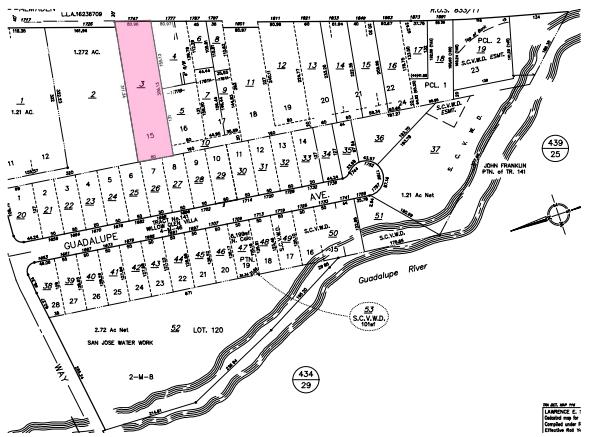


ALMADEN VILLAS

1747 Almaden Rd San Jose, CA 95125 USA



ALMADEN CONDO UNIT MIX AND STATS						
V18.0			30-Jun-20			
			PARKING			
Gross Unit Area	Balcony	Unit Size (Width x Depth)	Units	Count	Total Net SF	State / Unit Required
720	72	24	30	At - 1 Bed	24	1728
720	72	24	30	At - 1 Bed	5	360
1,080	72	36	30	BD - 2 Bed	11	792
1,080	72	36	30	BD - 2 Bed	4	268
1,200	72	36	30	BD - 2 Bed	5	360
1,200	72	41	30	BD - 3 Bed	5	360
1,260	224	42	30	BD - 3 Bed	2	448
1,380	224	46	30	C0 - 3 Bedroom	2	448
1,440	224	48	30	C1 - 3 Bedroom	2	448
1,560	224	52	30	C2 - 3 Bedroom	2	448
			62		5,680	60,930
COMMUNITY OPEN SPACE						
Permitted Open Space Credit In Green						
BICYCLE PARKING	# OF UNITS	FACTOR	REQUIRED	PROPOSED		
Total Required	62	1/4 of Units	16.50	17		
Short Term	40%	6.20	6			
Long Term	60%	9.30	11			
MOTORCYCLE PARKING	# OF UNITS	FACTOR	REQUIRED	PROPOSED		
Total Required	62 Req'd	1/4 of units	16.50	0		
OPEN SPACE	# OF UNITS	FACTOR	REQUIRED	TOTAL PROV. PER UNIT TOTAL		
Total Open Space Required	62	100 SF / Unit	6,200	6,115	98.64 / Unit	
Total Private Open Space	62	60 SF / Unit	3,720	5,680	91.61 / Unit	
Total Open Space: 6,115 Parkland Cred: 5,683						

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



SHEET INDEX

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

PROJECT TEAM

CLIENT

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

ARCHITECT

Mayberry Workshop
96 N 3rd St, Ste 100
San Jose, CA 95112
Contact: Adam S. Mayberry, AIA
E: adam@mayberryworkshop.com
P: (408) 562 - 4567

CIVIL ENGINEER

INTERGROUP
2226 E. Dunn Ave, Ste 230
Morgan Hill, CA 95037
Contact: John Noori
E: john@intergroup.com
P: (408) 390-5966

CONSULTING ARCHITECT
INTERGROUP Urban Design + Architecture
96 N 3rd St #100
San Jose, CA 95112
Contact: Jeffrey R. Current, AIA
E: jeff@intergroup.com
P: (408) 205-1126

LANDSCAPE ARCHITECT

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

PROJECT DESCRIPTION

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

(5) Affordable 1 Bedroom Units

(4) Affordable 2 Bedroom Units

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

11,933 sf of Total Community Open Space (190.21 sf/unit)
5,376 sf of Private Open Space (86.71 sf/unit)

PROJECT INFORMATION

PROJECT ADDRESS:

1747 Almaden Rd

San Jose, CA 95125

Planning Application

PD19-030

456-03-003

25,090.56 sq. ft. (0.576 acres)

Type 3A - Sprinklered

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

R-2 Residential, S - Storage (Garage)

R-M - Multifamily Residential

Urban Residential

30-95 du/acre

up to 12 Stories

1.0 - 4.0

Proposed: 107.64 du/acre

Proposed: 65'-0" TO. ROOF

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



MAYBERRY
WORKSHOP
ARCHITECTURE

Project:

ALMADEN

VILLAS

1747 Almaden Rd

San Jose, CA 95125

Tuesday, June 30, 2020

10-01

PD ZONING / PERMIT REV

PC19-046 / R19-030

COVER SHEET &

DRAWING INDEX

A0.0



SOUTH OF SITE



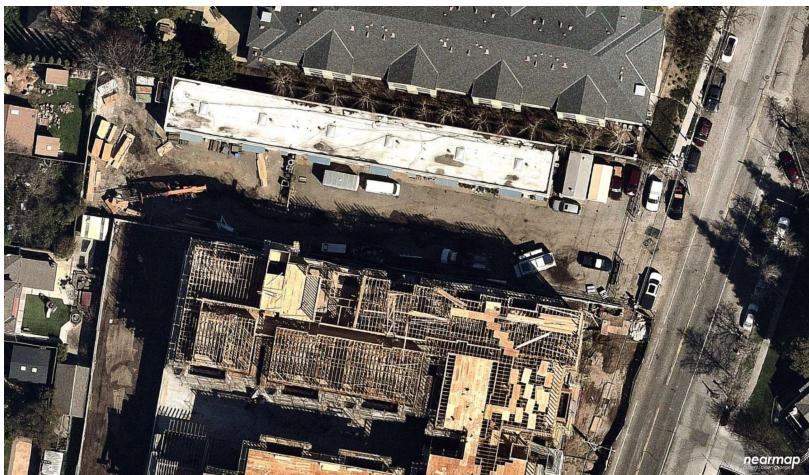
TOWARD SITE PHOTO



NORTH OF SITE



MIDDLE OF SITE TOWARD EAST



AERIAL SITE PHOTO



ALMADEN - STREET VIEW



REAR SITE TO S.E.



WEST ACROSS ALMADEN



Project:

**ALMADEN
VILLAS**

1747 Almaden Rd

San Jose, CA 95125

Tuesday, June 30, 2020

10-20

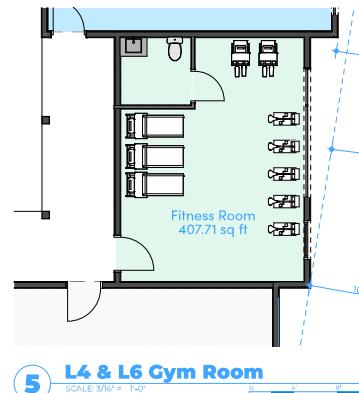
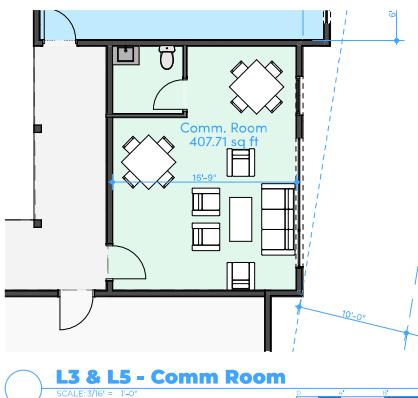
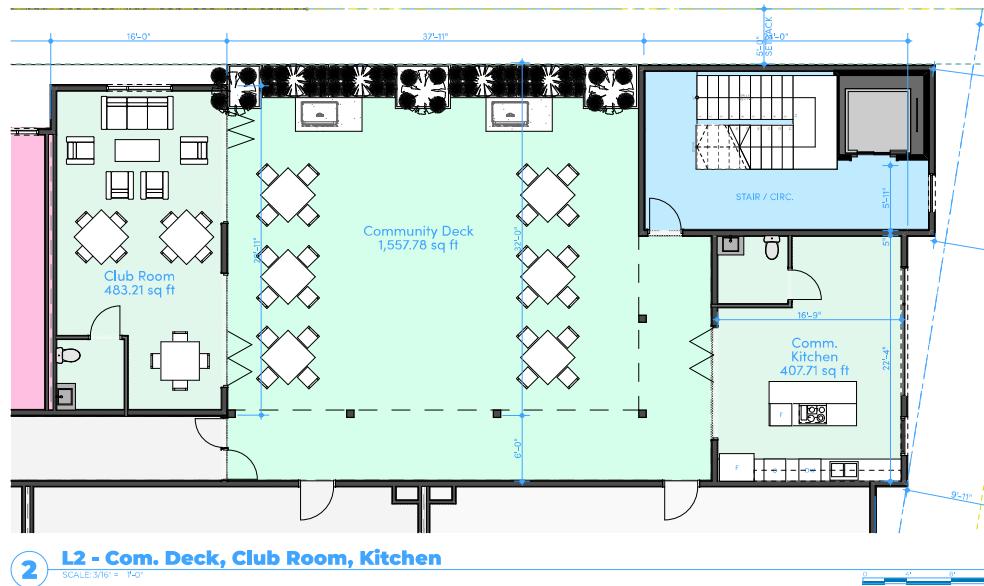
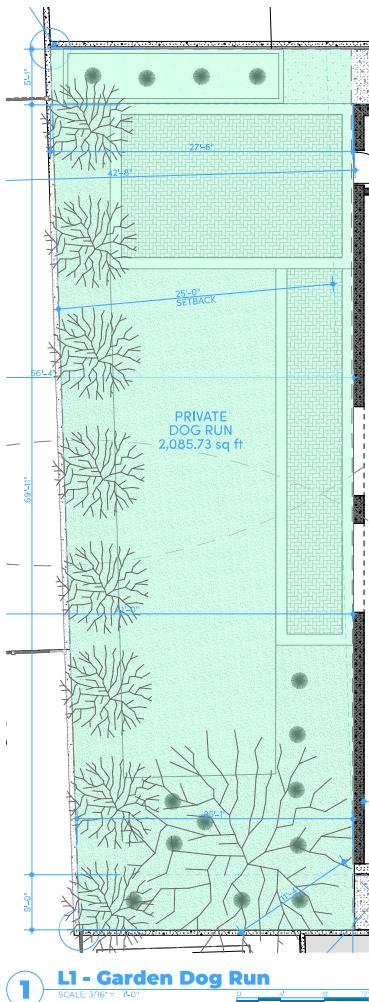
PD ZONING / PERMIT REV

PCPCH-040 / P019-030

EXISTING SITE
CONDITIONS /
PHOTOS

AO.1

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



MAYBERRY
WORKSHOP
ARCHITECTURE

Project:
**ALMADEN
VILLAS**

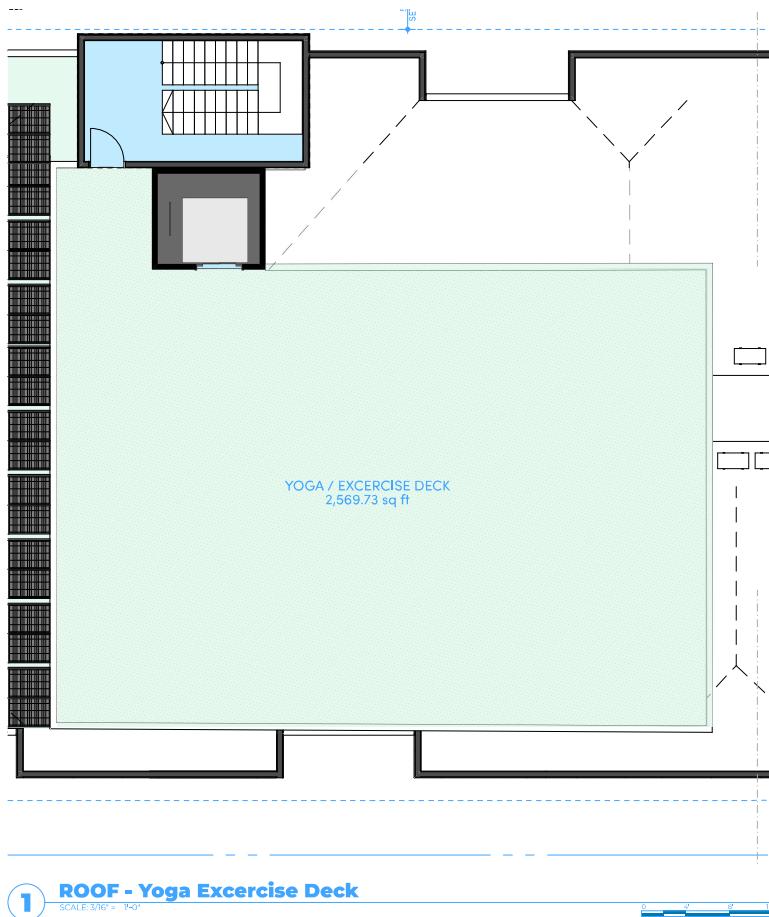
1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020

