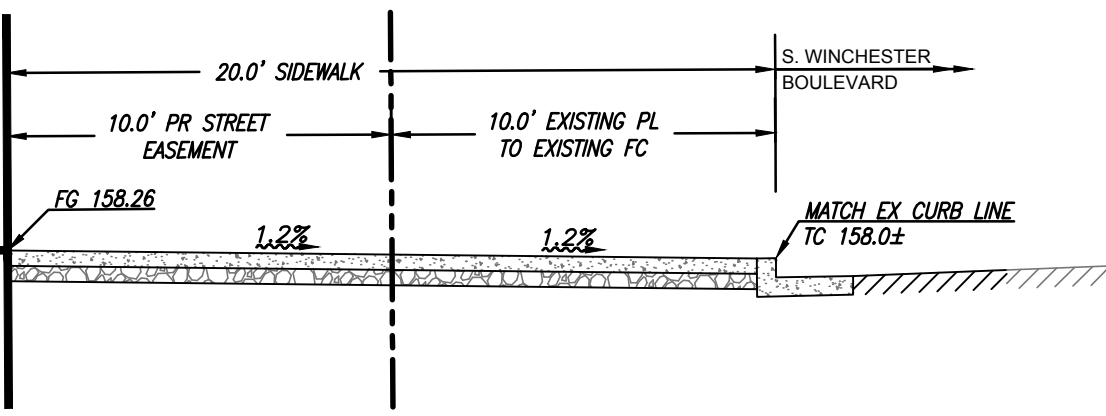
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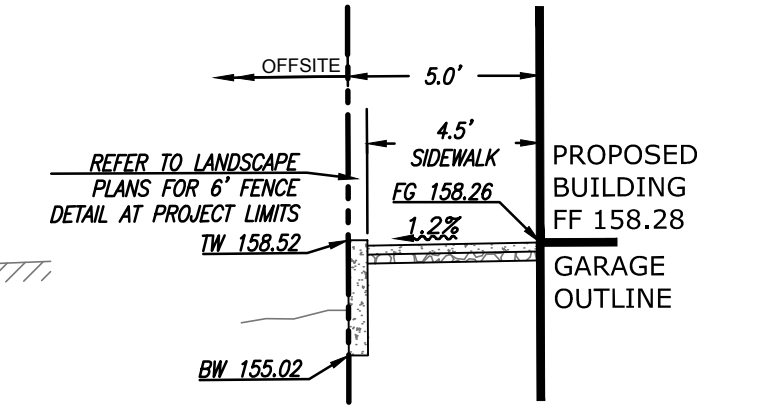
A WESTERN PROPERTY LINE
 SCALE: 1"=5'



B NORTHERN PROPERTY LINE
 SCALE: 1"=5'



C EASTERN PROPERTY LINE
 SCALE: 1"=5'



D SOUTHERN PROPERTY LINE
 SCALE: 1"=5'

S. Winchester Residential Development Sanitary Sewer Flowrate Estimate

Prepared By: JMH Weiss, Inc. 3/30/2020

Total Flowrate Estimate

Unit Type	Number Units / Fir	Parcel Area ¹	Density (du/a)	Duty Factor ² (gpd/unit) or (gpd/1,000 sf)	Average Dry Weather Flow (gpd)	Peak Dry Weather Flow (3.0x Avg) (gpm)	Peak Wet Weather Flow (3.65x Avg) (gpm)	Est. Ex. Sewer Pipe Capacity ³ (gpm)
Apartments (see unit mix below)	61	0.79	77	125.0	7,625	15.89	19.33	
Commercial	17,970	-	-	245	4,403	9.17	11.16	
Total	18,031	0.79			12,028	25.06	30.49	147

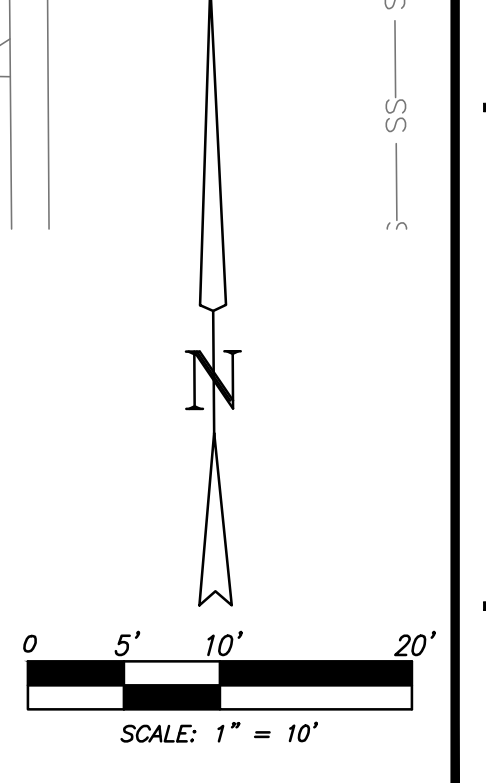
¹ Architectural plan summary
² After Sidewalk Dedication
³ Typical design per land use
⁴ Actual flow rates existing flow rates in Winchester are unknown; calculated capacity of the 6" diameter line (VCP pipe slope =0.6%), is about 147 gpm when flowing 2/3 full.

Notes:
 1. Credit for flows from any existing sewer laterals serving the site have not been accounted for here.

