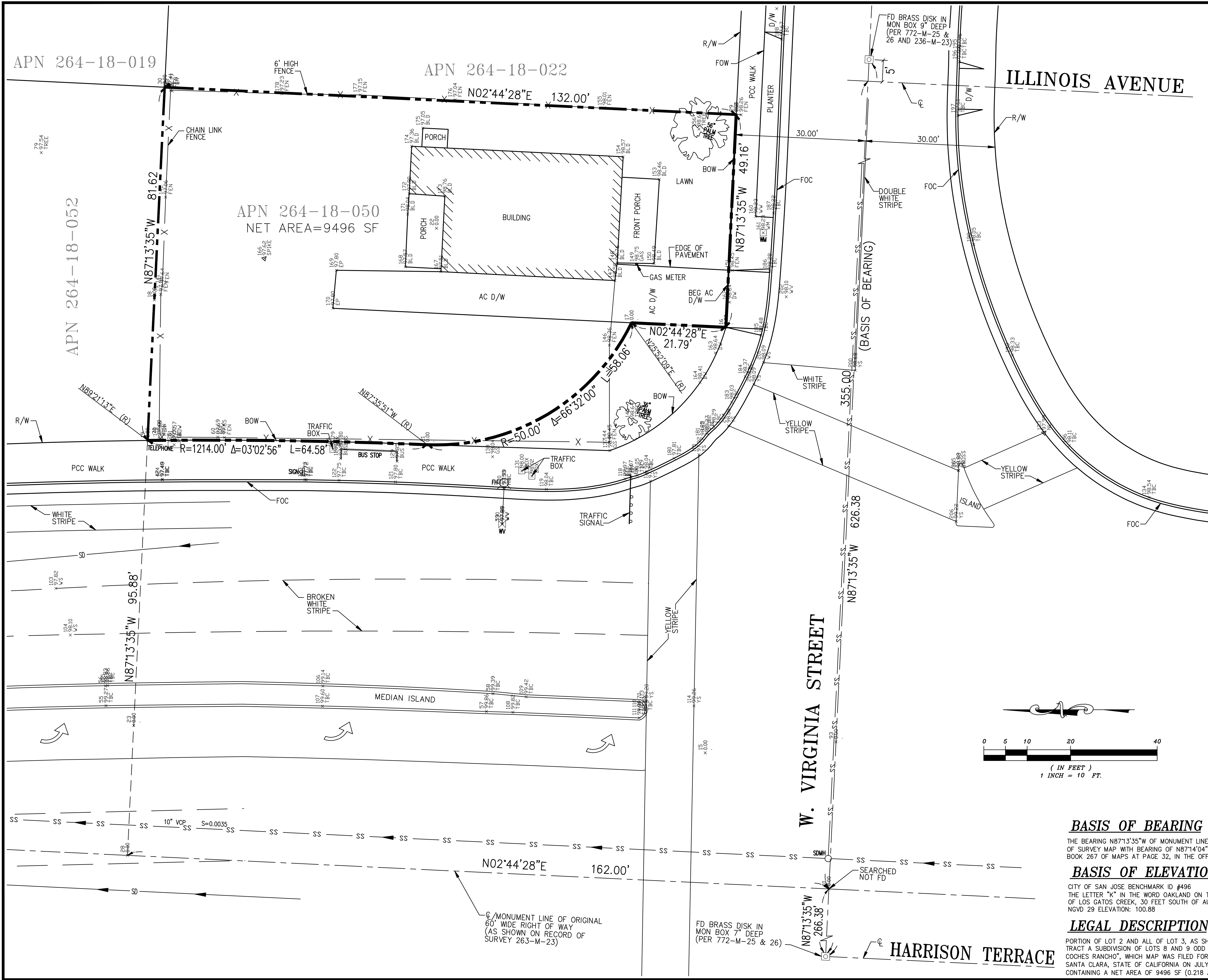


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LEGEND

| DESCRIPTION           | PROPOSED | EXISTING |
|-----------------------|----------|----------|
| WHEELCHAIR RAMP       |          |          |
| SANITARY MANHOLE      |          |          |
| STORM MANHOLE         |          |          |
| CITY SURVEY MONUMENT  |          |          |
| STANDARD HOODED INLET |          |          |
| SANITARY SEWER        |          |          |
| STORM SEWER           |          |          |
| CENTER LINE           |          |          |
| PROPERTY LINE         |          |          |
| MATCH LINE            |          |          |
| GAS LINE              |          |          |
| WATER LINE            |          |          |
| JOINT TRENCH          |          |          |
| GAS METER             |          |          |
| WATER METER           |          |          |
| GAS VALVE             |          |          |
| WATER VALVE           |          |          |
| EDGE OF PAVEMENT      |          |          |
| CURB AND GUTTER       |          |          |
| SIDEWALK              |          |          |
| DRIVEWAY              |          |          |
| PAVING CONFORM        |          |          |
| FIRE HYDRANT          |          |          |
| STREET SIGN           |          |          |
| FENCE(TYPE)           |          |          |
| ELECTRICAL CONDUIT    |          |          |
| OVERHEAD CONDUCTORS   |          |          |
| PULL BOX              |          |          |
| UTILITY POLE          |          |          |
| ELECTROLIER           |          |          |

ABBREVIATIONS

|          |                                      |
|----------|--------------------------------------|
| A.B.     | AGGREGATE BASE                       |
| A.C.     | ASPHALT CONCRETE                     |
| B.C.     | BEGINNING OF CURVE (HORIZONTAL)      |
| B.L.C.   | BACK OF WALK                         |
| B.V.C.   | BEGINNING OF VERTICAL CURVE          |
| C.B.     | CATCH BASIN                          |
| CLF      | CHAIN LINK FENCE                     |
| C.O.     | CLEAN OUT                            |
| CONT.    | CONTINUOUS                           |
| D.I.     | DRAINAGE INLET                       |
| D/W      | DRIVEWAY                             |
| E.C.     | END OF CURVE (HORIZONTAL)            |
| ELEV.    | ELEVATION                            |
| EXIST.   | EXISTING                             |
| E.V.C.   | END OF VERTICAL CURVE                |
| F.F.     | FINISHED FLOOR ELEVATION             |
| F.G.     | FINISHED GRADE                       |
| F.H.     | FIRE HYDRANT                         |
| F.C.     | FACE OF CURB                         |
| F.L.     | FLOW LINE                            |
| FOC      | FACE OF CURB                         |
| F.S.     | FINISHED SURFACE                     |
| G.B.     | GRADE BREAK                          |
| G.V.     | GATE VALVE                           |
| H.P.     | HIGH POINT                           |
| I.D.     | INSIDE DIAMETER                      |
| INV.     | INVERT                               |
| J.P.     | JOINT POLE                           |
| L.F.     | LINEAR FEET                          |
| L.P.     | LOW POINT                            |
| L&T      | LEAD & TACK                          |
| MAX.     | MAXIMUM                              |
| M.H.     | MANHOLE                              |
| MIN.     | MINIMUM                              |
| M.V.C.   | MIDDLE OF VERTICAL CURVE             |
| M.W.     | MONITORING WELL                      |
| NO.      | NUMBER                               |
| N.T.S.   | NOT TO SCALE                         |
| P.C.C.   | PORTLAND CEMENT CONCRETE             |
| P.C.R.   | POINT OF CURB RETURN                 |
| P.P.B.   | PEDESTRIAN PUSH BUTTON               |
| PP&T     | PLASTIC PLUG & TACK                  |
| P.V.C.   | POLYVINYL CHLORIDE                   |
| P.V.I.   | POINT OF VERTICAL INTERSECTION       |
| R        | RADIUS                               |
| R.C.P.   | REINFORCED CONCRETE PIPE             |
| R/W      | RIGHT-OF-WAY                         |
| S        | SLOPE                                |
| S.D.     | STORM DRAIN                          |
| S.D.M.N  | STORM DRAIN MANHOLE                  |
| S.F.     | SQUARE FEET                          |
| SHT.     | SHEET                                |
| S.S.M.H. | SANITARY SEWER MANHOLE               |
| S.S.     | SANITARY SEWER                       |
| S/W      | SIDEWALK                             |
| T.C.     | TOP OF CURB                          |
| T.F.C.   | TOP FACE OF CURB                     |
| TYP.     | TYPICAL                              |
| U.O.N.   | UNLESS OTHERWISE NOTED               |
| V.C.     | VERTICAL CURVE                       |
| V.C.P.   | VITRIFIED CLAY PIPE (EXTRA STRENGTH) |
| W        | WATER                                |
| W.M.     | WATER METER                          |
| W.V.     | WATER VALVE                          |

BASIS OF BEARING

THE BEARING N87°13'35"W OF MONUMENT LINE OF VIRGINIA STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP WITH BEARING OF N87°14'04"W, SAID MAP FILED FOR RECORD ON APRIL 24, 1970 IN BOOK 267 OF MAPS AT PAGE 32, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY.

BASIS OF ELEVATION

CITY OF SAN JOSE BENCHMARK ID #496  
THE LETTER "K" IN THE WORD OAKLAND ON TOP OF CATCH BASIN 9 FEET EAST OF THE SOUTHEAST SIDE OF LOS GATOS CREEK, 30 FEET SOUTH OF AUZERAS AVENUE, 18 FEET WEST OF HANNAH STREET.  
NGVD 29 ELEVATION: 100.88

LEGAL DESCRIPTION

PORTION OF LOT 2 AND ALL OF LOT 3, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE EDENVALE TRACT A SUBDIVISION OF LOTS 8 AND 9 ODD FELLOWS SAVINGS BANK TRACT AND A PART OF THE LOST COCHES RANCHO", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JULY 30, 1889, IN VOLUME "D" OF MAPS, AT PAGE 135. CONTAINING A NET AREA OF 9496 SF (0.218 AC±)

ADVANCED DEVELOPMENT

2023 BENJAMIN COURT  
SAN JOSE, CALIFORNIA 95124  
(408) 376-0570  
JACOB SAIDIAN - CIVIL ENGINEER

TOPOGRAPHICAL & RECORD BOUNDARY  
SURVEY FOR: APN 264-18-050  
579 W. VIRGINIA STREET  
SAN JOSE CALIFORNIA

APPROVED BY:  
JACOB SAIDIAN  
REGISTERED PROFESSIONAL ENGINEER  
No. 33503  
Exp. 06/30/22

Checked: JS  
Drawn: AG  
Designed: JS  
Surveyed: JS  
Scale: 1"=10'  
Date: 04-04-2023