10-20
PD ZONING / PERMIT REV
PCPCH-040 / P019-030

PARKLAND OPEN
SPACE EXHIBIT

COMMUNITY OPEN SPACE		
Parkland Open Space Credit In Green		
Yoga / Exercise Deck	ROOF	2,570
Lounge / Garden Beds	ROOF	3,062
Fitness Room	L 6	408
Comm. Room	L 5	408
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Project:
ALMADEN VILLAS

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020

10-01

PD ZONING / PERMIT REV

PCP-046 / P019-030

PARKLAND OPEN

SPACE EXHIBIT



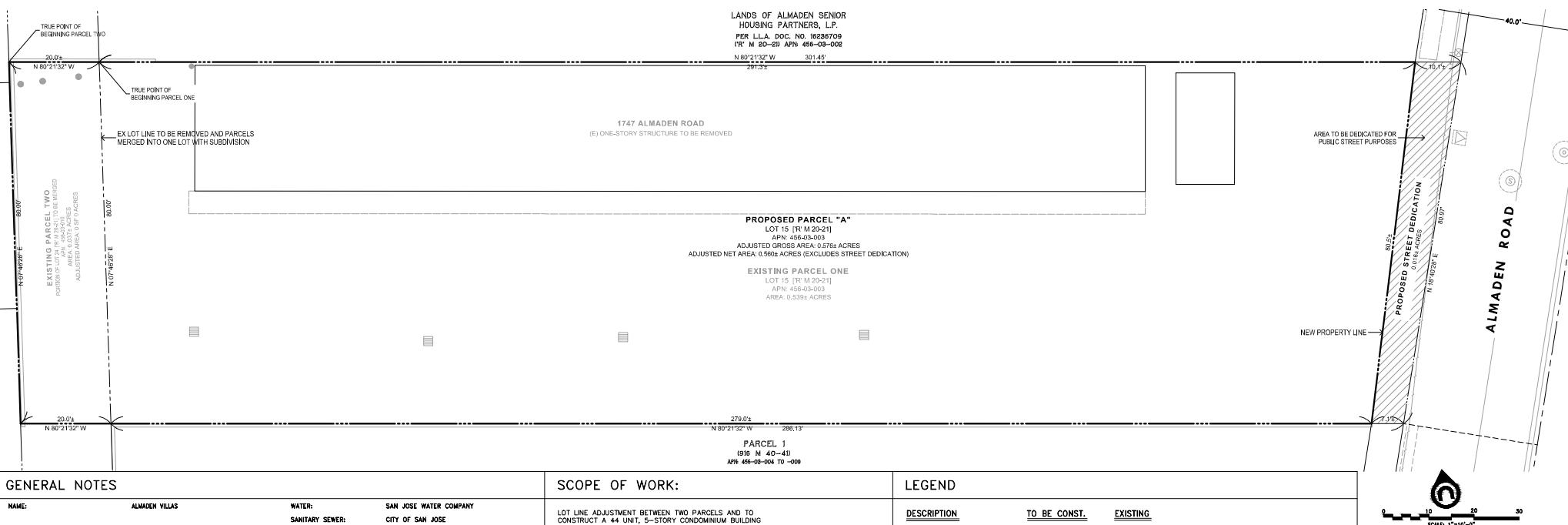
VESTING TENTATIVE SUBDIVISION MAP

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

LOT LINE ADJUSTMENT BETWEEN PARCELS ONE AND TWO

1747 ALMADEN ROAD

VICINITY MAP_{NTS}

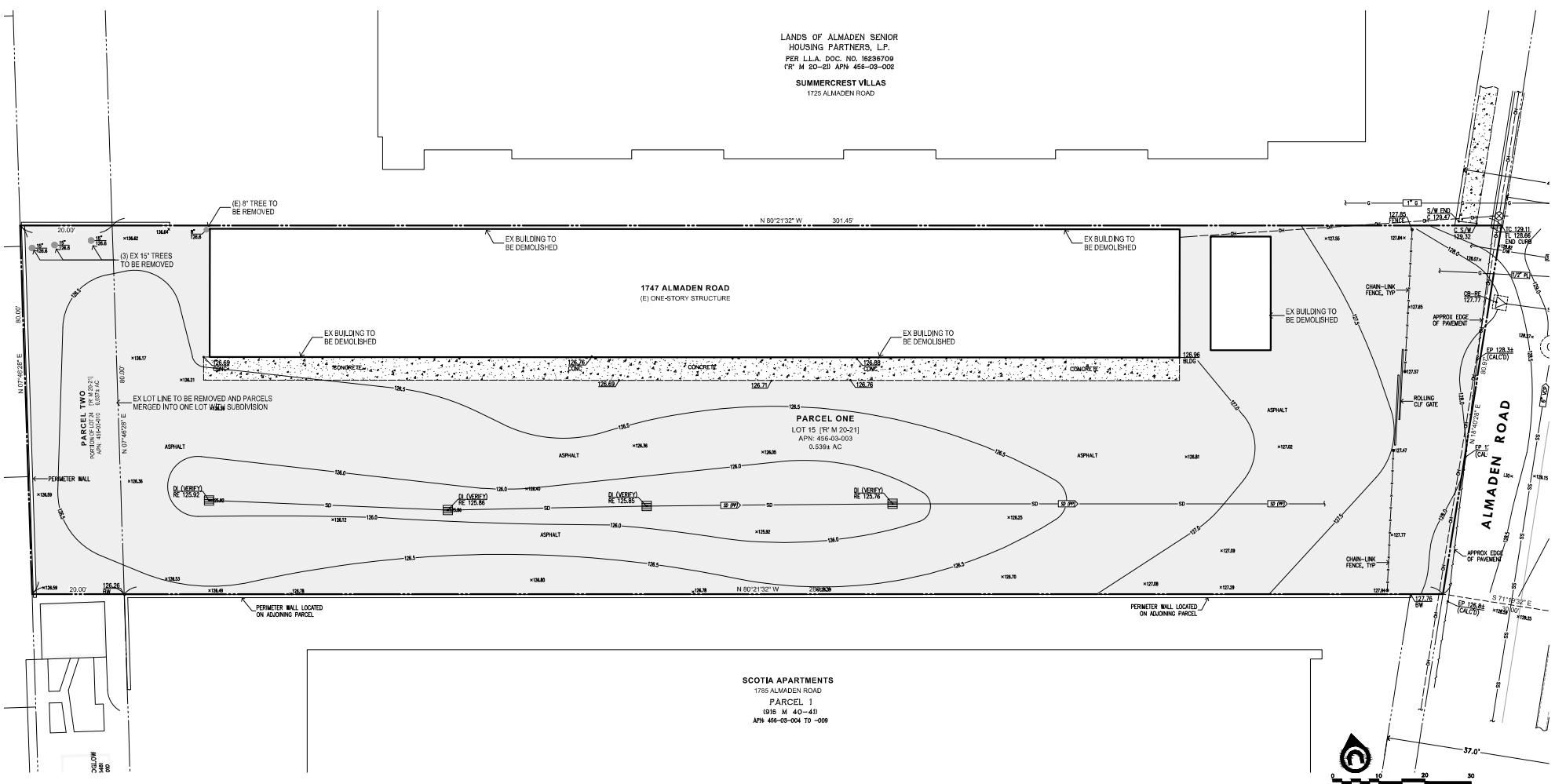


GENERAL NOTES				SCOPE OF WORK:	LEGEND
NAME: ALMADEN VILLAS	WATER: SAN JOSE WATER COMPANY	STORM DRAIN: CITY OF SAN JOSE	SANITARY SEWER: CITY OF SAN JOSE	LOT LINE ADJUSTMENT BETWEEN TWO PARCELS AND TO CONSTRUCT A 44 UNIT, 5-STORY CONDOMINIUM BUILDING	<u>DESCRIPTION</u> <u>TO BE CONST.</u> <u>EXISTING</u> LOT LINE EXISTING LOT LINE TO BE REMOVED BUILDING LINE STREET DEDICATION AREA
OWNER 1747 ALMADEN ROAD: SAM NEIMAZE	GAS: PACIFIC GAS & ELECTRIC	ELECTRICAL: PACIFIC GAS & ELECTRIC	TELEPHONE: AT&T		
SUBDIVER: SAM NEIMAZE 2757 TA CORITA WAY LOS GATOS, CA 95022	CABLE TV: COMCAST CABLE	EXISTING WELLS: NO WELLS FOUND ON SITE	FEMA FLOOD ZONE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMERCIAL MAP NUMBER 0080, CO235L, DATED MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "D". AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE.		
CIVIL ENGINEER: INTERA GROUP, INC. DAVID B VOORHIES, P.E. 129 E DUNNE AVE, SUITE 230 MOUNTAIN VIEW, CA 95037 RCE 26429 EXPIRES 3-31-20	EXISTING WELLS: FEMA FLOOD ZONE: NO WELLS FOUND ON SITE	THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMERCIAL MAP NUMBER 0080, CO235L, DATED MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "D". AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE.			
ASSESSORS PARCEL NUMBER: 456-03-003	BOOK AND PAGE: R OF MAPS AT PAGES 20 AND 21	PLANNING NUMBER: TBD	EXISTING USE: R-M MULTIPLE RESIDENCE	NOTES: 1. ALL UTILITIES IN THE SUBDIVISION WILL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNER'S ASSOCIATION. 2. ALL STREET TREES INSTALLED PER CITY STANDARD NO 448 WILL BE MAINTAINED BY HOME OWNER'S ASSOCIATION. 3. ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND MAINTAINED BY HOME OWNER'S ASSOCIATION. 4. STREET LIGHTS ON PRIVATE STREETS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. 5. ALL WALLS WITHIN THE PROJECT SITE WILL BE PRIVATE FACILITIES AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. 6. THE PROPOSED SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE. 7. NO NEW STREETS ARE INVOLVED IN THIS PROJECT. 8. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULA CONTAINED WITHIN THIS CHAPTER.	BENCHMARK SOUND BENCHMARK - BM117: BRASS RICK ON TOP OF CONCRETE CURB, AT NORTHWESTERLY CORNER OF INTERSECTION OF WILLOW GLEN WAY AND NORTHERN ROAD; 6.0 FEET SOUTHERLY FROM ELECTROLER NO. 144233; 12.8 FEET SOUTHEASTERLY FROM EASTERN FACE OF STONE PILLAR FOR BRIDGE OVER GUADALUPE RIVER, IN THE CITY OF SAN JOSE, STATE OF CALIFORNIA. ELEVATION = 129.56' NAVD 1988
PROPOSED USE: MEDIUM-DENSITY RESIDENTIAL	GENERAL PLAN/LAND USE: URBAN RESIDENTIAL	EXISTING ZONING: R-M MULTIPLE RESIDENCE	EXISTING NUMBER OF LOTS: 2		
PROPOSED NUMBER OF LOTS: 1	PROPOSED GROSS SITE PARCEL ONE: 0.539± ACRES	PROPOSED GROSS SITE PARCEL TWO: 0.037± ACRES	PROPOSED GROSS SITE PARCEL "A": 0.560± ACRES		

