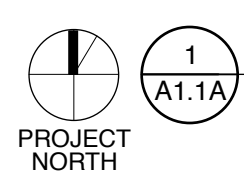
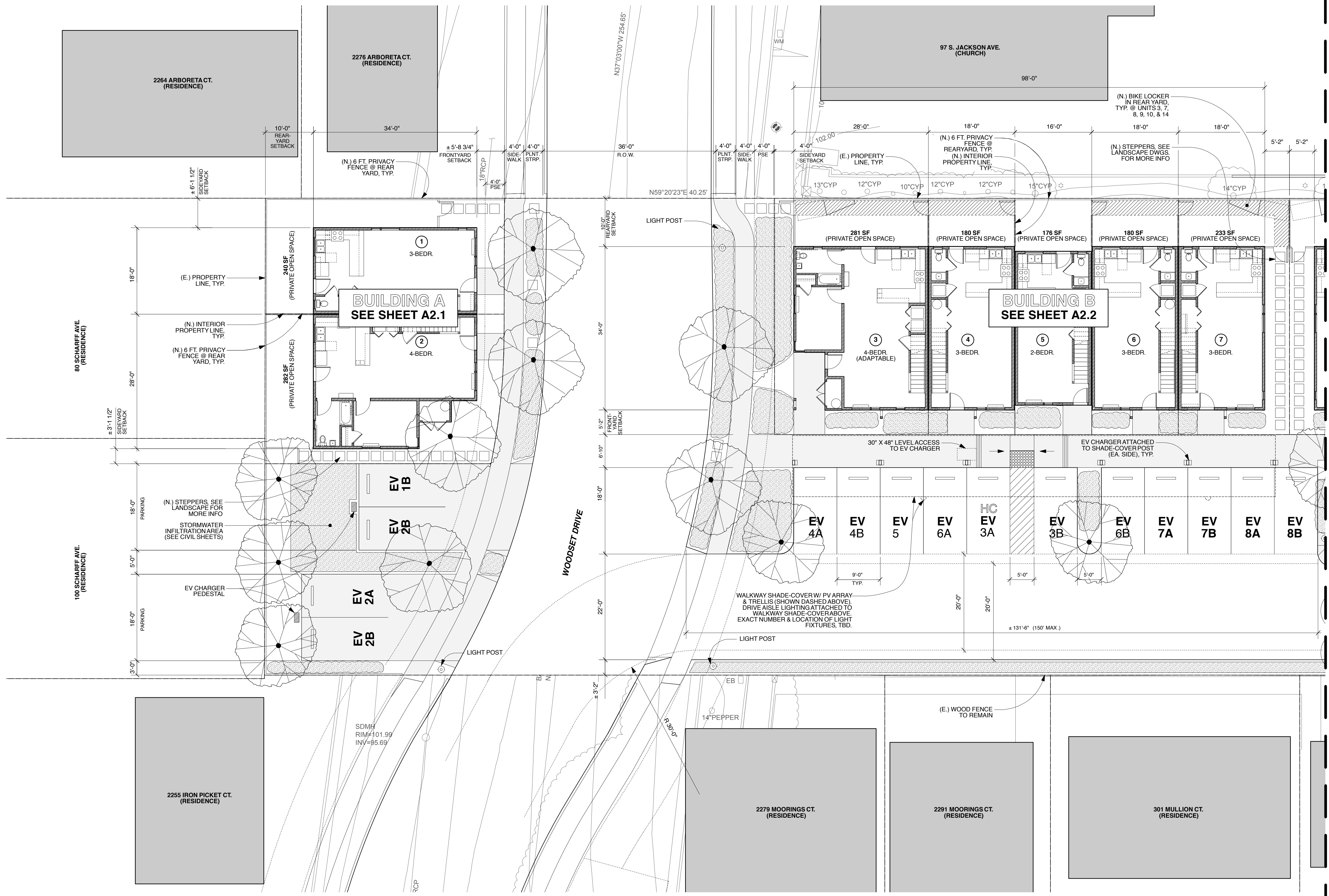


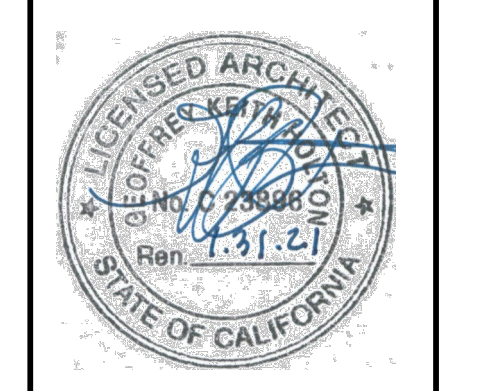
Appendix A: Project Plans

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ENLARGED PARTIAL SITE PLAN

SCALE: 1" = 10'-0"

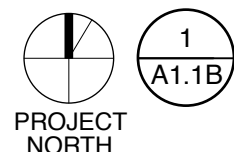
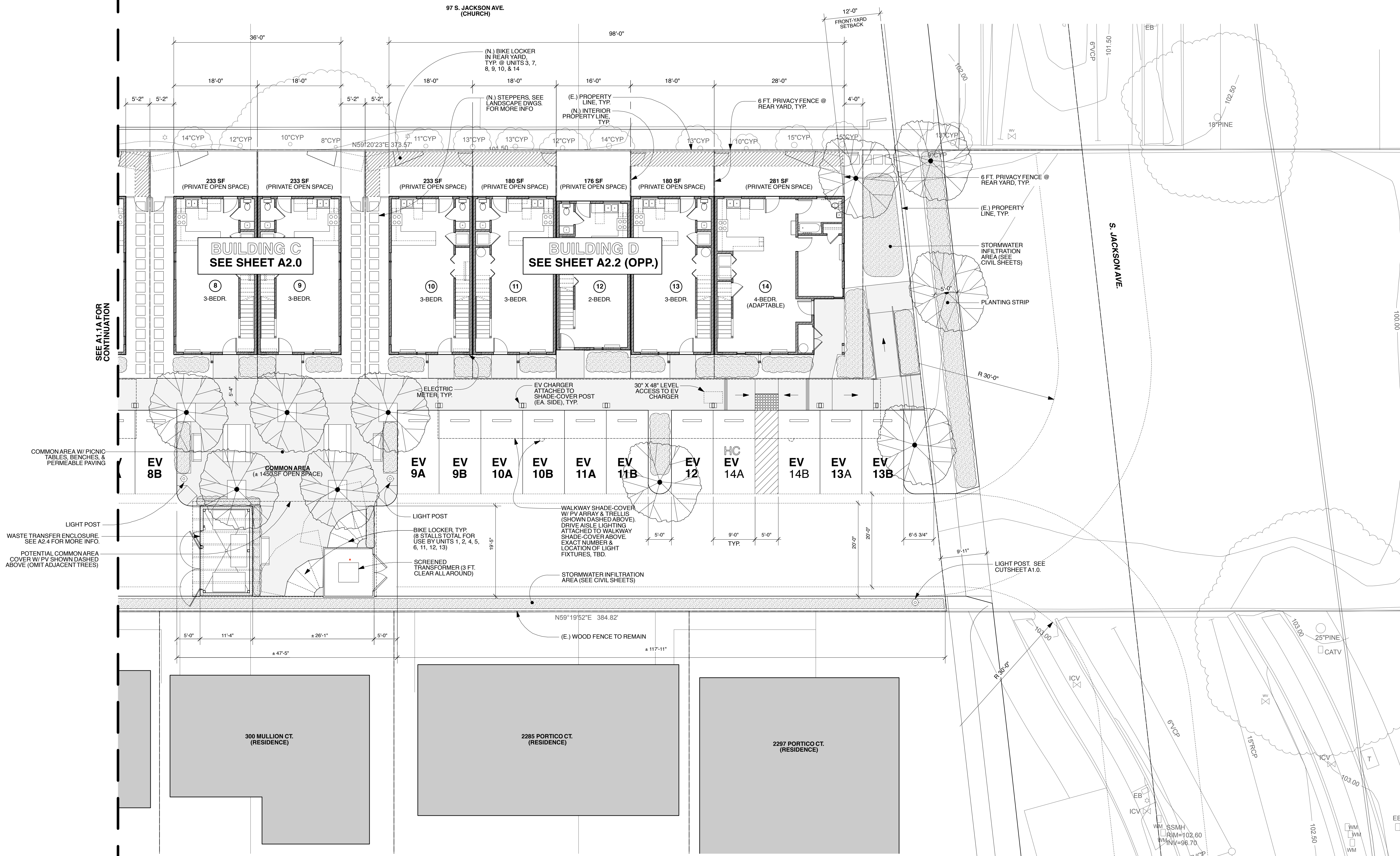