C1

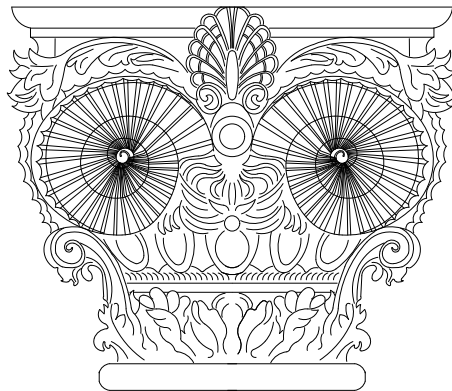
1

Job No. 448A



PROJECT NAME

579 W Virginia St  
SAN JOSE, CA 95125



SHABI CONSULTING CORP.  
3200 PAYNE AVE, UNIT 105  
SAN JOSE, CA 95117  
TEL: (408) 489.4601  
WWW.SHABICONCONSULT.COM

SHEET TITLE

Isometric View

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ISSUES / REVISIONS

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| DRAWN | SH.R. |
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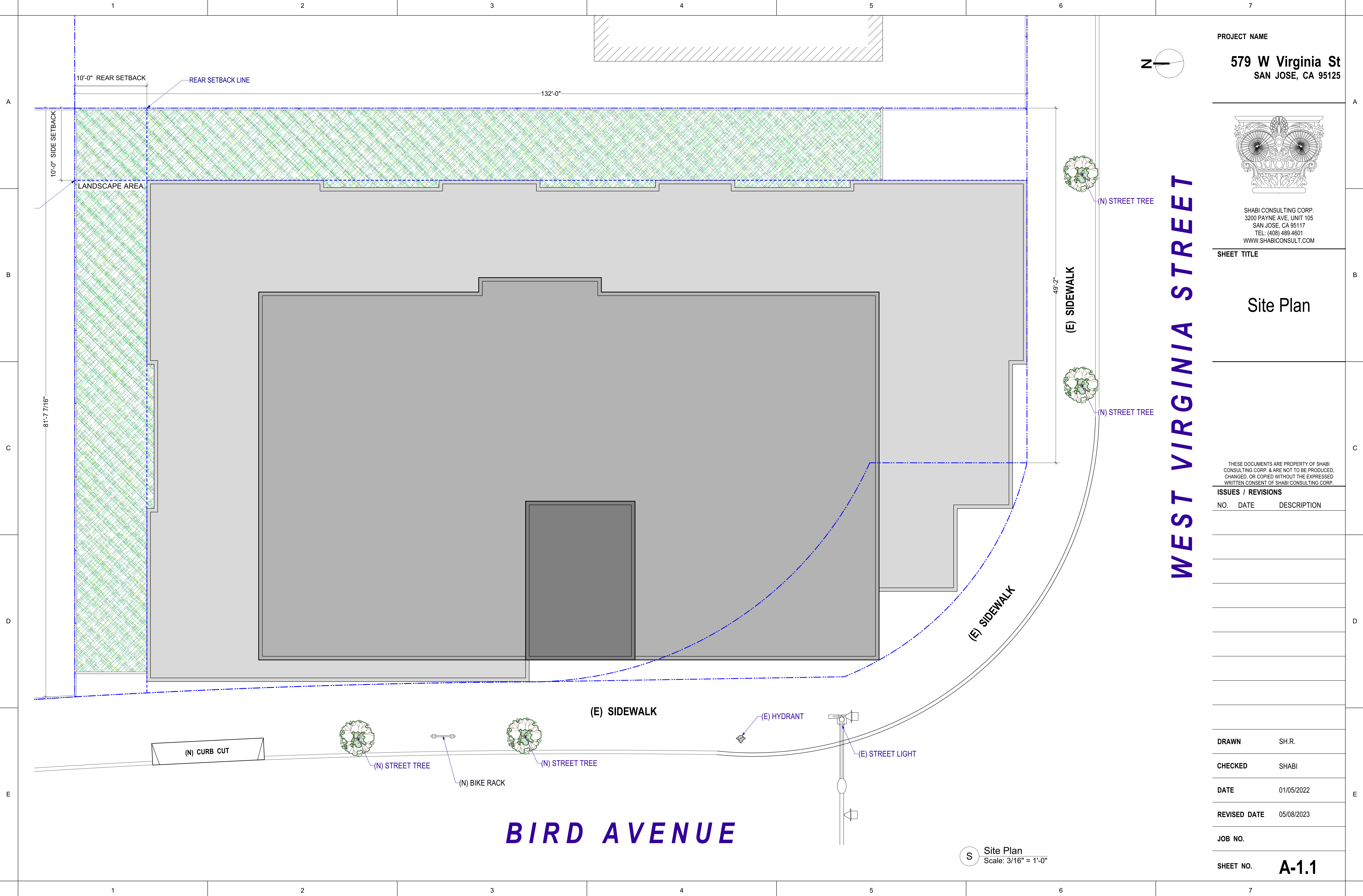
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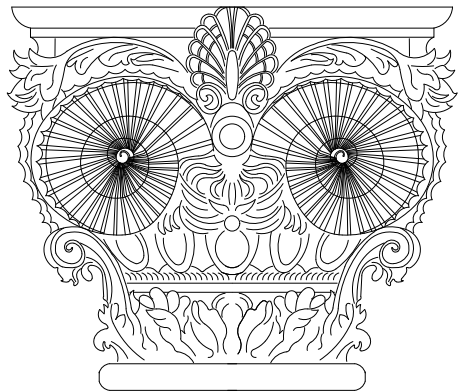
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Site Plan

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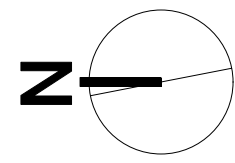
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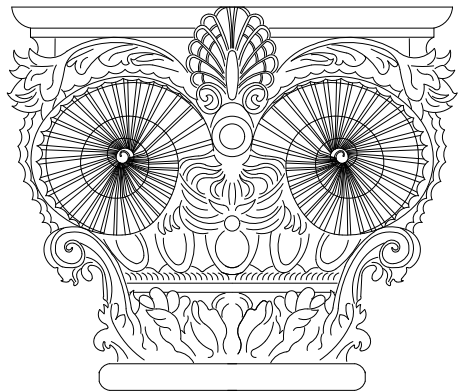
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First Floor Plan

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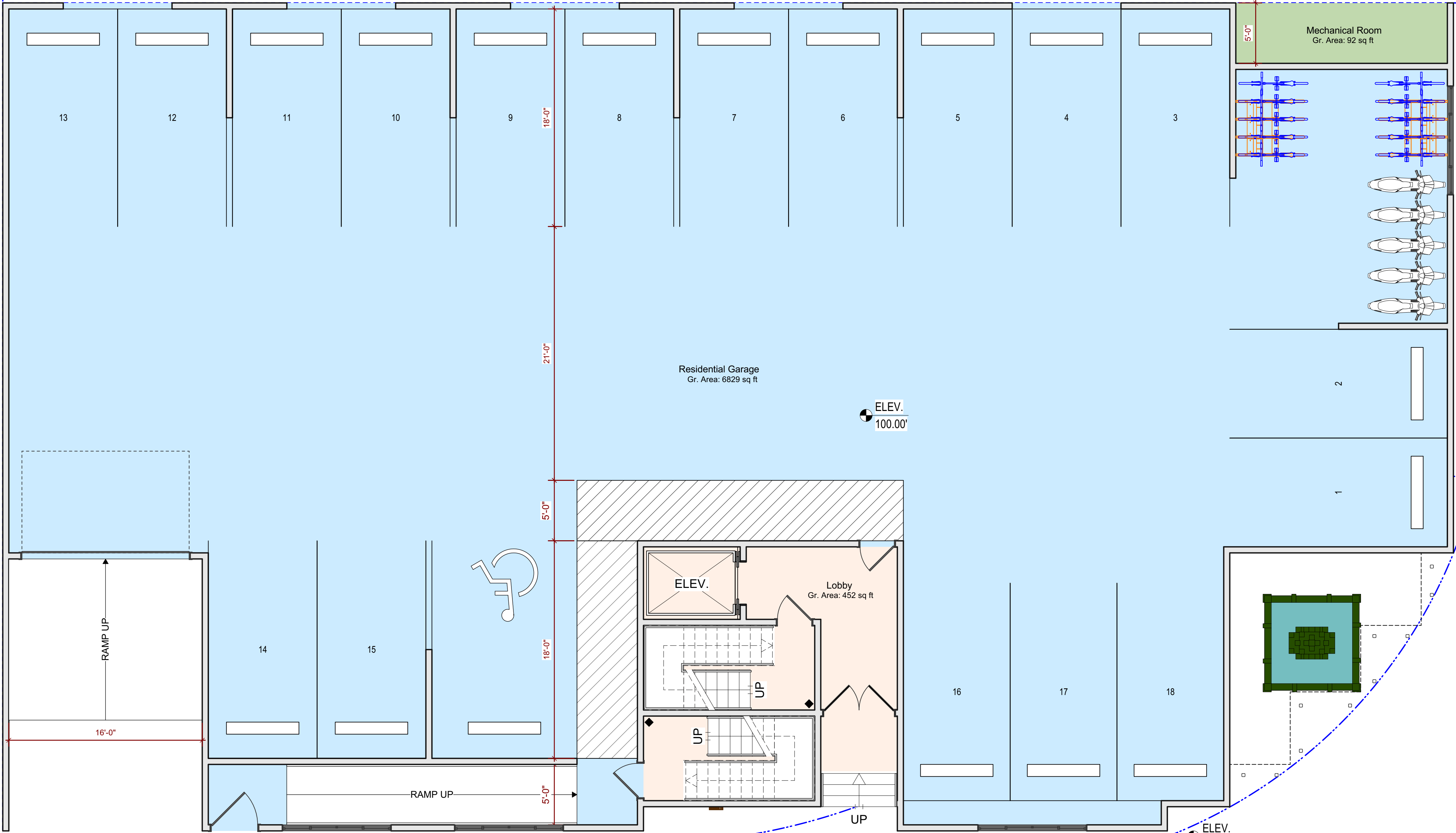
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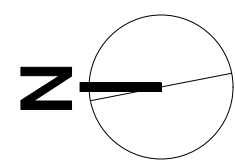
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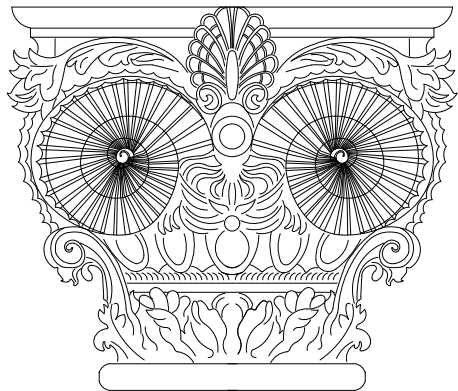
1 First Floor Plan  
Scale: 3/16" = 1'-0"

|  |                                                                  |
|--|------------------------------------------------------------------|
|  | PROPERTY LINE                                                    |
|  | 1-HR MINIMUM FIRE-RATED SERRATION<br>(EXTERIOR & FIRE PARTITION) |
|  | TYPICAL PARTITION WALL                                           |



PROJECT NAME

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SHEET TITLE

2nd Floor Plan

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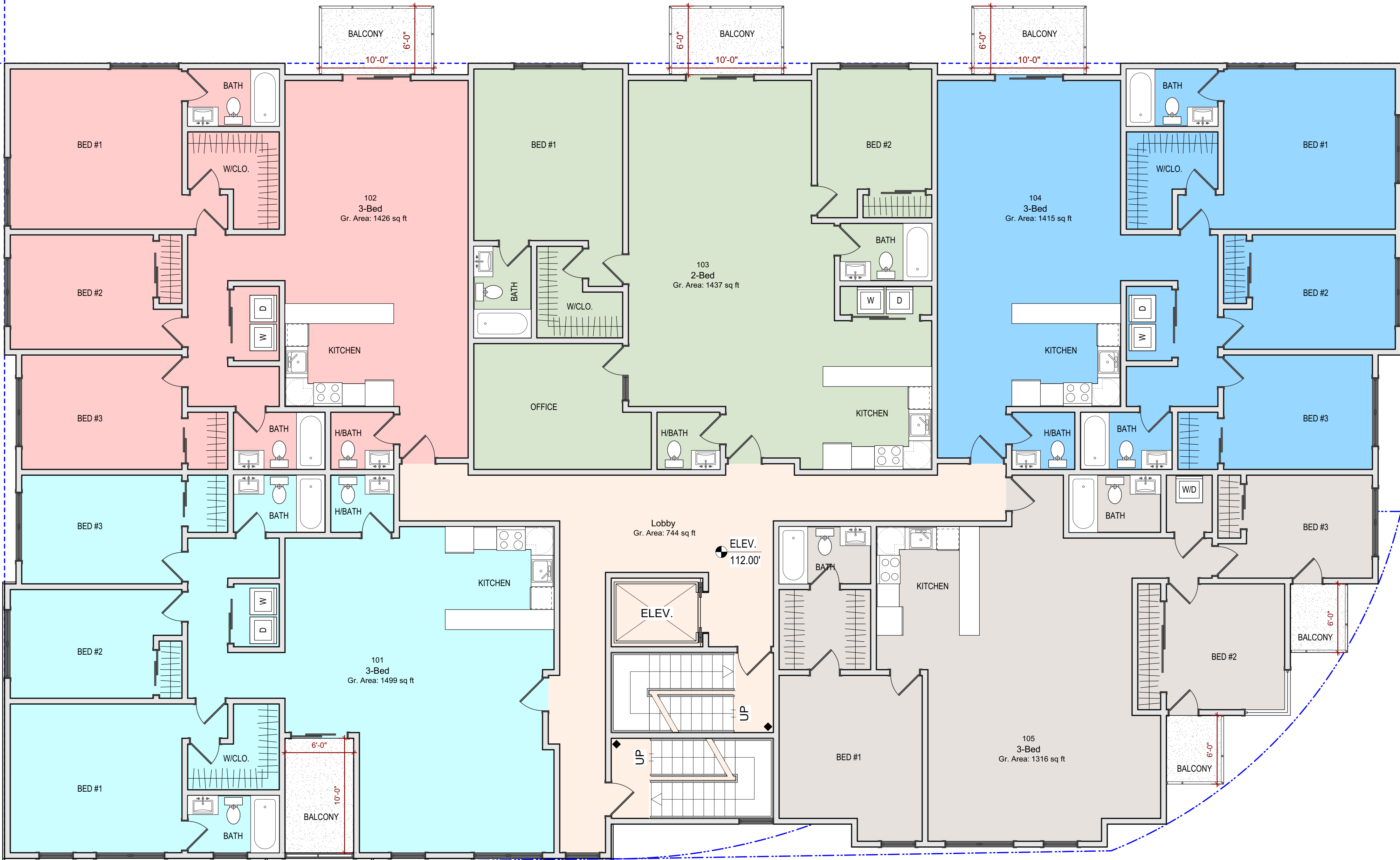
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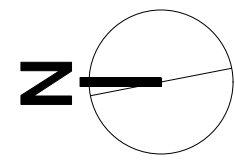