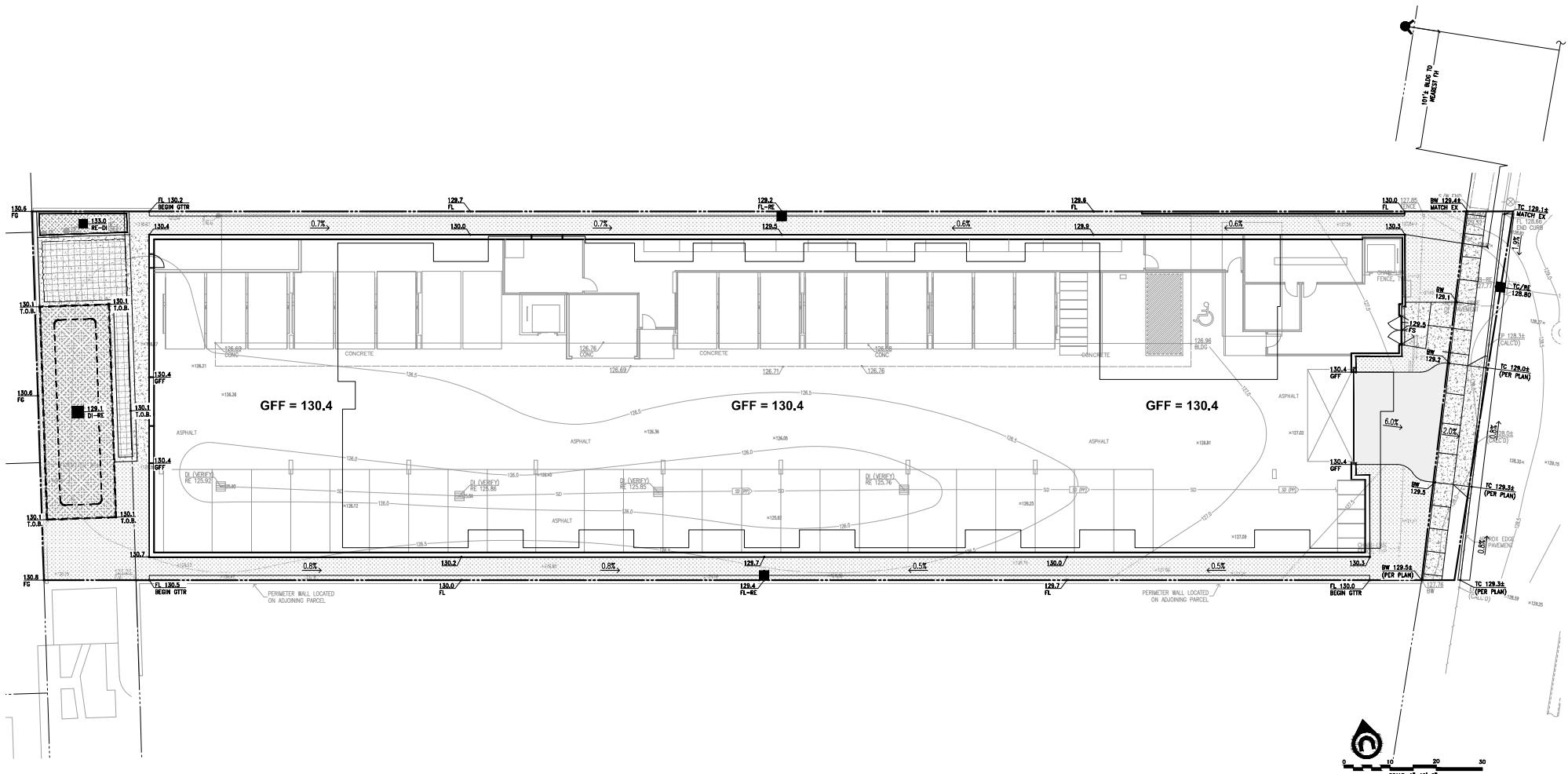


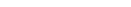
Project:
1747 Almaden Rd
SAN JOSE, CA 95125
Tuesday, March 24, 2020
#P:
VESTING
TENTATIVE MAP

LANDS OF ALMADEN SENIOR
HOUSING PARTNERS, LP.
PER LLA DOC. NO. 18236709
11' M 20-20 APR 458-09-002
SUMMERCREST VILLAS
1725 ALMADEN ROAD



Project:
**ALMADEN
VILLAS**
1747 Almaden Rd
SAN JOSE, CA 95125
Tuesday, March 24, 2020
#1B
EXISTING SITE
CONDITIONS



PLAN LEGEND	GRADING NOTES	
<p>PROPERTY LINE / DISTINCTIVE BORDER</p>  <p>ADJACENT / INTERIOR PROPERTY LINE</p>  <p>BUILDING WALL / EDGE</p>  <p>NEW 6" CONCRETE VERTICAL CURB</p>  <p>NEW CONCRETE CURB AND GUTTER</p>  <p>NEW CONCRETE VALLEY GUTTER</p>  <p>NEW CONCRETE SIDEWALK</p>  <p>NEW CONCRETE SIDEWALK</p> 	<p>PROPOSED STORM DRAIN MANHOLE</p>  SDMH <p>PROPOSED DROP INLET/CATCH BASIN</p>  DI/JB <p>FLOW DIRECTION OF OVERLAND RELEASE</p>  <p>PROPOSED BIOTREATMENT POND</p>  <p>PROPOSED GROUND SLOPE</p>  1.5% <p>FINISH GRADE ELEVATION</p>  *100.0	



Project:

ALMADEN VILLAS

1747 Almaden Rd
SAN JOSE, CA 95125

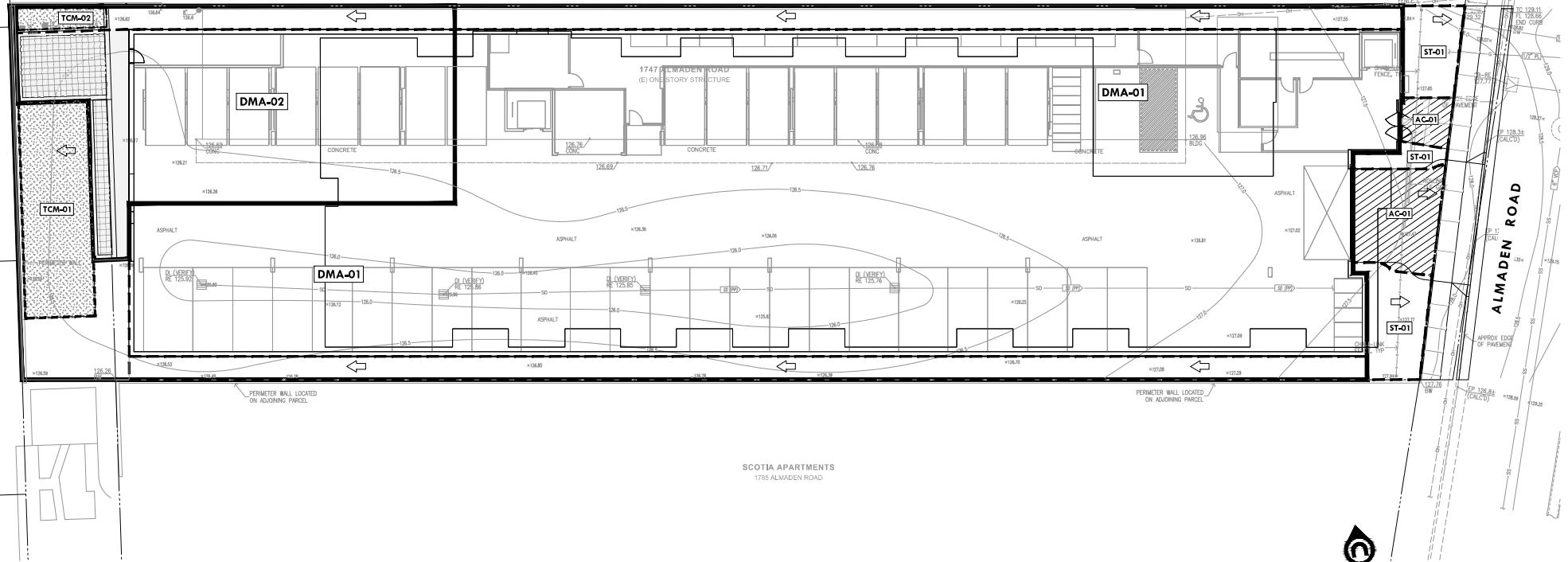
1747 Almaden Rd
SAN JOSE, CA 95125
Tuesday, March 24, 2020

dPh

PRELIMINARY GRADING AND DRAINAGE PLAN

C2.0

SUMMERCREST VILLAS
1725 ALMADEN ROAD



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

OPERATION & MAINTENANCE INFORMATION:	
I.	PROPERTY INFORMATION: I.A. PROPERTY ADDRESS: 1747 ALMADEN ROAD
I.B.	PROPERTY OWNER: <u>TO BE DETERMINED</u>
II.	RESPONSIBLE PARTY FOR MAINTENANCE: II.A. CONTACT: <u>TO BE DETERMINED</u>
II.B.	PHONE NUMBER OF CONTACT: <u>TO BE DETERMINED</u>
II.C.	EMAIL: <u>TO BE DETERMINED</u>
II.D.	ADDRESS: <u>TO BE DETERMINED</u>

SITE DESIGN MEASURES:	
1.	PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
2.	REDUCE EXISTING IMPERVIOUS SURFACES.
3.	CREATE NEW PERVIOUS AREAS:
4.	LANDSCAPING
5.	a. WALKWAYS AND PATIOS.
6.	b. EMERGENCY VEHICLE ACCESS.
7.	c. PRIVATE STREETS AND SIDEWALKS.
8.	d. DIRECTIONS FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
9.	e. CLUSTER STRUCTURES/PAVEMENT.
10.	f. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
11.	g. PARKING:
12.	a. ON TOP OF OR UNDER BUILDINGS.
13.	b. NOT PROVIDED IN EXCESS OF CODE.
14.	OTHER: _____

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

STANDARD STORMWATER CONTROL NOTES:	
• STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN 48 HOURS. IF PRE-EMPTIVE MOSQUITO CONTROL IS REQUIRED AND A MOSQUITO ISSUE ARISES, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHILE THE TREATMENT FEATURES ARE IN USE. APPROVAL FROM 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 DRAINED PLANTS, CONTROL WEEDS OR REMOVE UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PERMANENTLY IMPERVIOUS SURFACE AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.	
1. SOILS TYPE: _____	CL, CH
2. GROUND WATER DEPTH: _____	20'-40' BGS
3. NAME OF RECEIVING BODY: _____	GUADALUPE CREEK
4. FLOOD ZONE: _____	ZONE D
5. FLOOD ELEVATION (IF APPLICABLE): _____	N/A

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



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

SIZING FOR VOLUME BASED TREATMENT							
DMA #	1	A=	20196 s.f.	% Imperviousness = 93.82%			
Impervious Area =	18948 s.f.						
MAPsite =	14.5	Correction Factor =	1.0432				
MAPpage =	13.9						
Clay (D):	Sandy Clay (D): <input checked="" type="checkbox"/>	Clay Loam (D): <input type="checkbox"/>					
Silt Loam/Loam (B):	<input type="checkbox"/>	Not Applicable (100% Impervious): <input type="checkbox"/>					
Are the soils outside the building footprint graded/compacted? <input checked="" type="checkbox"/> 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: <input type="checkbox"/>							
S=	1.00%	UBS Volume for 1% Slope (UBS1%) =	0.55441711	inches (Use Figure B-2)			
		UBS Volume for 15% Slope (UBS15%) =	0.57441711	inches (Use Figure B-5)			
UBS Volume for X% Slope (UBSX%) = 0.55441711 inches (Corrected Slope for the site)							
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)							
Adjusted UBS = 0.5783488 inches							
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch							
Design Volume = 973.36 ft ³							
COMBO FLOW & VOLUME BIORETENTION CALCULATION							
Total Drainage Area =	20,196 sq. ft						
Impervious Area =	18,948 sq. ft						
Pervious Area =	1,248 sq. ft						
Equivalent Impervious Area =	125 sq. ft						
Rainfall Intensity =	0.2 in/hr						
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	2.8917439 hrs						
Estimate the Surface Area =	441 sq. ft	(Typically start with Total Impervious x 0.03)					
Volume of Treated Runoff =	531,35793 cu. ft						
Volume in Ponding Area =	442,00309 cu. ft						
Depth of Ponding =	1.0022745 ft		Depth of Ponding = 12 inches (Round up)				
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)							
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)							
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.							

SIZING FOR VOLUME BASED TREATMENT							
DMA #	2	A=	3640 s.f.	% Imperviousness = 97.75%			
Impervious Area =	3558 s.f.						
MAPsite =	14.5	Correction Factor =	1.0432				
MAPpage =	13.9						
Clay (D):	Sandy Clay (D): <input checked="" type="checkbox"/>	Clay Loam (D): <input type="checkbox"/>					
Silt Loam/Loam (B):	<input type="checkbox"/>	Not Applicable (100% Impervious): <input type="checkbox"/>					
Are the soils outside the building footprint graded/compacted? <input checked="" type="checkbox"/> 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: <input type="checkbox"/>							
S=	1.00%	UBS Volume for 1% Slope (UBS1%) =	0.57067383	inches (Use Figure B-2)			
		UBS Volume for 15% Slope (UBS15%) =	0.59067383	inches (Use Figure B-5)			
UBS Volume for X% Slope (UBSX%) = 0.57067383 inches (Corrected Slope for the site)							
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)							
Adjusted UBS = 0.5895307 inches							
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch							
Design Volume = 180.58 ft ³							
COMBO FLOW & VOLUME BIORETENTION CALCULATION							
Total Drainage Area =	3,640 sq. ft						
Impervious Area =	3,558 sq. ft						
Pervious Area =	82 sq. ft						
Equivalent Impervious Area =	8 sq. ft						
Rainfall Intensity =	0.2 in/hr						
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	2.9765351 hr						
Estimate the Surface Area =	82 sq. ft	(Typically start with Total Impervious x 0.03)					
Volume of Treated Runoff =	101,699828 cu. ft						
Volume in Ponding Area =	78,87819 cu. ft						
Depth of Ponding =	0.961929 ft		Depth of Ponding = 11.5 inches (Round up)				
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)							
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)							
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.							