Family Apartment Unit Mix	# of Units ¹	Duty Factor ² (gpd/unit)	Average Dry Weather Flow (gpd)	Peak Dry Weather Flow (3.0x Avg) (gpm)	Peak Wet Weather Flow (3.65x Avg) (gpm)
1 Bedroom	18	100	1,800	3.75	4.56
2 Bedroom	25	125	3,125	6.51	7.92
3 Bedroom	18	150	2,700	5.63	6.84
Total	61	125.0	7,625	15.89	19.33

GRADING & UTILITY NOTES

- FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE DEMAND CALCULATIONS. UNDERGROUND CONTRACTOR TO PROVIDE SHOP DRAWINGS. EXISTING FIRE SERVICES TO REMAIN UNLESS NOTED OTHERWISE. ALL SHUTDOWN OF ACTIVE FIRE LOOPS REQUIRE NOTIFICATION OF FIRE DEPARTMENT AND OWNER.
- FIRE LINE DESIGN, INCLUDING SIZE AND SPECIFICATIONS, ARE CONCEPT ONLY. FINAL DESIGN (INCLUDING SHOP DRAWINGS) TO BE PREPARED BY A CERTIFIED FIRE DESIGN ENGINEER AND PROVIDED UNDER A DEFERRED SUBMITTAL.
- REQUIRED FIRE FLOW CALCULATIONS TO BE PROVIDED BY CERTIFIED FIRE DESIGNER
- SEWER PIPE SHALL BE 6" SDR 26 PVC.
- ALL ON-SITE CONNECTED PIPES IN LANDSCAPED AREAS SHALL BE PVC SDR-35 UNLESS OTHERWISE SPECIFIED.
- ALL ON-SITE CONNECTED PIPE IN VEHICULAR TRAVEL PATH SHALL BE PVC SDR-25 UNLESS OTHERWISE SPECIFIED.
- ALL PVC TO CONCRETE CONNECTIONS SHALL BE DONE WITH WATERSTOP PER CITY OF SAN JOSE STANDARD DETAIL D-18.
- ROOF DOWNSPOUTS TO SHEET FLOW TO TREATMENT AREA.
- REFER TO SHEET 04.0 FOR LIMITS OF TOWNS.
- WATER SYSTEM SHOWN FOR INFORMATION ONLY. SEE PLANS BY SAN JOSE WATER COMPANY FOR DESIGN AND CONSTRUCTION. AT THIS TIME IT IS ANTICIPATED TRASH BINS WILL BE WHEELED OUT, COLLECTED, AND RETURNED BY THE TRASH TRUCK COMPANY ON PICKUP DAY AND NOT STAGED OUTSIDE THE BUILDING LIMITS.
-