BIRD AVENUE

WEST VIRGINIA STREET

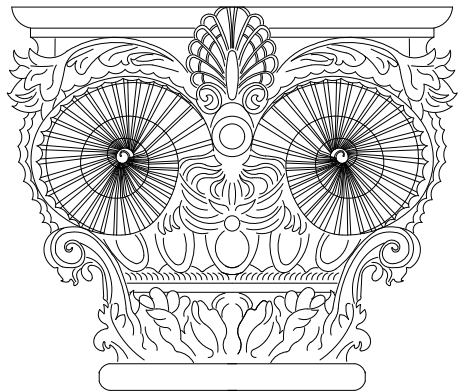
2 2nd Floor Plan  
Scale: 3/16" = 1'-0"

|  |                                                                  |
|--|------------------------------------------------------------------|
|  | PROPERTY LINE                                                    |
|  | 1-HR MINIMUM FIRE-RATED SERRATION<br>(EXTERIOR & FIRE PARTITION) |
|  | TYPICAL PARTITION WALL                                           |



PROJECT NAME

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SHEET TITLE

3rd Floor Plan

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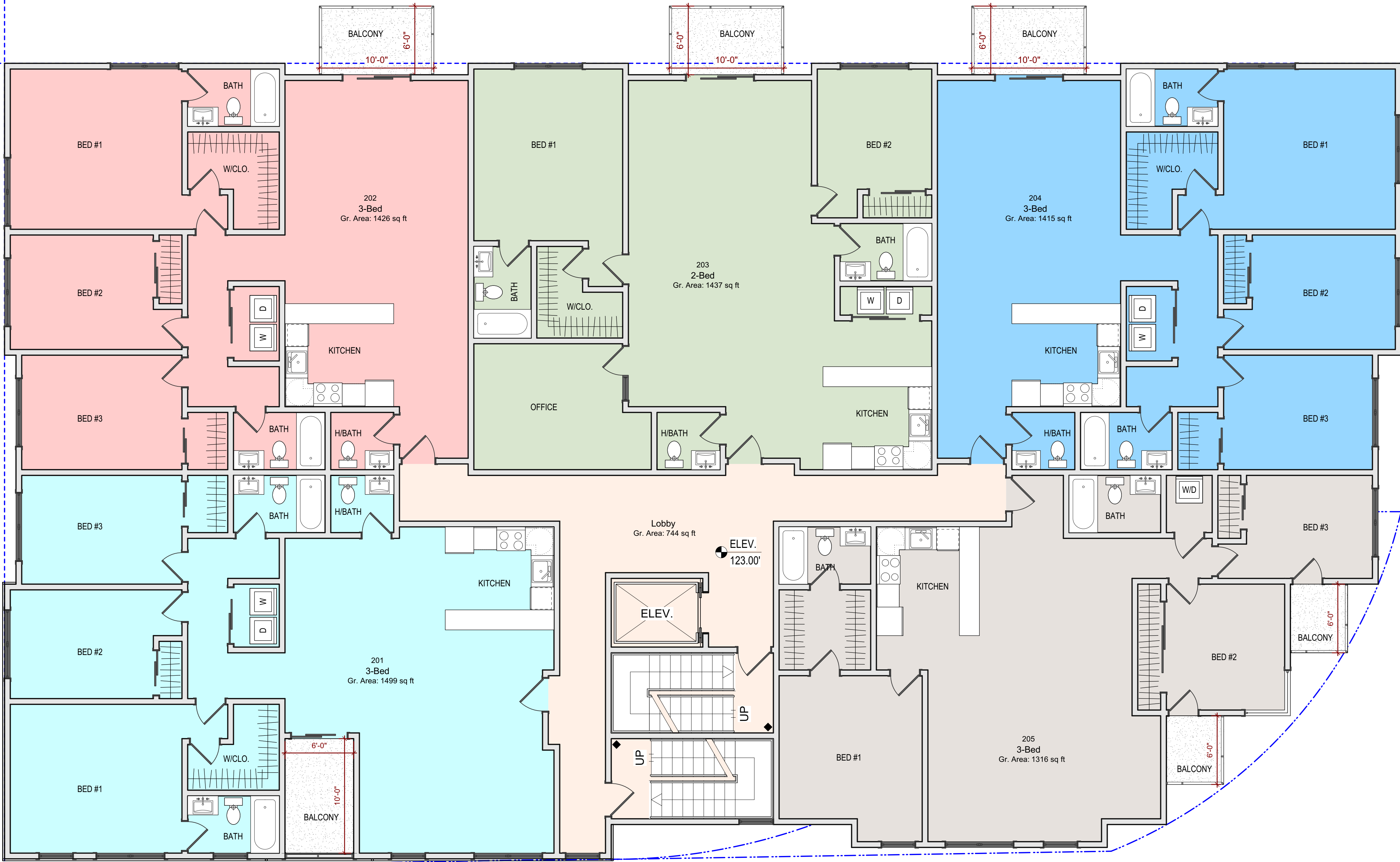
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JOB NO.

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A-2.3

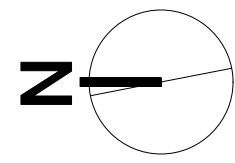


BIRD AVENUE

WEST VIRGINIA STREET

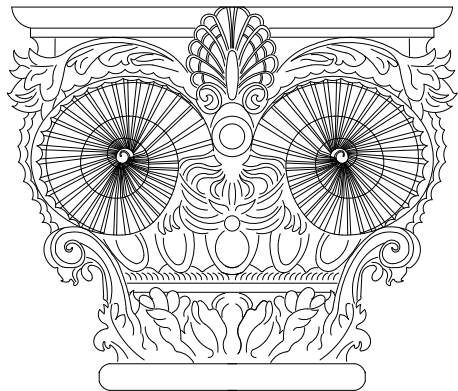
3 3rd Floor Plan  
Scale: 3/16" = 1'-0"

|  |                                                                  |
|--|------------------------------------------------------------------|
|  | PROPERTY LINE                                                    |
|  | 1-HR MINIMUM FIRE-RATED SERRATION<br>(EXTERIOR & FIRE PARTITION) |
|  | TYPICAL PARTITION WALL                                           |



PROJECT NAME

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SHEET TITLE

4th Floor Plan

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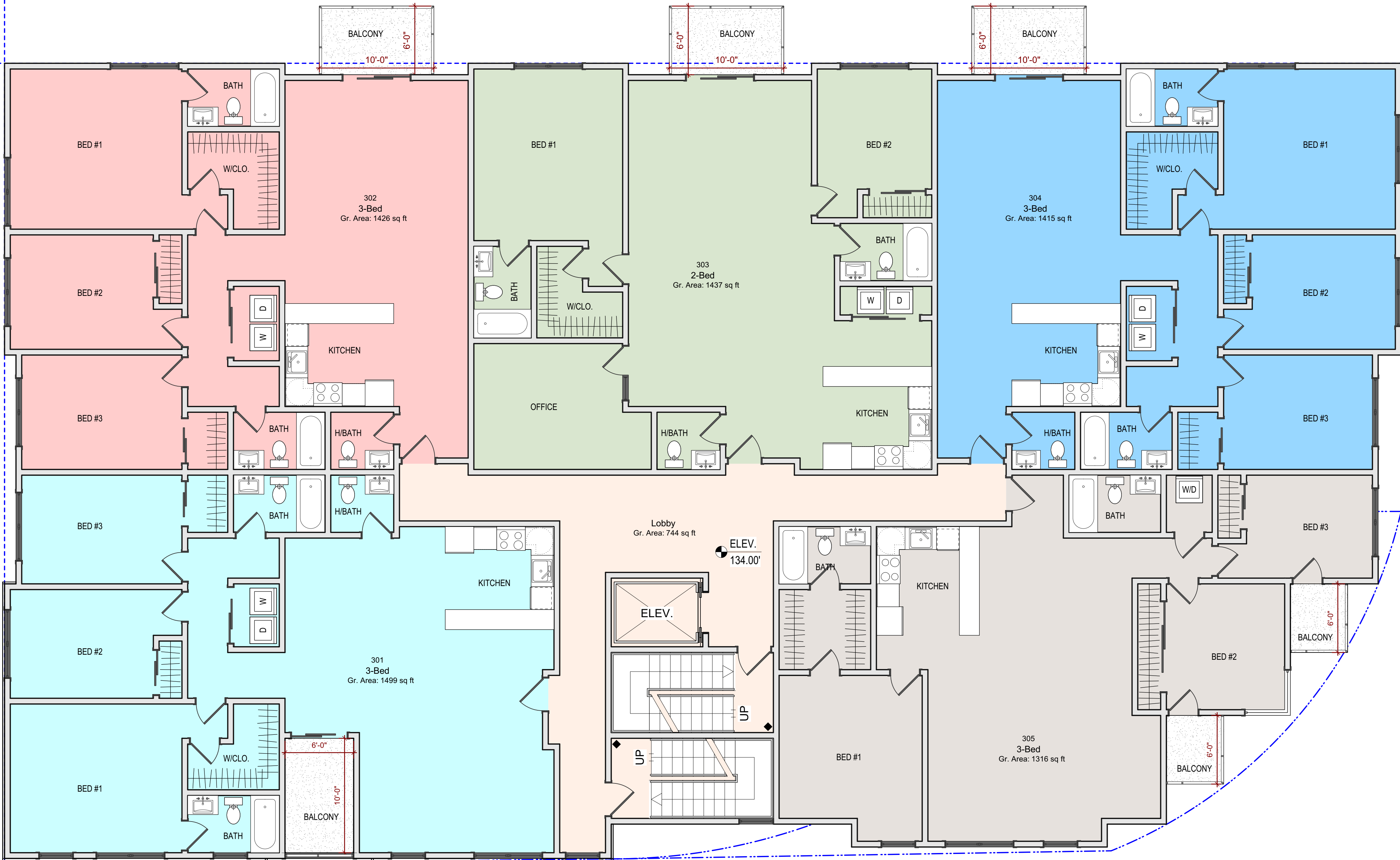
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JOB NO.

SHEET NO.