COMPARISON OF IMPERVIOUS AND PVIOUS SURFACES AT PROJECT SITE		RESET CALCULATIONS	
	Existing Surface Area Disturbed	Proposed Surface To Be Replaced	New Surface
2.e. IMPERVIOUS SURFACES			
Roof Area	6,178	6,178	
Parking	16,515	15,246	
Sidewalks, Patios, Driveways, Etc.	1,831	1,475	
Public Streets	567	567	
Private Streets			
Online form auto-calculates: Impervious Surfaces Total	e.1. 25,091	e.2. 23,466	e.3. 0
	e.4. 23,466		
2.f. PERVIOUS SURFACES			
Landscape Area			1,625
Pervious Pavings			
Green Roof and other Pervious Surfaces			
Online form auto-calculates: Pervious Surfaces Total	f.1. 0	f.2. 0	f.3. 1,625
	f.4. 1,625		

2.g. Percentage of Site's Impervious Area Replacement (e.2 + 2.c) X 100: **93.52** %

¹ Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.

² Proposed New ImperviousSurface: New impervious surface that will cover an existing pervious surface.

TREATMENT CONTROL MEASURE SUMMARY TABLE																		
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement (s.f.))	Pervious Area (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Biofiltration Area Required (s.f.)	Biofiltration Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	20,196	18,948	0	1,248	82.35%	440	440	12	1	1	0	N/A	
2	2	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	3,640	3,558	0	82	14.84%	82	82	12	1	1	0	N/A	
3	N/A	Offsite	Maintenance	N/A	N/A	567	567	0	0	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
-	SR-01	Onsite	Self-retaining areas	LID	1B. Volume	205	138	0	69	0.84%	69	69	N/A	N/A	N/A	0	N/A	
-	SR-02	Onsite	Self-retaining areas	LID	1B. Volume	218	134	0	64	0.89%	67	84	N/A	N/A	N/A	0	N/A	
-	SR-03	Onsite	Self-retaining areas	LID	1B. Volume	265	123	0	142	1.08%	62	142	N/A	N/A	N/A	0	N/A	
Totals:						24,524	22,899	0	1,625	100.00%								

Footnotes:

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

** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.



Project:
ALMADEN VILLAS

1747 Almaden Rd
SAN JOSE, CA 95125

Tuesday, March 24, 2020

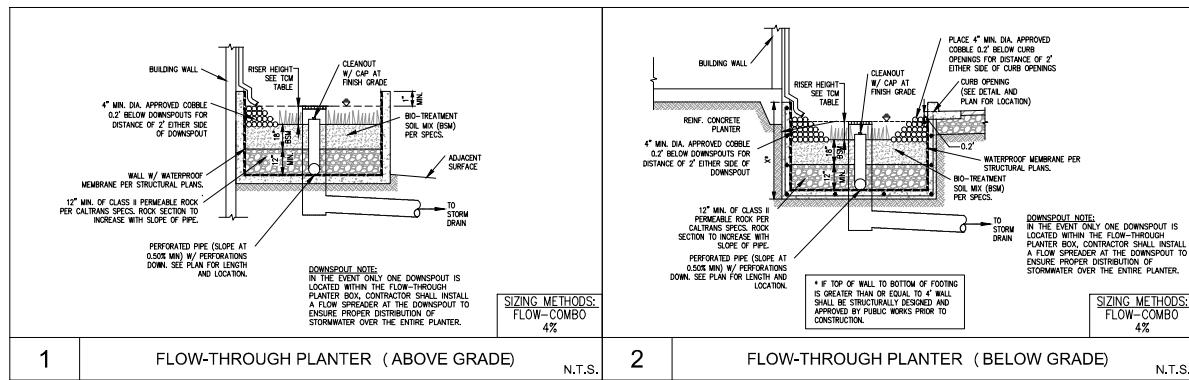
#PB
PRELIMINARY
STORMWATER
CALCULATIONS

BIORETENTION SOIL REQUIREMENTS:	
• BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C3 STORMWATER HANDBOOK AND SHALL BE A MIXTURE OF THE SAME AND APPROVED MEASURED AT A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?ID=1761	
• PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.	

BIORETENTION & FLOW-THROUGH PLANTER NOTES:	
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.	
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.	
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS	
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER DRAIN INTO THE STORMWATER BASIN. ALSO, NO Curb cuts placed in areas with overflow catch basin. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.	
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.	
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.	

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 DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING APPROPRIATELY. IF THERE IS NO SCOUR OF THE SURFACE MULCH, REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED. REMOVE TRASH AND SOIL, AND REPLANT. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	Maintain the vegetation and irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OR OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3' OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

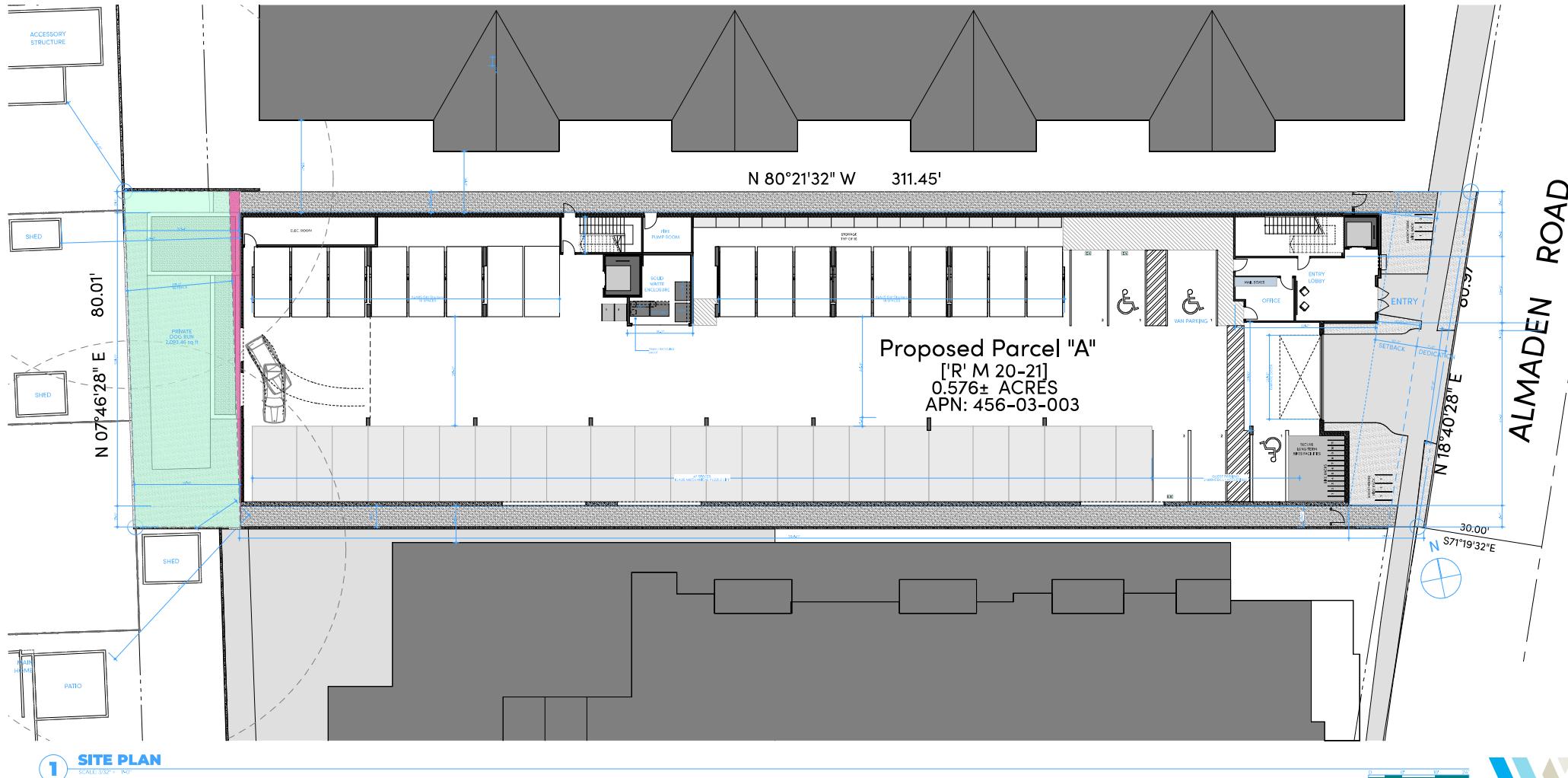


Project:
ALMADEN VILLAS

1747 Almaden Rd
SAN JOSE, CA 95125

#P1

STORMWATER
CONTROLS DETAILS



PROJECT ADDRESS:

Planning Application:

APN:

Lot Area:

Construction Type:

Occupancy:

Zoning:

General Plan:

Density:

Height:

F.A.R.:

1747 Almaden Rd
San Jose, CA 95125
PD19-030

456-03-003

25,090.56 sq. ft. (0.576 acres)

Type 3A - Sprinklered

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

R-2 Residential, S - Storage (Garage)

R-M - Multifamily Residential

Urban Residential

30-95 du/acre up to 12 Stories

Proposed: 107.64 du/acre up to 12 Stories

Proposed: 65'-0" TO. ROOF

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



Project:
**ALMADEN
VILLAS**

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020

Permit No.: PD19-030

Permit Rev.: PD19-030

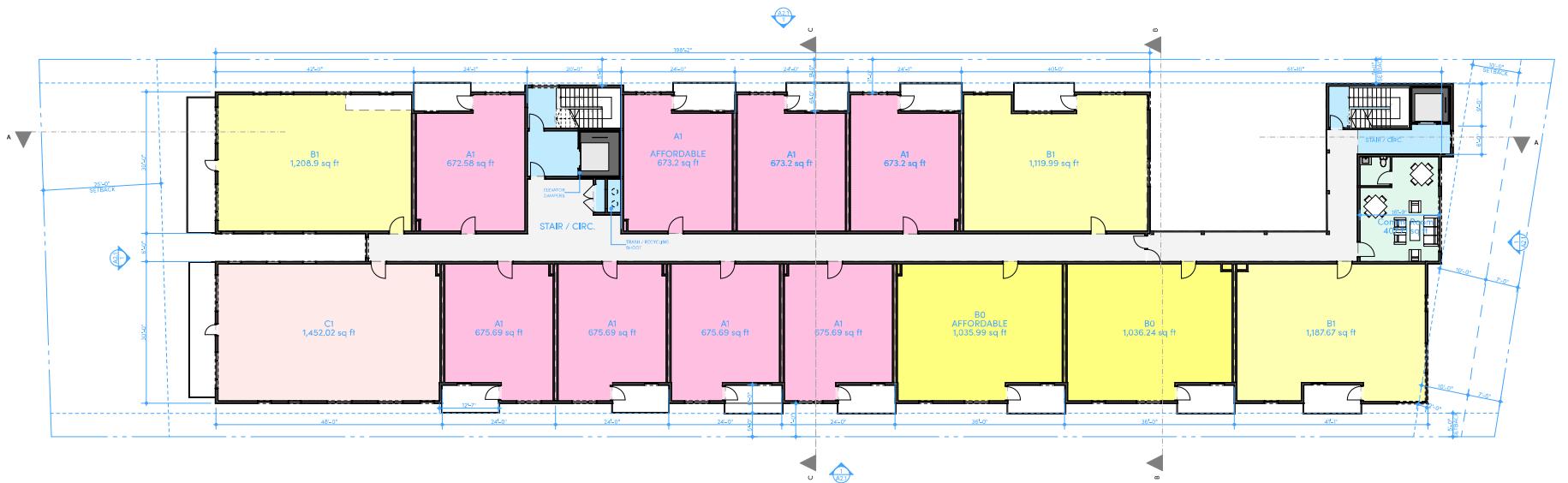
SITE PLAN / FIRST

FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 332' = 1'0"



3 THIRD FLOOR PLAN

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



Project:
ALMAREN

**ALMADEN
VILLAS**

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020
19-014

PD ZONING / PERMIT REV
PDC19-040 / PD19-030

SECOND / THIRD

FLOOR PLAN

A1-2

AI•Z

A13



Project:

