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# **APPENDIX A**

## PROJECT PLANS

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# VESTING TENTATIVE TRACT MAP 972 ELM ST., SAN JOSE, CA NEW 8 SINGLE FAMILY RESIDENCE SUBDIVISION

## PROJECT CONSULTANTS

**CIVIL ENGINEER:** GPM ENGINEERS  
3340 WALNUT AVE., SUITE 292, FREMONT, CA 94536  
MOHAMED GENIDY, PE TEL. (650) 331-7264

**LAND SURVEYOR:** THE BRONSON COMPANY, 6206 EPPS DR., WINTON, CA  
KEVIN BRONSON, PLS TEL. (209) 606.7340

**ARCHITECT:** FAHD HAYABEB, ASSOC. AIA  
686 STOCKTON AVE., SAN JOSE, CA 95126  
TEL: 408-483-0302 EMAIL: HABAYEB3@AOL.COM

**LANDSCAPE ARCHITECT:** GREGOREY LEWIS LANDSCAPE ARCHITECT  
736 PARK WAY, SANTA CRUZ, CA 95065  
TEL 831.425.4747

**SOILS ENGINEER:** SILICON VALLEY SOIL ENGINEERING  
SEAN DEIVERT  
2391 ZANKER RD, SUITE 350, SAN JOSE, CA  
PH 408.324.1400

**UTILITY CONSULTANT:** AMCON CONSULTANTS  
940 HAMLIN COURT, SUNNYVALE, CA  
ANIL PANDYA 408.272.8800

**NOTES:**  
1. SURVEY BY KEVIN BRONSON PLS NO 8523  
2. DATE OF SURVEY: JULY 08, 2020

### BENCHMARK:

CITY OF SAN JOSE BENCHMARK 417, A CHISELED SQUARE ON TOP OF THE CURB ON THE NW RETURN OF TAYLOR STREET AND ELM STREET, HAVING AN NAVD88 ELEVATION OF 81.51', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

### BASIS OF BEARINGS:

THE BEARING OF S41°05'35"E BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF ELM STREET BETWEEN HEDDING STREET AND MCKENDRICK STREET AS SHOWN ON THE MAP RECORDED ON JANUARY 24, 1985, IN BOOK 538 OF MAPS AT PAGES 41&42, SANTA CLARA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

### LEGEND:

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
LIMITS OF WORK OR BOUNDARY		
CENTERLINE		
CURB AND GUTTER		
SIDEWALK		
STANDARD CITY BARRICADE		
STANDARD HOODED INLET		
ALTERNATE DRAINAGE INLETS (TYPE AS NOTED)		
CITY SURVEY MONUMENT		
FIRE HYDRANTS		
ELECTROLIER		
ELECTROLIER (REMOVED/RELOCATED)		
PULL BOX		
P G & E SERVICE POINT		
SANITARY SEWER		
STORM SEWER		
WATER		
GAS		
SANITARY MANHOLE		
STORM MANHOLE		
ELECTRICAL CONDUIT		
EDGE OF PAVEMENT		
DRIVEWAY		
HANDICAP RAMP		
PAVING CONFORM OR OVERLAY TO FORM SMOOTH A.C. TRANSITION		
NEW AC PAVEMENT		
KEY TO CHANGES		
STREET TREES		

### PROJECT SUMMARY

PROPERTY: APN: 230-41-025

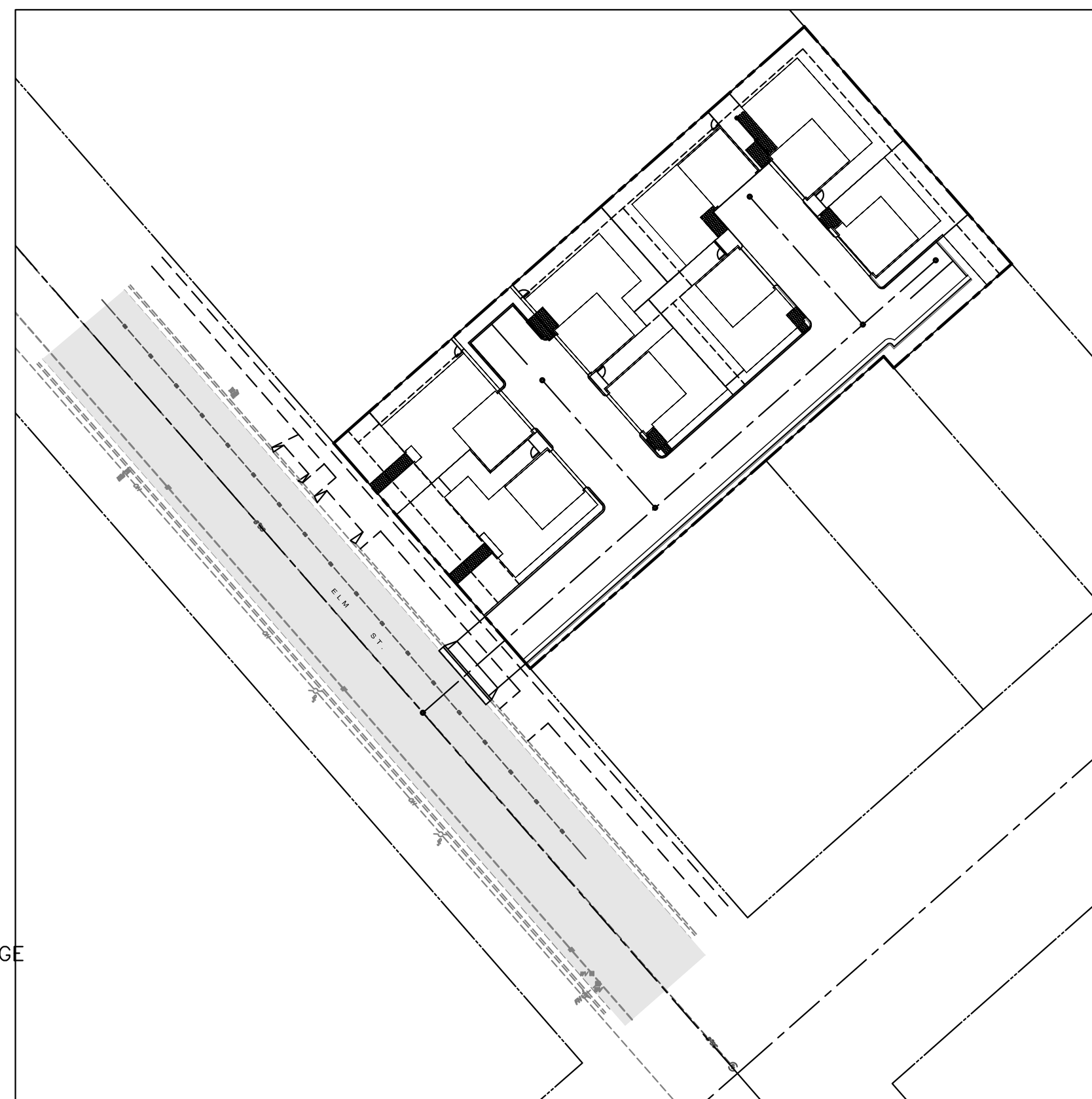
SITE AREA: 19,291 SF GROSS (0.443 ACRE)

ZONING: A(PD)

UTILITY SOURCES:  
WATER --- CITY OF SAN JOSE  
SANITARY SEWER --- CITY OF SAN JOSE  
ELECTRICAL AND GAS - PACIFIC GAS AND ELECTRIC  
STORM DRAIN --- CITY OF SAN JOSE  
TELEPHONE --- AT&T  
CABLE TV --- COMCAST

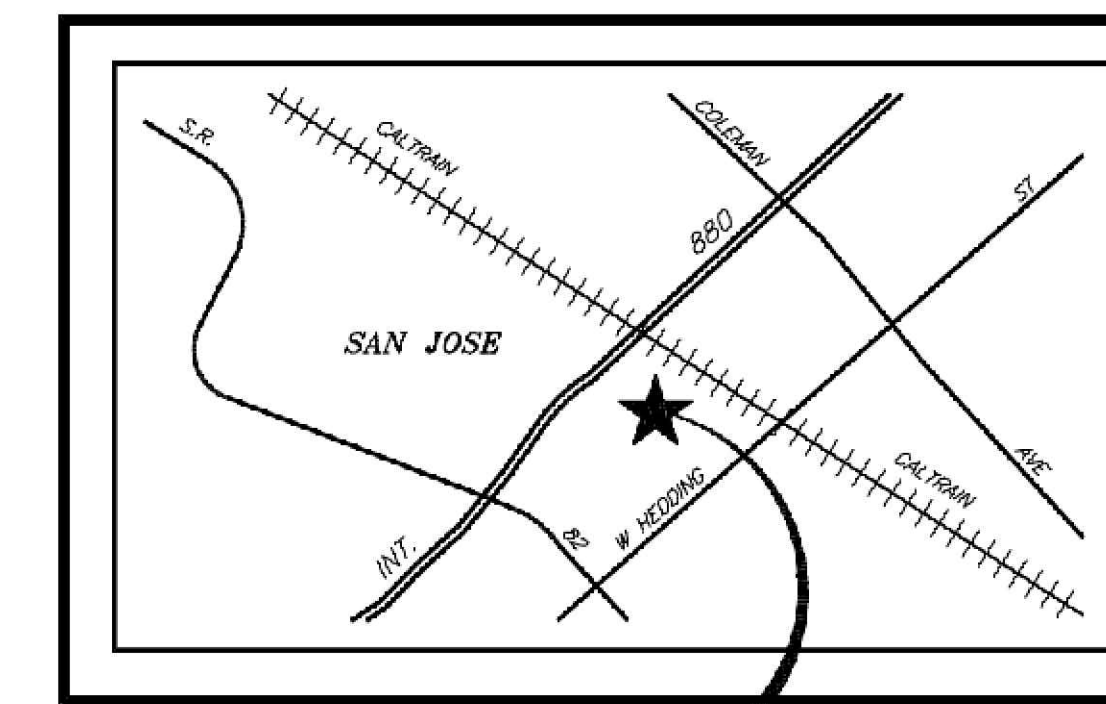
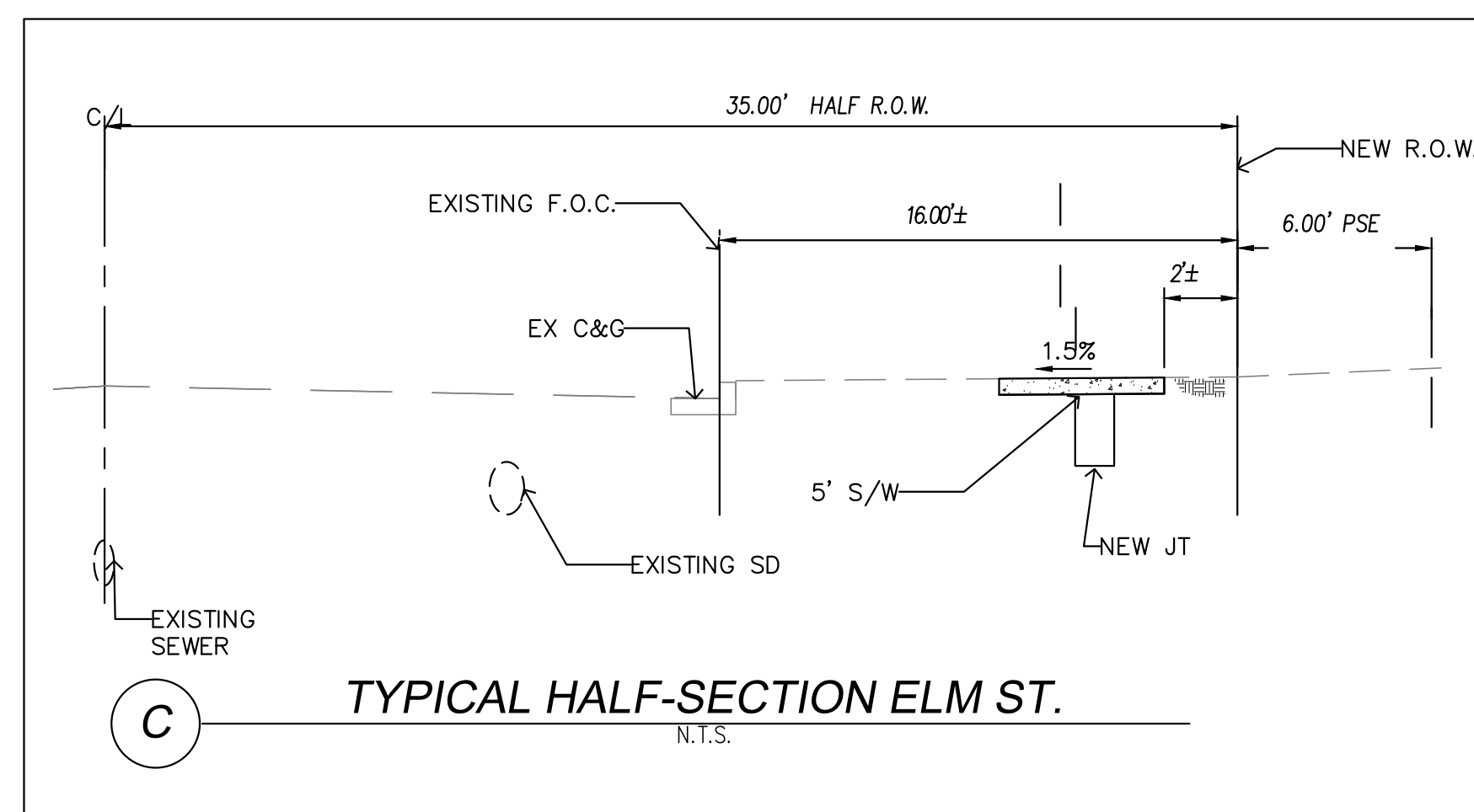
### SHEET INDEX

SHEET NO.	TITLE
C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	LOT LAYOUT
C4	PRELIMINARY GRADING, UTILITY & DRAINAGE
C5	STORM WATER QUALITY PLAN