A-2.4



BIRD AVENUE

WEST VIRGINIA STREET

4 4th Floor Plan  
Scale: 3/16" = 1'-0"

|  |                                                                  |
|--|------------------------------------------------------------------|
|  | PROPERTY LINE                                                    |
|  | 1-HR MINIMUM FIRE-RATED SERRATION<br>(EXTERIOR & FIRE PARTITION) |
|  | TYPICAL PARTITION WALL                                           |

1

2

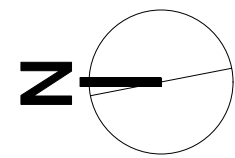
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4

5

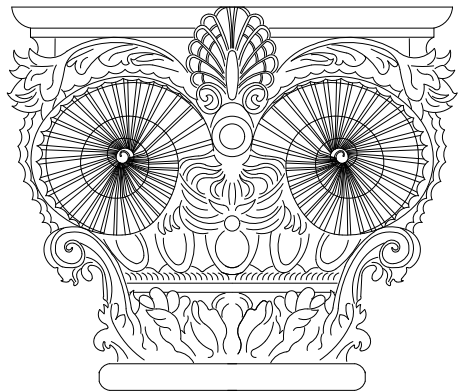
6

7



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SHEET TITLE

5th Floor Plan

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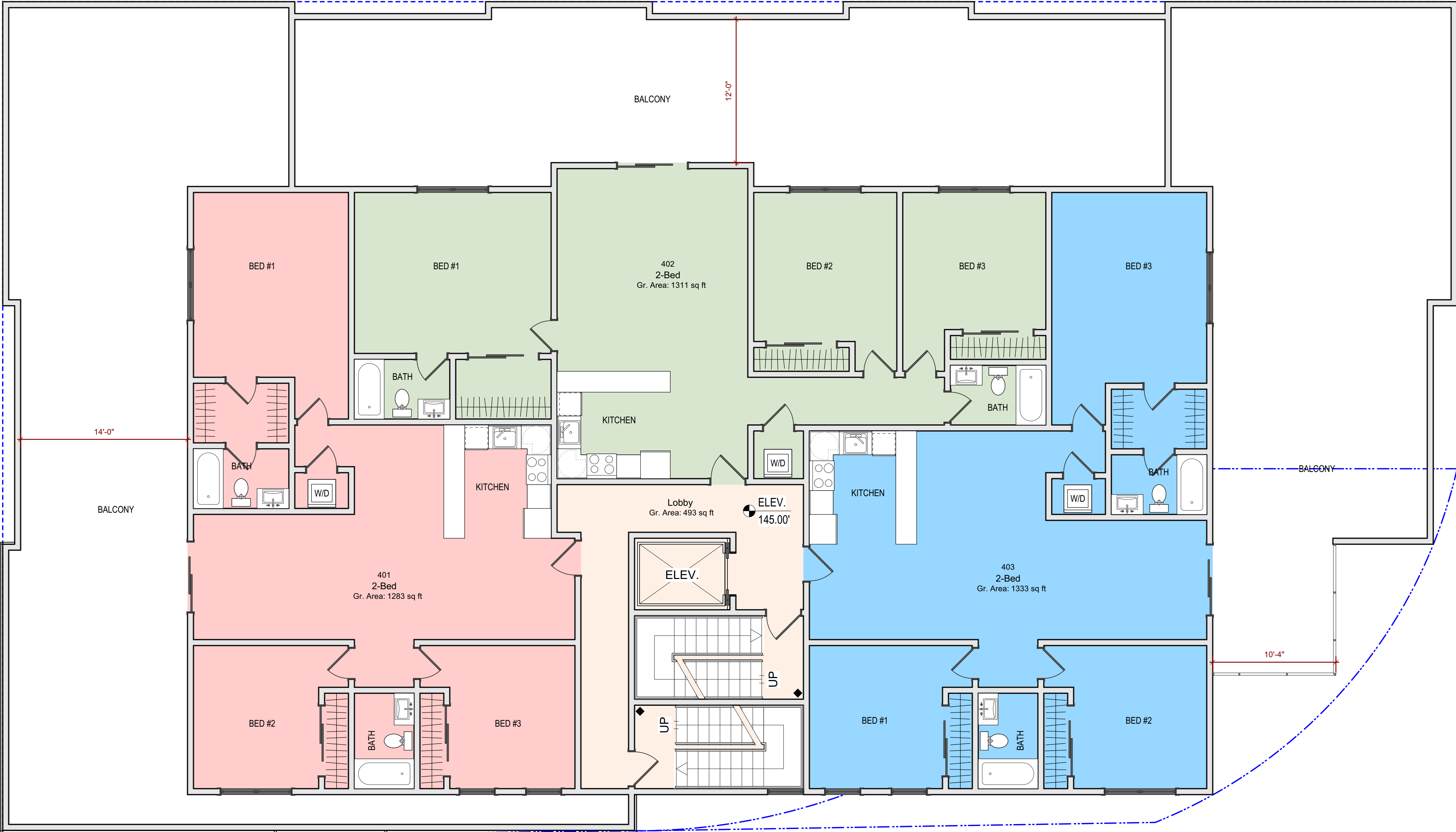
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JOB NO.

SHEET NO.

A-2.5



5 5th Floor Plan  
Scale: 3/16" = 1'-0"

|  |                                                                  |
|--|------------------------------------------------------------------|
|  | PROPERTY LINE                                                    |
|  | 1-HR MINIMUM FIRE-RATED SERRATION<br>(EXTERIOR & FIRE PARTITION) |
|  | TYPICAL PARTITION WALL                                           |

1

2

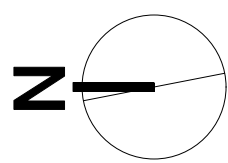
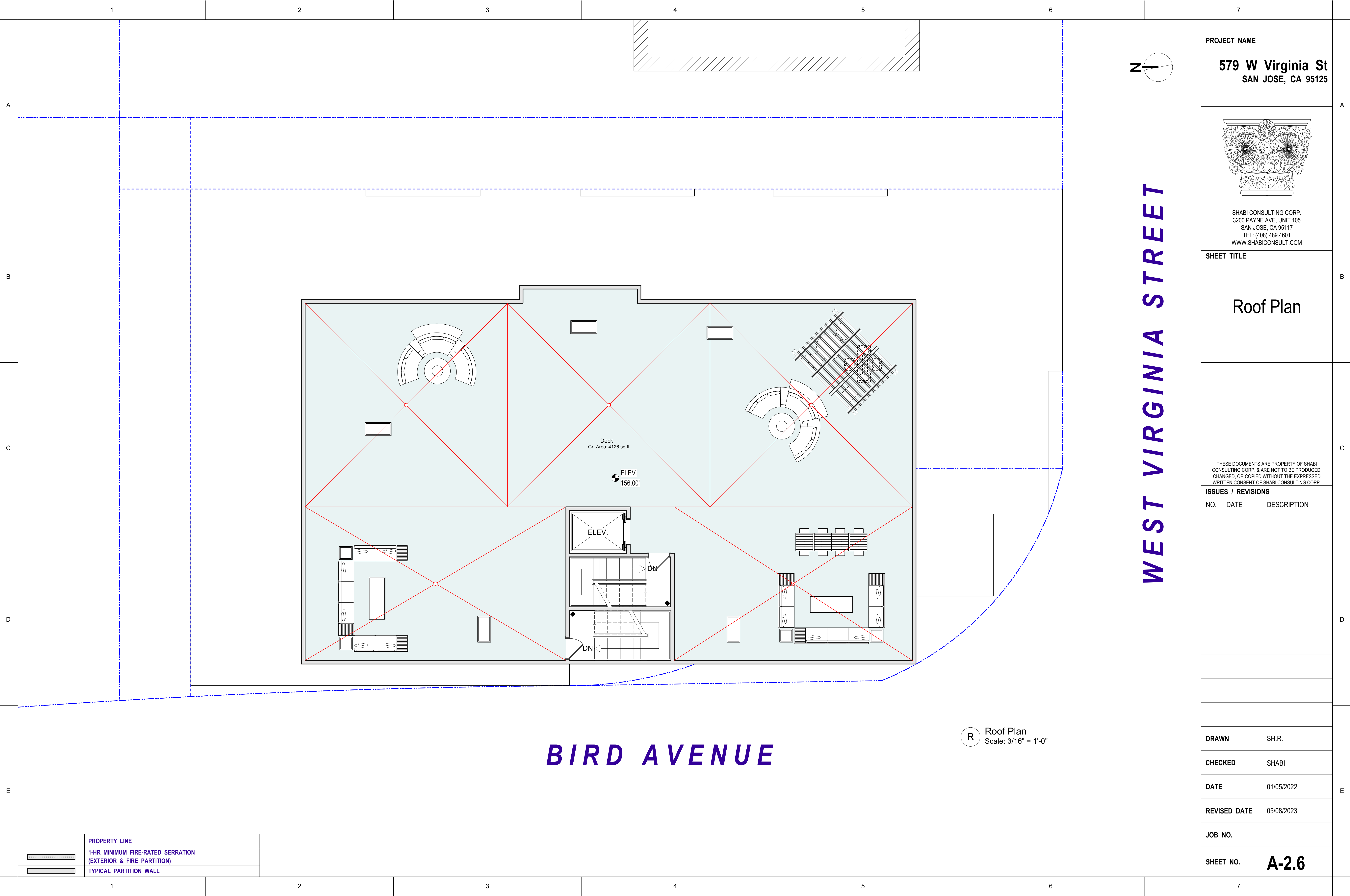
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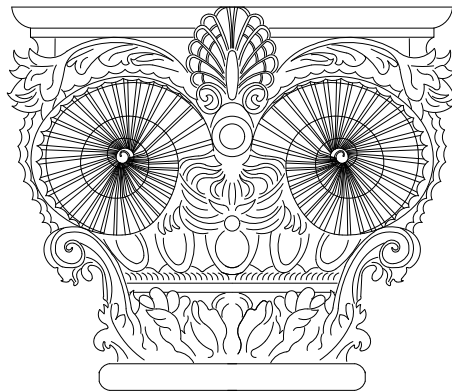
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7



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SHEET TITLE

Roof Plan

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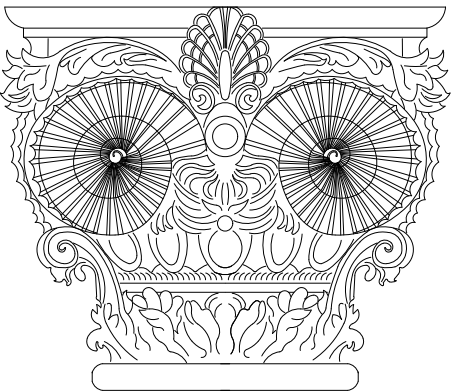
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|  | PROPERTY LINE                                                    |
|  | 1-HR MINIMUM FIRE-RATED SERRATION<br>(EXTERIOR & FIRE PARTITION) |
|  | TYPICAL PARTITION WALL                                           |

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SHEET TITLE

Front Elevation  
(West)

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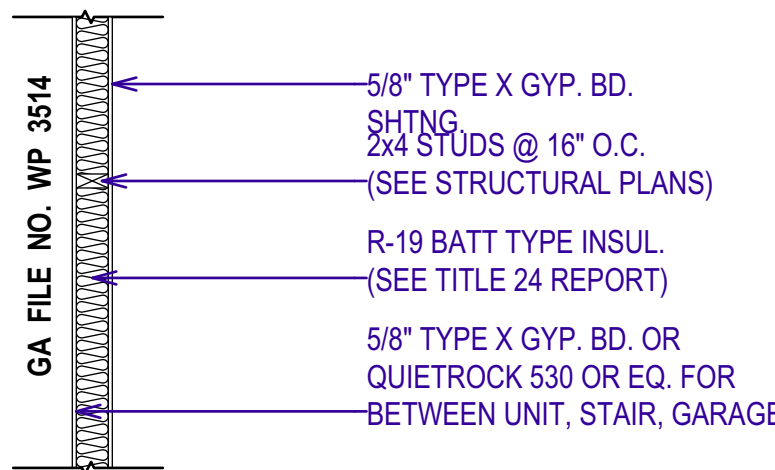
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SHEET NO.