ALMADEN VILLAS

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020

10-20

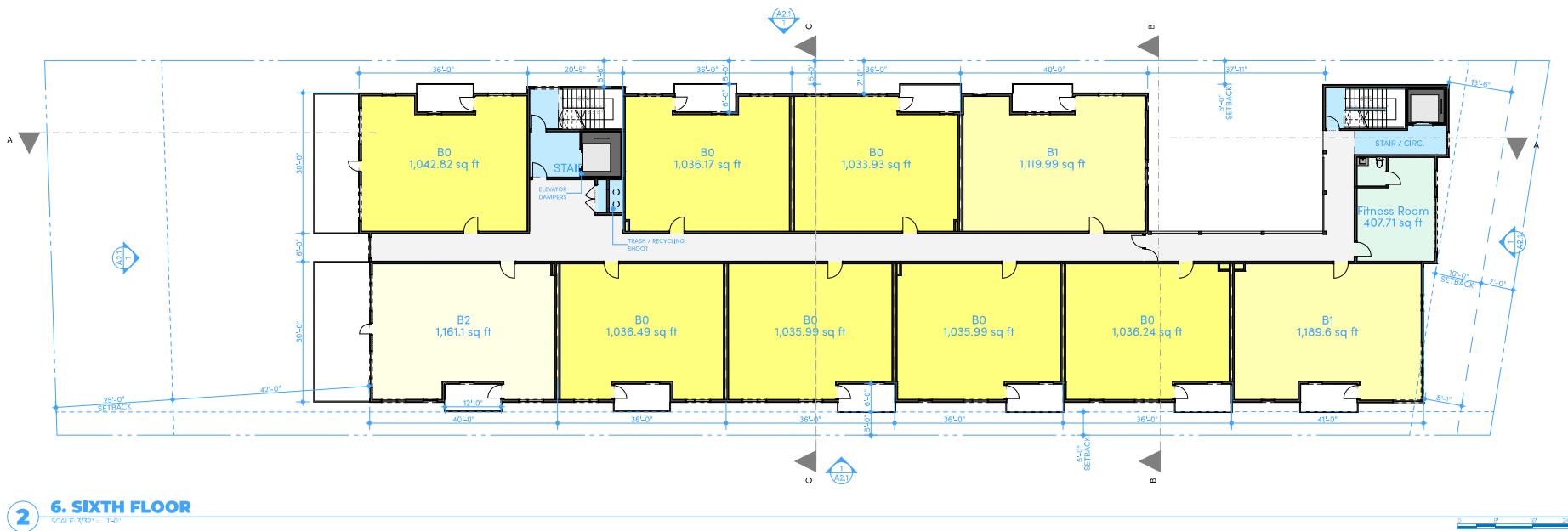
PD ZONING / PERMIT REV

PDC#040 / #019-030

FOURTH / FIFTH

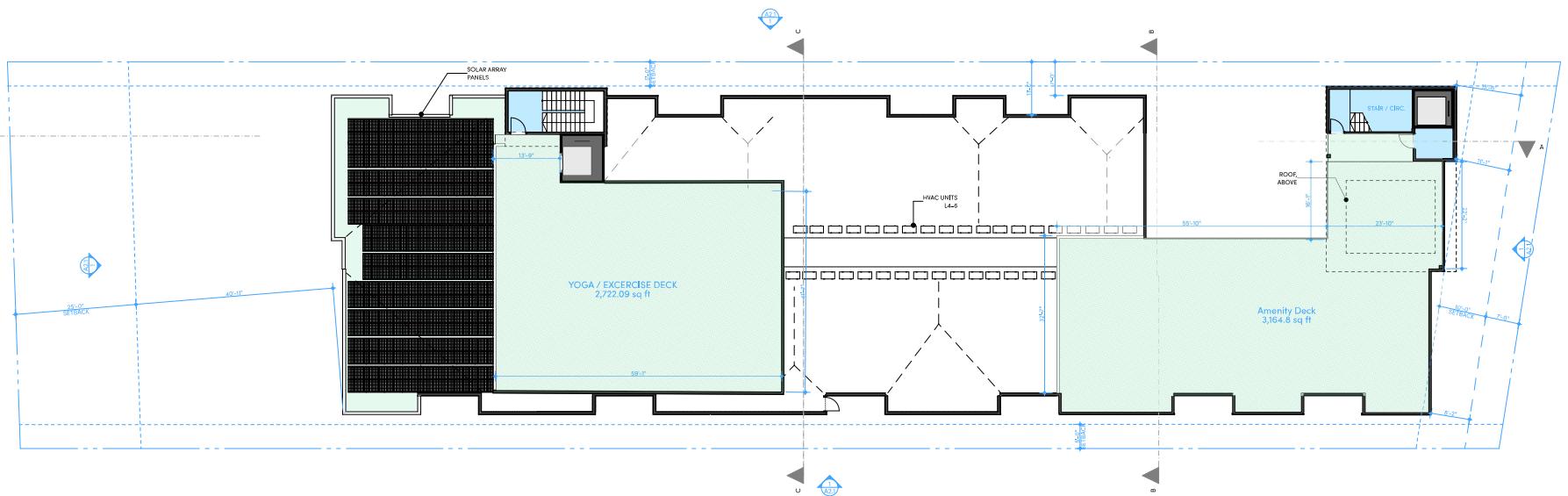
FLOOR PLAN

AI.3



2 6. SIXTH FLOOR
SCALE: 3/32" = 1'-0"

SCALE: 5/32" = 150'



1 7. ROOF PLAN

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

 MAYBERRY
WORKSHOP
ARCHITECTURE

Project:
ALMADEN

VILLAS
1747 Almaden Rd
San Jose, CA 95125

San Jose, CA 95125

79-014

PD ZONING / PERMIT REV
PDC19-040 / PD19-030

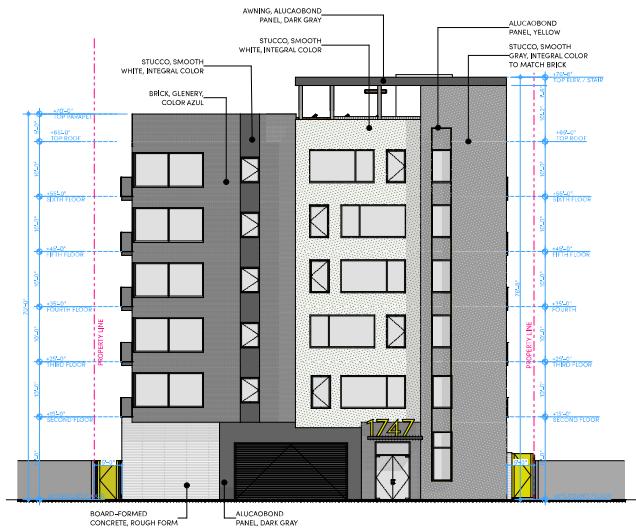
SIXTH FLOOR /
SÖDERRÄMEN

ROOF PLAN

A14

AI.4

A14



EAST ELEVATION



2 SOUTH ELEVATION

 MAYBERRY
WORKSHOP

Project:
ALMADEN

VILLAS

1747 Almaden Rd
San Jose, CA 95125

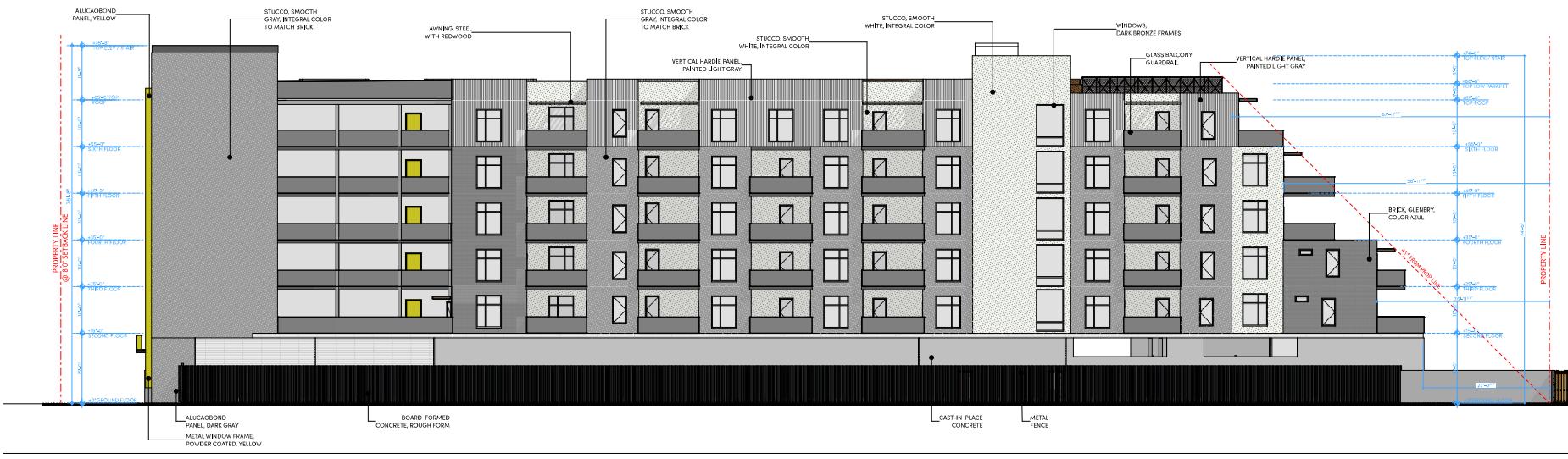
Tuesday, June 30, 2020
19-014
RD ZONING / PERMIT REV

PDC18-040 / PDC18-030

ELEVATIONS

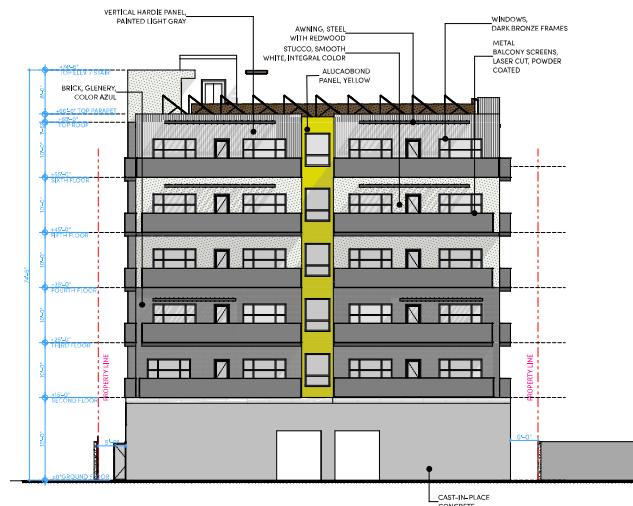
A2.1

A2.1



NORTH ELEVATION

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



WEST ELEVATION

1
SCALE: 3/32"

0 8' 16'

The logo consists of three stylized, overlapping geometric shapes: a dark blue triangle pointing down, a light blue parallelogram pointing right, and a grey parallelogram pointing right, all contained within a rounded rectangular frame.

Project:
ALMADEN

VILLAS
1747 Almaden Rd
San Jose, CA 95125

1747 Almaden Rd
San Jose, CA 95125

79-014

PD ZONING / PERMIT REV
PDC18-040 / PD18-030

ELEVATIONS

www.w3.org

A33

A2.2



Project:
**ALMADEN
VILLAS**

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020
10-20

PD ZONING / PERMIT REV
PDC#04-04 / #019-030

PERSPECTIVES /
DETAILS

A2.3



1 South Elev. - Opening Diagram

TOTAL WALL		25% Opening Area?			Opening Available
SOUTH	Total Area	3,265	3,265	2,708.28	556.97
Opening Type					
A	Count	W	H	Area	Total Area
A	40	5.33	7	37.31	1,492.40
B	56	3.00	6	18.00	1,008.00
C	5	6.33	6.33	40.07	200.34
D	2	2.83	1.33	3.77	7.54
Total Openings					2,708.28

TOTAL WALL		25% Opening Area?			Opening Available
NORTH	Total Area	9,951	2,488	2,133.87	353.83
Opening Type					
A	Count	W	H	Area	Total Area
A	35	5.33	7	37.31	1,305.85
B	31	3.00	6	18.00	558.00
C	5	5.83	9	52.50	262.49
D	2	2.83	1.33	3.77	7.54
Total Openings					2,133.87