GRADING, UTILITY, AND SECTIONS

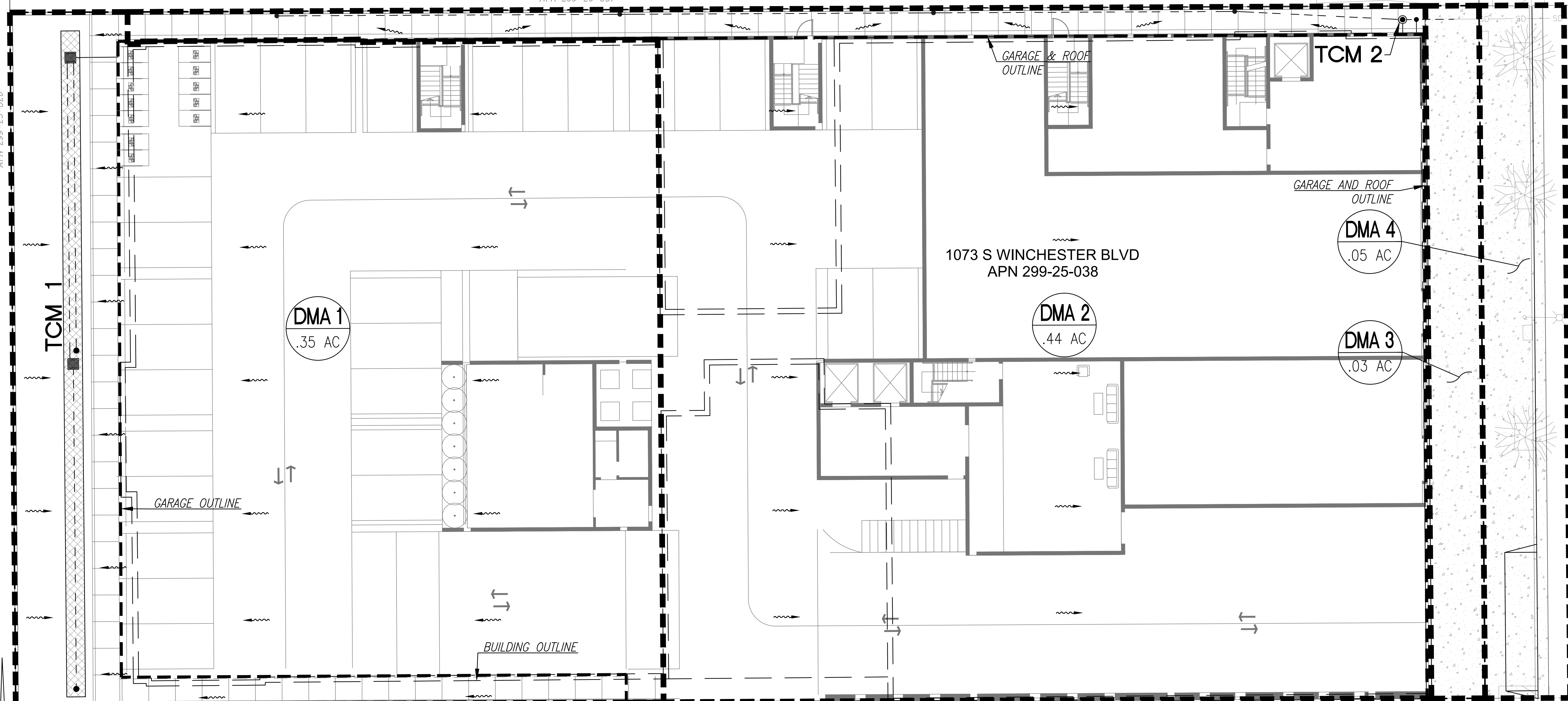
C3.0
 FILE NO. SP20-02

PARCEL 2 (415 M 47)
LANDS OF RAGER & CAENEY
DOC #24413036
APN 299-25-037

LOT 9 - TR 5703 (359 M 47)
LANDS OF LO & WU
DOC #24327660
APN 299-25-026

LANDS OF AVERY GENERATIONS TRUST
DOC# 20799398
APN 299-25-035

1073 S WINCHESTER BLVD
APN 299-25-038



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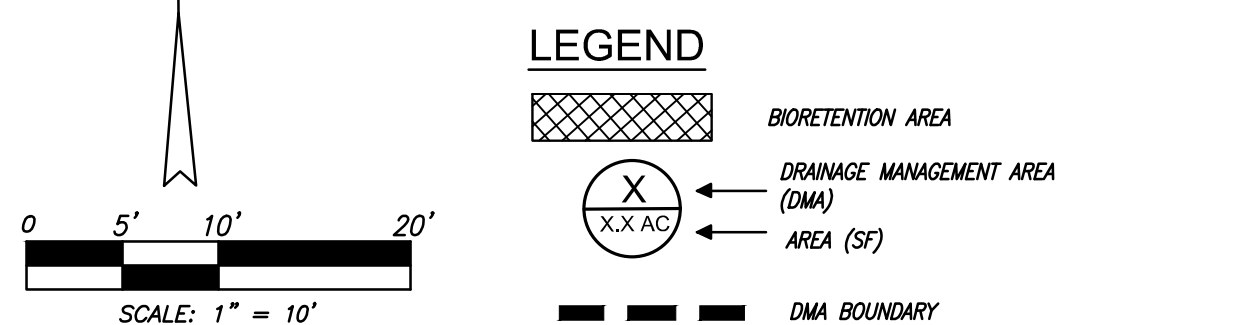
LANDSCAPE DESIGNER

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mailto:SHILA.YASMEH@GMAIL.COM

DATE: OCTOBER 30, 2020

REVISIONS

NO.	DATE	DESCRIPTION



- NOTES**
- PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
 - PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK, ROADWAY PROJECTS THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.C OF THE STORMWATER PERMIT.
 - PROJECT FALLS WITHIN SPECIAL PROJECT CATEGORY "C" STATUS GRANTING AT LEAST 65% OF SITE'S IMPERVIOUS AREA MAY BE TREATED THROUGH MEDIA FILTRATION. CURRENTLY 55.87% OF IMPERVIOUS AREA TREATED THROUGH MEDIA FILTRATION.

BIOTREATMENT SOIL REQUIREMENTS

- BIOTREATMENT 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 C.3 HANDBOOK AT: [HTTP://WWW.SANJOECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoeca.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.

- BIOTRETENTION & 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
 - 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.

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 (Other) (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 Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments	
1	1	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	15,232	13,331	0	1,901	44.13%	426	438	6	3	3	-	-	-	-	-	-	-	
2	2	Onsite	Proprietary Media Filter System (MFS)	Non-LID	N/A	19,284	19,284	0	0	55.87%	-	-	-	-	-	2	2	PhosphoSorb	27	-	-	-	
3	3	Offsite	Roadway Project***	N/A	N/A	1,308	1,308	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	
4	4	Offsite	Maintenance	N/A	N/A	2,072	2,072	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	
Totals:						34,516	32,615	0	1,901	100.00%													

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 Flow-Volume Combo Method. See C4.1.
 *** 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.

- SOURCE CONTROL MEASURES:**
- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
- COVERED TRASH/ RECYCLING ENCLOSURES.
- INTERIOR PARKING STRUCTURES.
 - BENEFICIAL LANDSCAPING.
 - USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
 - MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
 - STORM DRAIN LABELING.

- PROJECT SITE INFORMATION:**
- SOILS TYPE: TO BE DETERMINED UPON GEOTECHNICAL REPORT
 - GROUND WATER DEPTH: TBD UPON GEOTECHNICAL REPORT
 - NAME OF RECEIVING BODY: SAN TOMAS
 - FLOOD ZONE: D
 - 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.