CURRENT ISSUE DATE
12/11/2020

INITIAL SUBMITTAL DATE
5/29/2019

REVISIONS

1	PLANNING RESUBMITTAL	12/11/2020



ENLARGED PARTIAL SITE PLAN

SCALE: 1" = 10'-0"

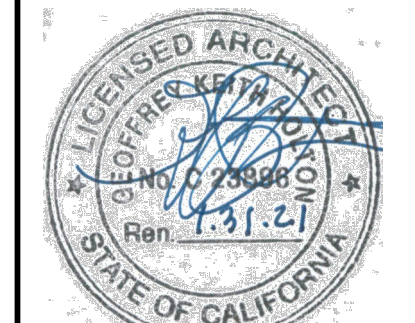


FILE NO. H19-031, T19-028, & C19-027



GEOFFREY HOLTON & ASSOCIATES

1743 Alcatraz Avenue
 Berkeley, CA 94703
 tel: 510.663.9797
 fax: 510.663.1807
 http://www.ghadesign.net

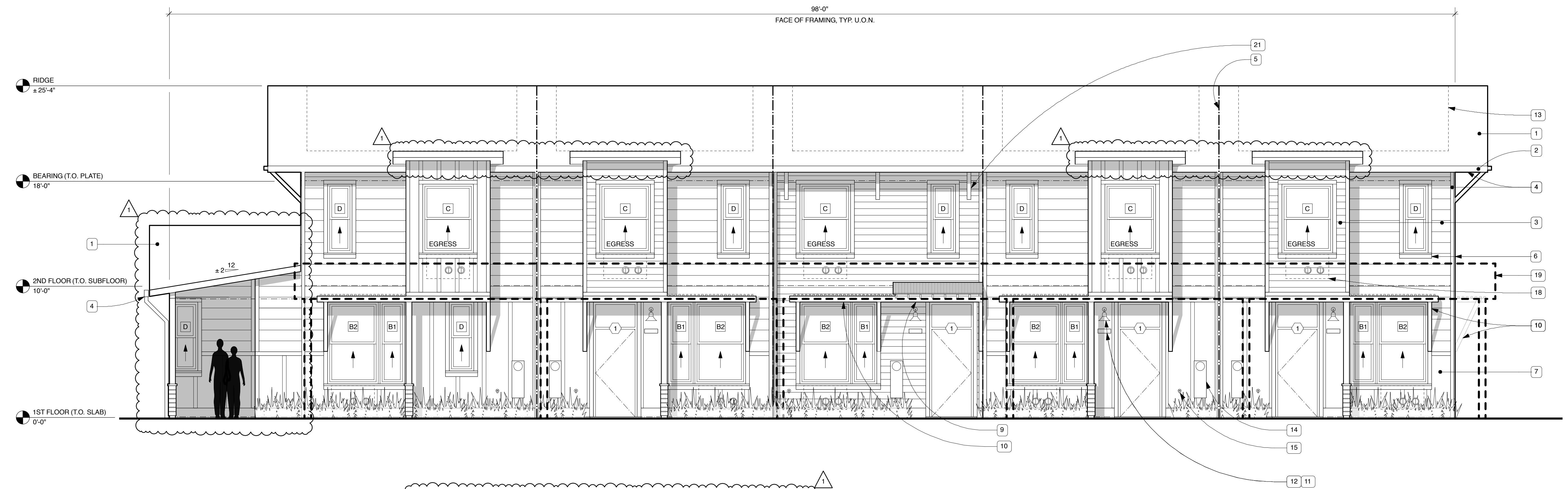


CURRENT ISSUE DATE
 12/11/2020

INITIAL SUBMITTAL DATE
 5/29/2019

REVISIONS

1	PLANNING RESUBMITTAL	12/11/2020
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1 A3.0 PROPOSED SOUTH ELEVATION - BUILDING B (UNITS 3-7) & BUILDING D (MIRRORED UNITS 10-14)