2 North Elev. - Opening Diagram

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



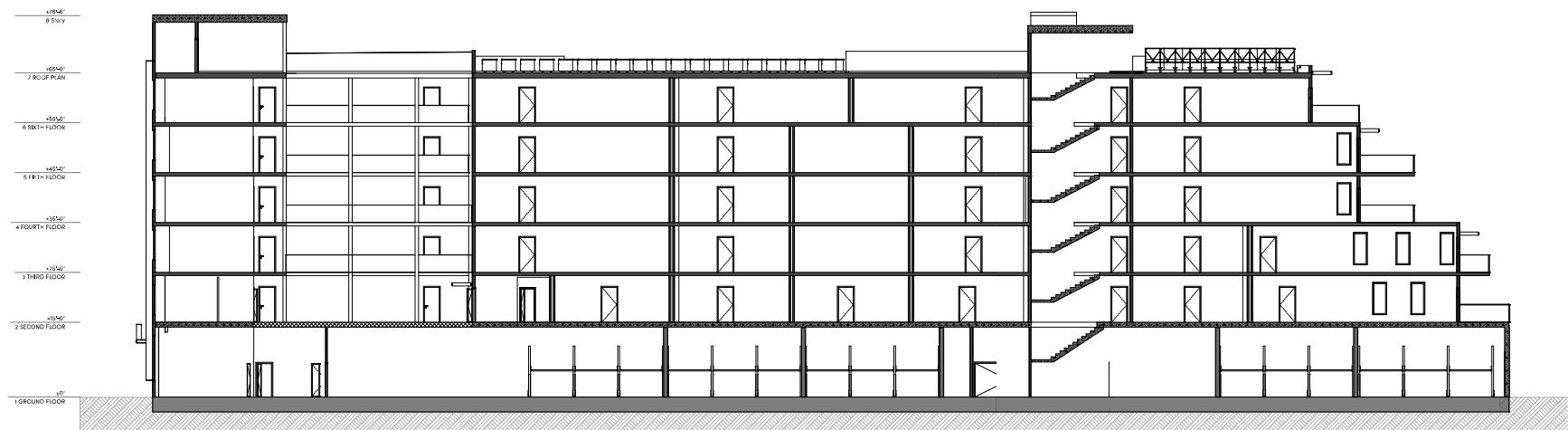
MAYBERRY
WORKSHOP
ARCHITECTURE

Project:
**ALMADEN
VILLAS**

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020
10-20
PDZINING / PERMIT REV
PCPCH-040 / P019-030

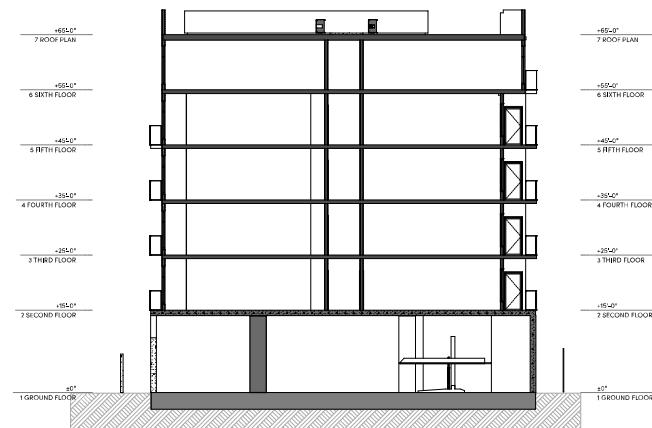
ALLOWABLE
OPENING DIAGRAM



1 Building Section A

1

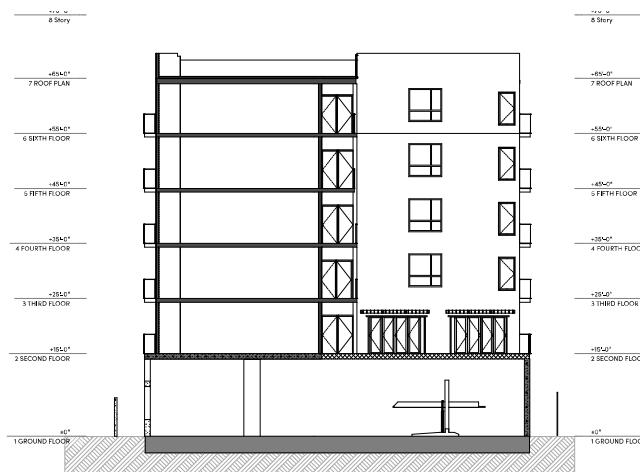
SCALE: 3/32" = 1'-0"



3 Building Section C

3

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



2 Building Section B

2

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



MAYBERRY
WORKSHOP
ARCHITECTURE

Project:
**ALMADEN
VILLAS**

1747 Almaden Rd

San Jose, CA 95125

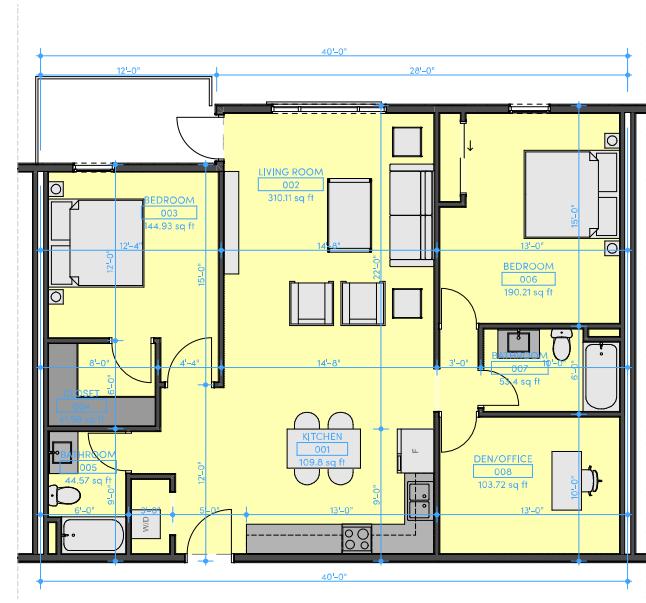
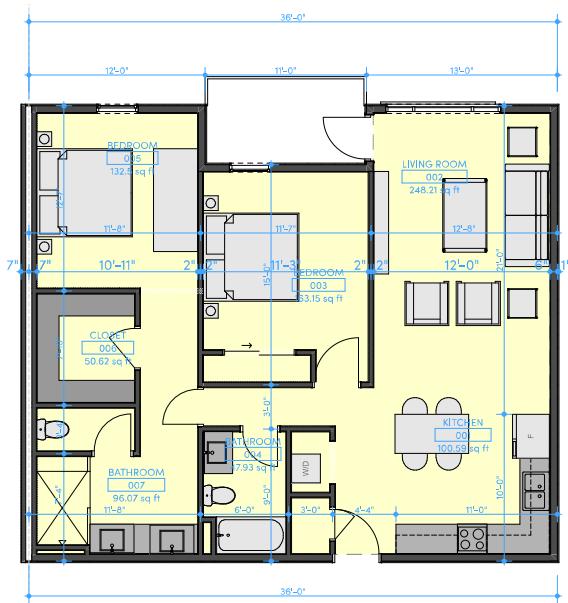
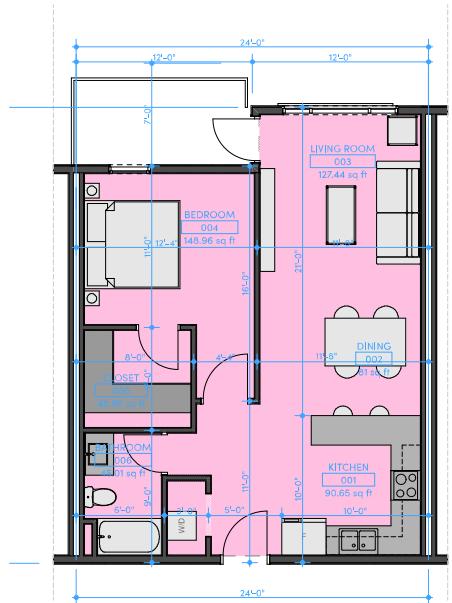
Tuesday, June 30, 2020

10-01

PD ZONING / PERMIT REV

PDC19-040 / R019-030

SECTIONS



Project:
**ALMADEN
VILLAS**

1747 Almaden Rd
San Jose, CA 95125

Tuesday, June 30, 2020

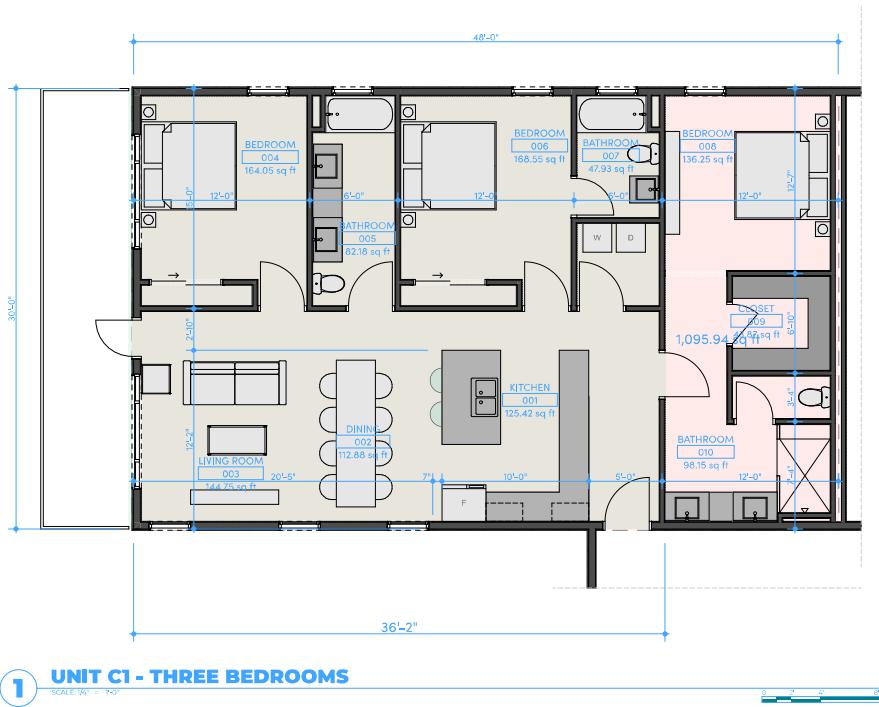
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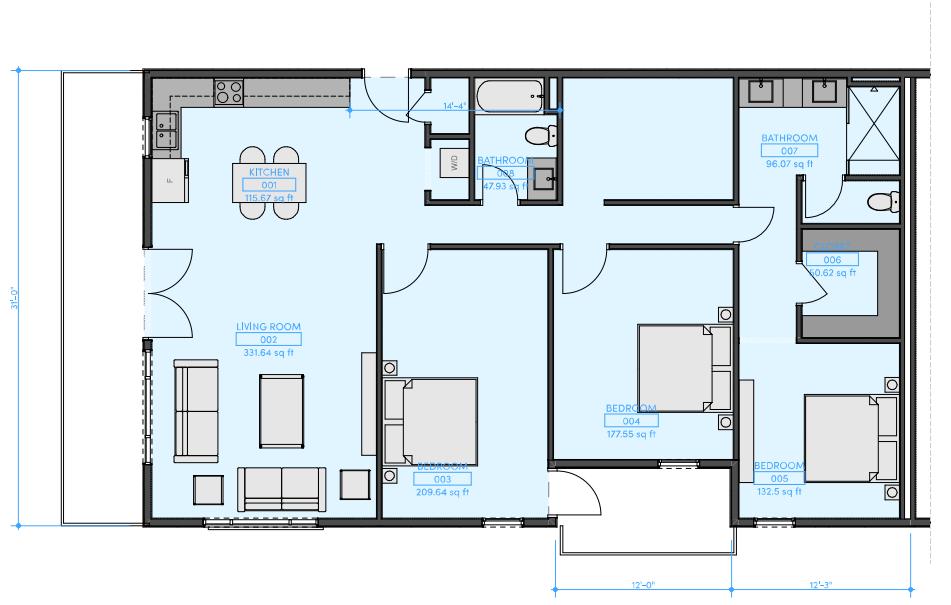
PDC#04 / PDR#030

ENLARGED UNIT

PLANS

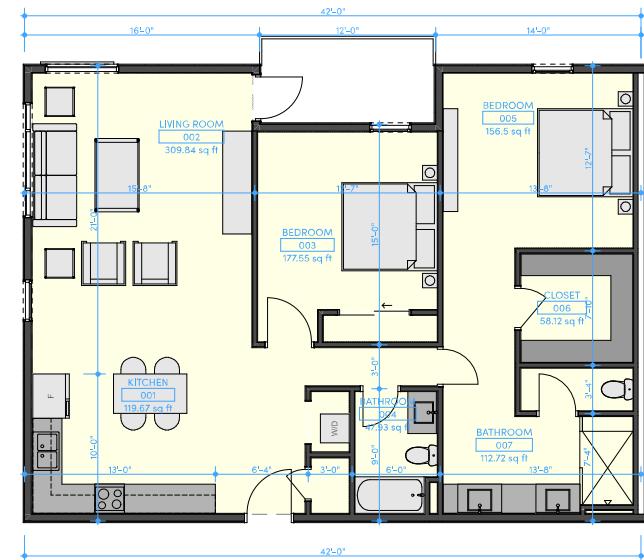


UNIT C1 - THREE BEDROOMS



UNIT C2 - THREE BEDROOMS

SCALE 1/4" = 1'-0"