STORMWATER CONTROL PLAN
C4.0
FILE NO. SP20-02

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
 I.A. PROPERTY ADDRESS:
 1073 S. WINCHESTER BOULEVARD
 SAN JOSE, CA 95128
 I.B. PROPERTY OWNER:
 ADAM ASKARI

II. RESPONSIBLE PARTY FOR MAINTENANCE:
 II.A. CONTACT:
 ADAM ASKARI
 II.B. PHONE NUMBER OF CONTACT:
 408-249-8888
 II.C. EMAIL:
 DRADAMASKARI@GMAIL.COM
 II.D. ADDRESS:
 2882 HEMLOCK AVENUE
 SAN JOSE, CA 95128

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: 0.82 acres

2.c Total area of site that will be disturbed: 0.82 acres

COMPARISON OF IMPERVIOUS AND PVIOUS 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.
Total IA	d.1 30,025	d.2 0	d.3 30,025	d.4 2,590	d.5 (d.2+d.3+d.4) 32,615
Total New and Replaced IA					d.6 (d.3+d.4) 32,615
Public Street Totals					
Total Public Streets IA ³	d.8 436	d.9 0	d.10 436	d.11 872	d.12 (d.9+d.10+d.11) 1,308
Total New and Replaced Public Streets IA					d.13 (d.10+d.11) 1,308
Total Site and Public Streets IA	d.14 (d.1+d.8) 30,461				d.15 (d.5+d.12) 33,923
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:					d.16 100 %
2.e PERVIOUS AREAS - PA					
Total PA ⁴	e.1 5,363				e.2 1,901
2.f Total Area (IA + PA)	f.1 (d.14 + e.1) 35,824				f.2 (d.15 + e.2) 35,824

- FOOTNOTES**
- "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."
 - 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).**
 - These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
 - Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

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

NOTE: MEDIA FILTRATION UNIT TO BE SERVICED BY VACUUM TRUCK.

MEDIA FILTER SIZING

DMA # 2
 A = 19284 s.f. A = 0.44270 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	19,284	0.900
0.8	0	
0.7	0	
0.1	0	

Rainfall Intensity (i) = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q = C x i x A
 Q = 0.0796860 cfs

Manufacturer: Cortech
 Cartridge Height: 27 in.
 Cartridge Media (if applicable): PhosphoSorb
 G.U.L.D. Cartridge Treatment Flowrate (CTF): 18.79 gpm/cartridge

Cartridges = [Q x (449 gpm/cfs)] / CTF
 # Cartridges = 1.904151 (round up)
Cartridges Required = 2
Treatment Flow Rate Capacity = 0.083697 cfs

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

SIZING FOR VOLUME BASED TREATMENT

DMA # 1
 A = 15232 s.f.
 Impervious Area = 13331 s.f. % Imperviousness = 87.52%

MAP site = 15 Correction Factor = 1.0791
 MAP gage = 13.9

Clay (D): Sandy Clay (D): Clay Loam (D): X
 Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes 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 = 0.50%
 UBS Volume for 1% Slope (UBS1%) = 0.51759848 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.53759848 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.51759848 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5585595 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 709.00 ft³

COMBO FLOW & VOLUME BIURETENTION CALCULATION

Total Drainage Area = 15,232 sq. ft.
 Impervious Area = 13,331 sq. ft.
 Pervious Area = 1,901 sq. ft.
 Equivalent Impervious Area = 190 sq. ft. Total Equivalent Impervious = 13,521 sq. ft.

Rainfall Intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 2.7927975 hrs

Estimate the Surface Area = 426 sq. ft. (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 495,72156 cu. ft.
 Volume in Ponding Area = 213,27664 cu. ft.
 Depth of Ponding = 0.5006494 ft. Depth of Ponding = 6 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.