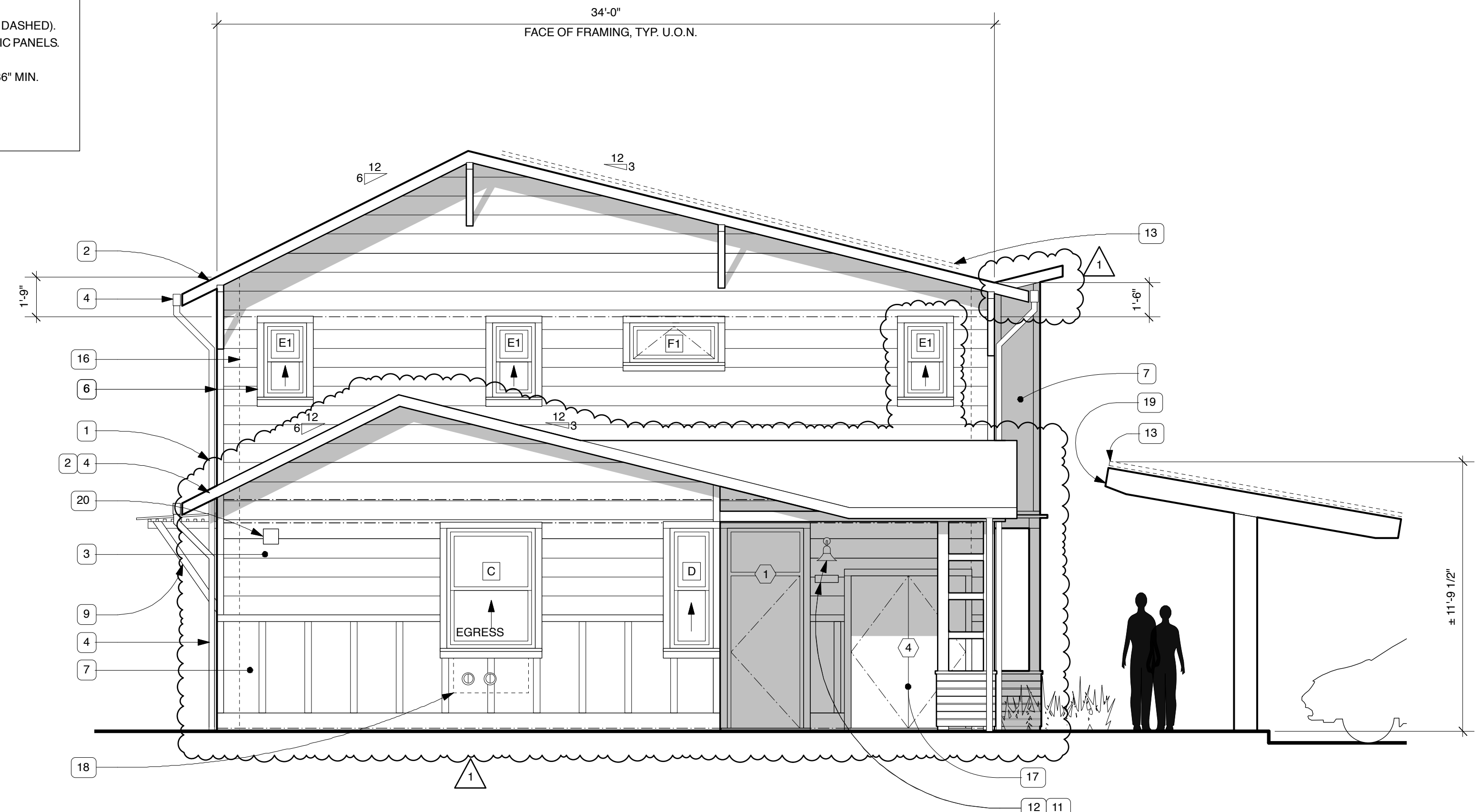
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. CLASS 'A' ASPHALT ROOF SHINGLES (LIFETIME) 2. PAINTED WOOD 2x6 FASCIA 3. PAINTED FIBERCEMENT HORIZONTAL SIDING, 'SMOOTH' - (2) DIFFERENT WIDTHS: 6" & 10" 4. 4" x 6" METAL FASCIA GUTTER (NO OGEE) SLOPE MIN. 1/8" PER FT. & 3" Ø ROUND DOWNSPOUT TO TIGHTLINE (SEE CIVIL DRAWINGS FOR STORMWATER TREATMENT AREAS) 5. PROPERTY LINE 6. 1x4 & 2x4 TRIM, PAINTED. 7. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' FIBERCEMENT PANEL, PAINTED. 4' x 9" PANEL (OR 4' x 4" WHERE INDICATED ON ELEVATIONS) W/ BONDERIZED Z' FLASH @ HORIZONTAL JOINTS PER MANUF. RECOMMENDATION 8. 6 FT. HIGH PRIVACY FENCE (SEE LANDSCAPE DRAWINGS FOR DETAILS) 9. FRONT PORCH ROOF 10. SUNSHADE (OR BACK PORCH ROOF) | <ol style="list-style-type: none"> 11. EXTERIOR WALL MOUNTED LIGHT 12. 6" HIGH ADDRESS NUMBERS ON CONTRASTING BACKGROUND (ILLUMINATED BY PORCH LIGHT IMMEDIATELY ABOVE) 13. ROOFTOP PHOTOVOLTAIC PANELS (SHOWN DASHED), UNDER SEPARATE PERMIT. 14. ELECTRICAL METER FOR INDIVIDUAL UNIT 15. HOSE BIB 16. LINE OF 2-BEDR. UNIT SHOWN DASHED BEYOND 17. STORAGE CLOSET (OCCURS @ 4-BEDR. UNIT ONLY) 18. HEATING & COOLING UNIT (PTAC) VENT. (EXTENTS OF UNIT @ INTERIOR SHOWN DASHED). 19. PREFABRICATED, GALVANIZED STEEL WALKWAY SHADE COVER W/ PHOTOVOLTAIC PANELS. "BAJA CARPORT" OR APPROVED EQUAL (SEE 3/A3.0 FOR IMAGE) 20. ELECTRIC HEAT PUMP WATER HEATER VENT, DRYER VENT, OR BATH FAN VENT (36" MIN. CLEAR TO OPENING) 21. PAIRED 2X4 KICK |
|---|--|



3 A3.0 EXAMPLE OF PROPOSED PREFABRICATED, GALVANIZED STEEL WALKWAY SHADE COVER W/ PV PANELS (BY BAJA CARPORT OR APPROVED EQUAL)