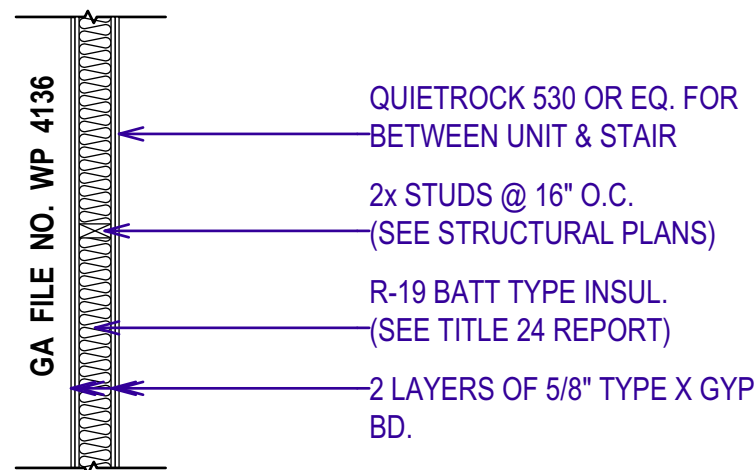
A-3.1



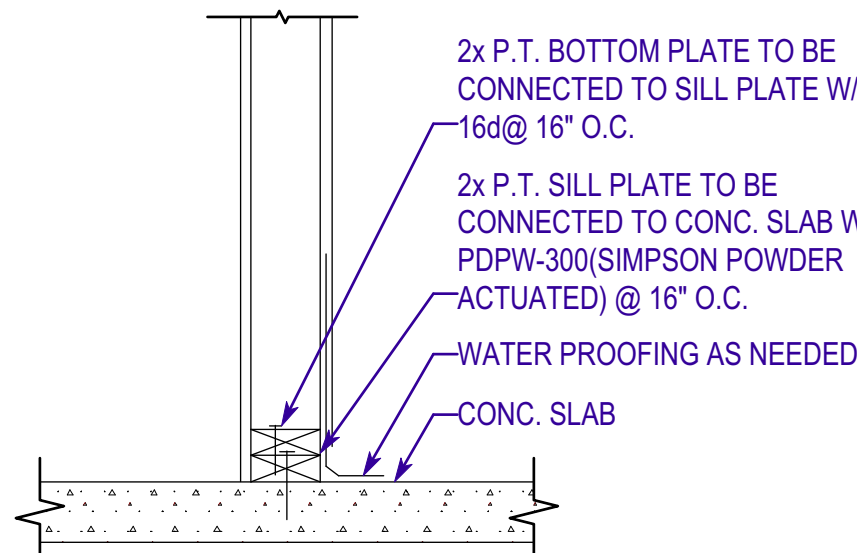
F Front Elevation (West)  
Scale: 3/16" = 1'-0"



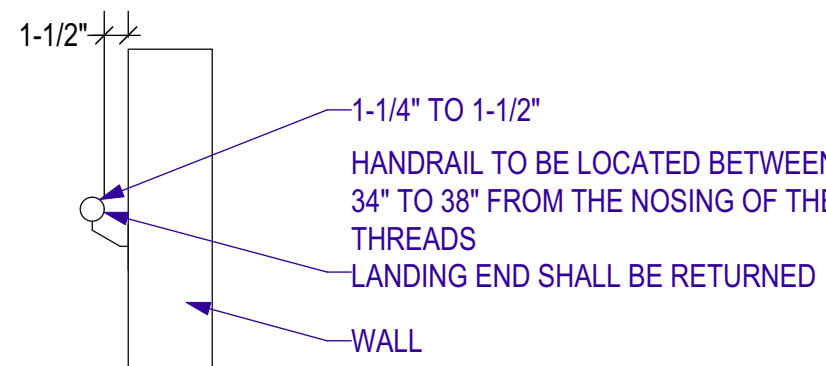
1 1-HR RATED INT. WALL DETAIL  
N.T.S. STC 52 W/QUIETROCK 530



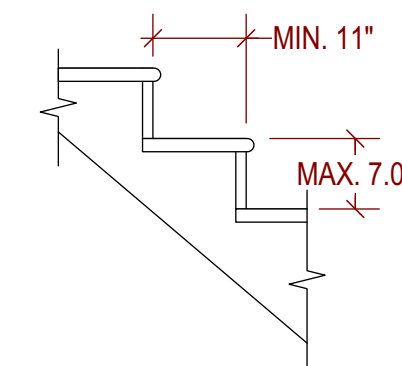
2 2-HR RATED INT. WALL DETAIL  
N.T.S. STC 52 W/QUIETROCK 530



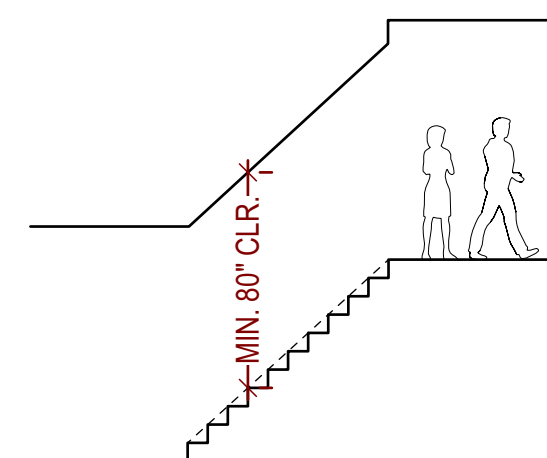
3 NON-BEARING WALL  
N.T.S.



4 HANDRAIL DETAIL  
N.T.S.



5 STAIRS DETAIL  
N.T.S.



6 HEADROOM DETAIL  
N.T.S.

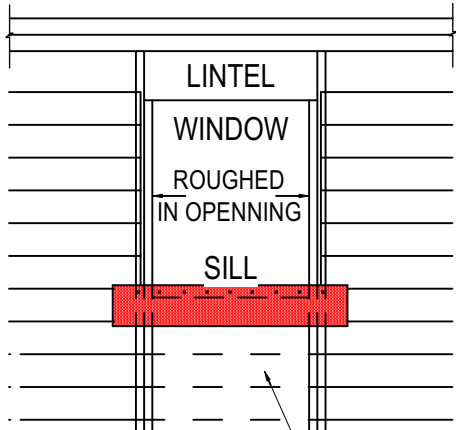
DOOR/WINDOW FLASHING NOTES:

SECTION 1707(B), UNIFORM BUILDING CODE, CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE UBC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED.

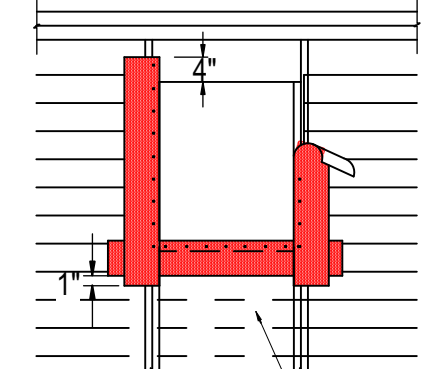
-FOR FLASHING MATERIAL USE 15LB. ASPHALT SATURATED FELT, SELF HEALING BITUTHENE MEMBRANE, OR DUPONT "FLEXWRAP"

-FOR MOISTURE BARRIER USE "TYVEK" OR EQUIVALENT HOUSEWRAP

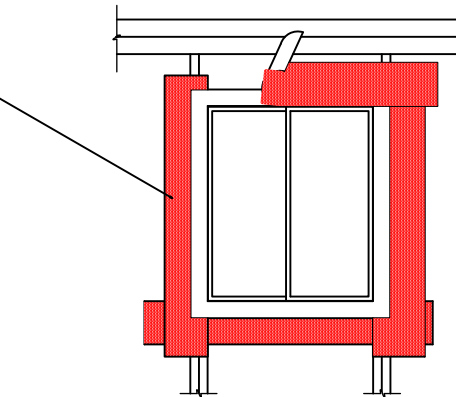
-CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.



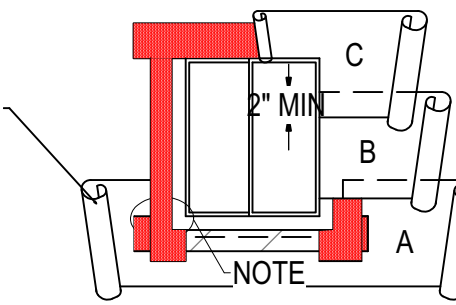
- ① ATTACH A FILL STRIP OF ASPHALT-SATURATED ROOFING FELT PAPER AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FELT WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.



- ② AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" SIDE WITH INSIDE EDGE OF FELT EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 4" ABOVE THE LOWER EDGE OF THE LINTEL (TOP OF WINDOW OPENING).



- ③ APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING, WITH FLANGES OVER THE INSTALLED FLASHING FELT STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS A STRIP OF BITUMINOUS MEMBRANE AT LEAST 9" WIDE.



- ④ STARTING AT THE BOTTOM OF THE WALL (SILL PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

FLASHING TO BE 15LB. ASPHALT SATURATED FELT, SELF HEALING BITUTHENE MEMBRANE, OR DUPONT "FLEXWRAP" - TYP.

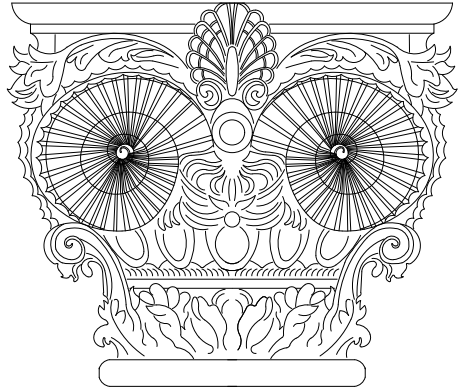
FOR MOISTURE BARRIER USE "TYVEK" OR EQUIVALENT HOUSEWRAP

DOOR/WINDOW WATER PROOFING /  
INSTALLATION DETAILS  
N.T.S.



PROJECT NAME

579 W Virginia St  
SAN JOSE, CA 95125



SHABI CONSULTING CORP.  
3200 PAYNE AVE, UNIT 105  
SAN JOSE, CA 95117  
TEL: (408) 489.4601  
WWW.SHABICONCONSULT.COM

SHEET TITLE

Rightt Elevation  
(North)

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| DRAWN | SH.R. |
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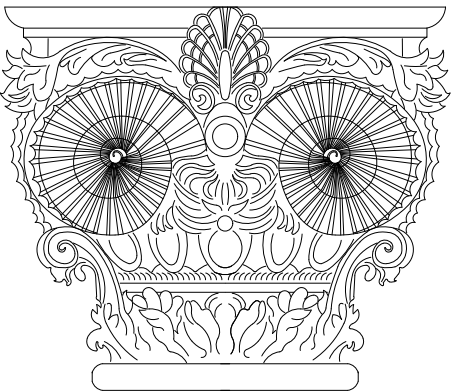
JOB NO.

SHEET NO.