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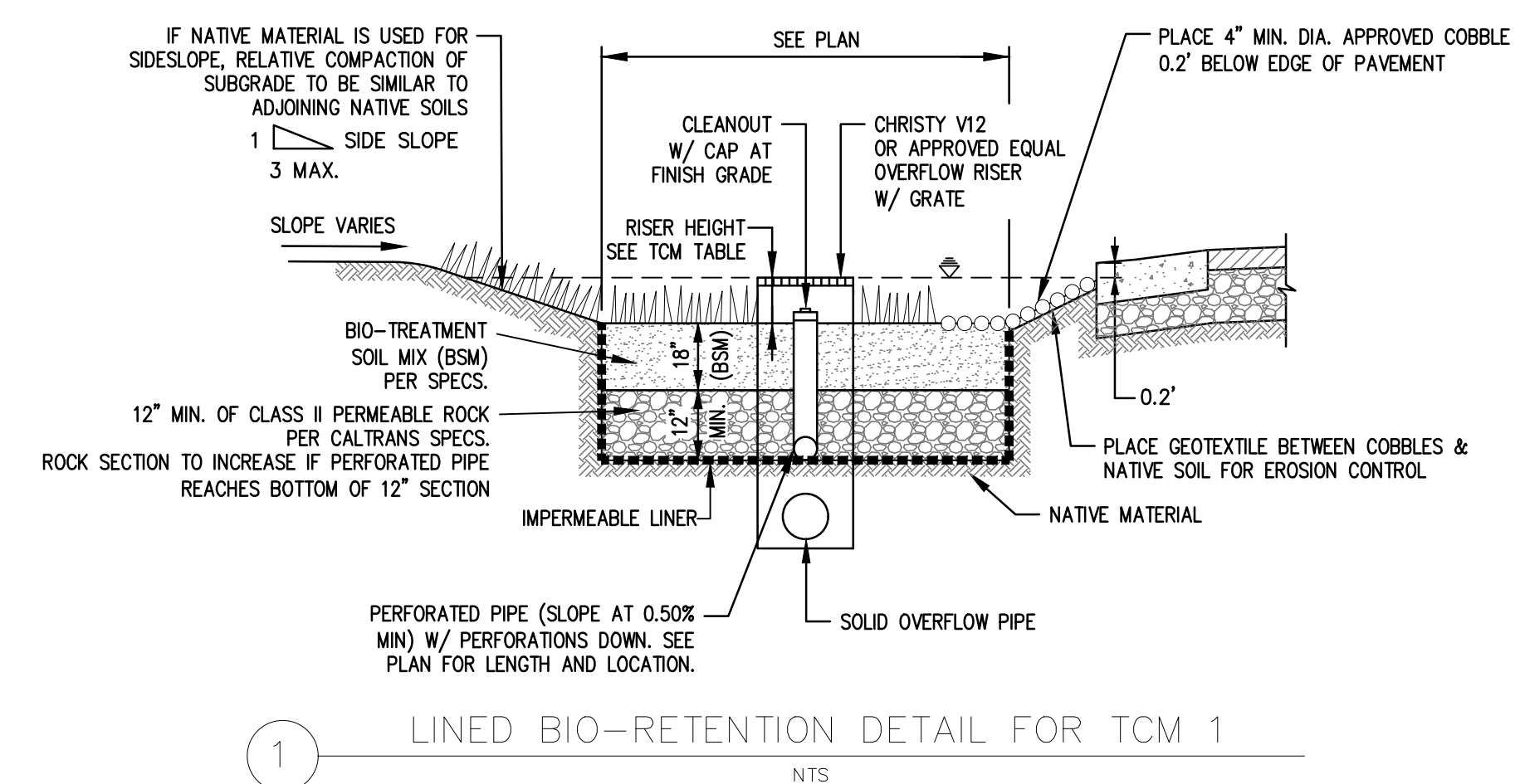
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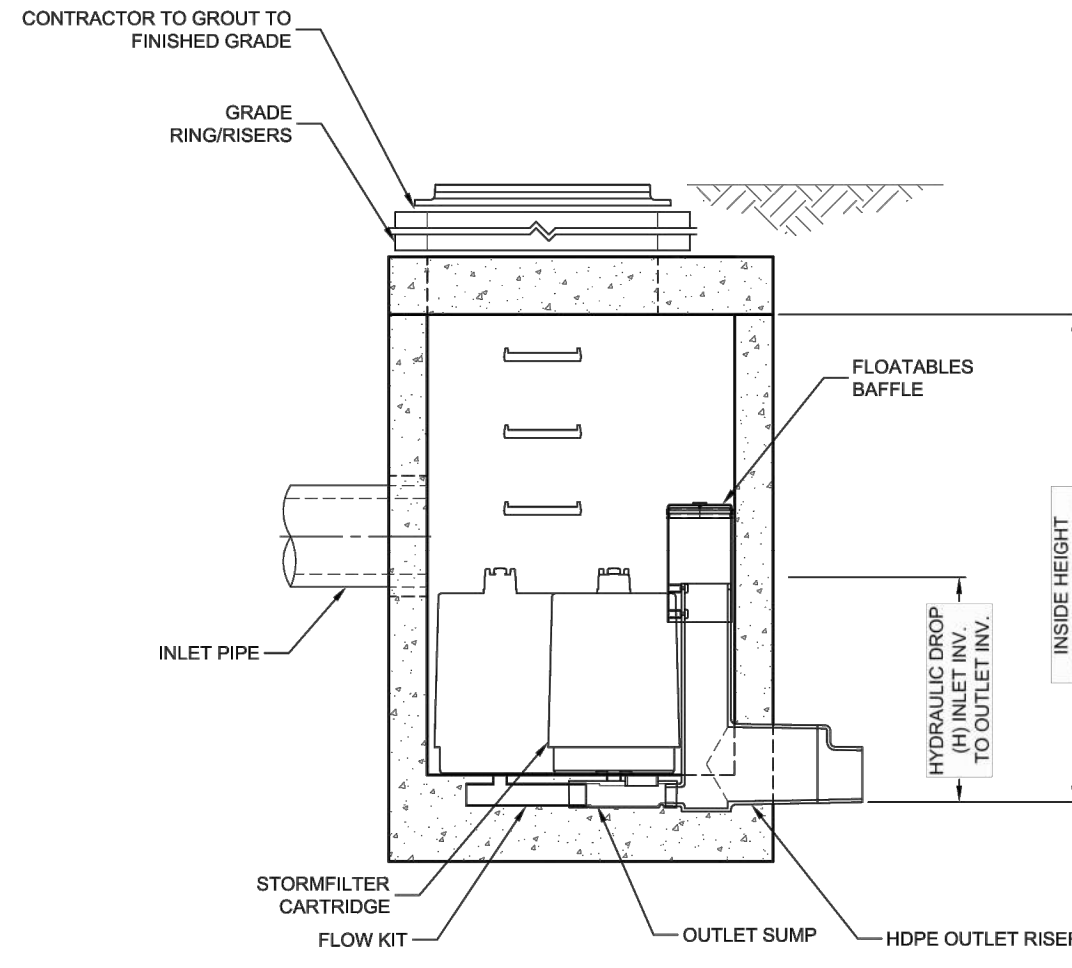
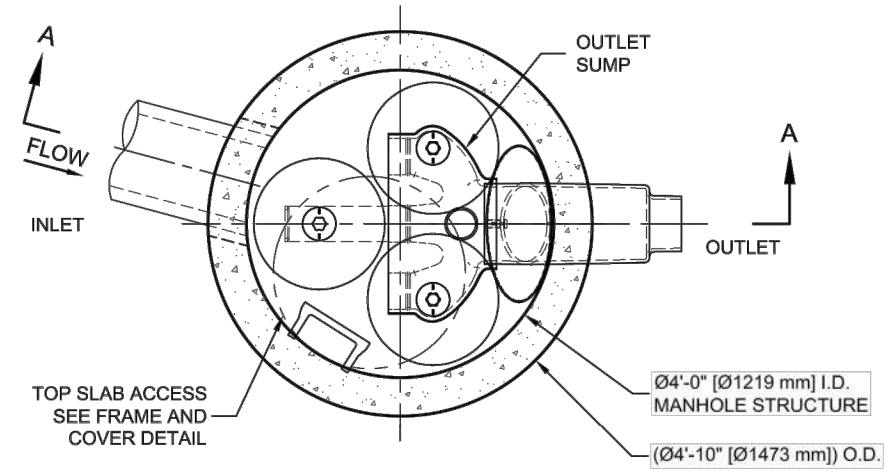
DATE: OCTOBER 30, 2020