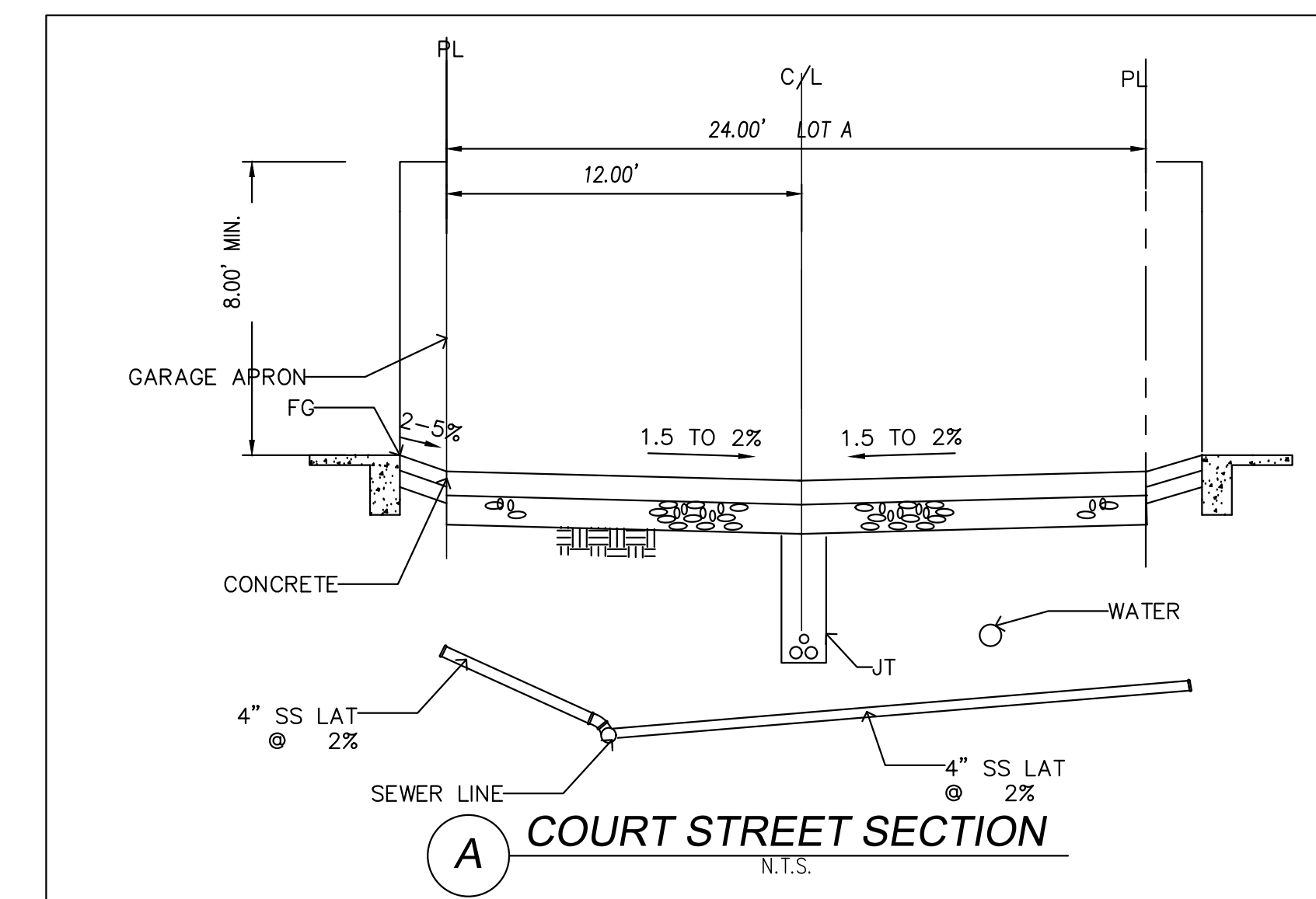


### SITE PLAN

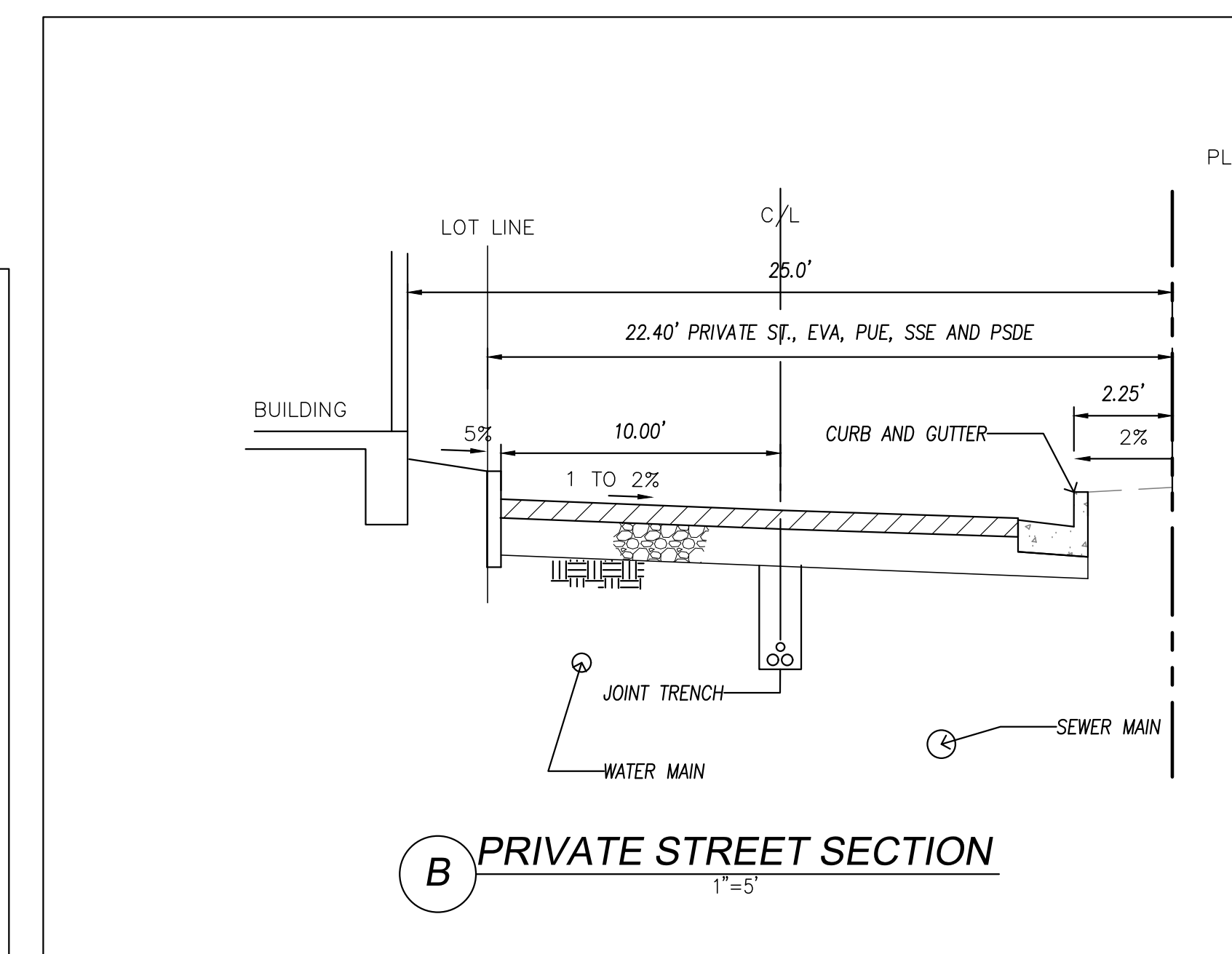
SCALE 1"=40'



PROJECT SITE



COURT STREET SECTION



PRIVATE STREET SECTION

DATE:	NO.	REVISION	DATE
10-7-2020	1		
AS NOTED	2		
MG	3		
EH	4		

DIRECTED BY:

**GPM ENGINEERS**  
3340 WALNUT AVE., SUITE 292  
FREMONT, CA 94536  
TEL. (650) 331-7264 FAX (650) 472-9004  
MGENIDY@GPMENGINEERS.COM  
CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:  
**ELM ST VILLAS**  
972 ELM ST., SAN JOSE, CA

SHEET TITLE:

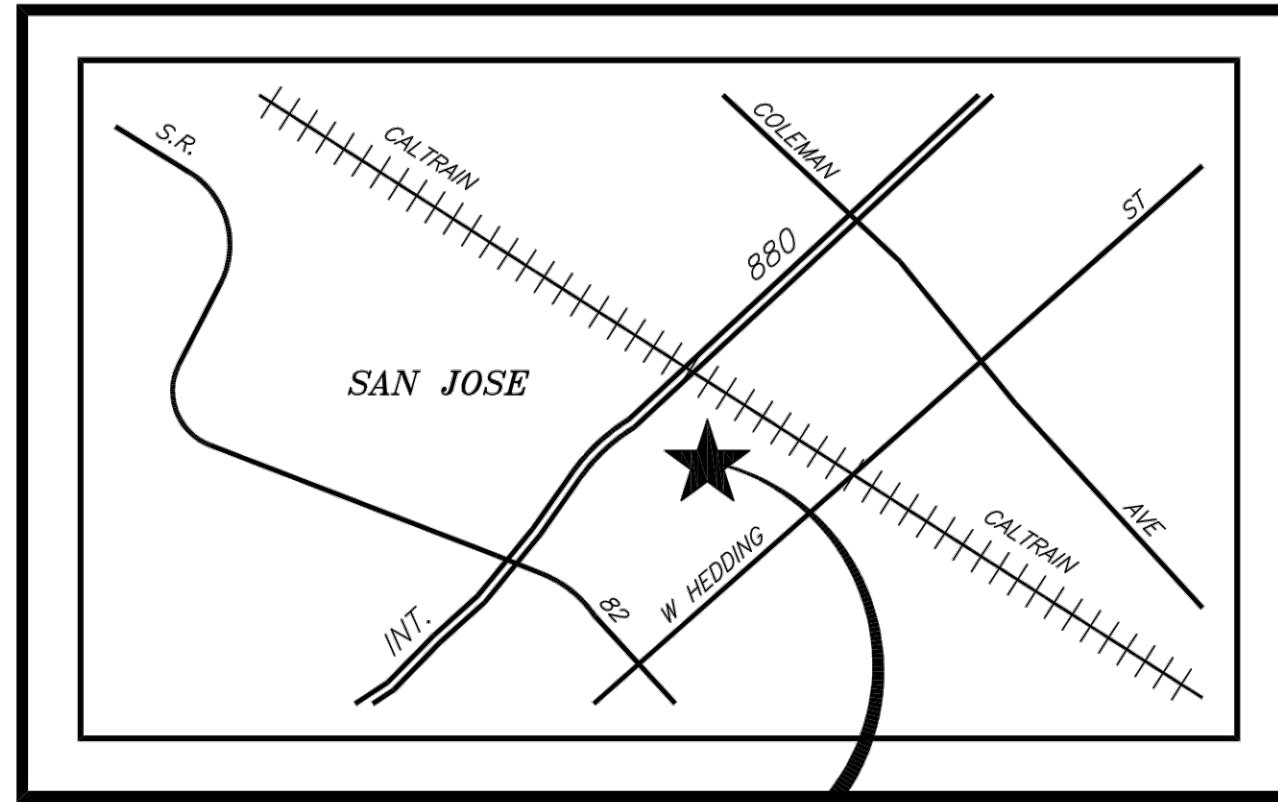
COVER SHEET

SHEET NUMBER

**CI**  
OF 5

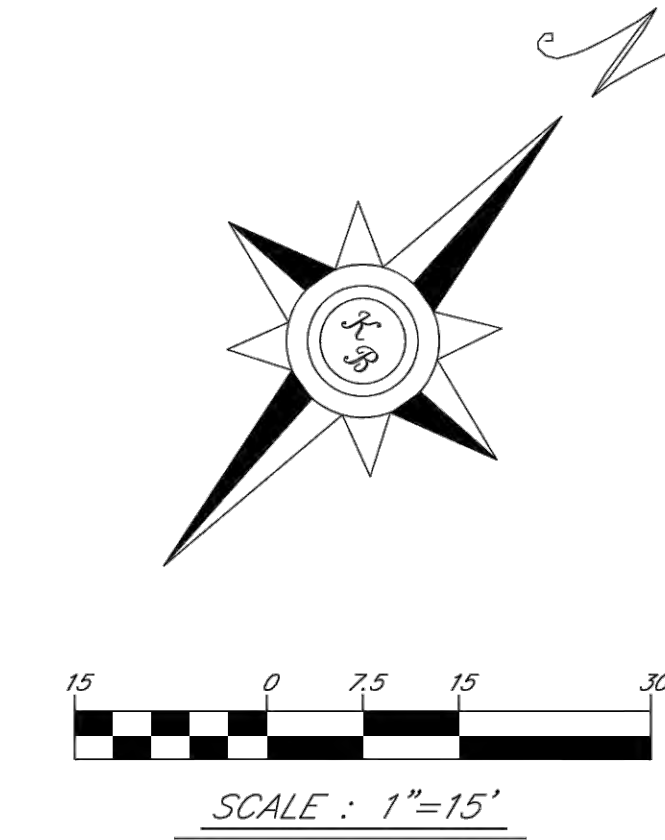


VICINITY MAP  
N.T.S.



PROJECT SITE

TOPOGRAPHIC & BOUNDARY SURVEY OF  
972 ELM ST  
SAN JOSE, CA 95126  
APN 230-41-025



SURVEY PREPARED FOR  
CN ONE INVESTMENT LLC  
JULY, 2020

LEGEND:

- ASPHALT
- CONCRETE
- CURB AND GUTTER
- 6" SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- OVERHEAD UTILITY LINE
- WATER LINE
- WATER METER
- WATER VALVE
- JOINT POLE
- GAS METER
- ELECTRIC METER
- WOOD FENCE
- CHAIN LINK FENCE
- FOUND MONUMENT PER REFERENCES

BENCHMARK:

CITY OF SAN JOSE BENCHMARK 417, A CHISELED SQUARE ON TOP OF THE CURB ON THE NW RETURN OF TAYLOR STREET AND ELM STREET, HAVING AN NAVD88 ELEVATION OF 81.51', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF S41°05'35"E BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF ELM STREET BETWEEN HEDDING STREET AND MCKENDRIE STREET AS SHOWN ON THE MAP RECORDED ON JANUARY 24, 1985, IN BOOK 538 OF MAPS AT PAGES 41&42, SANTA CLARA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES:

R1 BOOK 'A' MAPS 80, SANTA CLARA COUNTY RECORDS

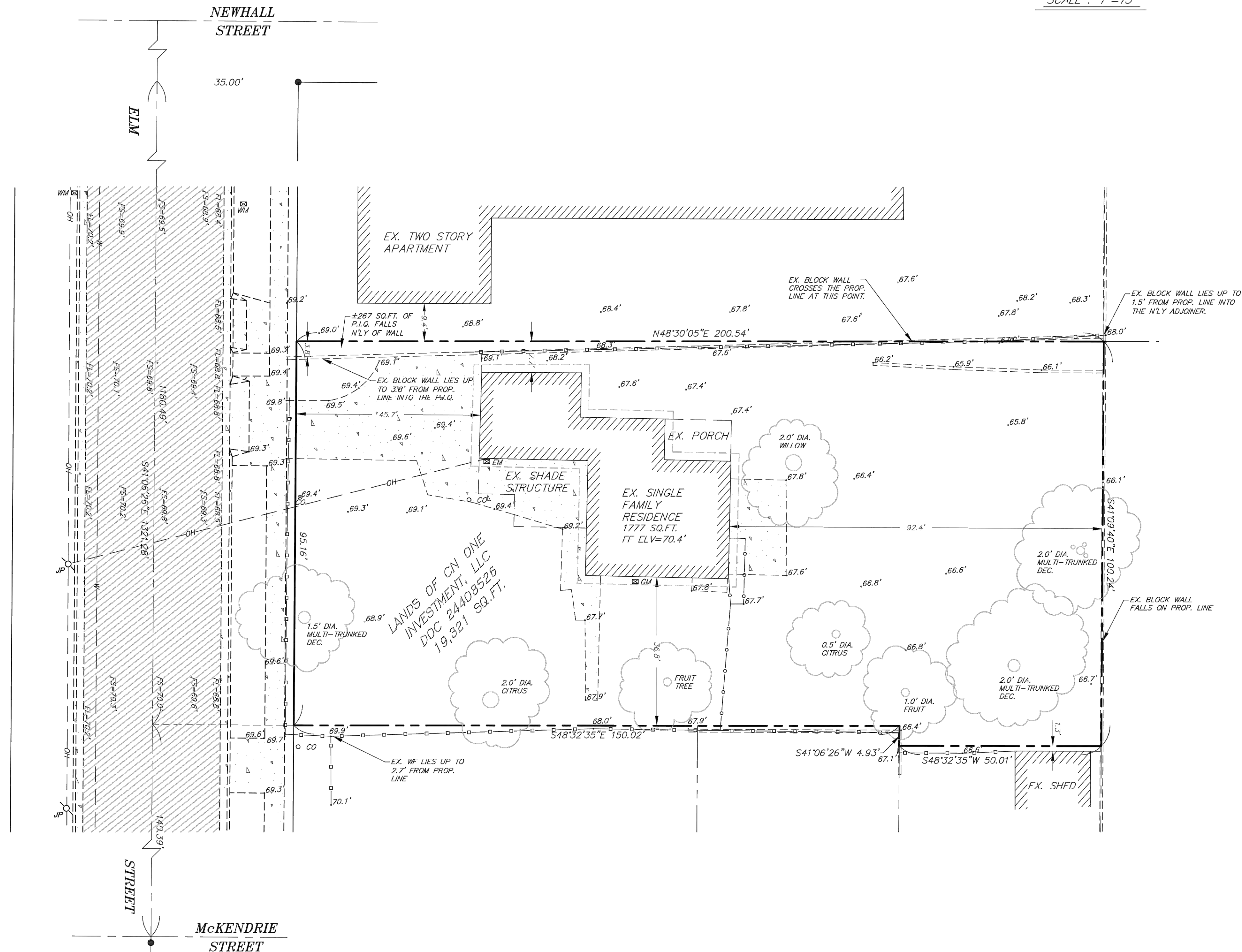
UTILITY NOTES:

THE UTILITIES AS DRAFTED ARE AS THEY ARE BELIEVED TO EXIST BASED ON SURFACE EVIDENCE. UTILITIES MAY EXIST THAT ARE NOT INDICATED. NO SUBSURFACE INVESTIGATIONS WERE PERFORMED.