A-3.2

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SHEET TITLE

Back Elevation  
(East)

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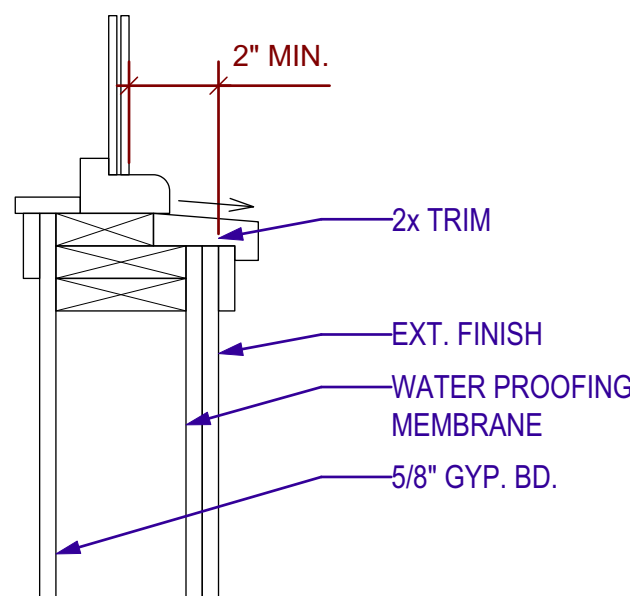
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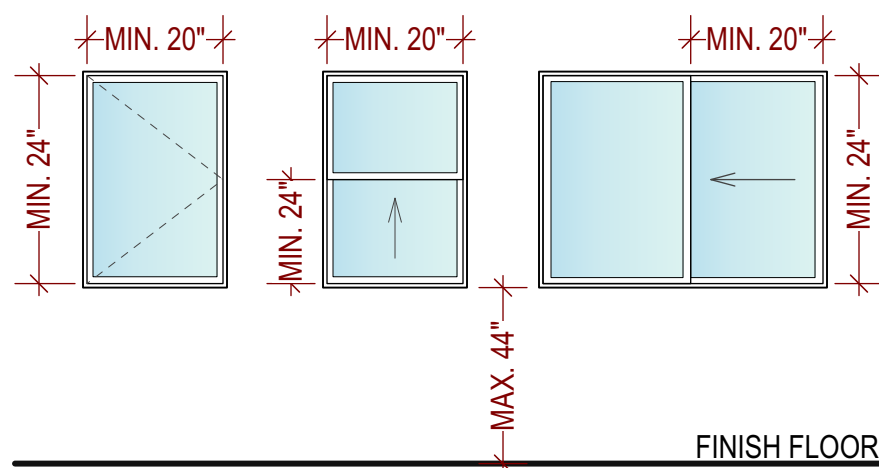
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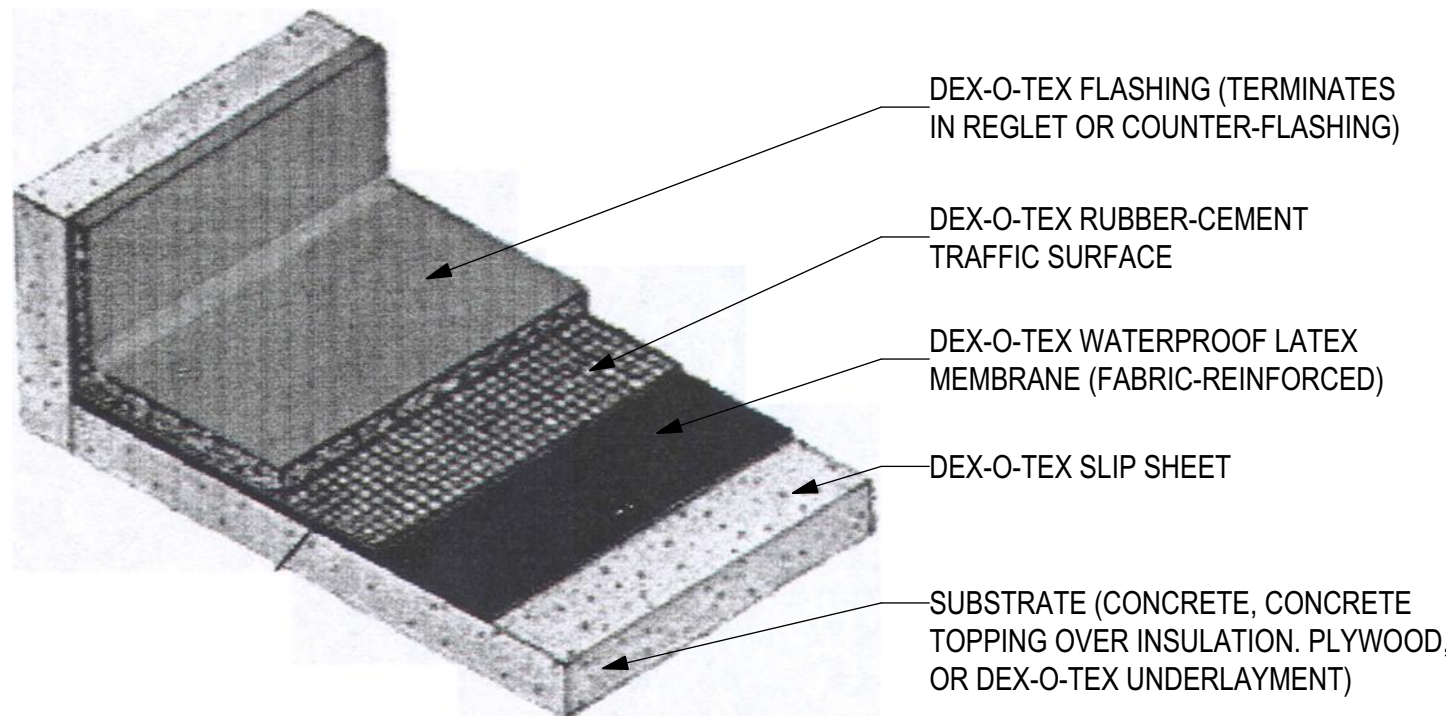
B Back Elevation (East)  
Scale: 3/16" = 1'-0"



8 TYPICAL WINDOW DETAIL  
N.T.S.



9 BEDROOM EGRESS WINDOW DETAIL  
N.T.S.

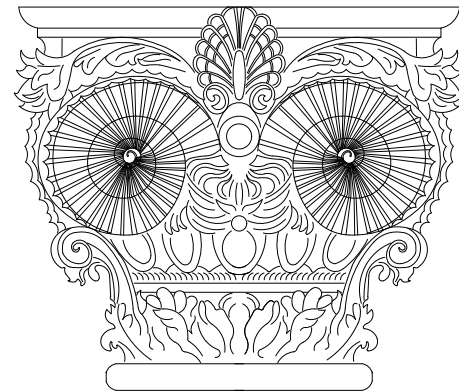


10 DEX-O-TEX ROOF FINISH  
CROSSFIELD PRODUCTS CORP.



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SHEET TITLE

Building Section

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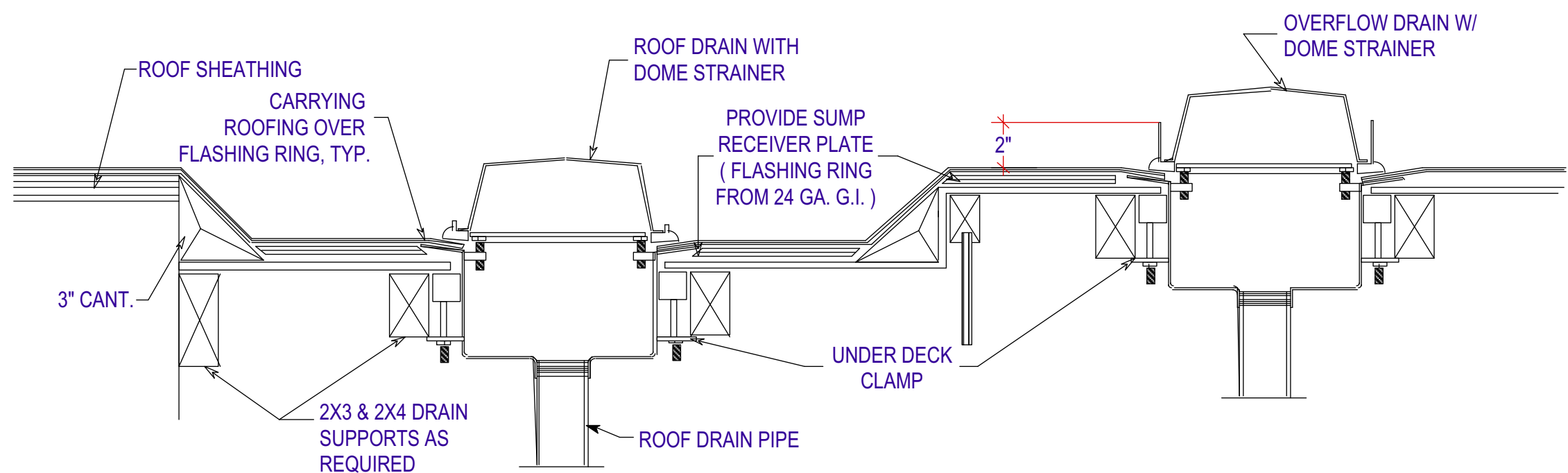
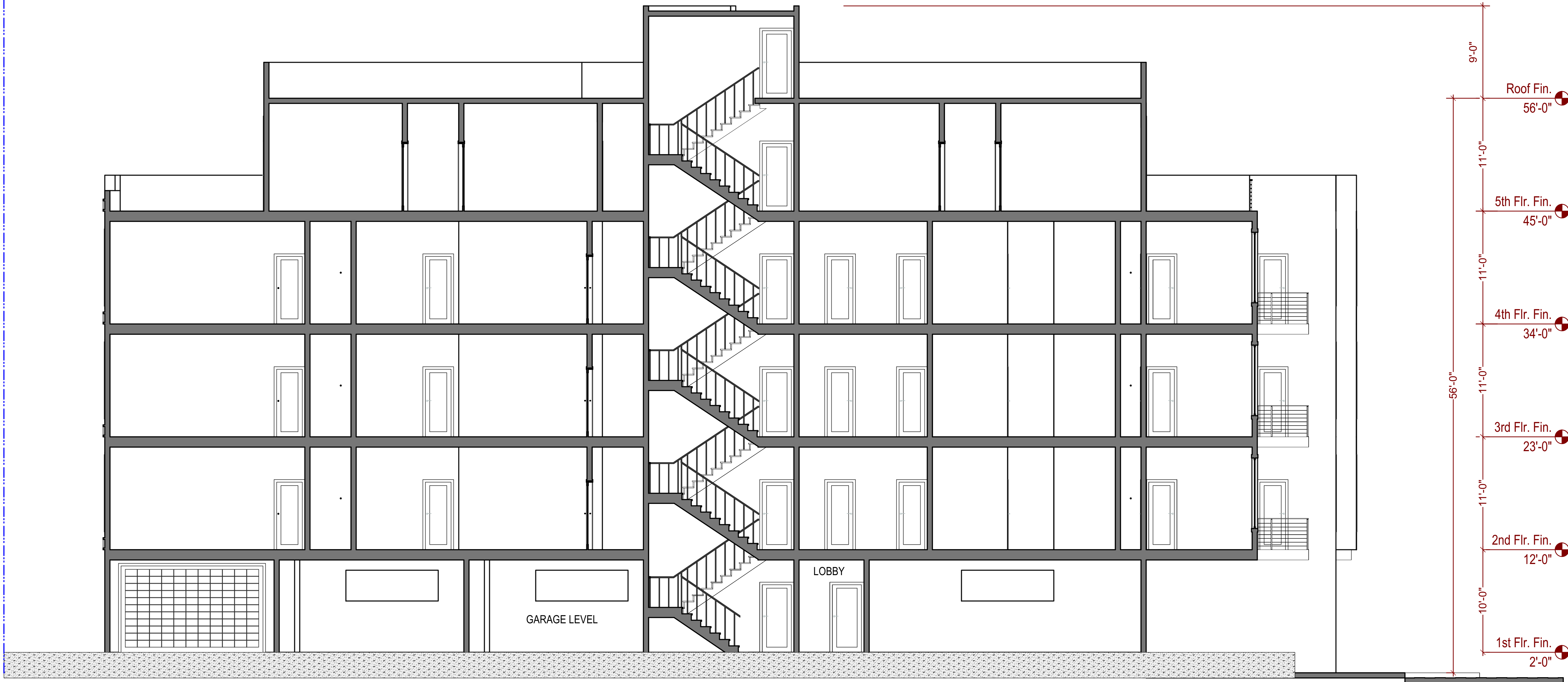
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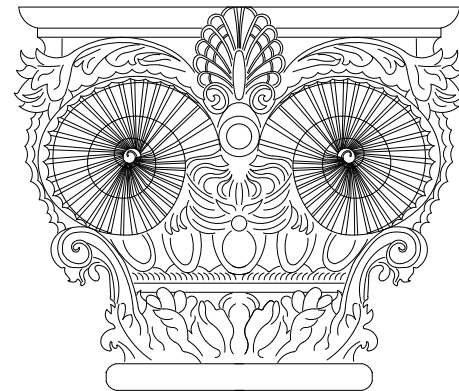


11 ROOF & OVER FLOW DRAIN  
N.T.S.

S1 Building Section  
Scale: 3/16" = 1'-0"

PROJECT NAME

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SHEET TITLE

Building Section

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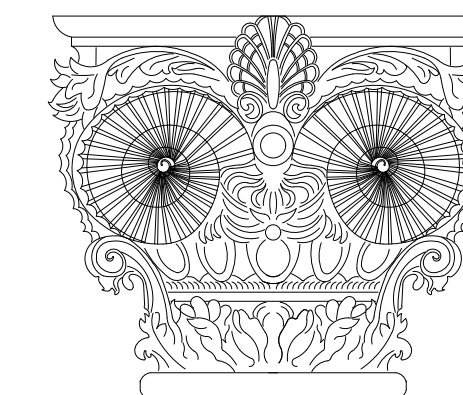
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SHEET NO.