UNIT B2 - 2 BEDROOMS

3 ON
SCALE



MAYBERRY
WORKSHOP
ARCHITECTURE

Project:

ALMADEN

VILLAS

1747 Almaden Rd
San Jose, CA 95125

San Jose, CA 95125

TUESDAY, JUNE 30, 2020
19-014

PD ZONING / PERMIT REV
PDC19-040 / PD19-030

ENLARGED UNIT

PLANS

162

A4.2

A4.2

SUMMERCREST VILLAS
1725 ALMADEN ROAD

Decomposed Granite/Paving

1747 ALMADEN ROAD

Decomposed Granite/Paving

SCOTIA APARTMENTS
1785 ALMADEN ROAD

ALMADEN ROAD

FIRST FLOOR

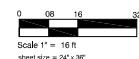
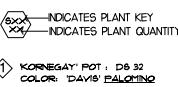
PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	CITY.	SIZE	REMARKS	WUCOS
TREES						
T1	<i>PLATANUS A. 'COLUMBIA'</i>	LONDON PLANE TREE	3	24" BOX	STANDARD	MEDIUM
T2	<i>PLATANUS A. 'SCHNEIDER'</i>	LONDON PLANE TREE	3	24" BOX	STANDARD	LOW
T3	<i>ARBUTUS M. 'COMPACTA'</i>	DWARF STRAWBERRY TREE	2	24" BOX	MULTI-TRUNK	LOW
T4	<i>CUPRESSUS G. ALBA</i>	ITALIAN PENCIL TREE	8	24" BOX	COLUMNAR	LOW
T5	<i>ARBUTUS U. 'OKTOBERFEST'</i>	OKTOBERFEST STRAWBERRY TREE	---	24" BOX	MULTI-TRUNK	LOW
SHRUBS						
S1	<i>JUNIPERUS S. 'MEDORA'</i>	MEDORA JUNIPER	5	5 GAL	LOW	
S2	<i>RHAMNUS L. 'MINOR'</i>	DWARF TEPPEN HORN	12	5 GAL	LOW	
S3	<i>CRATAEGUS 'LAURENTIANA'</i>	WHITE THORN	3	5 GAL	LOW	
S4	<i>DYLANELLA C. 'CARINA BLUE'</i>	CASA BLUE DIANELLA	---	5 GAL	LOW	
S5	<i>PITTOSPORUM T. 'VARIEGATA'</i>	MOCK ORANGE	8	5 GAL	LOW	
S6	<i>CORDYLINE A. 'RED STAR'</i>	RED STAR CORNFLOWER	5	5 GAL	LOW	
S7	<i>AVENA ANTHRAECINA 'GOLD'</i>	TEQUILA VARGO FAW	---	5 GAL	LOW	
S8	<i>CHONOPETALUM TECTORIUM</i>	SMALL CAPE RUSH	4	5 GAL	LOW	
GROUND COVERS						
G1	<i>BACHYTIS D. 'BIG EARS'</i>	LAMB'S EAR	---	1 GAL	18" OC.	LOW
G2	<i>GEOPERMUM F. WHITE'</i>	PINEAPPLE ALOE	---	1 GAL	18" OC.	LOW
G3	<i>ALOE B.⁺</i>	BLUE ALOE	---	1 GAL	18" OC.	LOW
G4	<i>MAHONIA REPENS</i>	CREEPING MAHONIA	---	1 GAL	18" OC.	LOW

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 10 FT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
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- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT 1-800-227-2600

PLANT SYMBOLS



BY LAW, DRAWSNNGS CALL 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS

811
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800.424.2444
EXP. 9/30/22

STATE OF CALIFORNIA
DRAFT

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
471 SOUTH ALMADEN
SAN JOSE, CA 95112
PH: 408.265.1000
FAX: 408.265.1001

Project:
ALMADEN
VILLAS



Project:

ALMADEN

VILLAS

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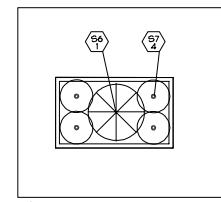
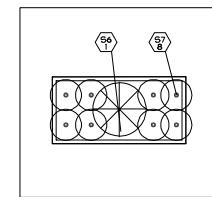
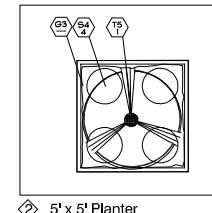
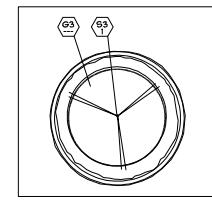
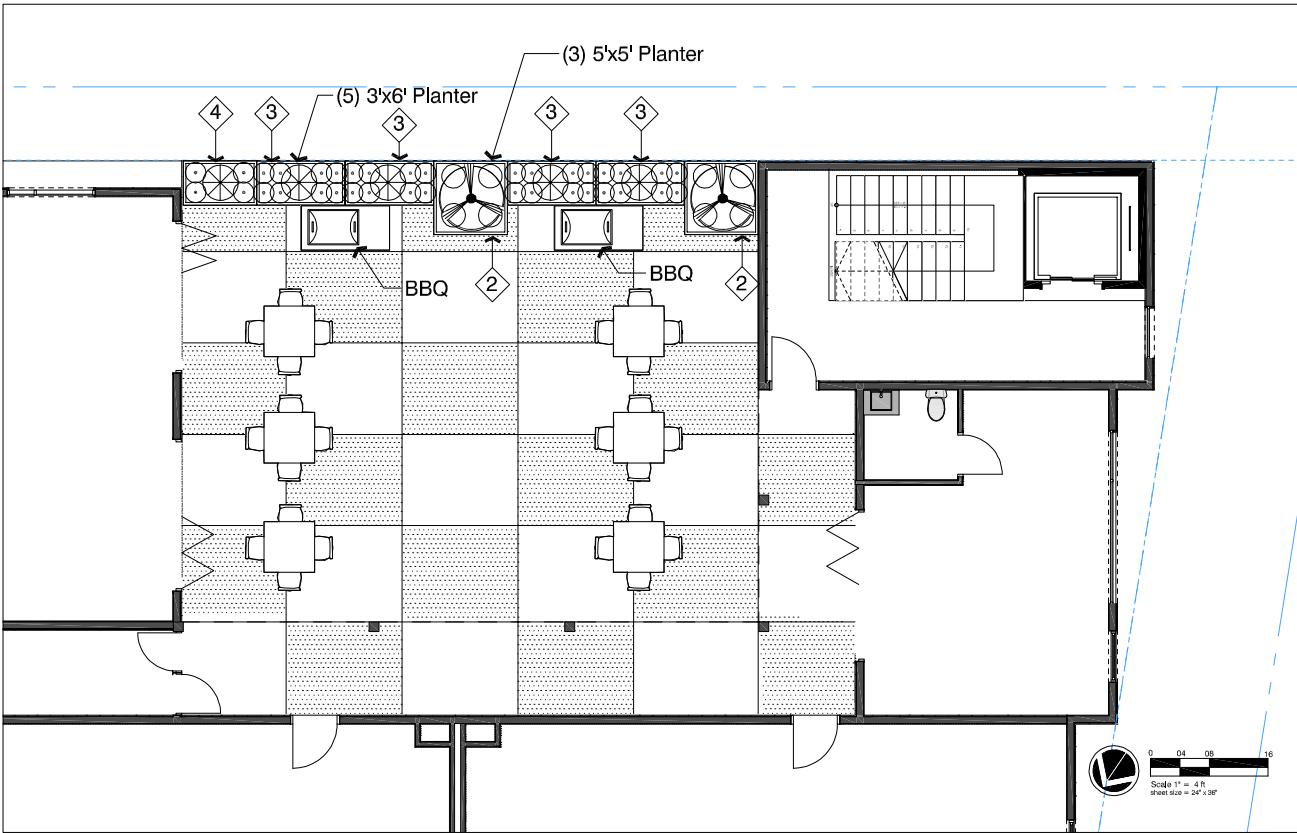
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471 SOUTH ALMADEN
SAN JOSE, CA 95112
PH: 408.265.1000
FAX: 408.265.1001



PLANT SYMBOLS

INDICATES PLANT KEY
 INDICATES PLANT QUANTITY

① KOREGAY POT : DB 32
COLOR: DAIRY PALOMINO
PHONE: 811-252-6333

② TOURNEBOL' PLANTER
WILSHIRE COLLECTION: WCR-6000
FINISH: NATURAL SAND
COLOR: SHARK

③ TOURNEBOL' PLANTER
WILSHIRE COLLECTION: WCR-T23642
FINISH: NATURAL SAND
COLOR: SHARK

④ TOURNEBOL' PLANTER
WILSHIRE COLLECTION: WCR-603042
FINISH: NATURAL SAND
COLOR: SHARK



Project:
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VILLAS

1747 Almaden Rd
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1P014

PLANT LIST: 2nd LEVEL ONLY

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	LUC/GOLD
	TREES					
71	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	---	24" BOX	STANDARD MEDIUM	
72	ARBUTUS UNEDO	STRAWBERRY TREE	---	24" BOX	MULTI-TRUNK LOW	
73	SYZYgium A. 'PRAEACTA'	LEMON STRAWBERRY TREE	---	24" BOX	MULTI-TRUNK LOW	
74	CUPRESSUS GLAUCA	ITALIAN PENCIL TREE	---	24" BOX	MEDIUM COLONNA LOW	
75	ARBUTUS U. 'OKTOBERFEST'	OKTOBERFEST STRAWBERRY TREE	3	24" BOX	MULTI-TRUNK LOW	
	HEDGES					
81	JUNIPERUS R. 'MEDORA'	MEDORA JUNIPER	---	15 GAL	LOW	
82	RHAMPHOLEPIS U. 'MINOR'	DIABLO TEEDO HAWTHORN	---	5 GAL	LOW	
83	CORDYLINA A. 'PINK CHAMPAGNE'	PINK AND WHITE CORDYLINE	---	5 GAL	LOW	
84	DEODORICA V. 'ANNELLA'	DEODORICA ANNELLA	3	5 GAL	LOW	
85	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	---	5 GAL	LOW	
86	CORDYLINA A. 'RED STAR'	RED STAR CORDYLINE	4	5 GAL	LOW	
87	ANGIOZOANTHUS BUSH GOLD'	YELLOW KANGAROO PAW	16	5 GAL	LOW	
88	CHONDROPLATELLUM TECTORIUM	SMALL CAPE RUSH	---	5 GAL	LOW	
	GRASS & FORBS					
91	STACHYS B. 'BIG EARS'	LAMBS EAR	---	1 GAL	18" OC.	LOW
92	OSTEOPERTIUM F. 'WHITE'	FREeway DAISY	---	1 GAL	18" OC.	LOW
93	ALOE BLUE ELF'	BLUE ELF ALOE	---	1 GAL	12" OC.	LOW
94	MAHONIA REPENS	CREEPING MAHONIA	---	1 GAL	18" OC.	LOW

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 24 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (25 MM).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE DUG OUT BY THE GROUND CONTRACTOR TO WITHIN 12" FOOT OF FINISHED GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADES ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR, SHALL BE REPLACED OR REPAID BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
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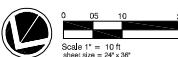
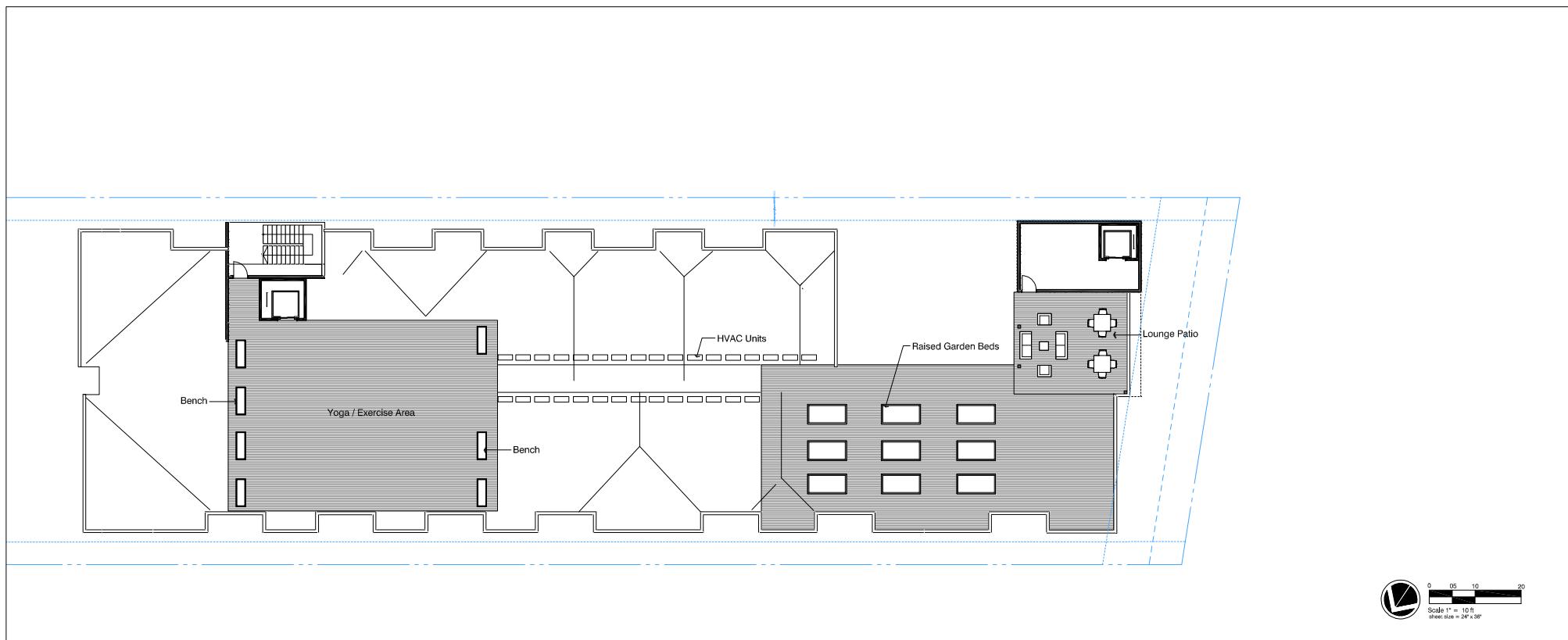
BEFORE EXCAVATING CALL: 811
1-800-227-2600
PLANNED WORK OPERATIONS



Know what's below.
Call before you dig.