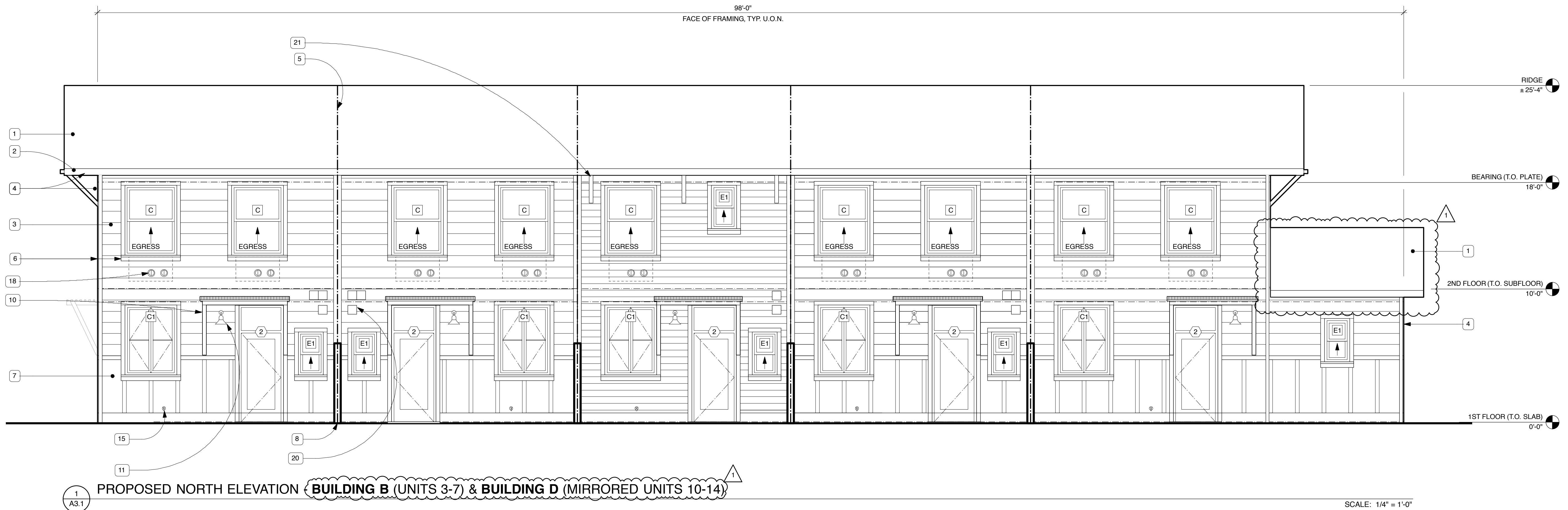


2 A3.0 PROPOSED WEST ELEVATION - BUILDING B (UNITS 3-7) & BUILDING D (MIRRORED UNITS 10-14)

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



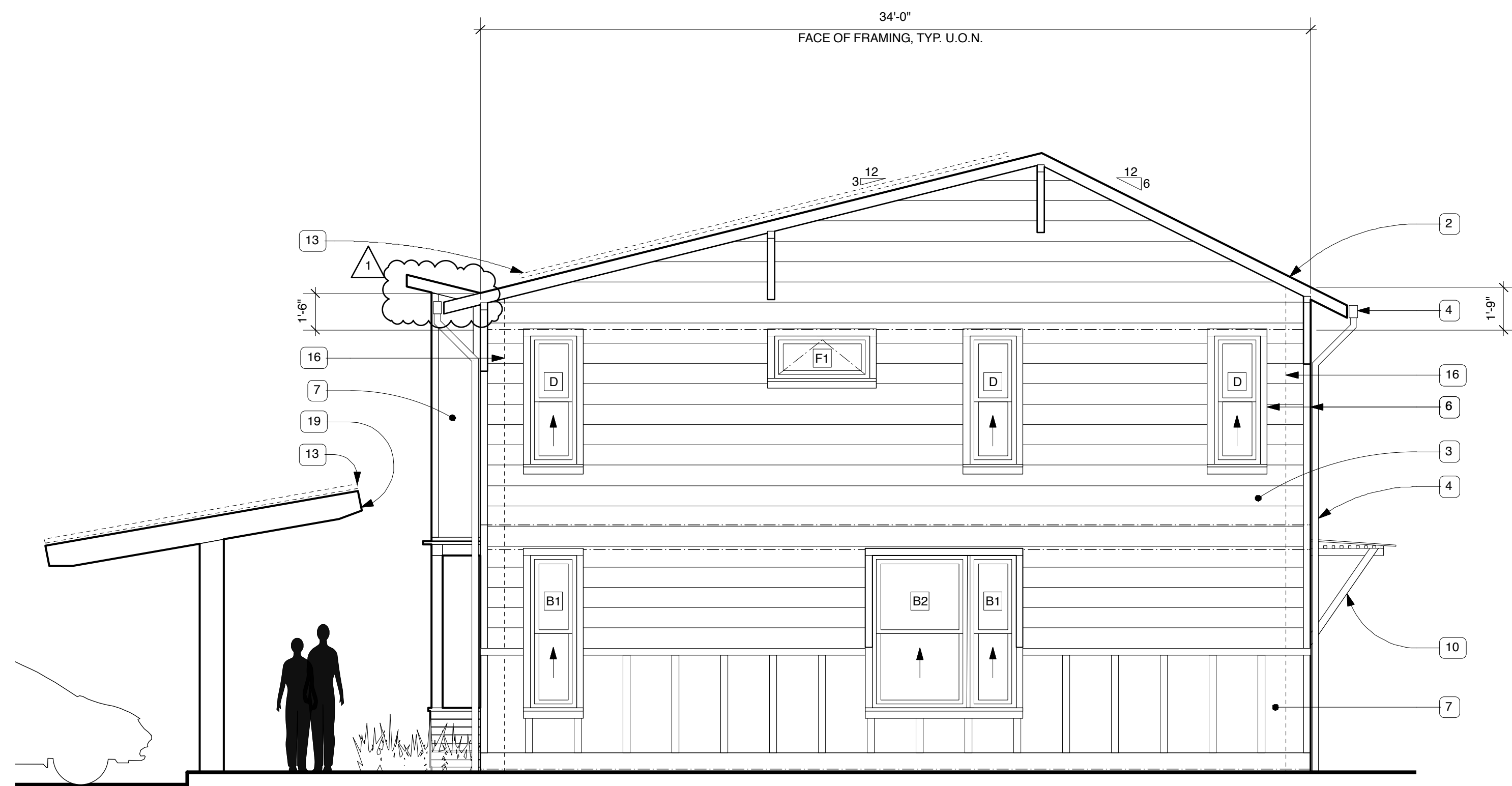
CURRENT ISSUE DATE
12/11/2020
INITIAL SUBMITTAL DATE
5/29/2019
REVISIONS
PLANNING RESUBMITTAL
12/11/2020



1 A3.1 PROPOSED NORTH ELEVATION - BUILDING B (UNITS 3-7) & BUILDING D (MIRRORED UNITS 10-14)

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

- ELEVATION NOTES:**
1. CLASS 'A' ASPHALT ROOF SHINGLES (LIFETIME)
 2. PAINTED WOOD 2x6 FASCIA
 3. PAINTED FIBERCEMENT HORIZONTAL SIDING, 'SMOOTH' - (2) DIFFERENT WIDTHS: 6" & 10"
 4. 4" x 6" METAL FASCIA GUTTER (NO OGEE) SLOPE MIN. 1/8" PER FT. & 3" O ROUND DOWNSPOUT TO TIGHTLINE (SEE CIVIL DRAWINGS FOR STORMWATER TREATMENT AREAS)
 5. PROPERTY LINE
 6. 1x4 & 2x4 TRIM, PAINTED.
 7. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' FIBERCEMENT PANEL, PAINTED. 4' x 9' PANEL (OR 4' x 4' WHERE INDICATED ON ELEVATIONS) W/ BONDERIZED 'Z' FLASH @ HORIZONTAL JOINTS PER MANUF. RECOMMENDATION
 8. 6 FT. HIGH PRIVACY FENCE (SEE LANDSCAPE DRAWINGS FOR DETAILS)
 9. FRONT PORCH ROOF
 10. SUNSHADE (OR BACK PORCH ROOF)
 11. EXTERIOR WALL MOUNTED LIGHT
 12. 6" HIGH ADDRESS NUMBERS ON CONTRASTING BACKGROUND (ILLUMINATED BY PORCH LIGHT IMMEDIATELY ABOVE)
 13. ROOFTOP PHOTOVOLTAIC PANELS (SHOWN DASHED), UNDER SEPARATE PERMIT.
 14. ELECTRICAL METER FOR INDIVIDUAL UNIT
 15. HOSE BIB
 16. LINE OF 2-BEDR. UNIT SHOWN DASHED BEYOND
 17. STORAGE CLOSET (OCCURS @ 4-BEDR. UNIT ONLY)
 18. HEATING & COOLING UNIT (PTAC) VENT. (EXTENTS OF UNIT @ INTERIOR SHOWN DASHED).
 19. PREFABRICATED, GALVANIZED STEEL WALKWAY SHADE COVER W/ PHOTOVOLTAIC PANELS. "BAJA CARPORT" OR APPROVED EQUAL (SEE 3/A3.0 FOR IMAGE)
 20. ELECTRIC HEAT PUMP WATER HEATER VENT, DRYER VENT, OR BATH FAN VENT (36" MIN. CLEAR TO OPENING)
 21. PAIRED 2X4 KICK