A-4.2



S2 Section  
Scale: 1/4" = 1'-0"



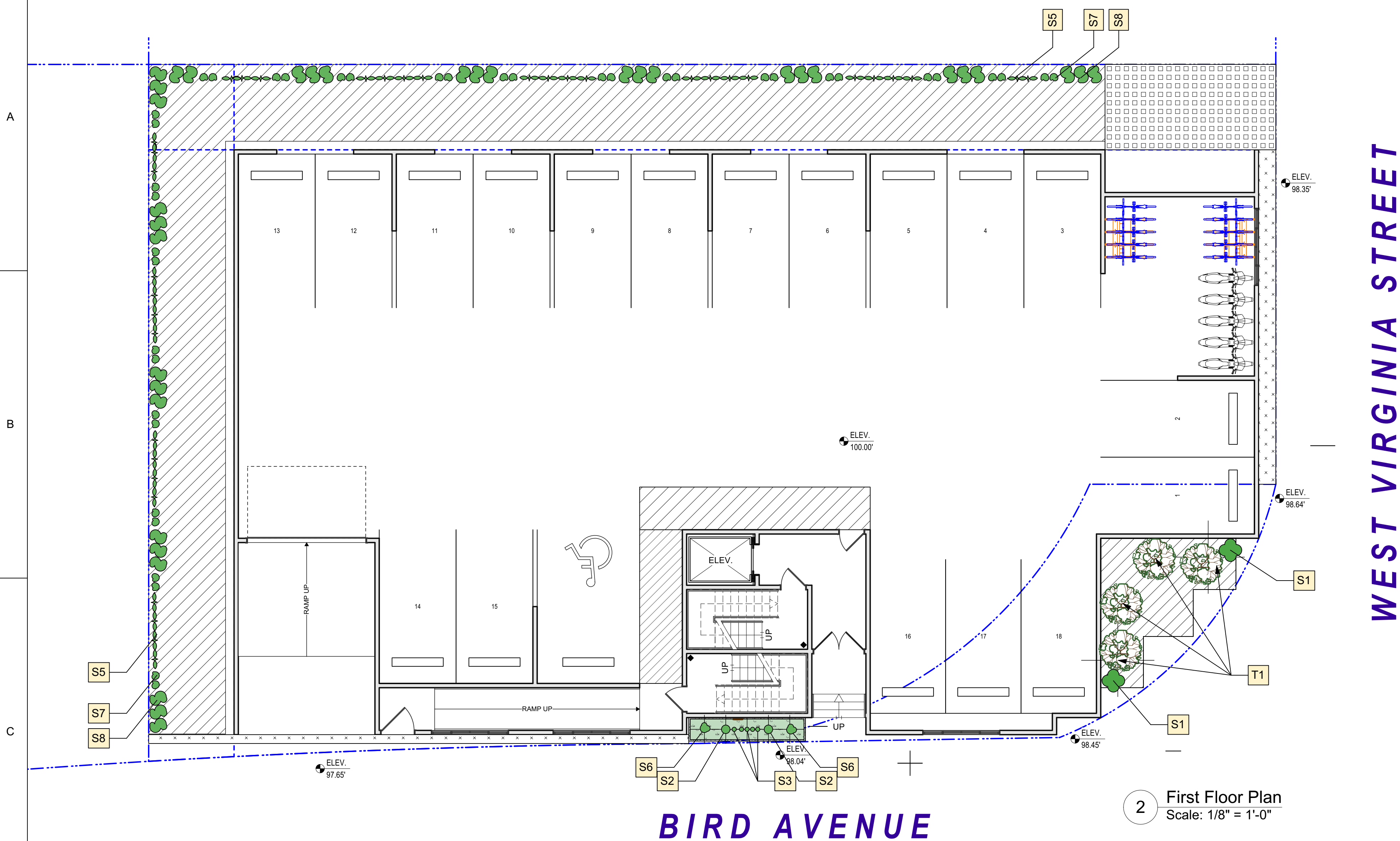
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# Landscape Planting Plan

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SHEET NO. **L-0.1**



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



HIGH WATER REQUIREMENT

### HIGH WATER REQUIREMENT

### MEDIUM WATER REQUIREMENT

### LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

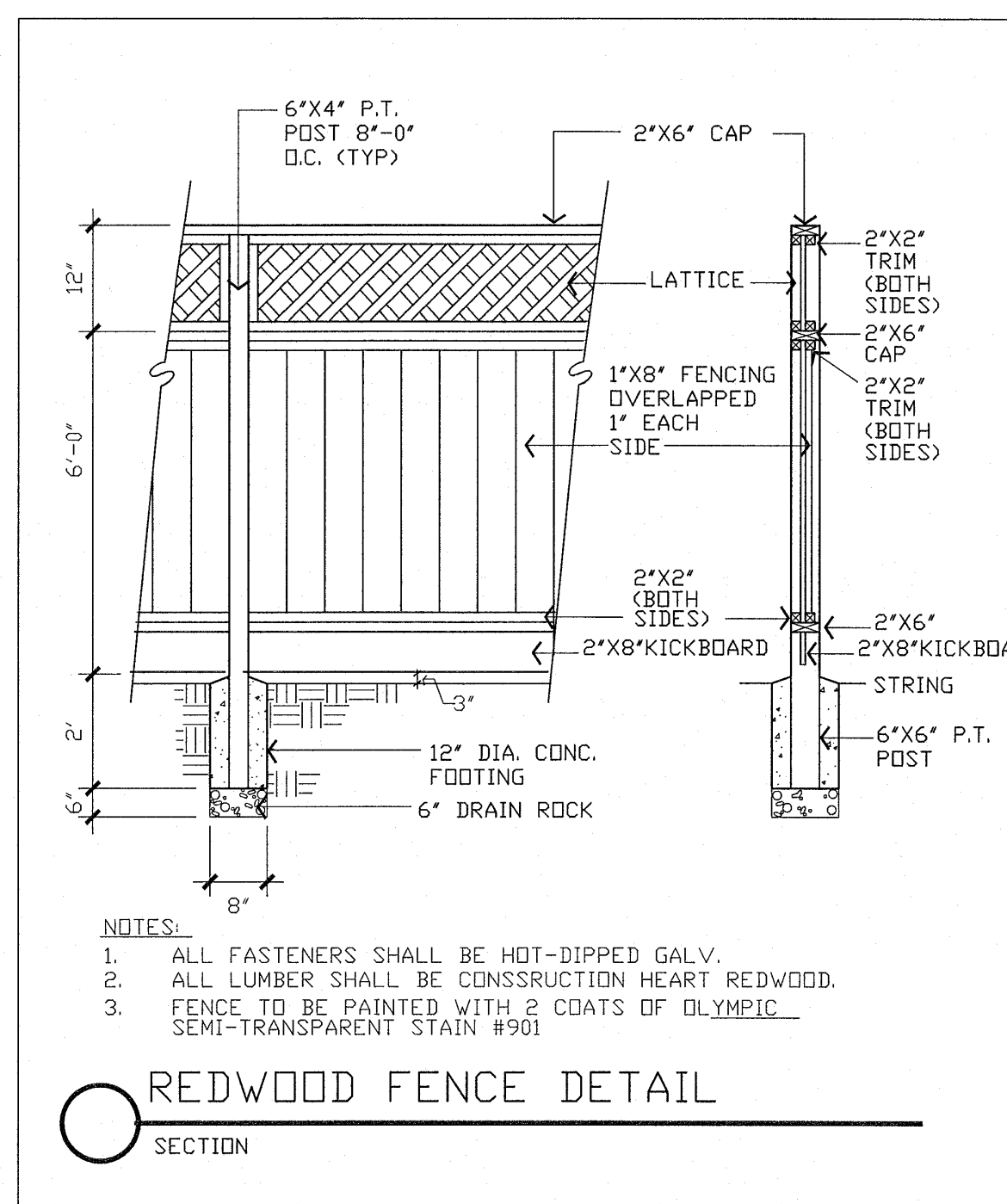
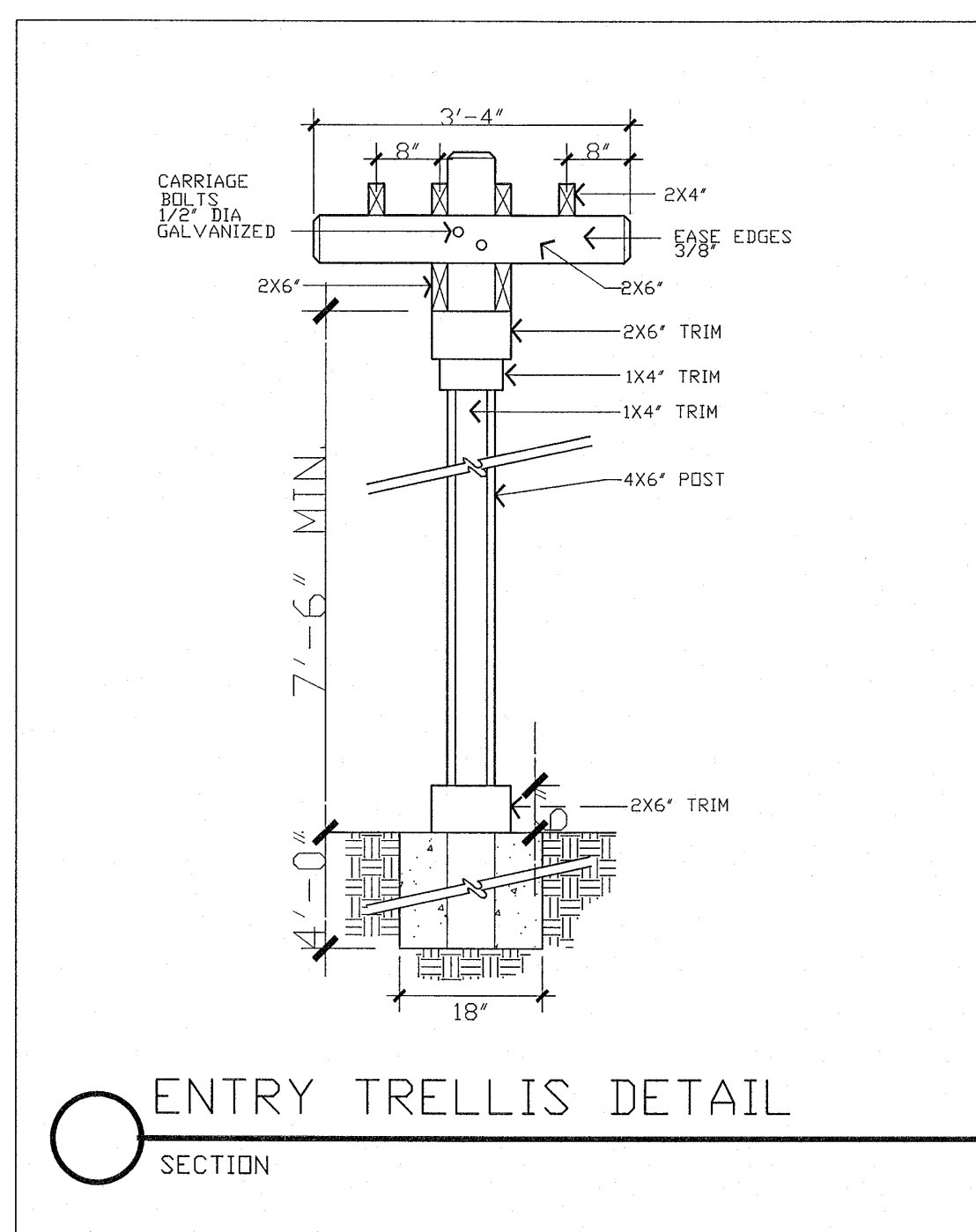
| PLANT LIST: |                                   |                            |      |        |          |        |
|-------------|-----------------------------------|----------------------------|------|--------|----------|--------|
| KEY         | BOTANICAL NAME<br>TREES           | COMMON NAME                | QTY. | SIZE   | REMARKS  | WUOL'S |
| T1          | LAURUS SARATOGA'                  | SARATOGA LAUREL            | 4    | 24"BOX | STANDARD | LOW    |
|             |                                   |                            |      |        |          |        |
|             |                                   |                            |      |        |          |        |
|             |                                   |                            |      |        |          |        |
|             | SHRUBS                            |                            |      |        |          |        |
| 81          | PHORUM H VESTER                   | HYBRID FLAX                | ---  | 3 GAL  |          | LOW    |
| 92          | LOROFETALUP CHINESE BUZZLING PINK | BIZZING PINK FRINGE FLOWER | ---  | 3 GAL  |          | LOW    |
| 93          | ALOE MACULATA                     | SOAR ALICE                 | ---  | 3 GAL  |          | LOW    |
| 64          | NANDINA D GULF STREAM             | HEAVENLY BAMBOO            | ---  | 3 GAL  |          | LOW    |
| 95          | COROPHOTA RAINBOW SUNSHINE'       | NOV                        | ---  | 3 GAL  |          | LOW    |
| 86          | PHORIUM MARGARET JONES'           | HYBRID FLAX                | ---  | 3 GAL  |          | LOW    |
| 91          | RHAPHOLEPIS U MINOR               | YEDDO HAWTHORN             | ---  | 3 GAL  |          | LOW    |
| 88          | DIANELLA C CASSIA BLUE'           | CASSIA BLUE PLANT LILY     | ---  | 18 GAL |          | MEDIUM |
|             |                                   |                            |      |        |          |        |
|             |                                   |                            |      |        |          |        |
|             |                                   |                            |      |        |          |        |
|             | GROUND COVERS                     |                            |      |        |          |        |
| G1          | PHYLLA NOCTU-ORA                  | LIPPIA                     | ---  | 1 GAL  | 18" OC.  | LOW    |
| G2          | BULBINE FRUTESCENS YELLOW         | STALKED BULBINE            | ---  | 1 GAL  | 18" OC.  | LOW    |
| G3          | PEA GRAVEL                        | ---                        | ---  | 12"DIA | 3' DEPTH | LOW    |
| G4          | STACHYS BYZANTINA                 | LAMB'S EAR                 | ---  | 1 GAL  | 18" OC.  | LOW    |
| G5          | ECHVEERIA ELEGANS                 | HEN AND CHICKS             | ---  | 1 GAL  | 18" OC.  | LOW    |
|             |                                   |                            |      |        |          |        |
|             |                                   |                            |      |        |          |        |
|             |                                   |                            |      |        |          |        |
|             |                                   |                            |      |        |          |        |