Landscape Planting Plan
(Second Floor)

L1.1



Project:
AL MADEN

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19-014

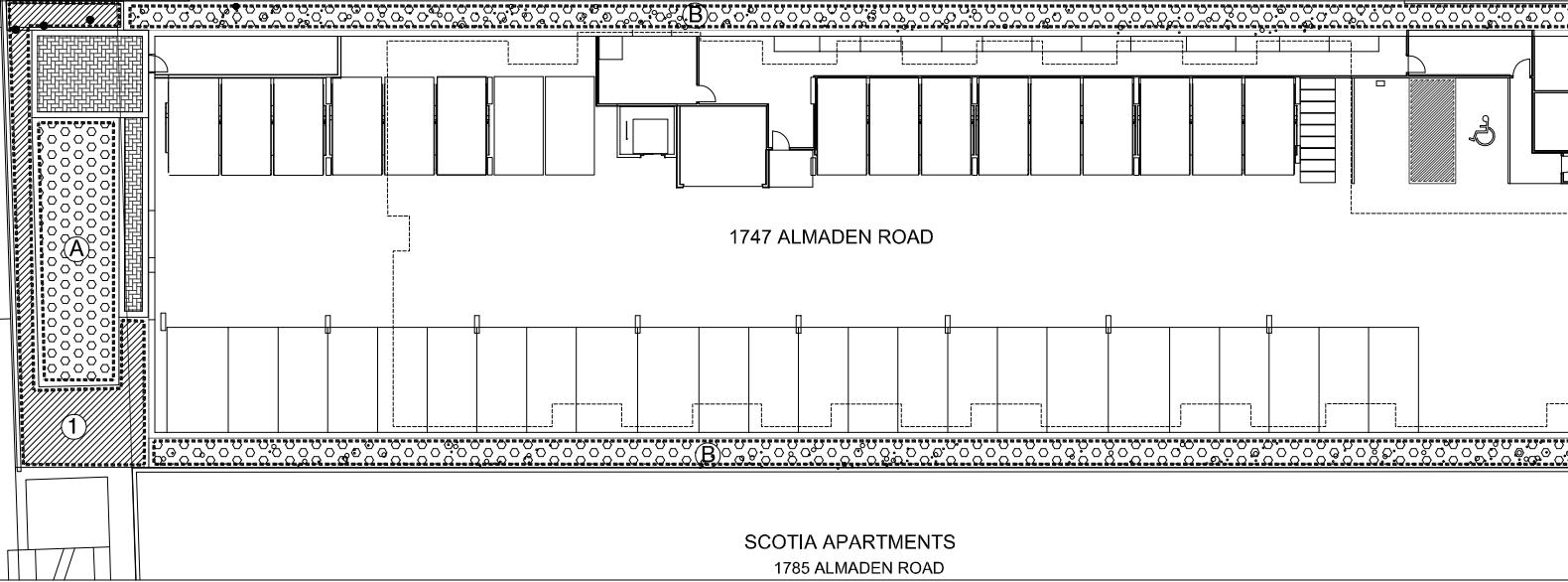


BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL

Landscape Planting Plan (Roof Plan)

L1.2

SUMMERCREST VILLAS
1725 ALMADEN ROAD



1747 ALMADEN ROAD

SCOTIA APARTMENTS
1785 ALMADEN ROAD

ALMADEN ROAD

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET₀) 45.0

MAWA = Regular Landscape Area

MAWA = $(ET_0) \times (EUS) \times (SETAF \times LA) + (I-ETAF \times SLA)$

Landscape area 1.442 s.A.

SLA 0 s.A.

ETAF 0.6 Average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.

Interventions 1.442

maawa total 21.144 gallons per year

ETWU = Regular Landscape Area

ETWU = $(ET_0) \times (0.82) \times (SETAF \times LA) + SLA)$

EYWU = $(ET_0) \times (0.82) \times (SETAF \times LA) + SLA)$

Hydro-zone number	Plant water use	Plant factor (PF)	Irrigation method	Irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.81	0.247	880	167.9	4.478
2	low	0.2	drip	0.81	0.247	689	165.2	4.454
3	low	0.2	drip	0.81	0.247	93	23	0.512
SLA	garden beds	1.0	—	1.00	1.000	0	0	0
A	artificial turf	0.0	—	—	0.000	670	0	0
B	rock mulch	0.0	—	—	0.000	2,790	0	0

ETWU total (with SLA) 1.442 356.05 9.492

Total with all zones and SLA 4.792

ETAF Calculations

Total ETAF = zero 0.000 s.t.

total area 1.442 s.t.

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

TOTALS

MAWA total 21.144 gallons per year

ETWU total 9.492 gallons per year

55.1 Percentage reduction of Possible Irrigation Water

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

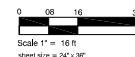
IRRIGATION HYDRO-ZONE LEGEND

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

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

NO WATER REQUIREMENT - (ROCK MULCH AND ARTIFICIAL TURF)

FIRST FLOOR



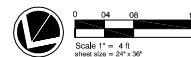
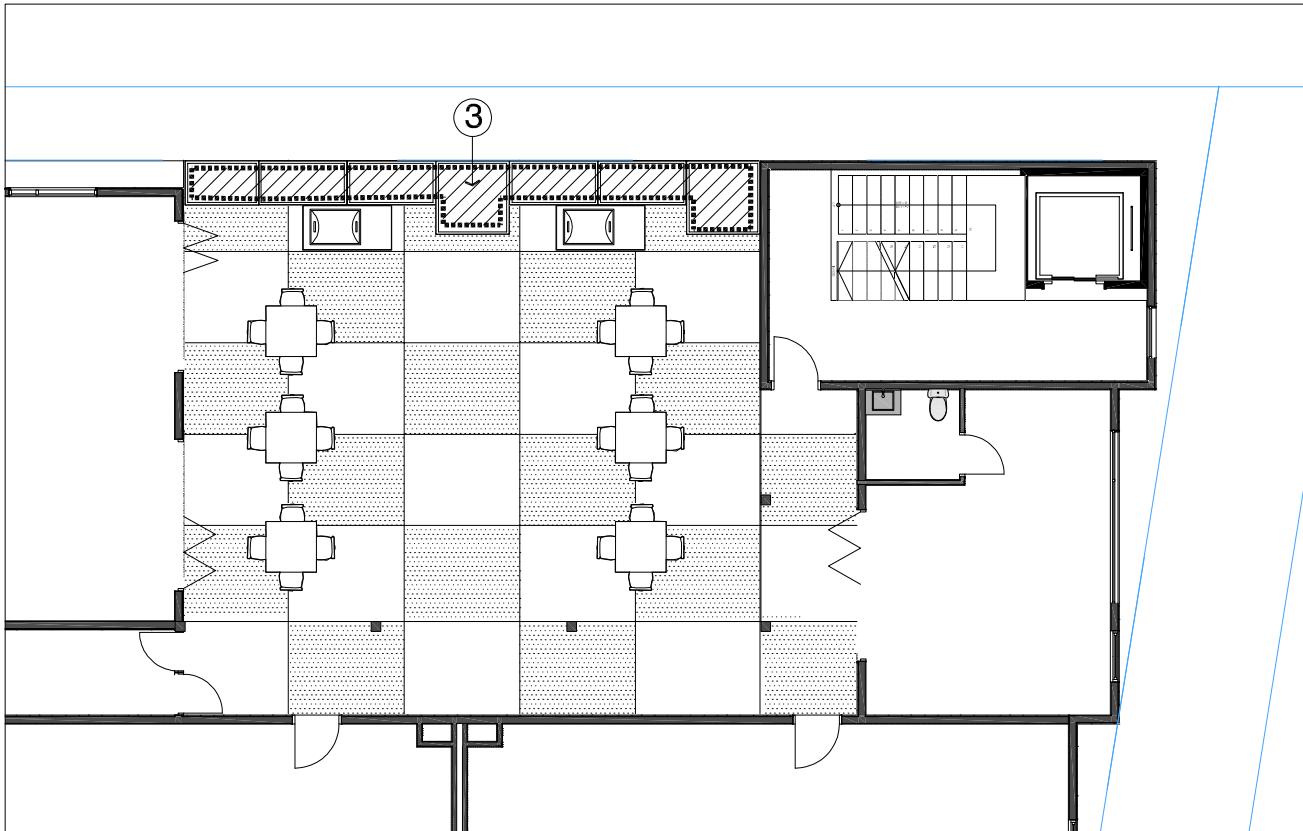
Scale 1" = 16 ft
sheet size = 24" x 36"

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48-HOURS BEFORE ALL
PLANNED WORK OR PATROLS

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
471 SOUTH ALMADEN ROAD
SAN JOSE, CA 95125
TEL: 408.265.1111
FAX: 408.265.1112

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CALIFORNIA
811
Dig Safe
Call Before You Dig



IRRIGATION HYDRO-ZONE LEGEND

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



LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)



NO WATER REQUIREMENT - (ROCK MULCH AND ARTIFICIAL TURF)

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 43.0

MAWA - Regular Landscape Areas

$$MAWA = (ETo \times 0.62) \times (ETAF \times LA) + (1-ETAF) \times SLA$$

Landscape area	1.442	sq. ft.
SLA	0	sq. ft.
ETo (43.0)	—	average ETAF for regular landscape areas must be 0.65 for residential areas, and 0.68 for non-residential areas,
water requirement	1.442	gallons per year
moisture total	21.144	gallons per year

ETWU - Regular Landscape Areas

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

Hydrozone Number	plant water use	plant factor (PF)	Irrigation method	Irrigation efficiency	ETAF (PEF)	hydrozone area	ETWU x Area	ETWU
1	low	0.2	drip	0.81	0.247	699	167.9	4.426
2	low	0.2	drip	0.81	0.247	699	165.2	4.404
3	low	0.2	drip	0.81	0.247	93	23	612
SLA	garden beds	1.0	—	1.00	1.000	0	0	0
A	artificial turf	0.0	—	—	—	899	—	—
B	no mulch	0.0	—	—	—	2,798	—	—

ETWU total (with SLA) 1.442 366.00 9.492

Total with all zones and SLA 4.792

ETWU divisions

total ETAF = 0.65
total area = 1.442 sq. ft.
average ETAF = 0.247

Average ETAF for Regular Landscape Areas must be 0.65 or below for residential areas, and 0.68 or below for non-residential areas.

TOTALS

MAWA total 21.144 gallons per year
ETWU total 9.492 gallons per year

55.1 Percentage reduction of Potable Irrigation Water

Note: Zone A and B not included in water calculations



811

Know what's below.

Call before you dig.

BEFORE EXCAVATING CALL: 811

1-800-422-8111

PLANNED WORK OPERATIONS



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471 SOUTH CLAYTON STREET
SAN JOSE, CALIFORNIA 95113
TEL: 408.295.1111 FAX: 408.295.1112
E-MAIL: REED@REEDARCH.COM
WEBSITE: WWW.REEDARCH.COM



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Landscape Hydrozone Plan
(Second Floor)

L2.1