NO.	REVISIONS

STORMWATER CONTROL DETAILS
C4.1
 FILE NO. SP20-02



① LINED BIO-RETENTION DETAIL FOR TCM 1
 NTS

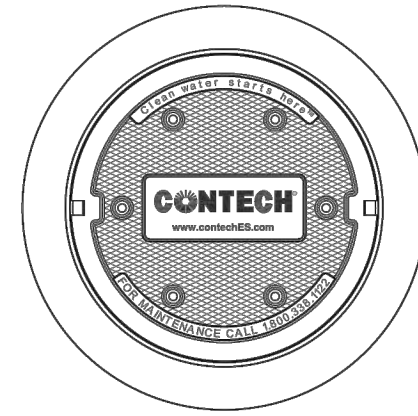


STORMFILTER DESIGN NOTES

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.
04 (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	27" [686 mm]	18" [458 mm]	LOW DROP
CARTRIDGE HEIGHT	3.05' [930 mm]	2.3' [700 mm]	1.8' [550 mm]
RECOMMENDED HYDRAULIC DROP (H)	2 [1.30]	1.67' [1.08]	1 [0.65]
SPECIFIC FLOW RATE (gpm/ft ²) [L/s/m ²]	22.5 [1.42]	18.75 [1.19]	11.25 [0.71]
CARTRIDGE FLOW RATE (gpm) [L/s]	15 [0.95]	12.5 [0.79]	7.5 [0.44]
CARTRIDGE FLOW RATE (gpm) [L/s]	10 [0.63]	6.35 [0.54]	5 [0.32]

*1.87 gpm/ft² [1.08 L/s/m²] SPECIFIC FLOW RATE IS APPLICABLE WITH PHOSPHORUS (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	*	*	*

ANTIFLOTATION BALLAST

WIDTH	HEIGHT
*	*

NOTES/SPECIAL REQUIREMENTS:

- * PER ENGINEER OF RECORD

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0'-8" [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.
 - 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 30 SECONDS.
 - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft/m²).
 - STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPES(S).
 - 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 FERNOCO OR EQUAL AND PROVIDED BY CONTRACTOR.
 - 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 45399
800-338-1122 513-645-7000 513-645-7983 FAX

SFMH48 STORMFILTER STANDARD DETAIL



OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Important: These guidelines should be used as a part of your site stormwater plan.

Overview
The CatchBasin StormFilter™ (CBSF) consists of a multi-chamber steel, concrete, or plastic catch basin unit that contain up to four StormFilter cartridges. The steel CBSF is offered both as a standard and as a deep unit.

The CBSF is installed flush with the finished grade and is applicable for both constrained lot and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

The CBSF unit treats peak water quality design flows up to 0.13 cfs, coupled with an internal weir overflow capacity of 1.0 cfs for the standard unit, and 1.8 cfs for the deep steel and concrete units. Plastic units have an internal weir overflow capacity of 0.5 cfs.

Design Operation
The CBSF is installed as the primary receiver of runoff, similar to a standard, grated catch basin. The steel and concrete CBSF units have an H-20 rated, traffic bearing lid that allows the filter to be installed in parking lots, and for all practical purposes, takes up no land area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

The CBSF consists of a sumped inlet chamber and a cartridge chamber(s). Runoff enters the sumped inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit vault. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.

Once in the cartridge chamber, polluted water ponds and percolates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CBSF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay, and discharges to the outlet pipe.

Applications
The CBSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CBSF.

Retro-Fit
The retrofit market has many possible applications for the CBSF. The CBSF can be installed by replacing an existing catch basin without having to "chase the grade," thus reducing the high cost of re-piping the storm system.



OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Maintenance Guidelines
Maintenance procedures for typical catch basins can be applied to the CatchBasin StormFilter (CBSF). The filter cartridges contained in the CBSF are easily removed and replaced during maintenance activities according to the following guidelines.

- Establish a safe working area as per typical catch basin service activity.
- Remove steel grate and diamond plate cover (weight 100 lbs. each).
- Turn cartridge(s) counter-clockwise to disconnect from pipe manifold.
- Remove 4" center cap from cartridge and replace with lifting cap.
- Remove cartridge(s) from catch basin by hand or with vector truck boom.
- Remove accumulated sediment via vector truck (min. clearance 13" x 24").
- Remove accumulated sediment from cartridge bay. (min. clearance 9.25" x 11").
- Rinse interior of both bays and vector remaining water and sediment.
- Install fresh cartridge(s) threading clockwise to pipe manifold.
- Return original cartridges to Contech for cleaning.