A SSMH WAS FOUND IN THE CENTER OF THE INTERSECTION OF ELM STREET AND VERMONT STREET WITH A SMALL FLOW FROM THE SOUTH IN A 6" PIPE AND A LARGER FLOW FROM THE WEST IN A 6" PIPE, WHICH COMBINED TO FLOW N'LY.

ANOTHER SSMH WAS FOUND IN THE CENTER OF THE INTERSECTION OF ELM STREET AND MCKENDRIE STREET WITH A 36" SEWER MAINLINE FLOWING E'LY. A DRY 8" PIPE ENTERS THE MANHOLE FROM THE NORTH.

NO EVIDENCE WAS FOUND IN ELM STREET TO SHOW WHERE THE TWO PIPES END, OR TO SHOW WHICH DIRECTION THE WASTE FROM THE P.I.Q. FLOWS.



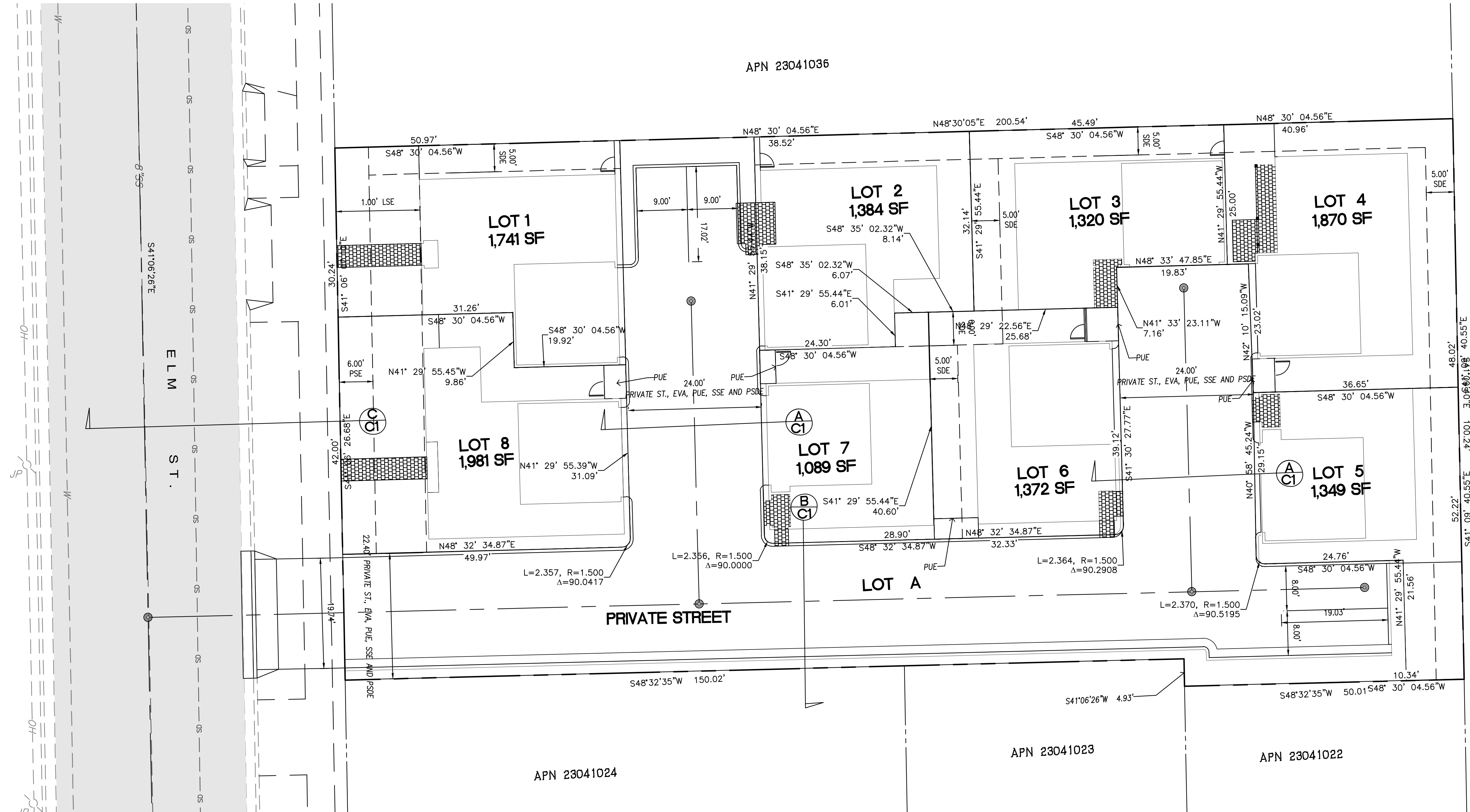
THE BRONSON COMPANY  
SURVEYING SERVICES  
6206 EPPS DRIVE  
WINTON, CA 95388  
(209)606-7340 kevin@thebronsonco.com

TOPOGRAPHIC SURVEY OF  
972 ELM STREET  
CITY OF SAN JOSE,  
COUNTY OF SANTA CLARA,  
STATE OF CALIFORNIA

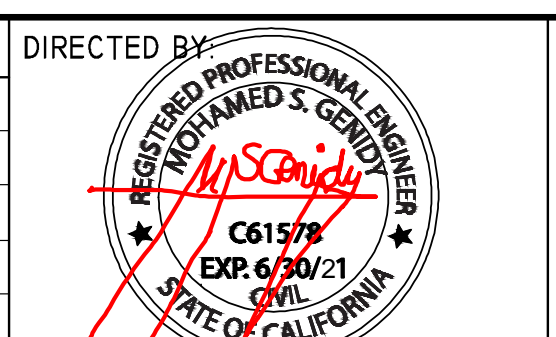
NO.	REVISION	DATE

PROJECT MANAGER  
Kevin Bronson  
DRAWN BY MB CHECKED BY KB  
DATE JULY 08, 2020  
JOB NUMBER 3169  
SHEET C2 OF 5





DATE:	10-7-2020	NO.	REVISION	DATE	DIRECTED BY
SCALE:	AS NOTED	△			
DESIGNED BY:	MG	△			
DRAWN BY:	EH	△			
		△			

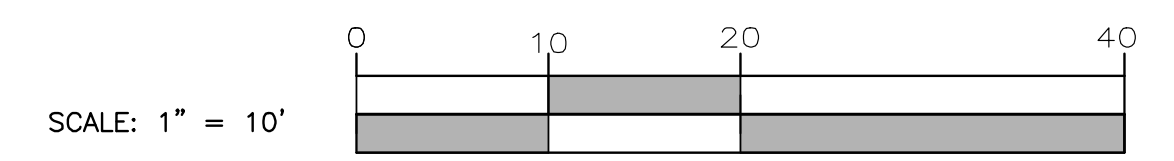


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 CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

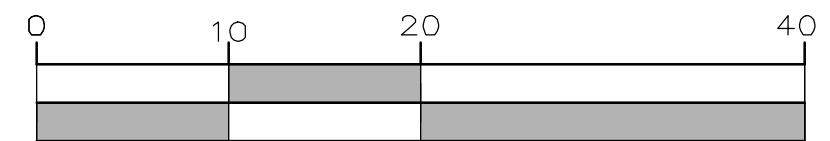
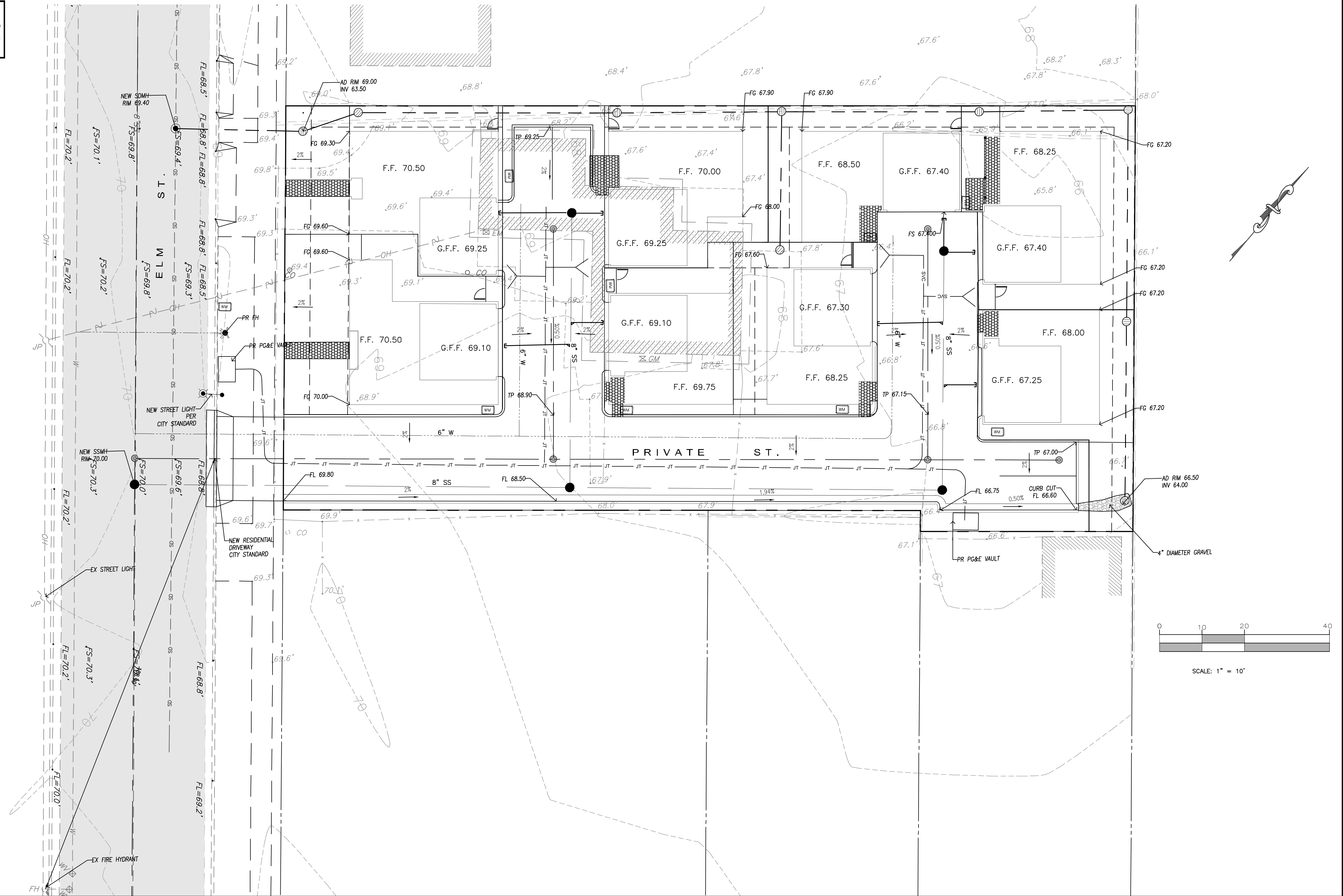
PROJECT:  
**ELM ST VILLAS**  
 972 ELM ST., SAN JOSE, CA

SHEET TITLE:  
**LOT LAYOUT**

SHEET NUMBER  
**C3**  
 OF 5







SCALE: 1" = 10'

DATE:	10-7-2020
SCALE:	AS NOTED
DESIGNED BY:	MG
DRAWN BY:	EH

NO.	REVISION

DATE: DIRECTED BY:

**GPM ENGINEERS**  
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 FREMONT, CA 94536  
 TEL. (650) 331-7264 FAX (650) 472-9004  
 MGENIDY@GPMENGINEERS.COM  
 CIVIL ■ STRUCTURAL ■ PLANNING ■ DEVELOPMENT

PROJECT:  
**ELM ST VILLAS**  
 972 ELM ST., SAN JOSE, CA

SHEET TITLE:  
**PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN**

SHEET NUMBER  
**C4**  
 OF 5







(PLANNED DEVELOPMENT PERMIT)