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 4:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8" FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT 1-800-227-2600
13. PROTECT EXISTING STORM DRAIN INLETS DRAIN LINES, WITH FILTER FABRIC, FOR THE DURATION OF THE PROJECT.
14. ALL NEW PLANTED AREAS TO RECEIVE 3" MIN. LAYER OF BARK MULCH. SEE PLANTING SPECIFICATIONS.


 INDICATES PLANT KEY  
 INDICATES PLANT QUANTITY

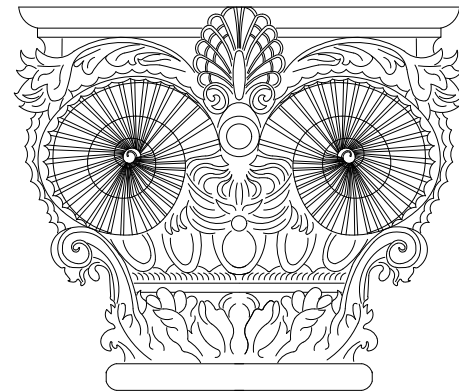
EXISTING TREE TO REMAIN

STREET TREES SHOWN IN THE RIGHT OF WAY ARE SHOWN FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE RIGHT OF WAY. ACTUAL STREET TREE LOCATIONS WILL BE DETERMINED 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.



PROJECT NAME

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SHEET TITLE

Landscape  
Planting Plan

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| DRAWN | SH.R. |
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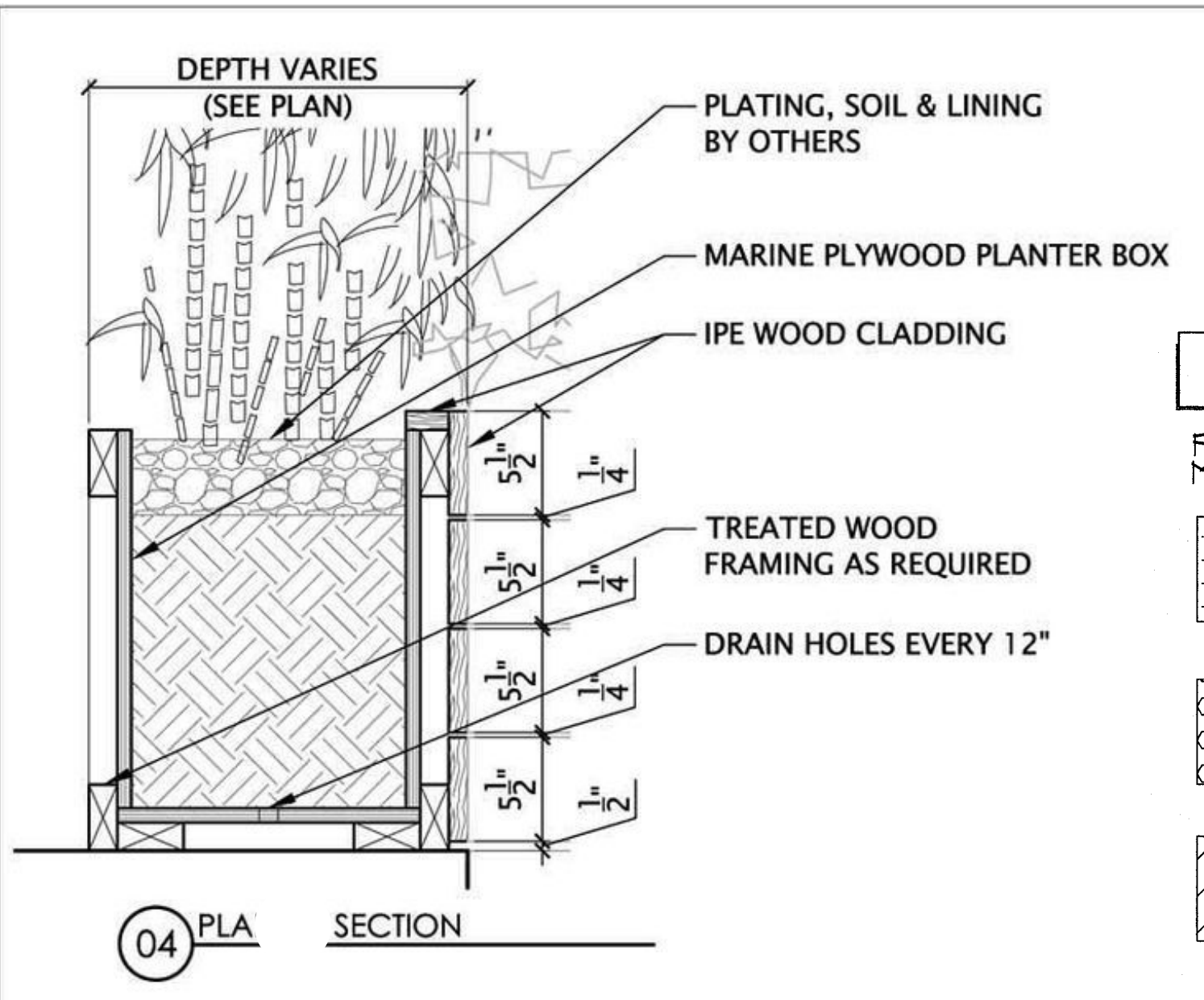
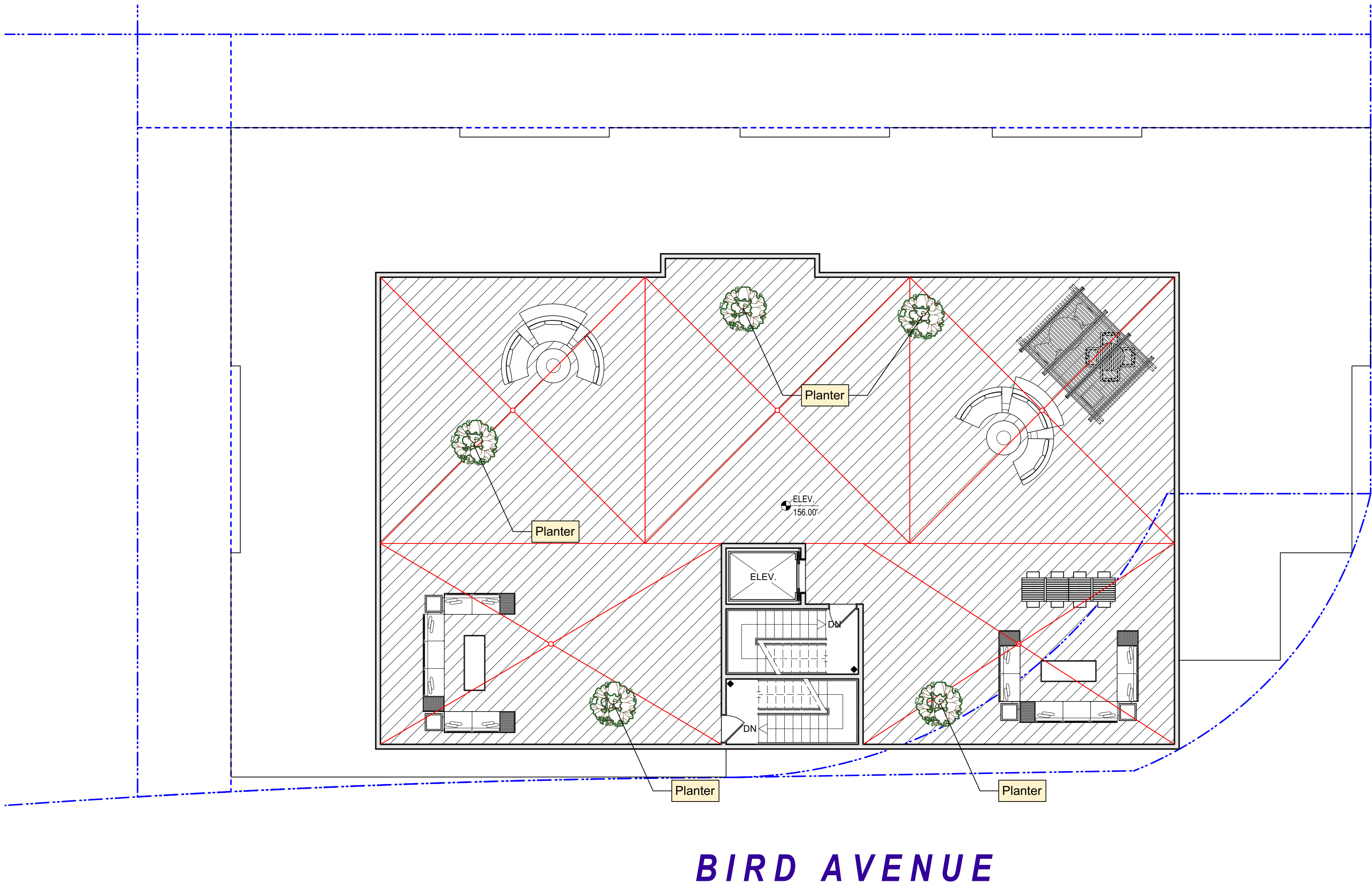
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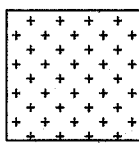
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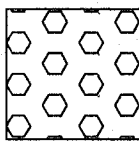


IRRIGATION HYDRO-ZONE LEGEND

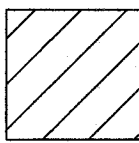
PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.



HIGH WATER REQUIREMENT



MEDIUM WATER REQUIREMENT



LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)