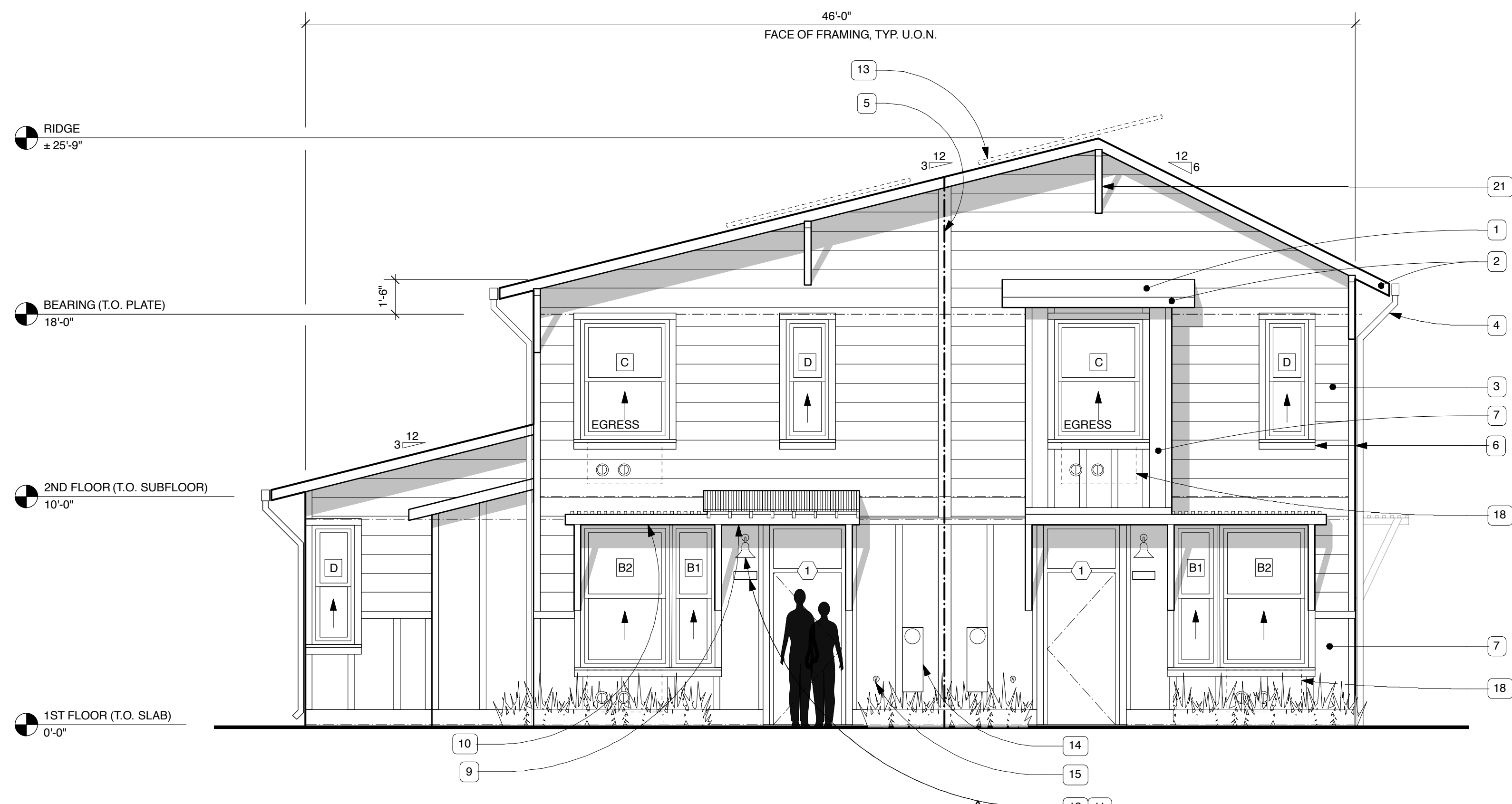


2 A3.1 PROPOSED EAST ELEVATION - BUILDING B (UNITS 3-7) & BUILDING D (MIRRORED UNITS 10-14)

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

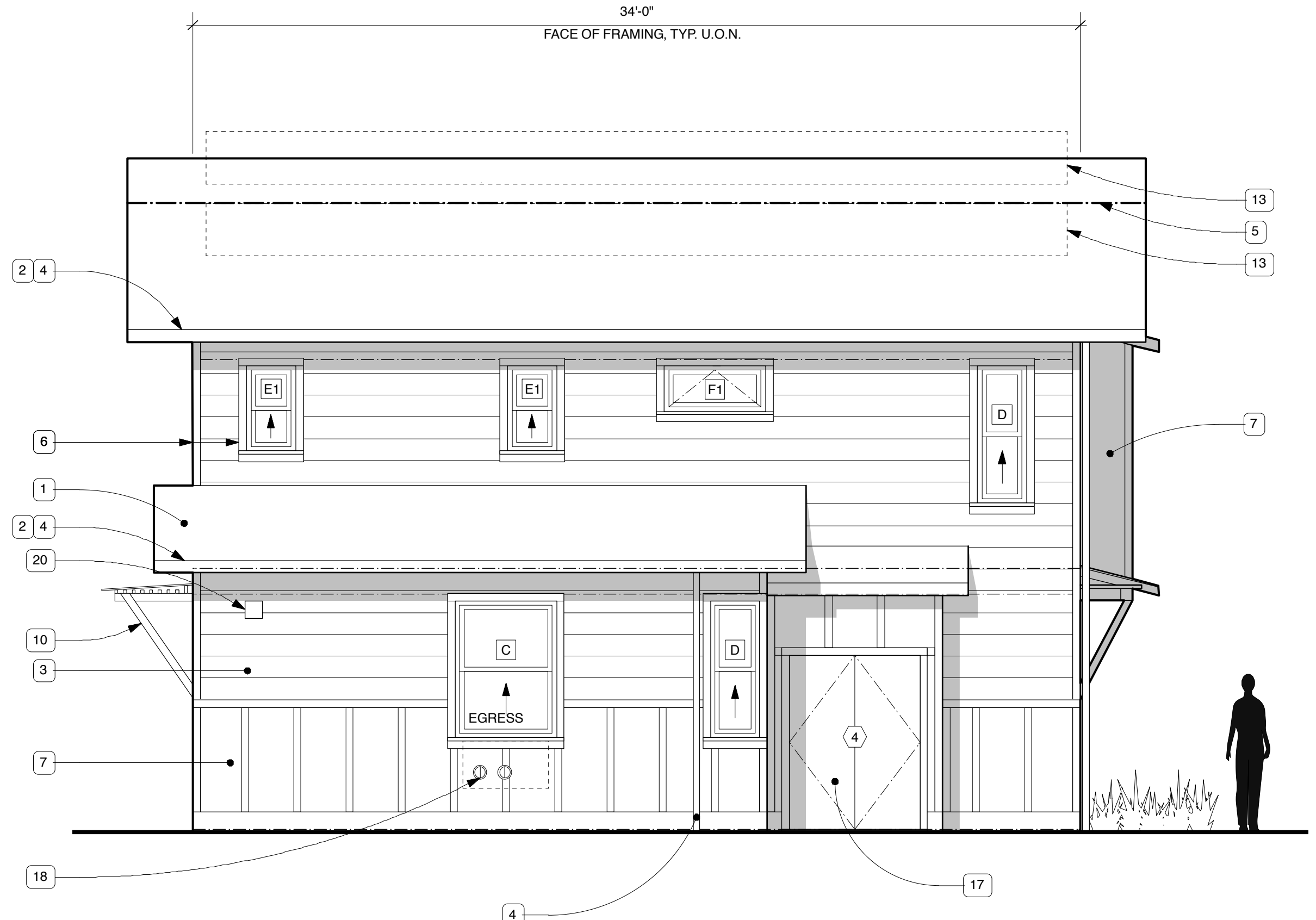


CURRENT ISSUE DATE	12/11/2020
INITIAL SUBMITTAL DATE	5/29/2019
REVISIONS	
1 PLANNING RESUBMITTAL	12/11/2020



1 PROPOSED EAST ELEVATION - BUILDING A (UNITS 1-2)

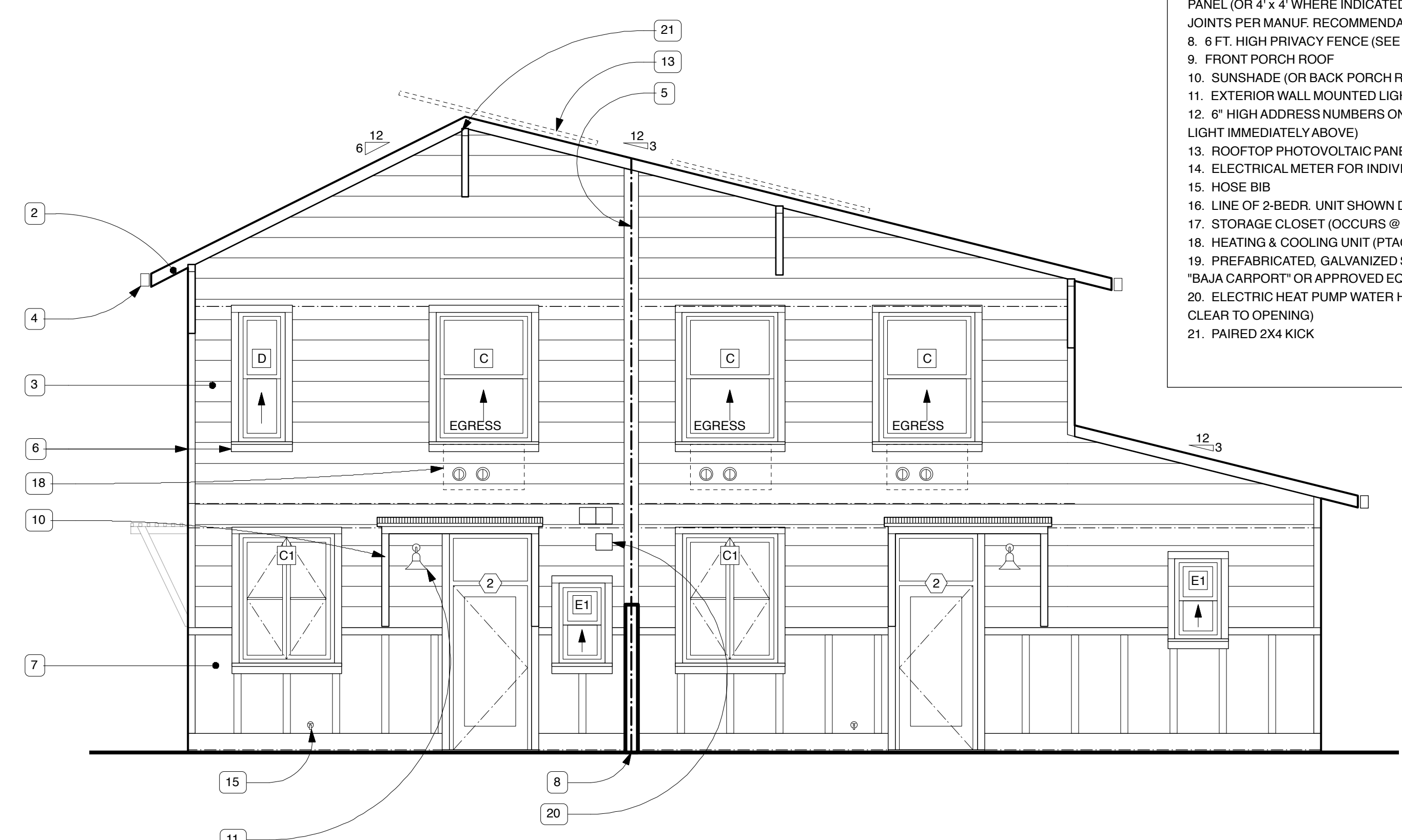
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION - BUILDING A (UNITS 1-2)

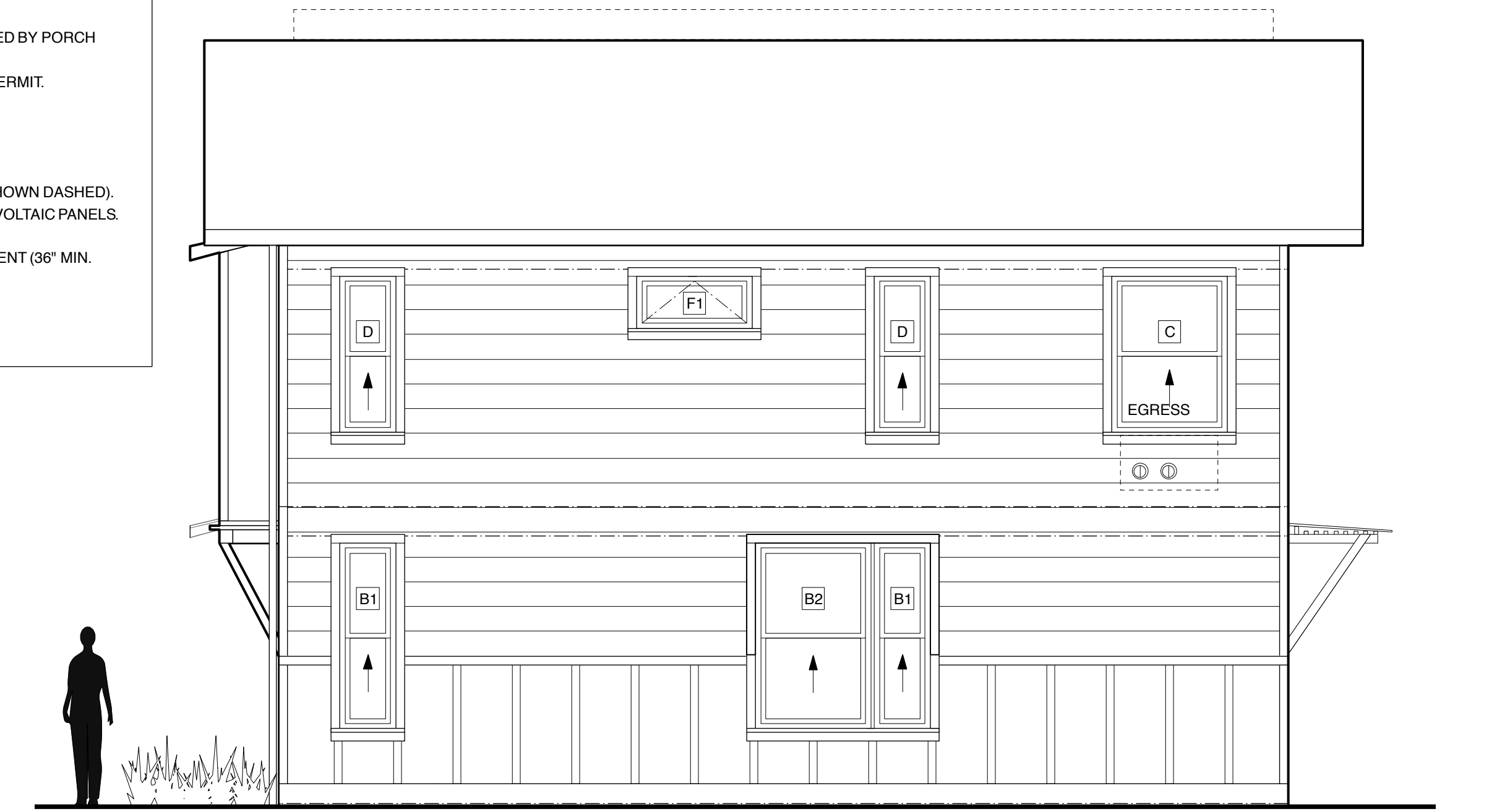
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:**
- CLASS 'A' ASPHALT ROOF SHINGLES (LIFETIME)
 - PAINTED WOOD 2x6 FASCIA
 - PAINTED FIBERCEMENT HORIZONTAL SIDING, 'SMOOTH' - (2) DIFFERENT WIDTHS: 6" & 10"
 - 4" x 6" METAL FASCIA GUTTER (NO OGEE) SLOPE MIN. 1/8" PER FT. & 3" Ø ROUND DOWNSPOUT TO TIGHTLINE (SEE CIVIL DRAWINGS FOR STORMWATER TREATMENT AREAS)
 - PROPERTY LINE
 - 1x4 & 2x4 TRIM, PAINTED.