# PROPOSED 8 S.F.R. 972 ELM ST SAN JOSE, CA. 95126



VIEW 1



VIEW 2



VIEW 3



VIEW 4

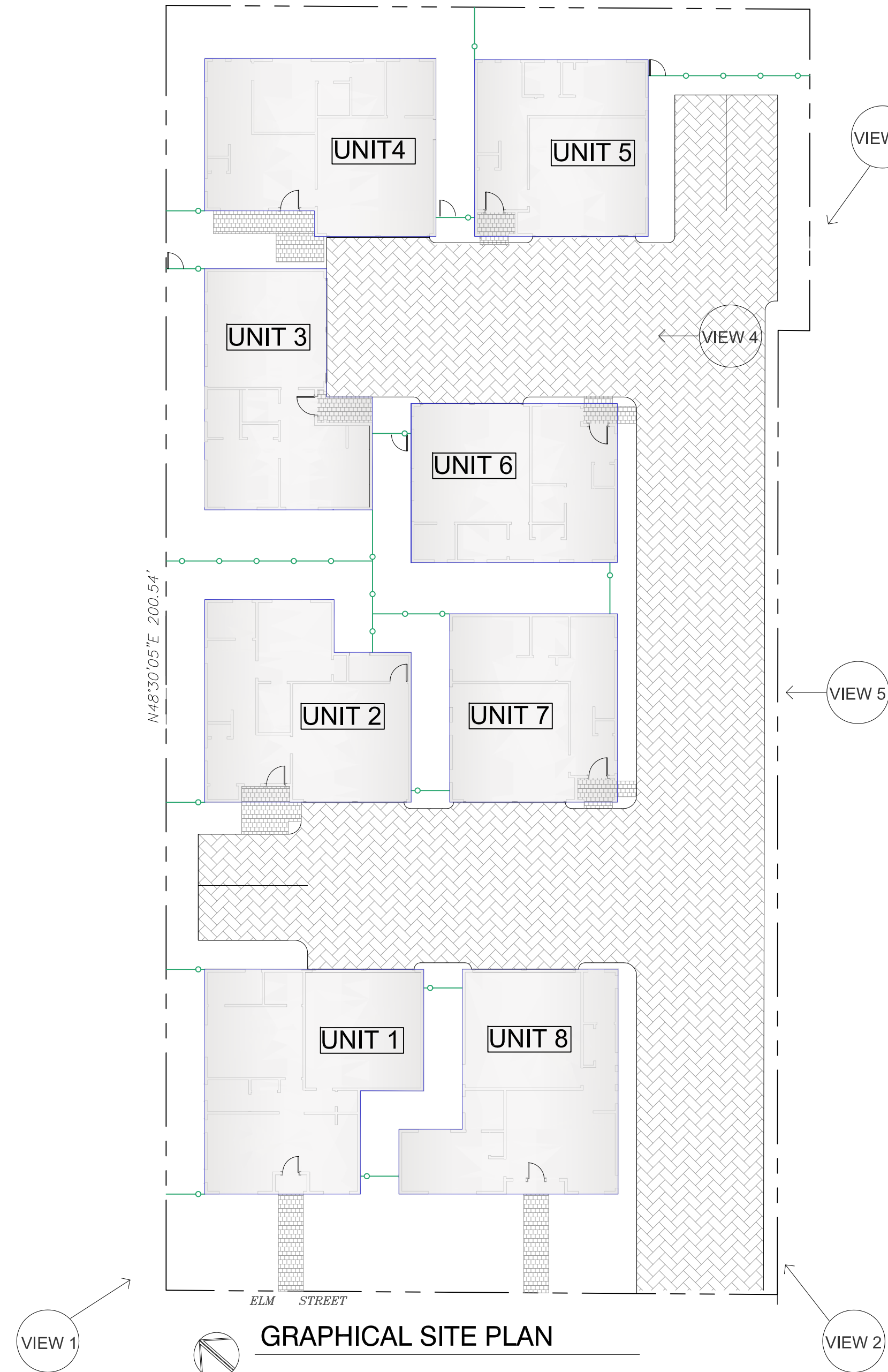


VIEW 5

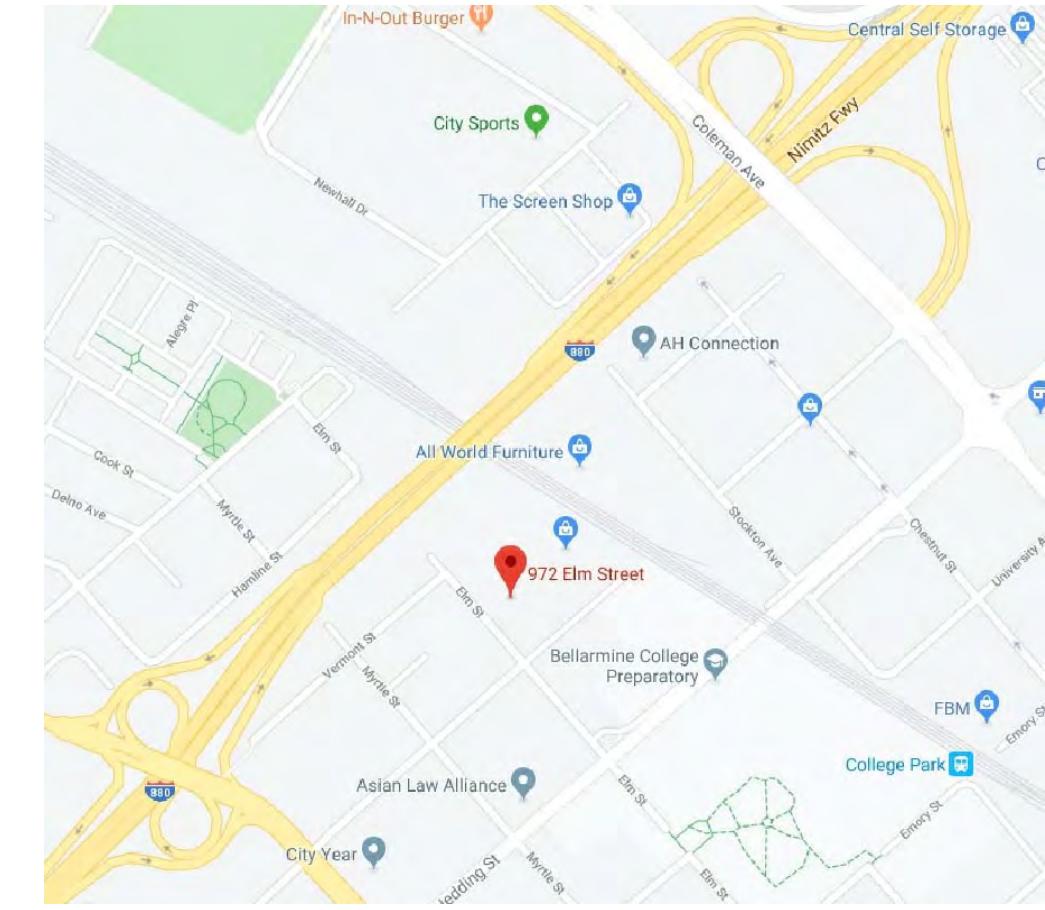
LOT SIZE	LOT #	1ST FLR	2ND FLR	3RD FLR	TOTAL	GARAGE	PRIVET OPEN SPACE	# OF BEDROOM
	LOT 1	~693	989	805	2,487	340	* 670	4
	LOT2	~572	885	912	2,369	340	430	4
	LOT3	~460	810	815	2,085	350	480	4
	LOT4	586	981	998	2,565	343	700	4
	LOT5	~397	700	766	1,863	347	475	4
	LOT6	440	800	825	2,065	340	450	4
	LOT7	398	740	782	1,920	364	220	4
	LOT 8	~607	922	623	2,252	340	* 875	4

TOTAL	
FAR = 91%	17,606
LOT COVERAGE =37%	4,513
	2,764

\* INCLUDING FRONT 3 SIDE COVERED PORCH  
\* INCLUDING THE 15' FRONT SETBACKS  
PRIVET OPEN SPACE NOT INCLUDING BALCONIES



GRAPHICAL SITE PLAN



### PROJECT DATA

APN	230-41-025
LOT SIZE	19,321 SQFT
ZONING	PD
EXISTING USE	SINGLE FAMILY RESIDENCE
PROPOSE USE	8 SINGLE FAMILY DETACHED RESIDENCE
DENSITY	18.2
OCCUPANCY GROUPS	R3 AND U
CONSTRUCTION TYPE	VB, SPRINKLED
NUMBER OF BUILDING DWELLING	8 UNITS
NUMBER OF STORIES	3
MAXIMUM ROOF HEIGHT	32'
PARKING	16 STD PARKING COVERED 4 UNCOVERED GUEST PARKING

### CODES

CALIFORNIA RESIDENTIAL CODE (CRC)	2016
CALIFORNIA BUILDING CODE (CBC)	2016
CALIFORNIA ELECTRICAL CODE (CEC)	2016
CALIFORNIA MECH. CODE (CMC)	2016
CALIFORNIA PLUMBING CODE (CPC)	2016
CALIFORNIA ENERGY CODE	2016
CALIFORNIA FIRE CODE (CFC)	2016

### DRAWING INDEX

000-IDX	CS	COVER SHEET & PROJECT DATA
001-PD	PD	LAND USE PLAN
002-S	S	PROPOSED SITE PLAN (COMPREHENSIVE)
003-D	D	DEMOLITION PLAN
004-C	C1	GRADING AND DRAINAGE
005-C	C2	STORMWATER CONTROL PLAN
006-A	A1	ROOF PLANS
007-A	A2	1ST FLOOR PLANS
008-A	A3	2ND FLOOR PLANS
009-A	A4	3RD FLOOR PLANS
010-A	A5	EXTERIOR ELEVATIONS
011-A	A6	BUILDING CROSS SECTIONS
012-L	L1	PANTING PLAN
013-L	L2	HYDROZONE PLAN

(PLANNED DEVELOPMENT PERMIT)

**PROPOSED 8 S.F.R.  
972 ELM ST  
SAN JOSE, CA. 95126**

NO.	DATE	ISSUE
1	11 20	PA

**COVER SHEET  
& PROJECT DATA**

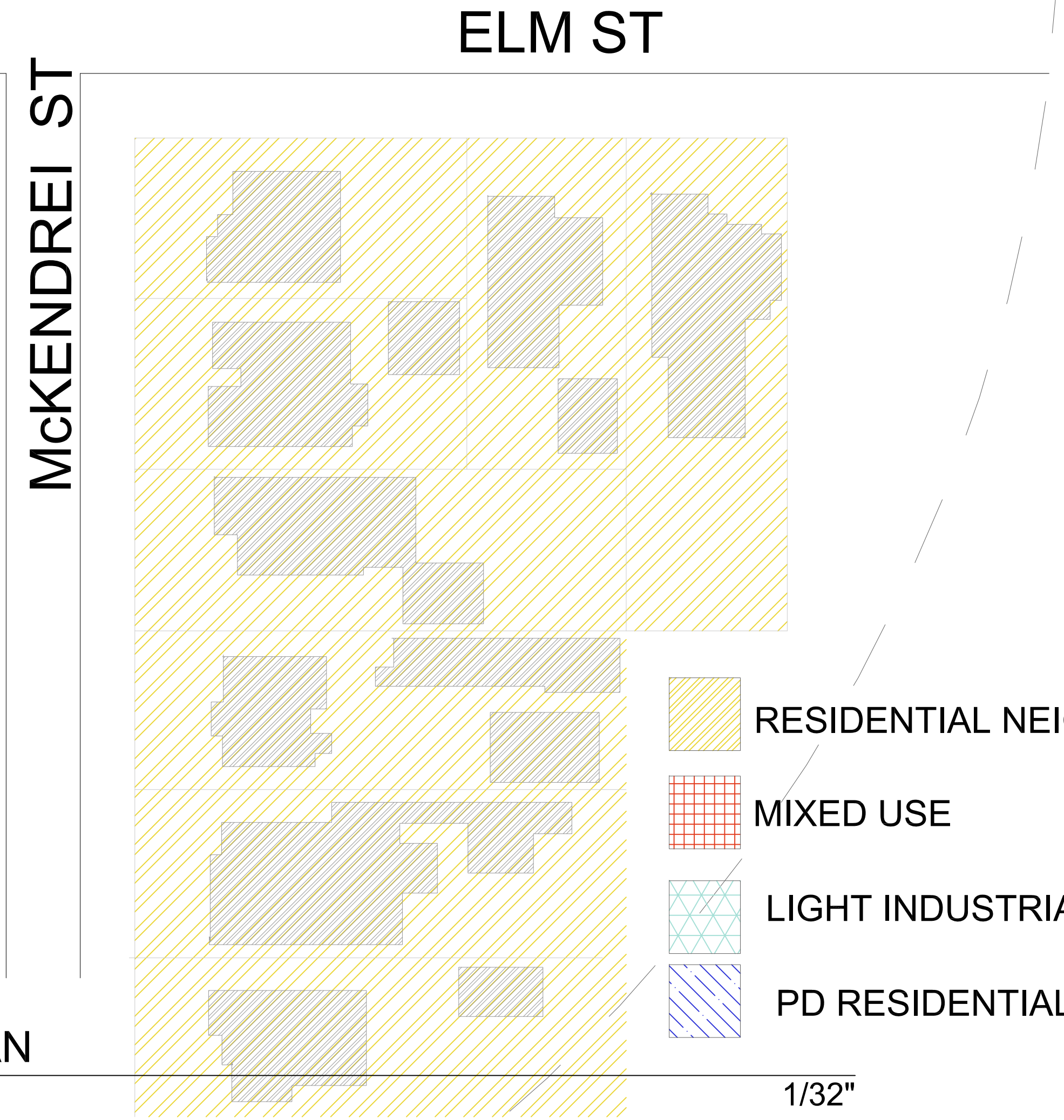
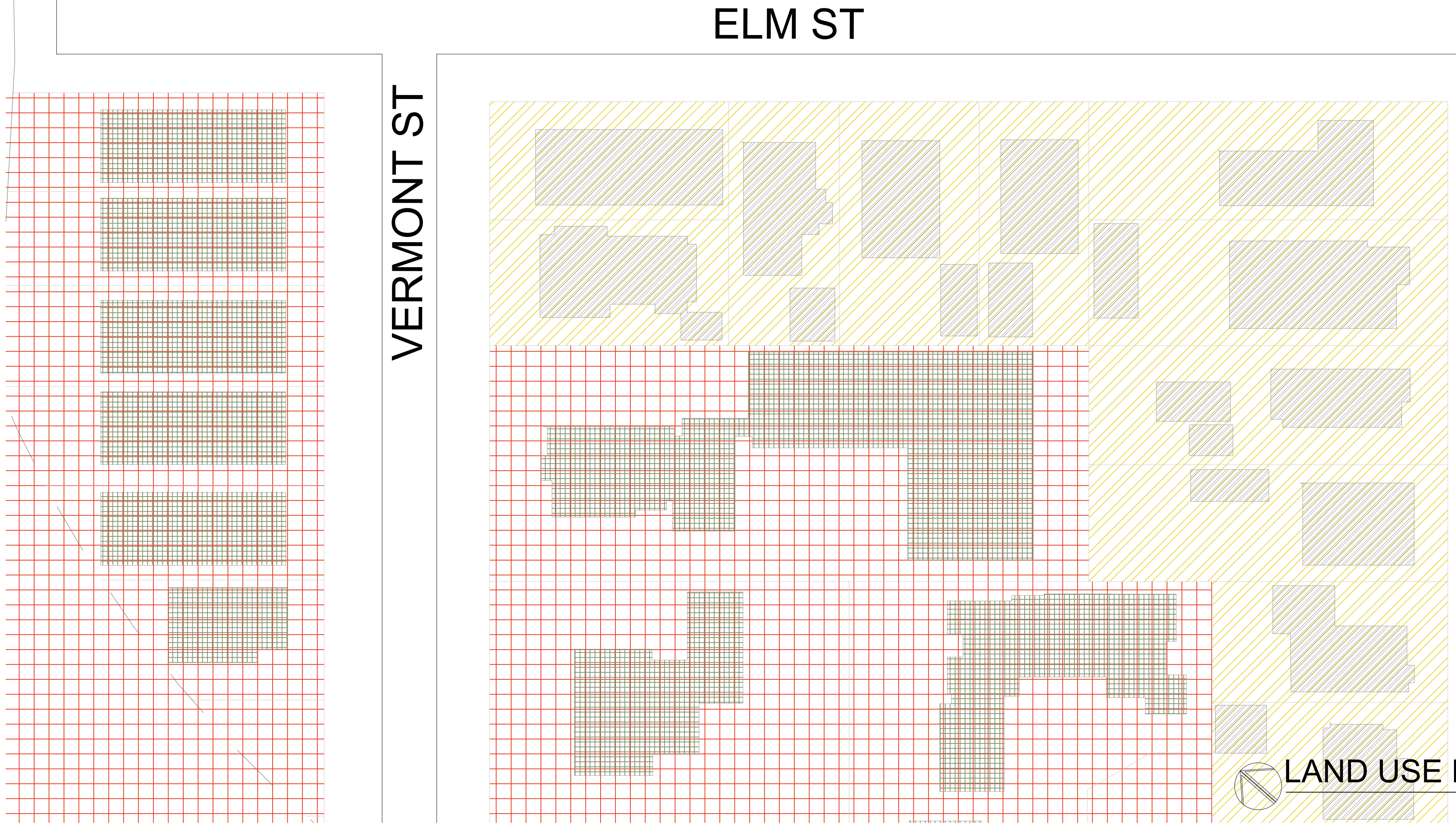
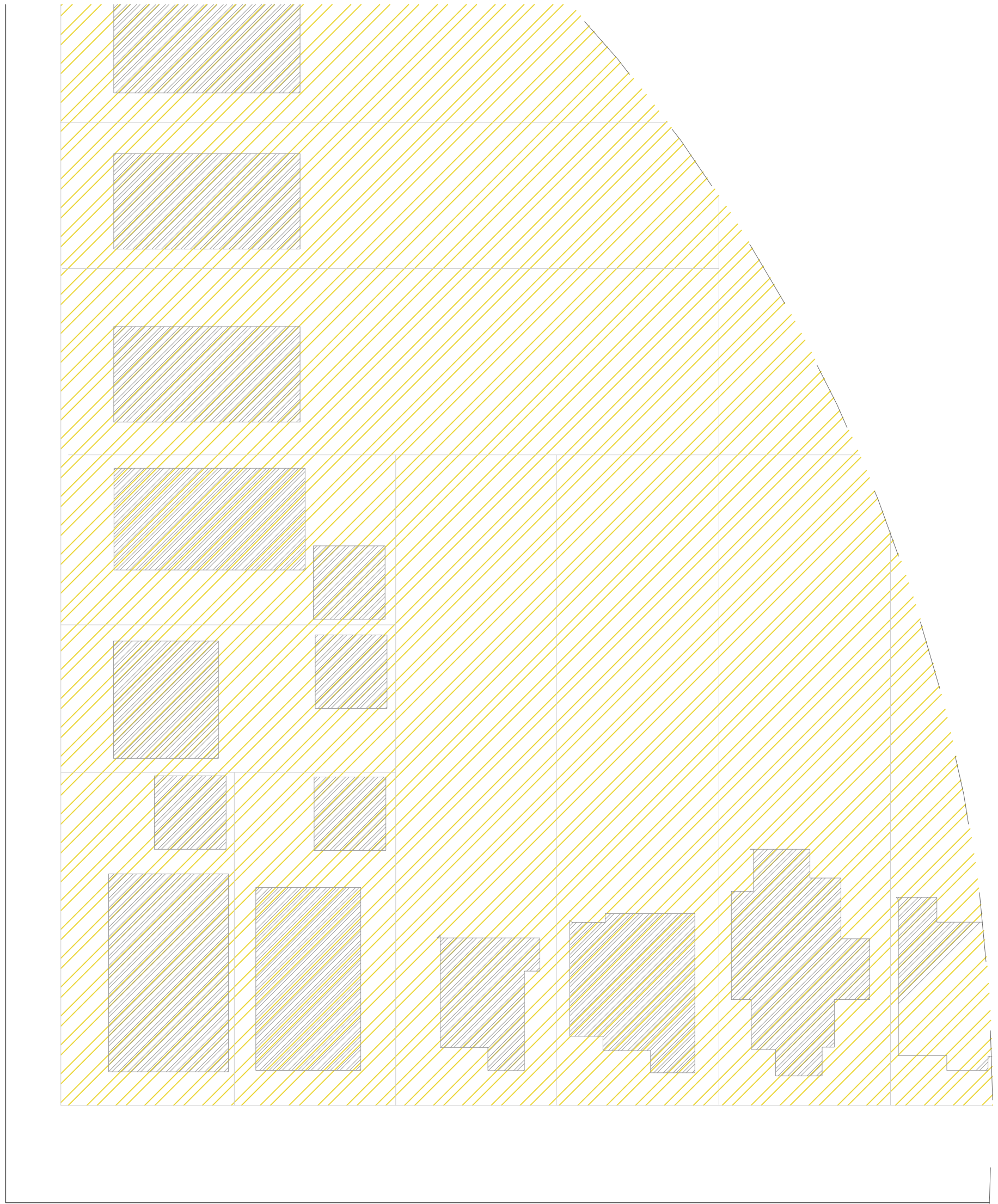
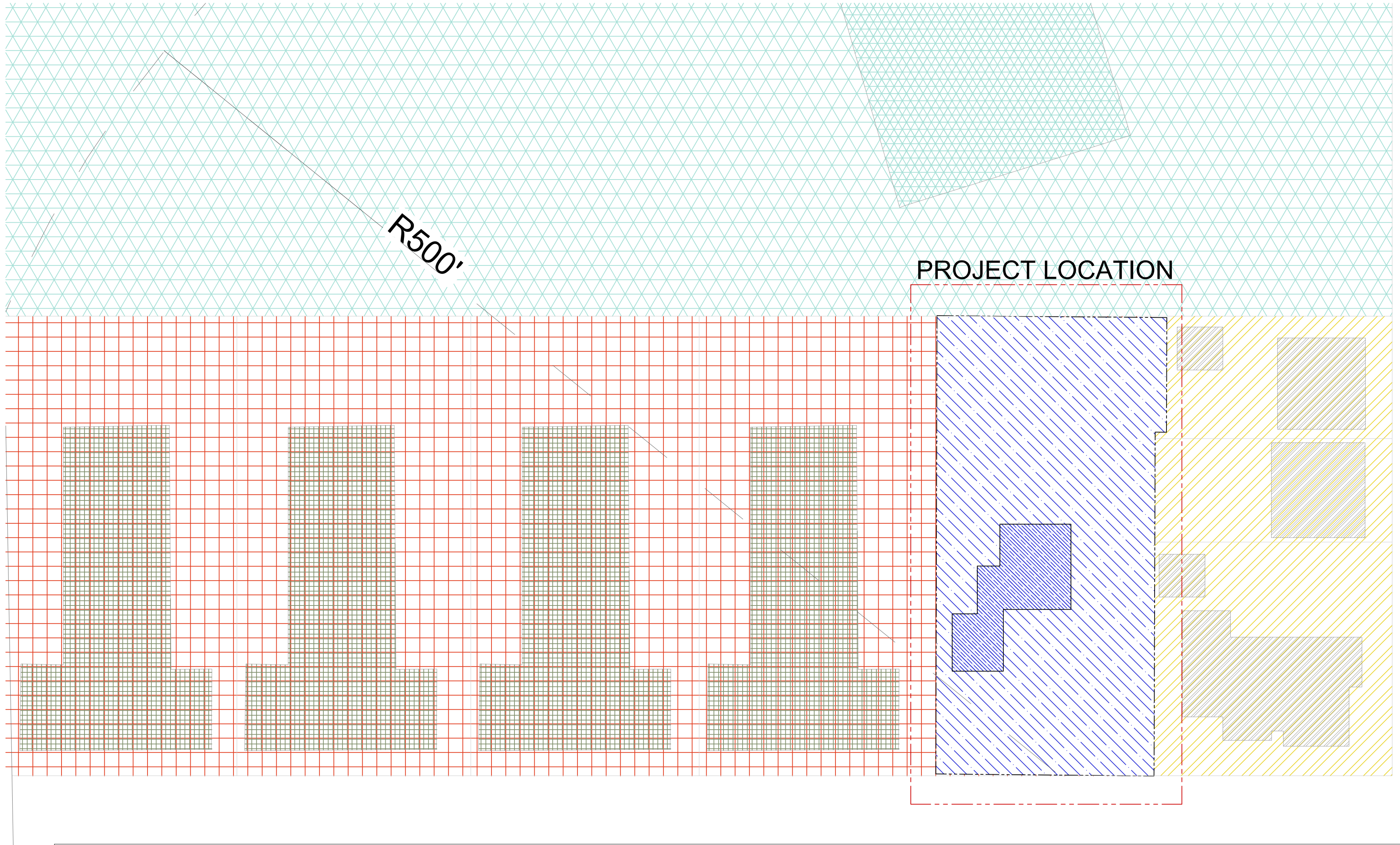
JOB NO.	1120
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	