Media may be removed from the filter cartridges using the vector truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be reassembled and returned to Contech as appropriate.

Materials required include a lifting cap, vector truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vector truck must be equipped with a hose capable of reaching areas of restricted clearance. The owner may refresh spent cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the maintenance department of Contech at 503-258-3157 for more information.

Maintenance is estimated at 26 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

Mosquito Abatement
In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors.

In BMPs with standing water, which could provide mosquito breeding habitat, certain abatement measures can be taken.

- Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
- Regular catch basin maintenance.
- Use of larvicides containing Bacillus thuringiensis israelensis (BTI). BTI is a bacterium toxic to mosquito and black fly larvae.

In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

Using Larvicides in the CatchBasin StormFilter
Larvicides should be used according to manufacturer's recommendations.

Two widely available products are Mosquito Dunks and Summit B.t.i. Briquets. For more information, visit http://www.summitchemical.com/mos_chi/d_eautil.htm. The larvicide must be in contact with the permanent pool. The larvicide should also be fastened to the CatchBasin StormFilter by string or wire to prevent displacement by high flows. A magnet can be used with a steel catch basin.

For more information on mosquito abatement in stormwater BMPs, refer to the following: <http://www.ucmp.ucdavis.edu/publications/managingmosquitostormwater8125.pdf>



Operation and Maintenance

The Stormwater Management StormFilter®
Vault, Cast-In-Place, and Linear Units

Important: These guidelines should be used as a part of your site stormwater management plan.

Description
The Stormwater Management StormFilter® (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house rechargeable, media-filled, filter cartridges.

The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb materials such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The StormFilter is offered in multiple configurations, including vault, linear, catch basin, manhole, and cast-in-place. The vault, linear, manhole, and catch basin models utilize pre-manufactured units to ease the design and installation processes. The cast-in-place units are customized for larger flows and may be either covered or uncovered underground units.

Purpose
The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local requirements for treating runoff in compliance with the Clean Water Act.

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contechstormwater.com Vault, CIP and Linear StormFilter Operation and Maintenance Guidelines 1 of 9

Basic Function

The StormFilter is designed to siphon stormwater runoff through a filter cartridge containing media. A variety of filter media is available and can be customized for each site to target and remove the desired levels of sediments, dissolved phosphorus, dissolved metals, organics, and oil and grease. In many cases, a combination of media is recommended to maximize the effectiveness of the stormwater pollutant removal.

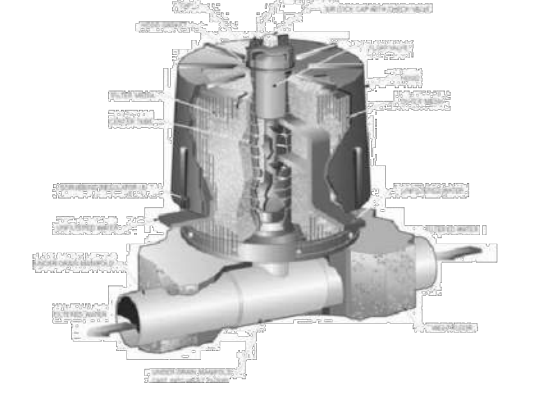


Figure 1. The StormFilter Cartridge

Priming System Function

When stormwater in the StormFilter unit enters a StormFilter cartridge, it percolates horizontally through the cartridge's filter media and collects in the center tube of the cartridge, where the float in the cartridge is in a closed (downward) position.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water (approximately 18 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the hood's scrubbing regulators.

The cartridges are connected to the under-drain manifold with a plastic connector. Since some media used is potentially buoyant, a threaded connector affixed to the under-drain manifold (with glue or other adhesive) is necessary to ensure that the cartridge isn't lifted out of place. For the heavier compost media, a slip connector is used.

The StormFilter is also equipped with flow spreaders that trap floating debris and surface films, even during overflow conditions. Depending on individual site characteristics, some systems are equipped with high and/or base flow bypasses. High flow bypasses are installed when the calculated peak storm event generates a flow that overcomes the overflow capacity of the system. This is especially important for precast systems. Base flow bypasses are sometimes installed to bypass continuous inflows caused by ground water seepage, which usually do not require treatment. All StormFilter units are designed with an overflow. The overflow operates when the inflow rate is greater than the treatment capacity of the filter cartridges.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water (approximately 18 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the hood's scrubbing regulators.