 - 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' FIBERCEMENT PANEL, PAINTED. 4' x 9" PANEL (OR 4' x 4" WHERE INDICATED ON ELEVATIONS) W/ BONDERIZED 'Z' FLASH @ HORIZONTAL JOINTS PER MANUF. RECOMMENDATION.
 - 6 FT. HIGH PRIVACY FENCE (SEE LANDSCAPE DRAWINGS FOR DETAILS)
 - FRONT PORCH ROOF
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 - EXTERIOR WALL MOUNTED LIGHT
 - 6" HIGH ADDRESS NUMBERS ON CONTRASTING BACKGROUND (ILLUMINATED BY PORCH LIGHT IMMEDIATELY ABOVE)
 - ROOFTOP PHOTOVOLTAIC PANELS (SHOWN DASHED), UNDER SEPARATE PERMIT.
 - ELECTRICAL METER FOR INDIVIDUAL UNIT
 - HOSE BIB
 - LINE OF 2-BEDR. UNIT SHOWN DASHED BEYOND
 - STORAGE CLOSET (OCCURS @ 4-BEDR. UNIT ONLY)
 - HEATING & COOLING UNIT (PTAC) VENT. (EXTENTS OF UNIT @ INTERIOR SHOWN DASHED).
 - PREFABRICATED, GALVANIZED STEEL WALKWAY SHADE COVER W/ PHOTOVOLTAIC PANELS. *BAJA CARPORT* OR APPROVED EQUAL (SEE 3/A3.0 FOR IMAGE)
 - ELECTRIC HEAT PUMP WATER HEATER VENT, DRYER VENT, OR BATH FAN VENT (36" MIN. CLEAR TO OPENING)
 - PAIRED 2X4 KICK