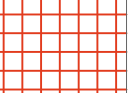

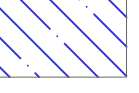
**CS**

**FAHED HABAYEB**  
PLANNING & DESIGN  
686 STOCKTON AVE.  
SAN JOSE, CA. 95126  
TEL: (408) 483-0302  
E-MAIL: habayeb3@aol.com







-  RESIDENTIAL NEIGHBORHOOD
-  MIXED USE
-  LIGHT INDUSTRIAL
-  PD RESIDENTIAL

NO.	DATE	ISSUE
1	11 20	PA

LAND USE PLAN

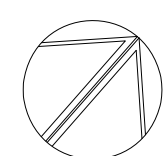
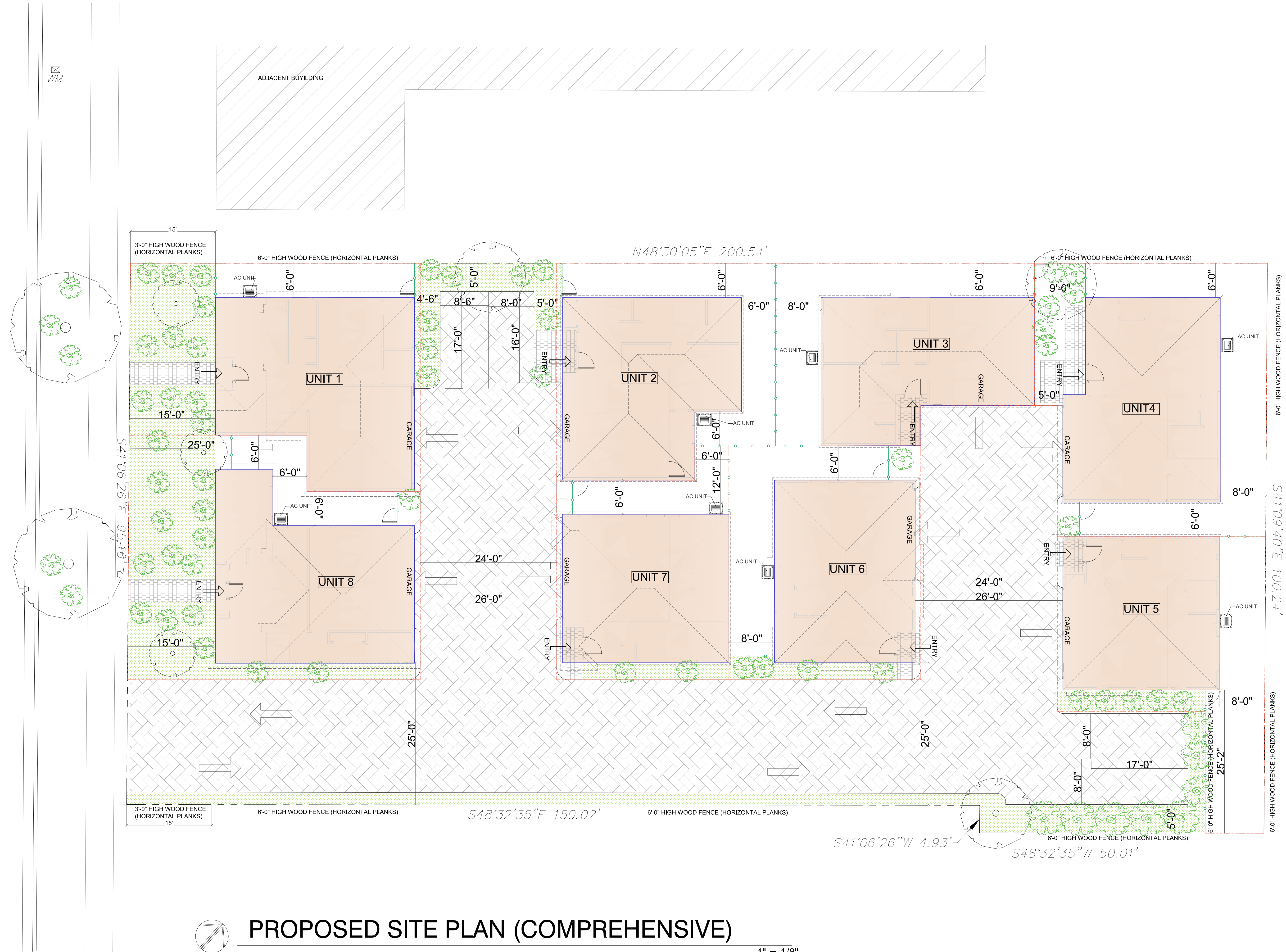
JOB NO.	1120
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	

**PD**

1/32"



ELM STREET



**PROPOSED SITE PLAN (COMPREHENSIVE)**

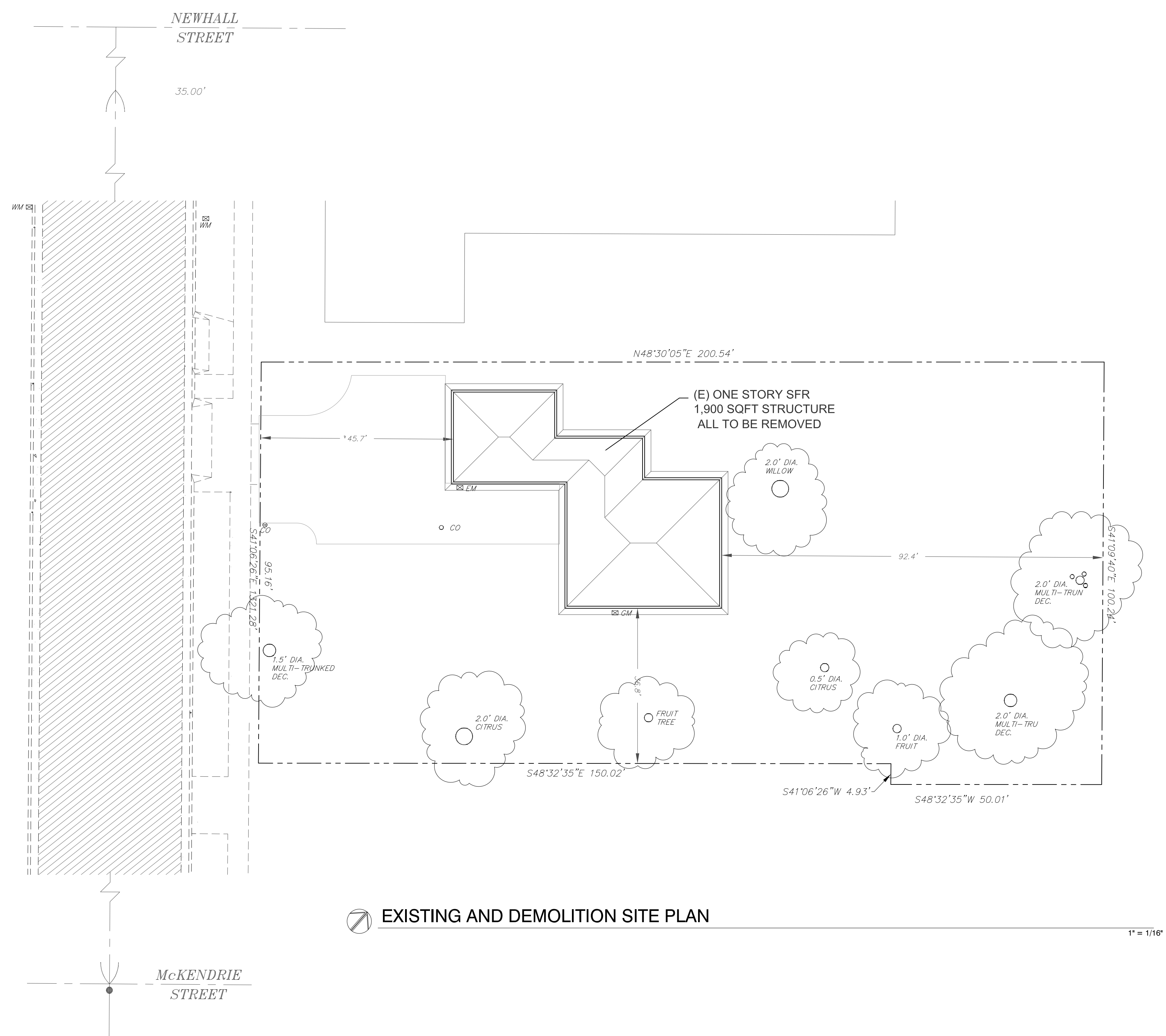
1" = 1/8"

**PROPOSED 8 S.F.R.**  
 972 ELM ST  
 SAN JOSE, CA. 95126

NO.	DATE	ISSUE
1	11 20	PA

JOB NO.	1120
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	





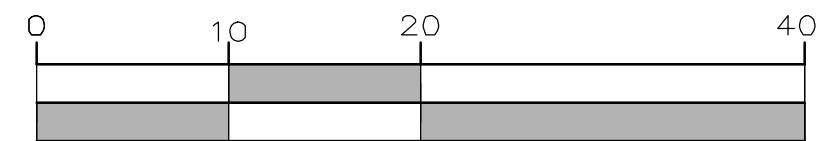
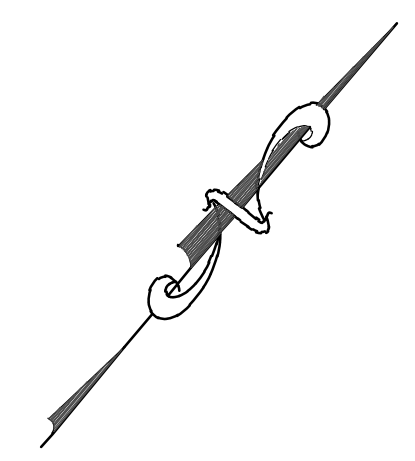
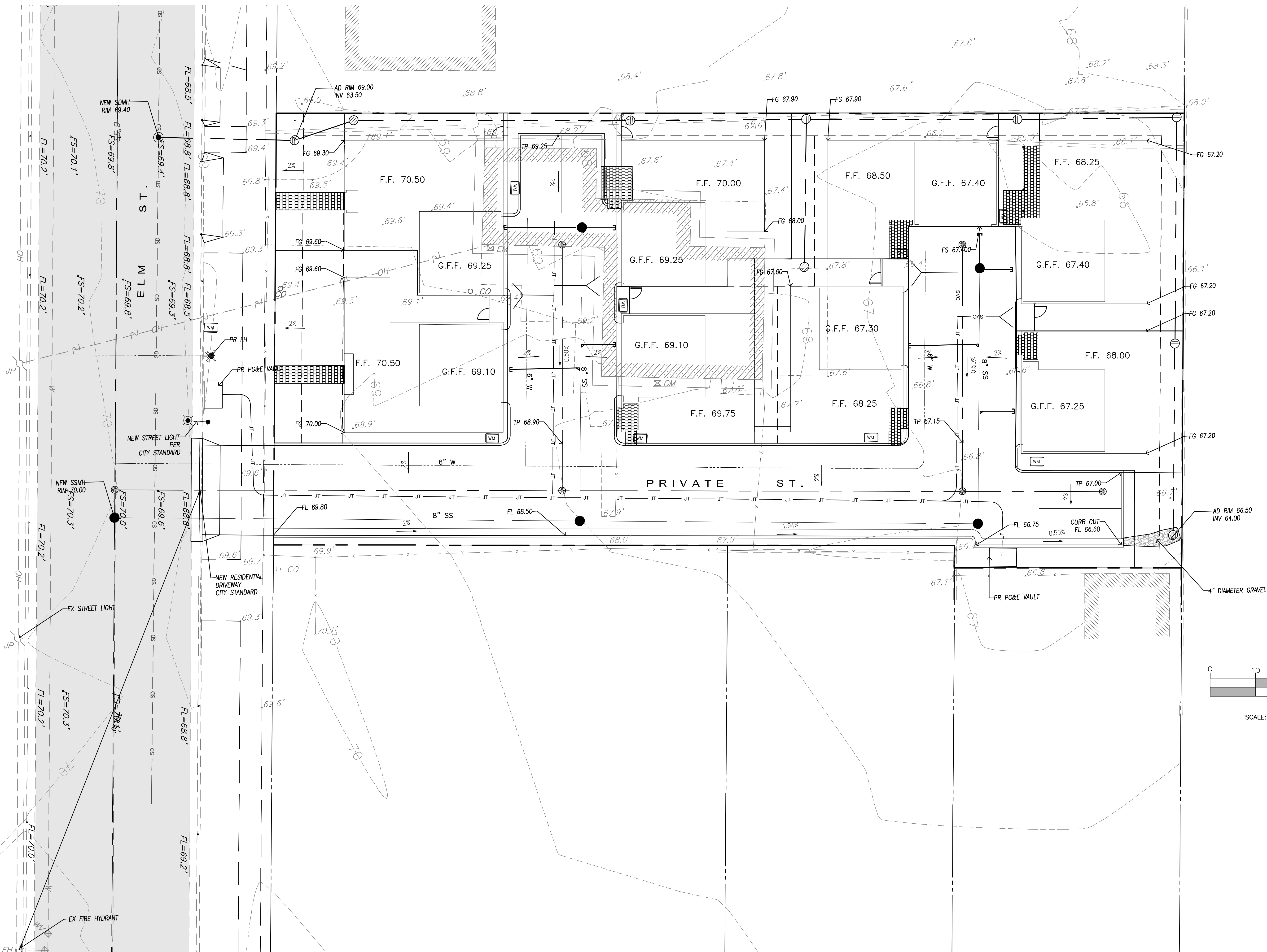
EXISTING AND DEMOLITION SITE PLAN