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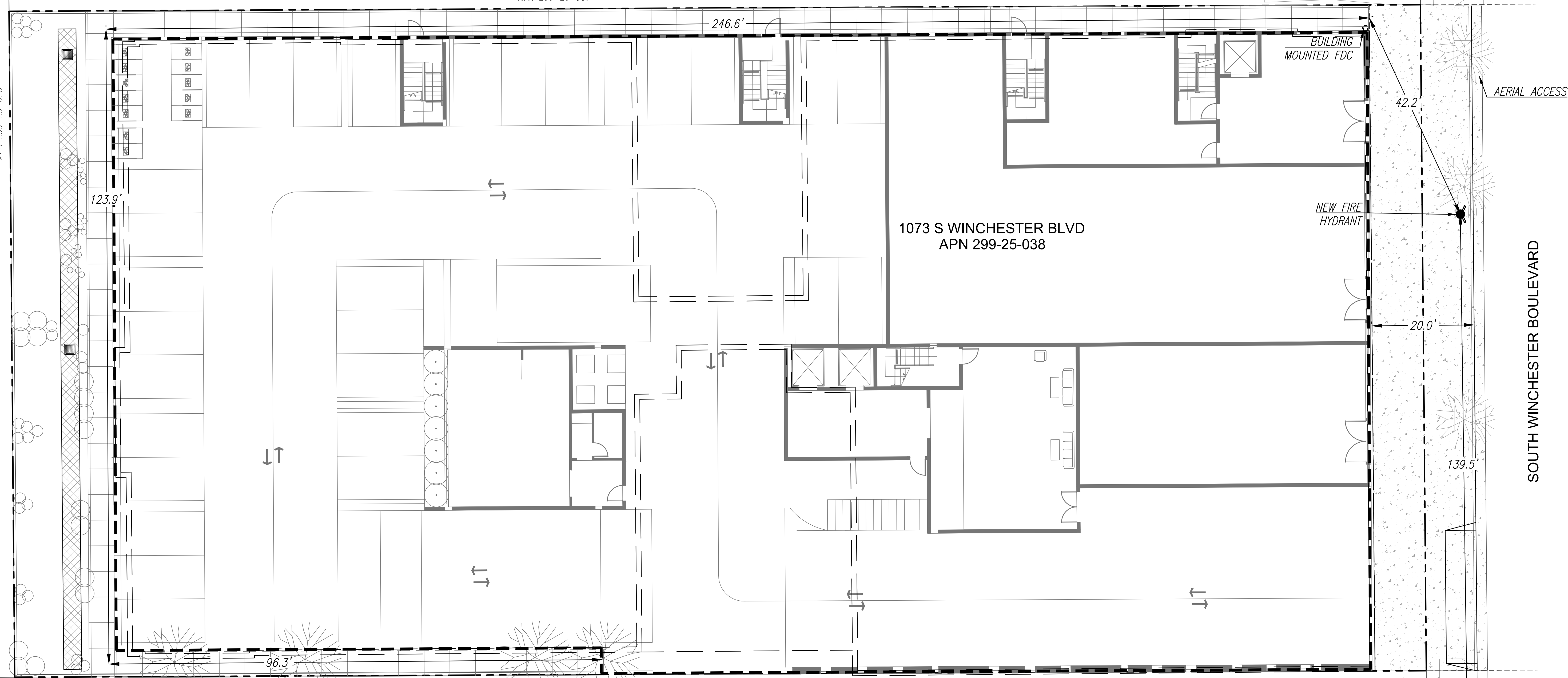
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DATE: OCTOBER 30, 2020

REVISIONS

PARCEL 2 (415 M 47)
LANDS OF RAGER & CAENEY
DOC #24413036
APN 299-25-037

LOT 9 - TR 5703 (359 M 47)
LANDS OF LO & WU
DOC #24327660
APN 299-25-026



LANDS OF AVERY GENERATIONS TRUST
DOC# 20799398
APN 299-25-035

FIRE DEPARTMENT NOTES

1. AERIAL FIRE APPARATUS VEHICLE SHALL BE LOCATED WITHIN A MINIMUM OF 15' AND MAXIMUM OF 30' FROM THE BUILDING PER **CALIFORNIA FIRE CODE SECTION D105.3**.
2. PROJECT IS A TYPE I-A OVER TYPE III-A CONSTRUCTION.
3. A FIRE DEPARTMENT APPROVED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM SHALL BE PROVIDED IF DETERMINED TO BE NECESSARY. **CALIFORNIA FIRE CODE SECTION 510**.
4. ALL NEW PASSENGER SERVICE ELEVATORS SHALL MEET THE MEDICAL SERVICE ELEVATOR REQUIREMENTS IN THE **CALIFORNIA BUILDING CODE, 2016 EDITION, CHAPTER 30. AND CALIFORNIA FIRE CODE SECTION 607.1**.
5. A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH **CALIFORNIA BUILDING CODE SECTIONS 1009.8.1 AND 1009.8.2** SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. **CALIFORNIA FIRE CODE SECTION 1009.8**.
6. **CALIFORNIA BUILDING CODE SECTION 1009.2.1** ACCESSIBLE MEANS OF EGRESS, ELEVATORS REQUIRED, EXCEPTION 1, STATES: IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH **CBC SECTION 903.3.1.1 OR 903.3.1.2**, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE. THE PROJECT WILL PROVIDE AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH **CBC SECTION 903.3.1.1** AND HORIZONTAL EXITS IN ACCORDANCE WITH **CBC SECTION 1026**, AND THEREFORE ELEVATORS WILL NOT SERVE AS AN ACCESSIBLE MEANS OF EGRESS AND THEREFORE ARE NOT REQUIRED TO HAVE STANDBY POWER.
7. **BUILDING AREA: 162,815 SF**
NUMBER OF LEVELS: 6 + 1 BELOW GRADE
HEIGHT OF BUILDING: 65 TOR
CONSTRUCTION TYPES: I-A/III-A
OCCUPANCY GROUPS: R-2/S-2/B/A

4,750 GPM REQUIRED BY 4 HYDRANTS PER 2013 CFC APPENDIX B TABLE B105.1(1) AND B105.2

AERIAL ACCESS

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DATE: OCTOBER 30, 2020

REVISIONS

NO.	DESCRIPTION

FIRE LAYOUT PLAN

C5.0

FILE NO. SP20-02