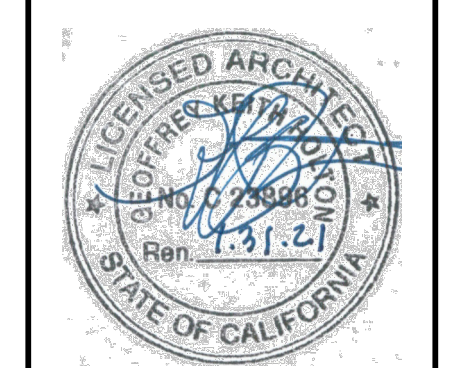
3 PROPOSED WEST ELEVATION - BUILDING A (UNITS 1-2)

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



4 PROPOSED NORTH ELEVATION - BUILDING A (UNITS 1-2)

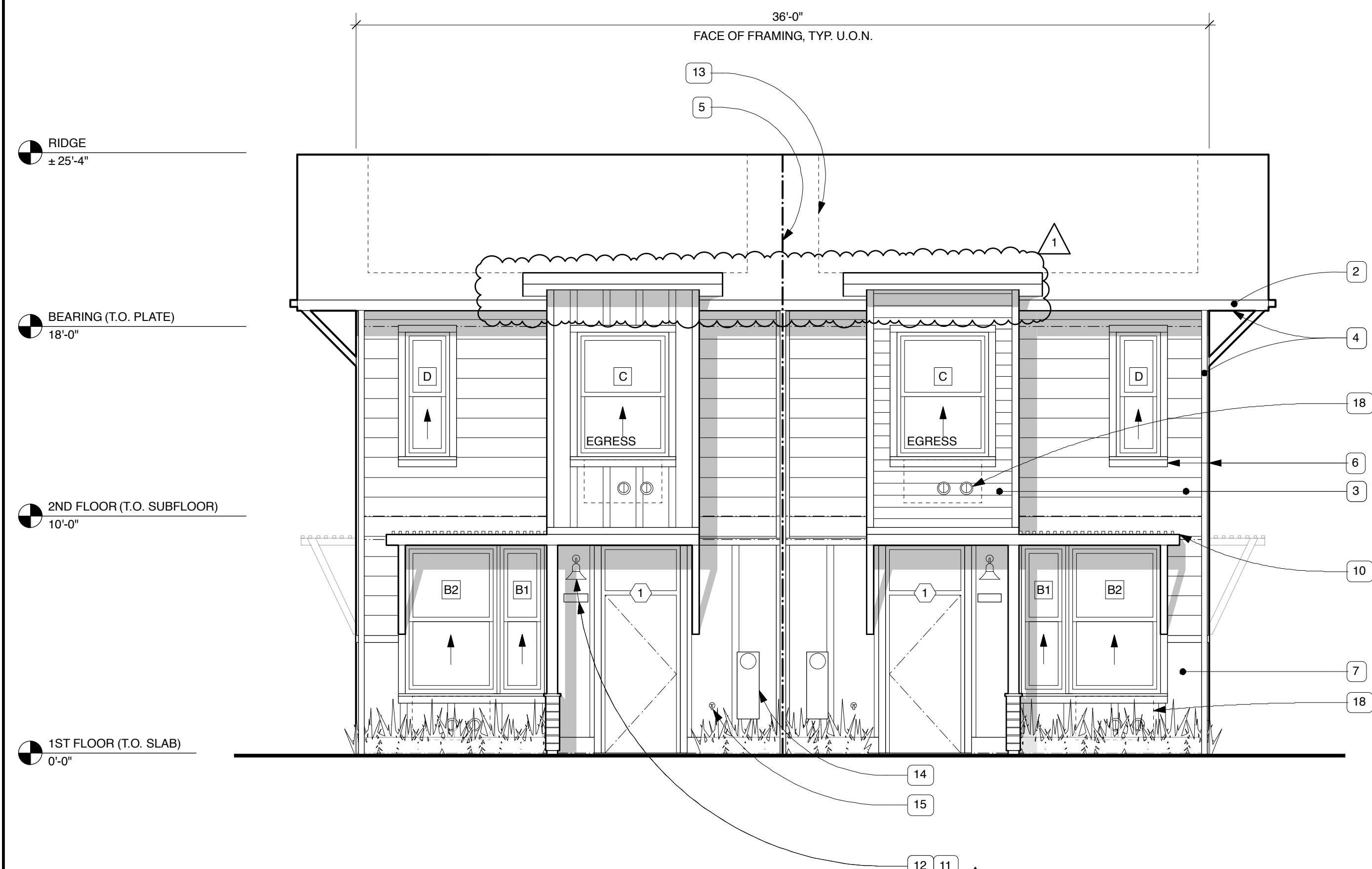
SCALE: 1/4" = 1'-0"