**PROPOSED 8 S.F.R.**  
**972 ELM ST**  
**SAN JOSE, CA. 95126**

NO.	DATE	ISSUE
1	11 20	PA

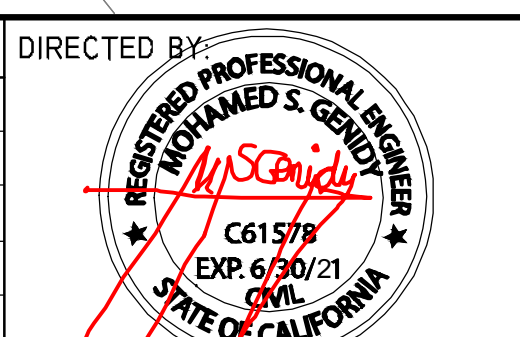
EXISTING & DEMO SITE PLAN

JOB NO.	1120
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	



SCALE: 1" = 10'

DATE:	10-7-2020	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	△			
DESIGNED BY:	MG	△			
DRAWN BY:	EH	△			
		△			



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 CIVIL ■ STRUCTURAL ■ PLANNING ■ DEVELOPMENT

PROJECT:  
**ELM ST VILLAS**  
 972 ELM ST., SAN JOSE, CA

SHEET TITLE:  
**PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN**

SHEET NUMBER





TREATMENT CONTROL SUMMARY TABLE						
DMA #	TCM #	TREATMENT TYPE	DRAINAGE AREA SF	IMPERVIOUS AREA SF	PERVIOUS AREA SF	LOCATION
1	1	FLOW OVER LANDSCAPE	19295	8109	11186	ONSITE

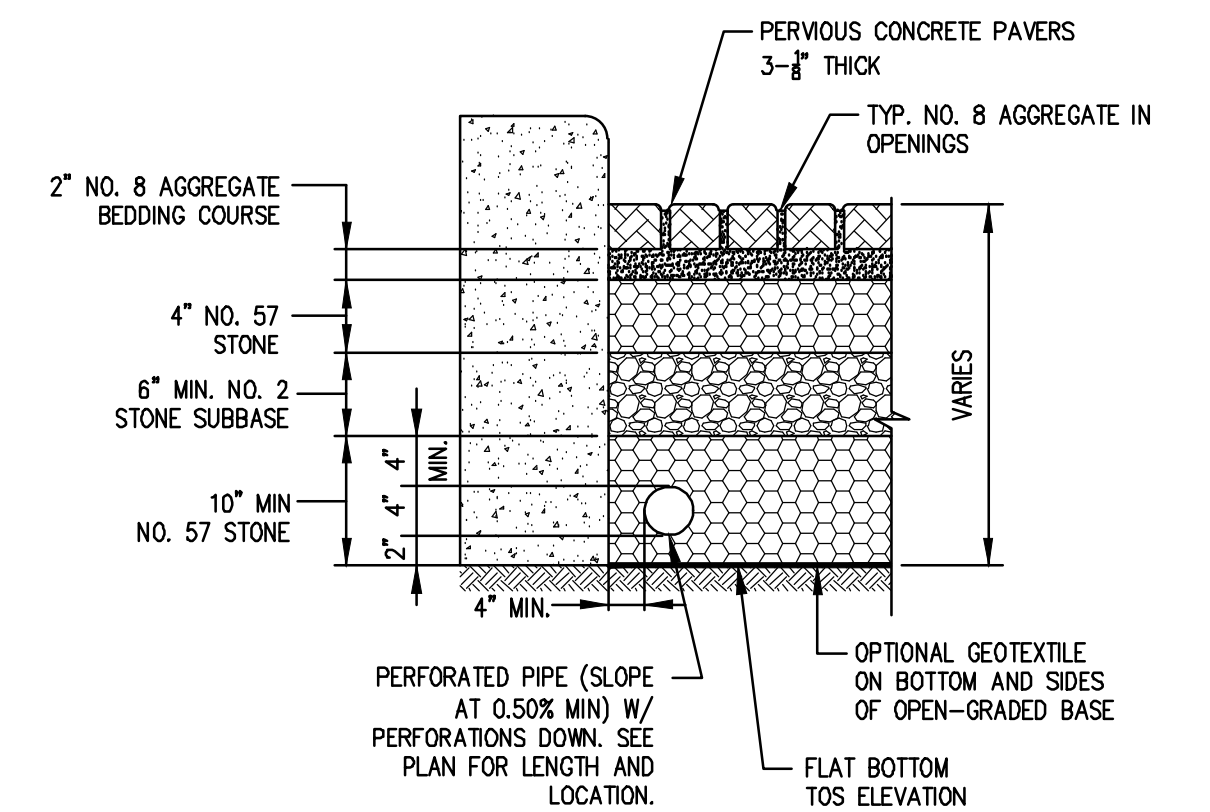
**LEGEND:**

**REQUIRED SMP COMPONENTS:**

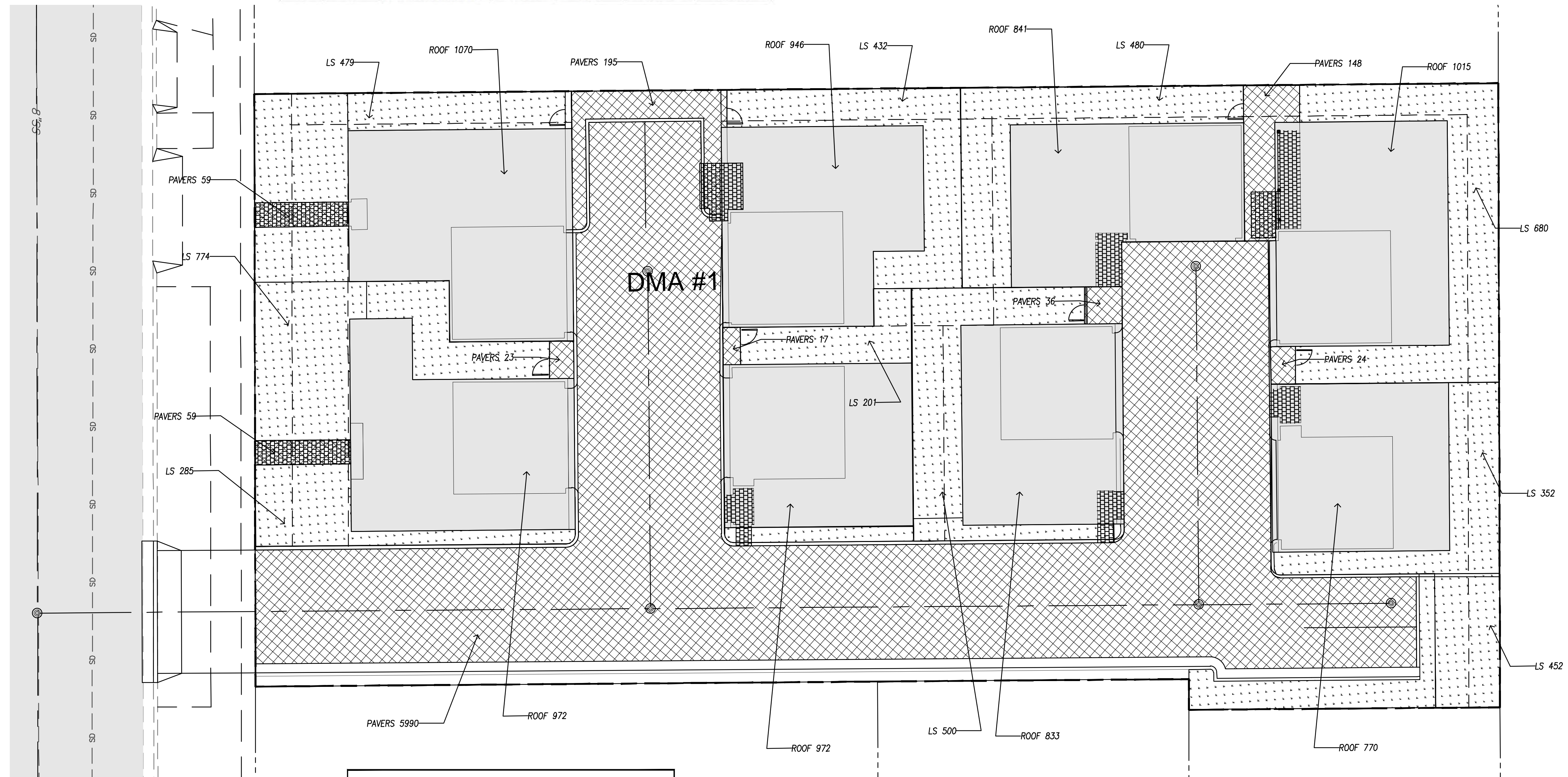
- DMA WITH #
- IMPERVIOUS ASPHALT/CONCRETE AREA
- LANDSCAPE AREAS
- SMM WITH # (SEE SMM COMPONENTS BELOW)
- SD ON-SITE COLLECTION SYSTEM
- SD ON-SITE COLLECTION SYSTEM
- PROPOSED CONTOURS
- SURFACE FLOW LINES
- PERFORATED PIPE
- OVERFLOW CATCH BASIN
- CLEANOUT
- ENERGY DISSIPATION (SPLASH BLOCKS, RIP RAP)
- PROPOSED TREE

**SMM COMPONENTS, AS APPLICABLE:**

- HM FACILITY
- LID (OR SELF-RETAINING) WITH 3:1 SIDE SLOPES
- LID WITH WALLS
- PERVIOUS LANDSCAPING
- AREA DRAINS



**A PERVIOUS PAVEMENT ( SELF TREATING )**  
N.T.S.



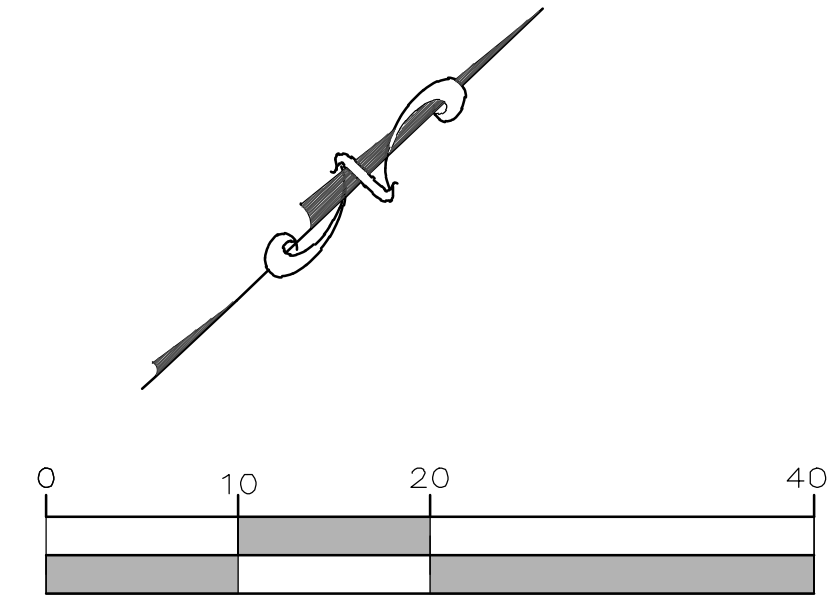
- SITE DESIGN MEASURES:**
1. CREATE NEW PERVIOUS AREAS.
  2. LANDSCAPING
    - a. PARKING STALLS.
    - b. WALKWAYS AND PATIOS.
    - c. EMERGENCY VEHICLE ACCESS.
    - d. PRIVATE STREETS AND SIDEWALKS.
  6. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
  7. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
  8. PARKING:
    - a. ON TOP OF OR UNDER BUILDINGS.
    - b. NOT PROVIDED IN EXCESS OF CODE.

- SOURCE CONTROL MEASURES:**
1. BENEFICIAL LANDSCAPING.
  2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
  3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
  4. STORM DRAIN LABELING.

- 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 OVERWATER.

- PERVIOUS PAVER REQUIREMENTS**
- CONTRACTOR OR PERMITEE SHALL:
- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
  - ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
  - PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



SCALE: 1" = 10'

**OPERATION AND MAINTENANCE INFORMATION:**

I. PROPERTY INFORMATION:  
I.A. PROPERTY ADDRESS:  
972 Elm St., San Jose, CA

I.B. PROPERTY OWNER:  
CN One Investment, LLC

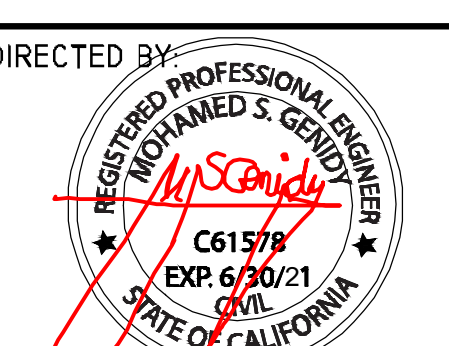
II. RESPONSIBLE PARTY FOR MAINTENANCE:  
II.A. CONTACT:  
Nina Mu

II.B. PHONE NUMBER OF CONTACT:  
(408) 207-5317

II.C. EMAIL:  
nlnamu2009@gmail.com

II.D. ADDRESS:  
595 Lawrence Expressway, Suite 211  
Sunnyvale, CA 94085

DATE:	NO.	REVISION	DATE	DIRECTED BY:
10-7-2020	△			
AS NOTED	△			
DESIGNED BY: MG	△			
DRAWN BY: EH	△			



**GPM ENGINEERS**  
3340 WALNUT AVE., SUITE 292  
FREMONT, CA 94536  
TEL. (650) 331-7264 FAX (650) 472-9004  
MGENIDY@GPMENGINEERS.COM  
CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

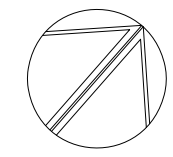
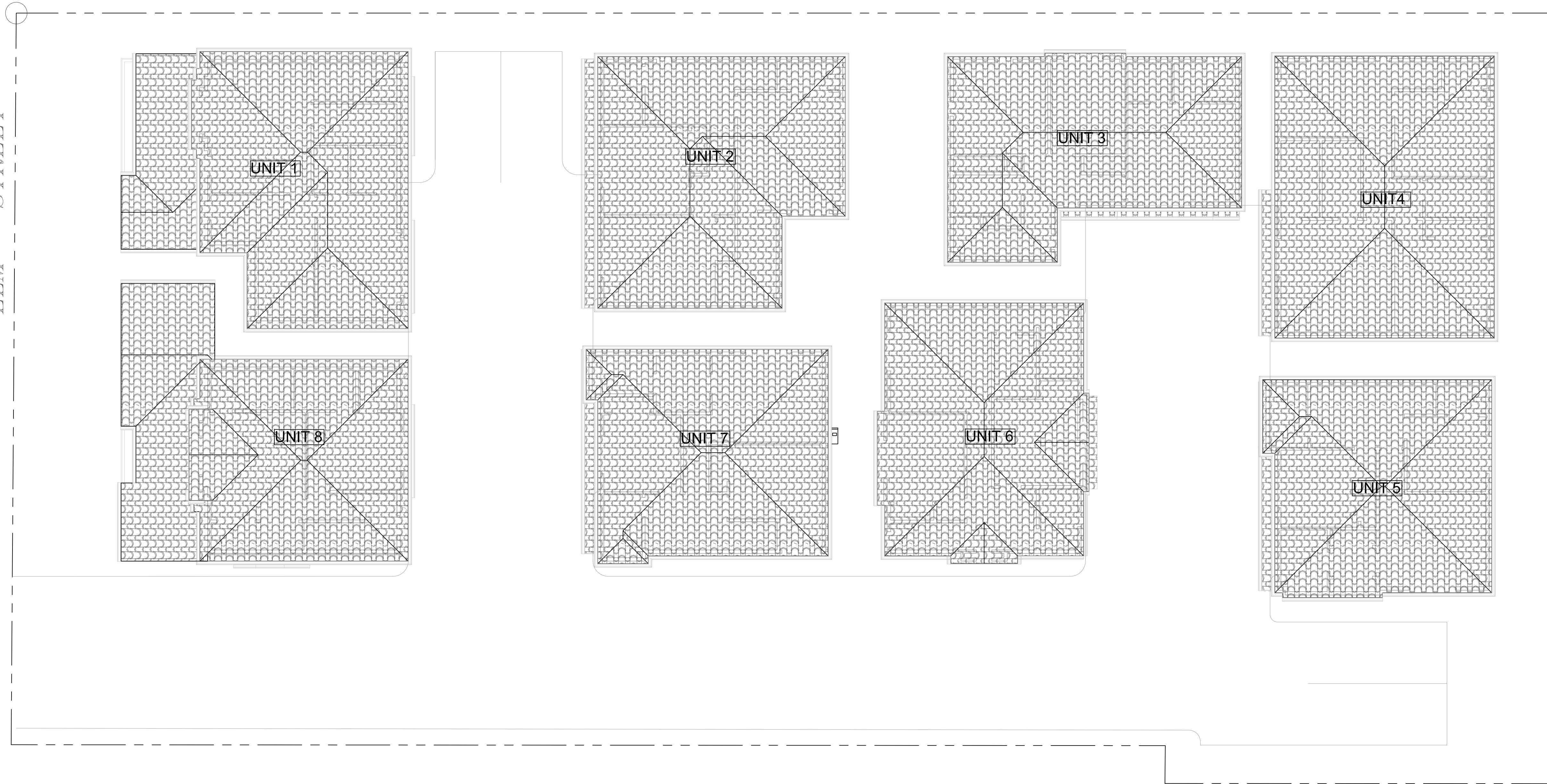
PROJECT:  
**ELM ST VILLAS**  
972 ELM ST., SAN JOSE, CA

SHEET TITLE:  
**STORMWATER MANAGEMENT PLAN**

SHEET NUMBER



ELM STREET



ROOF PLAN

1/8"

**PROPOSED 8 S.F.R.**  
**972 ELM ST**  
**SAN JOSE, CA. 95126**

NO.	DATE	ISSUE
1	11 20	PA

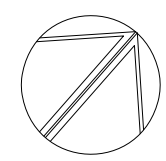
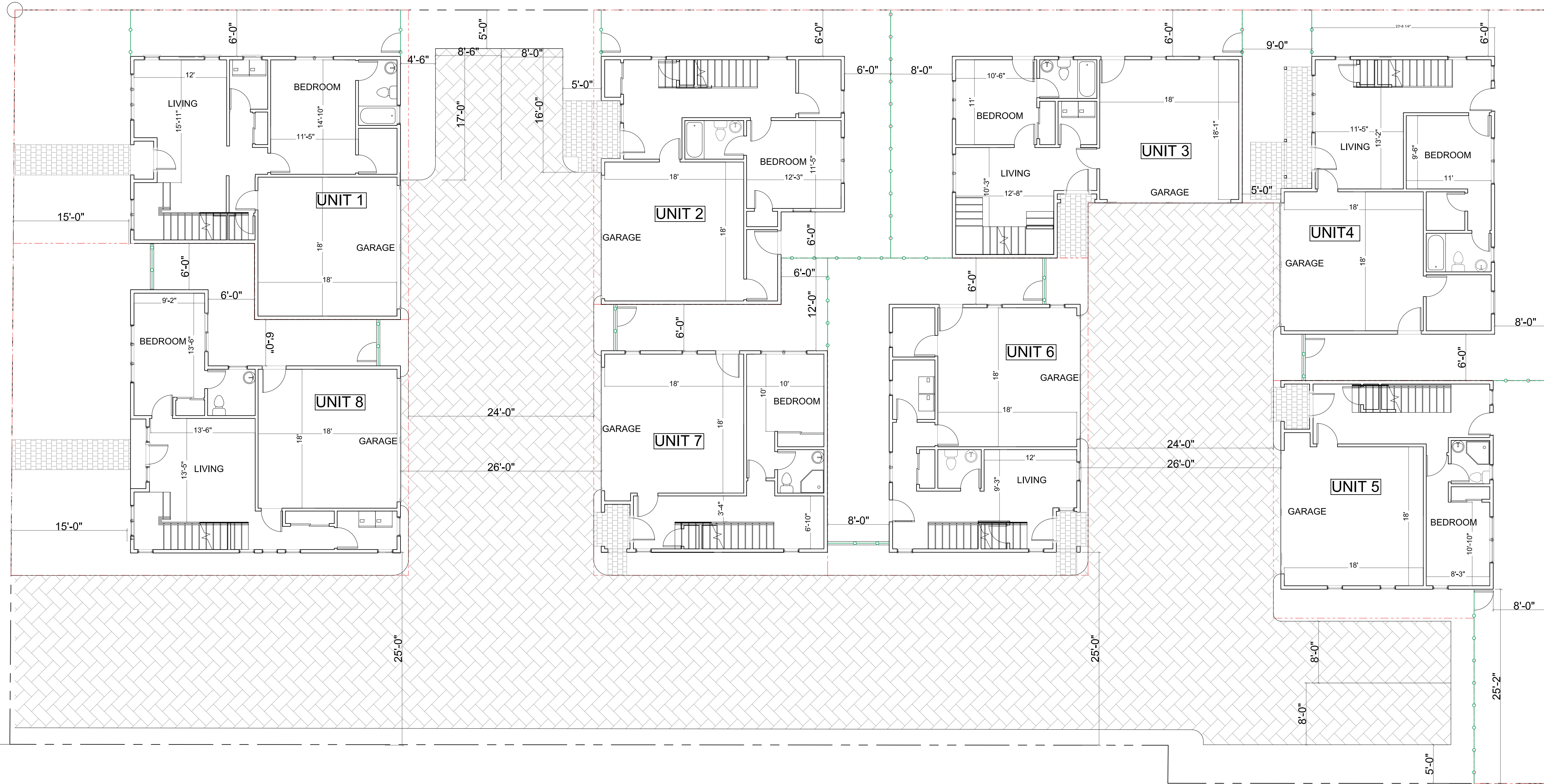
ROOF PLANS

JOB NO.	1120
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	

A1



ELM STREET



1st FLOOR PLAN

1/8"

**PROPOSED 8 S.F.R.**  
 972 ELM ST  
 SAN JOSE, CA. 95126

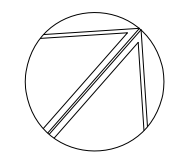
NO.	DATE	ISSUE
1	11 20	PA

1ST FLOOR PLANS

JOB NO.	1120
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	

A2

ELM STREET



2ND FLOOR PLAN

1/8"



**PROPOSED 8 S.F.R.**  
 972 ELM ST  
 SAN JOSE, CA. 95126

NO.	DATE	ISSUE
1	11 20	PA

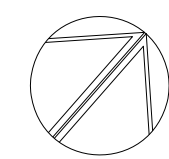
2ND FLOOR PLANS

JOB NO.	1120
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	

A3



ELM STREET



3RD FLOOR PLAN

1/8"

**PROPOSED 8 S.F.R.**  
 972 ELM ST  
 SAN JOSE, CA. 95126

NO.	DATE	ISSUE
1	11 20	PA

3RD FLOOR PLANS

JOB NO.	1120
SCALE	AS NOTED
DRAWN BY	FH
SHEET NO.	

A4



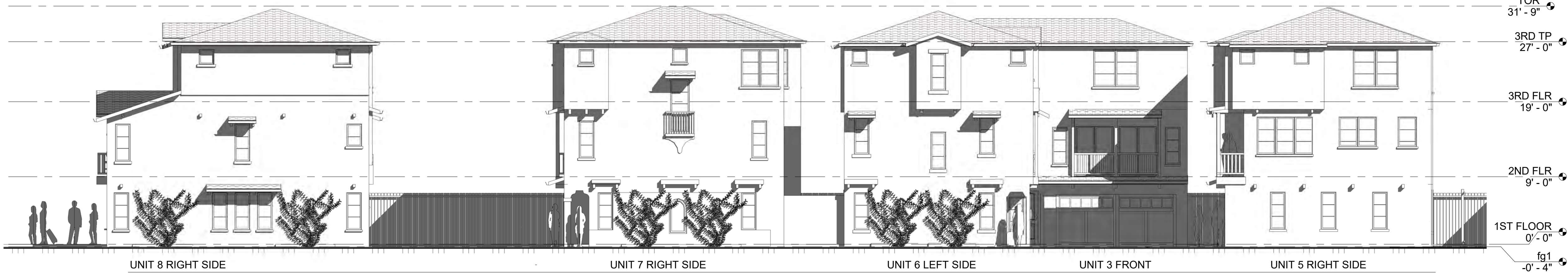


BUILDINGS FRONT ELEVATION (ELEM ST.)

BUILDINGS BACK ELEVATION

1/8"

1/8"



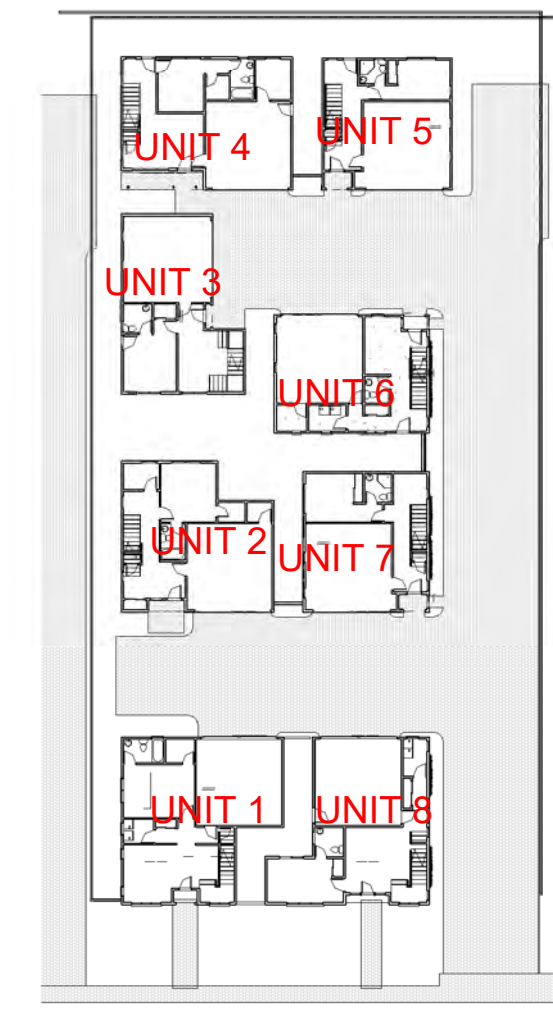
BUILDINGS RIGHT SIDE ELEVATIONS

1/8"



BUILDINGS LEFT SIDE ELEVATIONS

1/8"



UNIT 4 FRONT

UNIT 5 FRONT

UNIT 6 FRONT

UNIT 3 REGT SIDE

UNIT 2 FRONT

UNIT 7 FRONT

1/8"

1/8"

**PROPOSED 8 S.F.R.**  
**972 ELM ST**  
**SAN JOSE, CA.**

NO. DATE ISSUE

ELEVATIONS

JOB NO. 1120  
 SCALE AS NOTED  
 DRAWN BY FH  
 SHEET NO.

**A5**





CROSS SECTION

1/8"



CROSS SECTION

1/8"

**PROPOSED 8 S.F.R.**  
**972 ELM ST**  
**SAN JOSE, CA.**

NO. DATE ISSUE

CROSS SECTIONS

JOB NO. 1120  
 SCALE AS NOTED  
 DRAWN BY FH  
 SHEET NO.

**A6**



PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Tulbaghia violacea @ 26" ac	1 gallon	low	3
A	Loropetalum Sazanoe	5 gallon	low	3
B	Chondropetalum leucorum/ Cape Rush	5 gallon	low	3
C	Escallonia Newport Dwarf	5 gallon	low	3
D	Lavandula Munstead/ Lavender	5 gallon	low	3
E	Gardenia radicans	5 gallon	med	5
F	Salvia greggii/ Red Sage	5 gallon	low	3
G	Pittosporum bonifolium	5 gallon	low	3
H	Plumbago capensis	5 gallon	low	3
T1	Podocarpus chinensis Keith Davis/ Chinese Podocarp	24" box	low	3
T2	Cobus Golden Spirit/ Smoke Tree	24" box	low	3
T3	Acer palmatum Bloodgood/ Japanese Maple	24" boxed	5	5
T4	Lagerstroemia Tuscocora stela/ Grape Myrtle	24" box	low	3

- 1) Verify location of all underground utilities prior to any excavation.
- 2) Contractor shall submit site soil sample to lab for fertility analysis prior to planting.
- 3) Soil shall be prepared based on recommendations from analysis.
- 4) Incorporate 4 cu of compost per 1000, 6" into native soil.
- 5) Verify placement of all plant material in field.
- 6) Spread 3" of wood chip mulch, Prochip equivalent, or equal, after planting.
- 7) I have complied with the criteria of the Water Efficient Landscape Ordinance in the design of the landscape.



TULBACHIA      LOROPETALUM      CHONDROPETALUM      ESCALLONIA



LAVANDULA      GARDENIA      SALVIA      PITTOSPORUM      PLUMBAGO

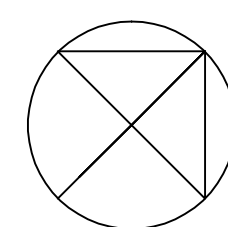
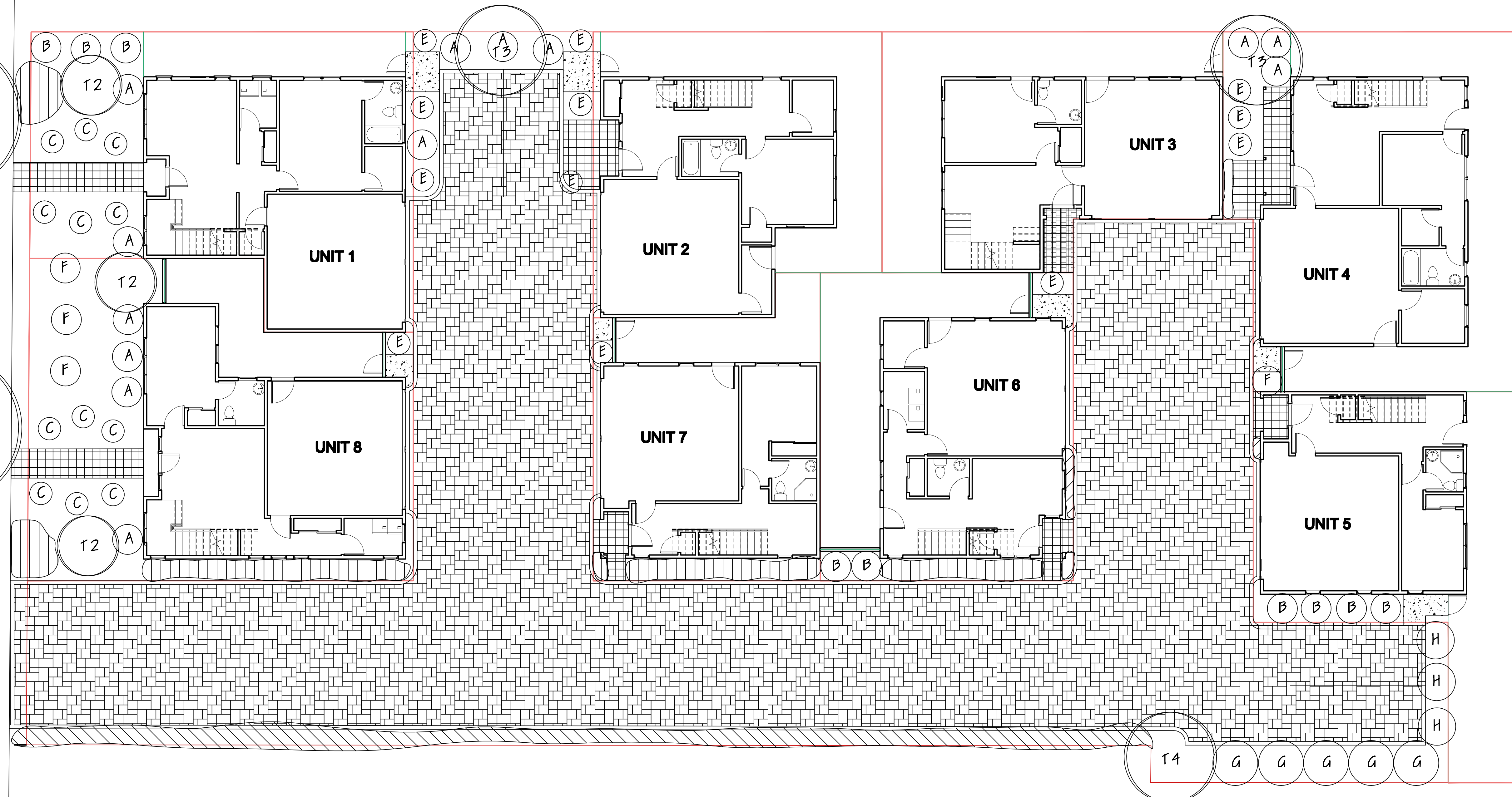


PISTACHIA      COTINUS



ACER      LAGERSTROEMIA

ELM STREET



MASTER PLANTING PLAN

1/8" = 1'-0"

W. Jeffrey Heid  
Landscape Architect  
C-2235

6179 Oneida Drive  
San Jose, California 95123

tel 408 691-5207  
email wjheidslas@gmail.com

OWNERSHIP AND USE OF DRAWINGS

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REVISED 10/31/20



972 ELM STREET

for:  
CN ONE INVESTMENT, LLC  
972 ELM STREET  
SAN JOSE, CA. 95126

MASTER PLANTING  
PLAN

date: 10/5/20

scale: NOTED

drawn by: WJH

job no. 20243

sheet

11

of sheets



6179 Oneida Drive  
San Jose, California 95123

tel. 408 691-5207  
email wjheidsla@gmail.com

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California Water Efficient Landscape Worksheet								
Reference Hydrozone # / Planting Description	Evapotranspiration (ET <sub>a</sub> )	Plant Factor (PF)	Irrigation Method	45.3	Project Type	Residential	E TAF x Area	Estimated Total Water Use (ETWU) <sup>a</sup>
				Efficiency (E <sub>f</sub> )	(PF/E <sub>f</sub> )	Area (Sq. Ft.)	Area	
<b>Regular Landscape Areas</b>								
#1 low water	0.3	Drip	0.81	0.37	1245	461	12951	
#2 low water	0.3	Drip	0.81	0.37	95	35	988	
#3 medium water	0.5	Drip	0.81	0.62	230	142	3988	
#4 low water	0.3	Drip	0.81	0.37	225	83	2341	
#5 medium water	0.5	Drip	0.81	0.62	165	102	2861	
#6 low water	0.3	Drip	0.81	0.37	135	50	1404	
#7 low water	0.3	Drip	0.81	0.37	530	196	5513	
Off site			0.75	0.00	575	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
			0.75	0.00	0	0	0	
				Totals	3200	1070	30045	
<b>Special Landscape Areas</b>								
			1	0	0	0	0	
			1	0	0	0	0	
			1	0	0	0	0	
			0	0	0	0	0	
				Totals	0	0	0	
							ETWU Total	30045
							Maximum Allowed Water Allowance (MAWA) <sup>b</sup>	49431

- <sup>a</sup> Hydrozone # / Planting Description e.g.
  - 1) Front lawn
  - 2) Low water use planting
  - 3) Medium water use planting
- <sup>b</sup> Irrigation Method
  - 1) Overhead Spray
  - 2) Drip
- <sup>c</sup> Irrigation Efficiency
  - 1) 0.75 for Overhead Spray
  - 2) 0.81 for Drip

<sup>d</sup> ETWU (Annual Gallons Required) =  
Eto x 0.62 x ETAF x Area  
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year.

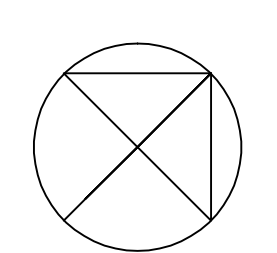
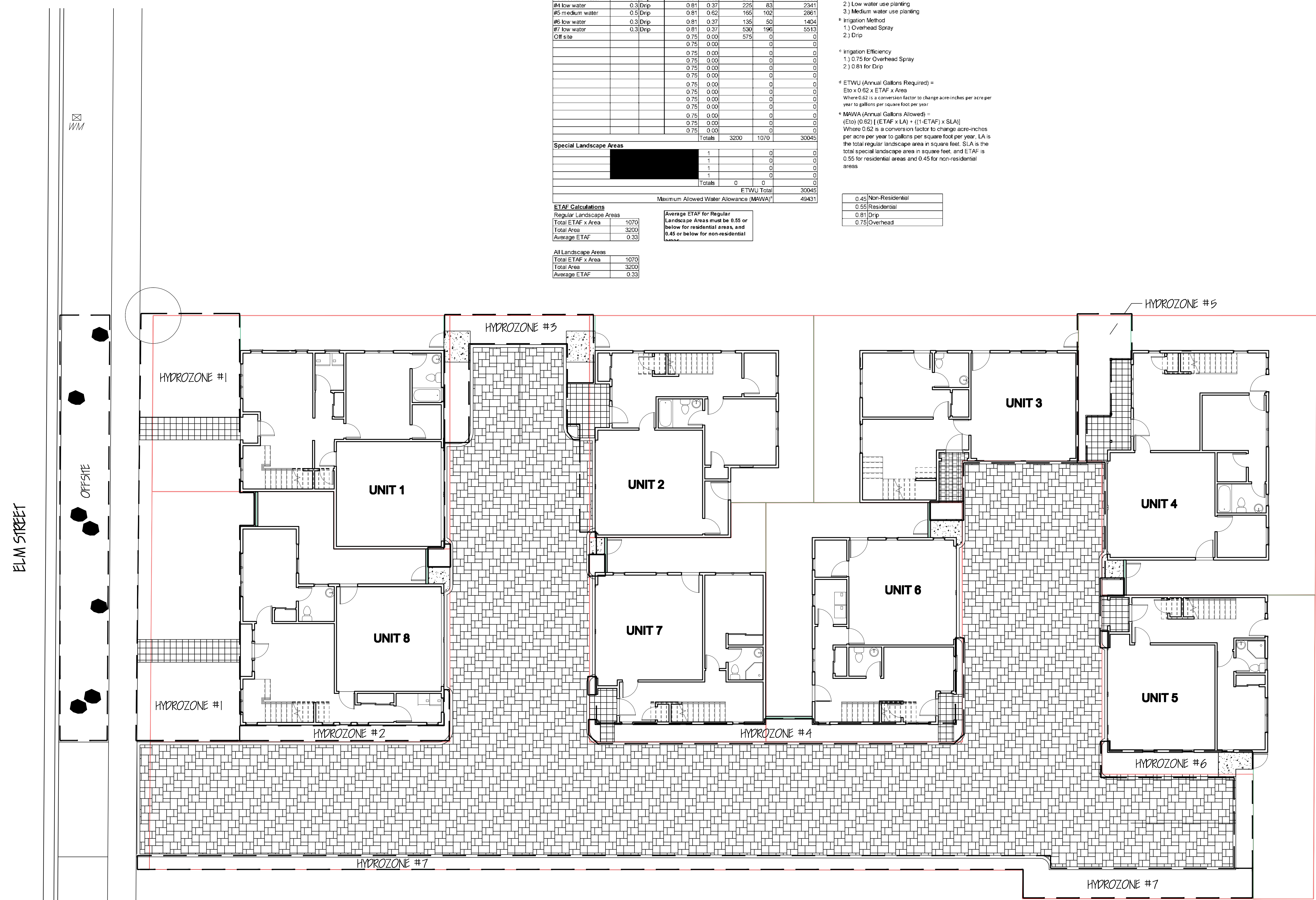
<sup>e</sup> MAWA (Annual Gallons Allowed) =  
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, and SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

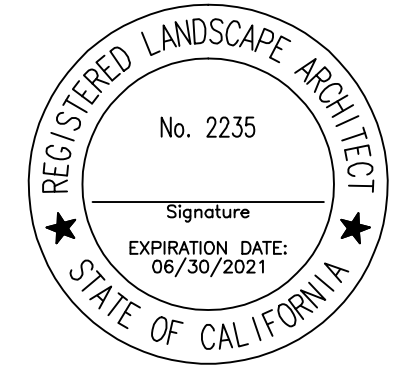
Regular Landscape Areas	
Total ETAF x Area	1070
Total Area	3200
Average ETAF	0.33

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

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



HYDROZONE PLAN  
1/8" = 1'-0"



972 ELM STREET

for:  
CN ONE INVESTMENT, LLC  
972 ELM STREET  
SAN JOSE, CA. 95126

HYDROZONE PLAN

date: 10/5/20  
scale: NOTED  
drawn by: WJH  
job no. 20243  
sheet L 2  
of 8 sheets

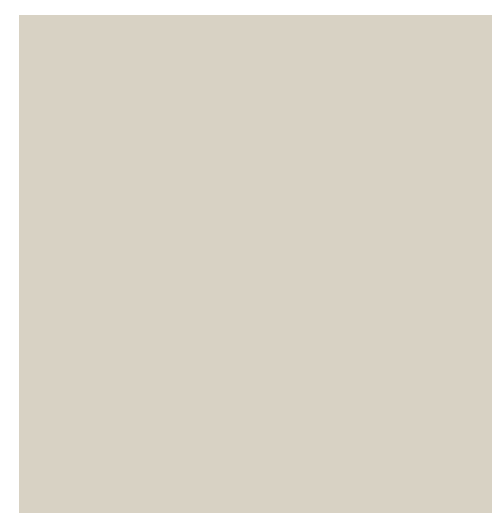


### BUILDING SCHEME 1 - BUILDINGS 1, 3, 5 & 7

LOCATION	MATERIAL	MANUFACTURER / LINE	FINISH & STYLE	COLOR
ROOF:				
SYSTEM	CONCRETE S TILES	EAGLE	CAPISTRANO TILES	3816 SAN RAMON RANGE
GUTTERS	ALUM			SW 6193 PRIVILEGE GREEN
WALLS:				
BODY	3 COAT STUCCO SYSTEM EXTERIOR PAINT	N/A SHERWIN WILLIAMS	LIGHT DASH	SW 5819 ROTUNDA WHITE - FLAT
DOORS AND WINDOWS:				
WINDOWS	COMPOSITE FIBREX	ANDERSEN / T.B.D.	T.B.D.	ESPRESSO
FRONT DOORS	WOOD PATTREN	RUSTICA / T.B.D.	T.B.D.	ESPRESSO
DECK DOORS	WOOD PATTREN	MILGARD / T.B.D.	T.B.D.	ESPRESSO
GARAGE DOORS	WOOD PATTREN	CLOPAY	T.B.D.	ESPRESSO
OTHER MATERIALS:				
TRIM AND RAILINGS	WOOD		PAINTED	SW 7510 CHEATEAU BROWN
PORTICO	WOOD		PAINTED	SW 7510 CHEATEAU BROWN
CORBELS	WOOD		PAINTED	SW 7520 PLANTATION BROWN

### BUILDING SCHEME 2 - BUILDINGS 2, 4, 6 & 8

LOCATION	MATERIAL	MANUFACTURER / LINE	FINISH & STYLE	COLOR
ROOF:				
SYSTEM	CONCRETE S TILES	EAGLE	CAPISTRANO TILES	SCC 8830 ALBUQUERQUE BLEND
GUTTERS	ALUM			SW 6193 PRIVILEGE GREEN
WALLS:				
BODY	3 COAT STUCCO SYSTEM EXTERIOR PAINT	N/A SHERWIN WILLIAMS	LIGHT DASH	SW 4788 EVENING DOVE
DOORS AND WINDOWS:				
WINDOWS	COMPOSITE FIBREX	ANDERSEN / T.B.D.	T.B.D.	ESPRESSO
FRONT DOORS	WOOD PATTREN	RUSTICA / T.B.D.	T.B.D.	ESPRESSO
DECK DOORS	WOOD PATTREN	MILGARD / T.B.D.	T.B.D.	ESPRESSO
GARAGE DOORS	WOOD PATTREN	CLOPAY	T.B.D.	ESPRESSO
OTHER MATERIALS:				
TRIM AND RAILINGS	WOOD		PAINTED	SW 7510 CHEATEAU BROWN
PORTICO	WOOD		PAINTED	SW 7510 CHEATEAU BROWN
CORBELS	WOOD		PAINTED	SW 7520 PLANTATION BROWN



SW 5819 ROTUNDA WHITE - FLAT



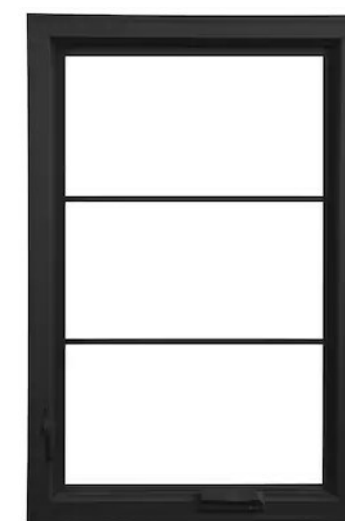
SW 4788 EVENING DOVE



SW 6193 PRIVILEGE GREEN



CAPISTRANO TILES  
3816 SAN RAMON RANGE



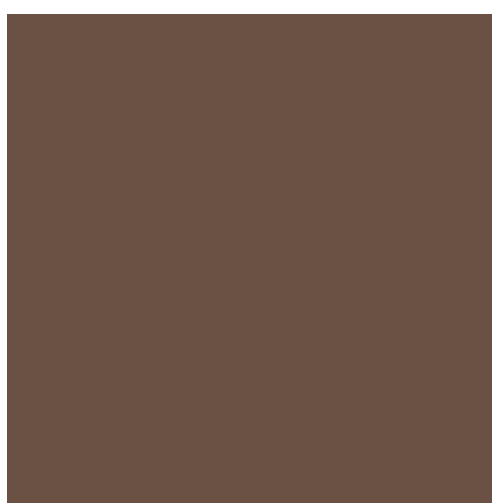
WINDOW



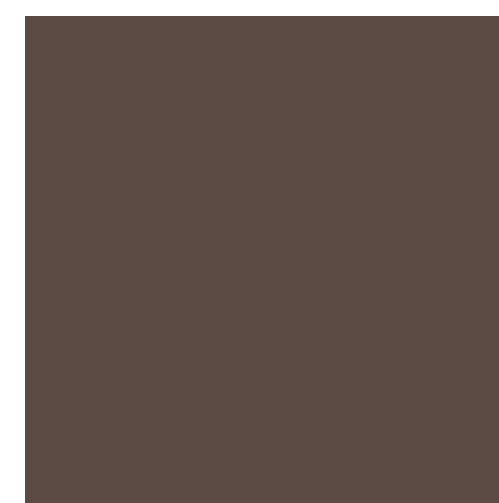
FRONT DOOR



GARAGE DOOR



SW 7520 PLANTATION BROWN



SW 7510 CHEATEAU BROWN



ESPRESSO  
MILGARD COLORS



CAPISTRANO TILES  
SCC 8830 ALBUQUERQUE BLEND

NO. DATE ISSUE


PROJECT  
COLOR & MATERIALS  
BOARD

JOB NO. 1120  
SCALE AS NOTED  
DRAWN BY FH  
SHEET NO.





8888888888

**PROPOSED 8 S.F.R.  
 972 ELM ST  
 SAN JOSE, CA. 95126**

NO.	DATE	ISSUE
1	11 20	PA

JOB NO. 1120  
 SCALE AS NOTED  
 DRAWN BY FH  
 SHEET NO.