CURRENT ISSUE DATE: 12/11/2020
 INITIAL SUBMITTAL DATE: 5/29/2019

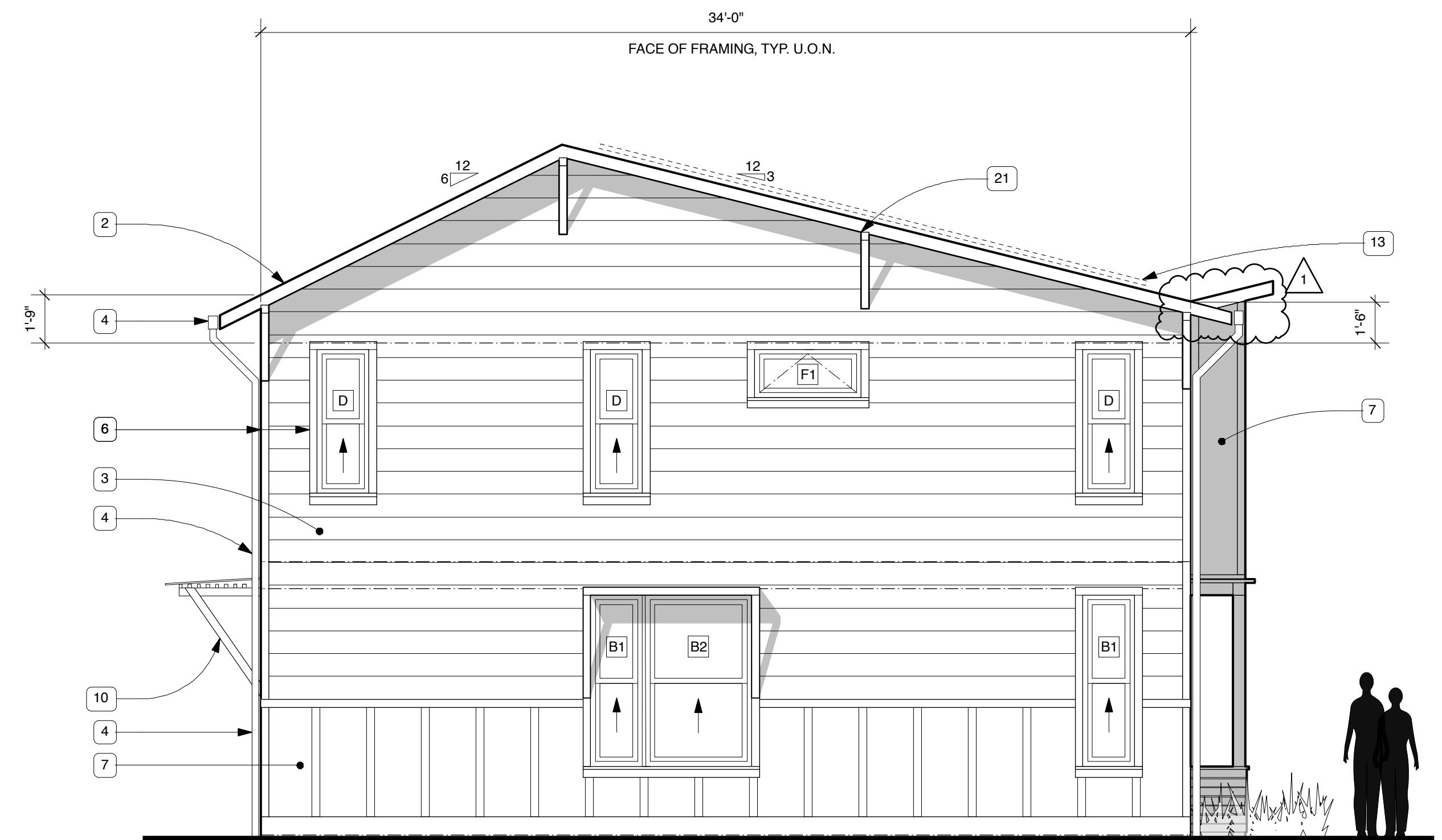
REVISIONS

NO.	DESCRIPTION
1	PLANNING RESUBMITTAL 12/11/2020



1 PROPOSED SOUTH ELEVATION - **BUILDING C (UNITS 8-9)**

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

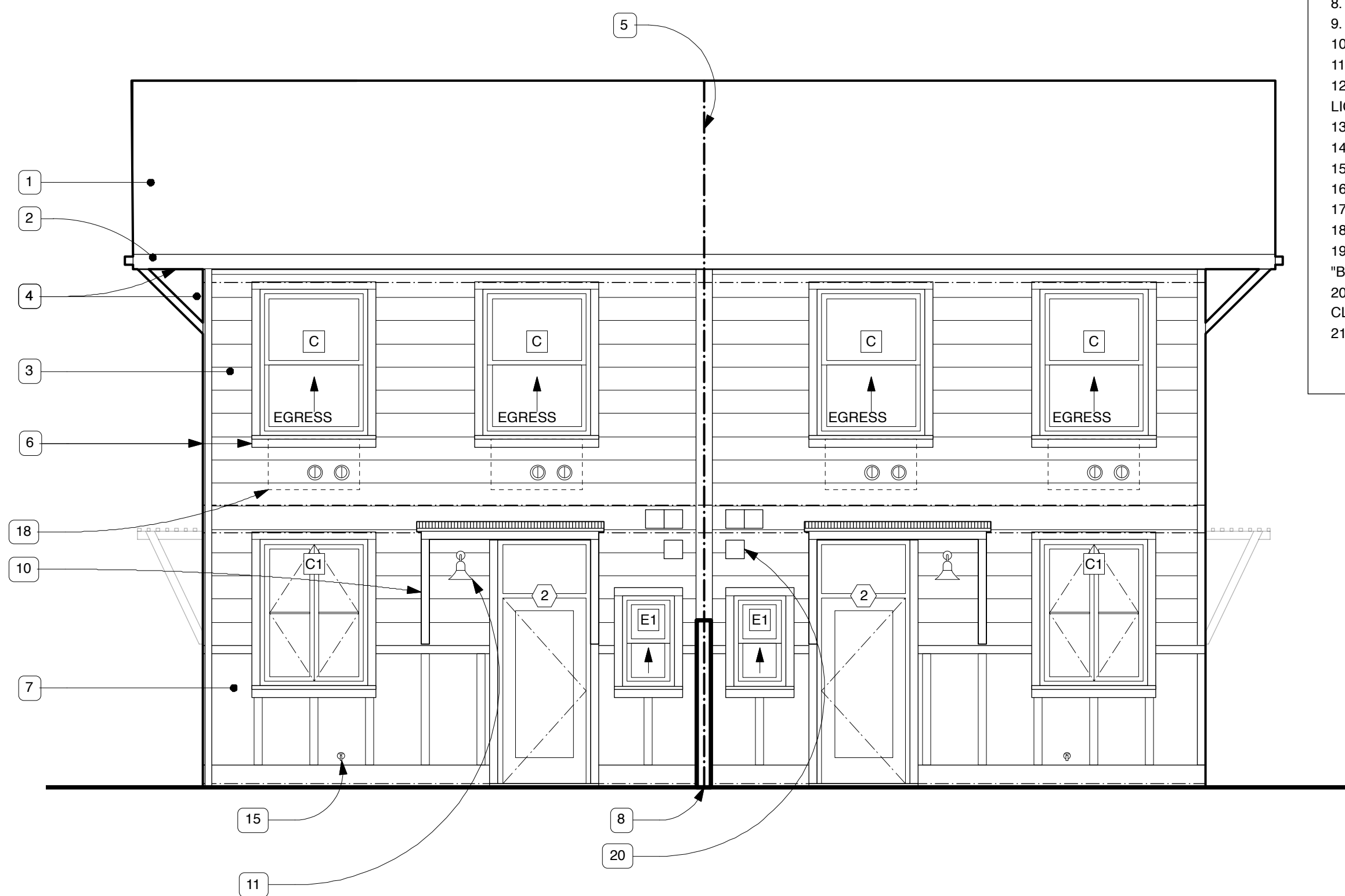


2 PROPOSED WEST ELEVATION - **BUILDING C (UNITS 8-9)**

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

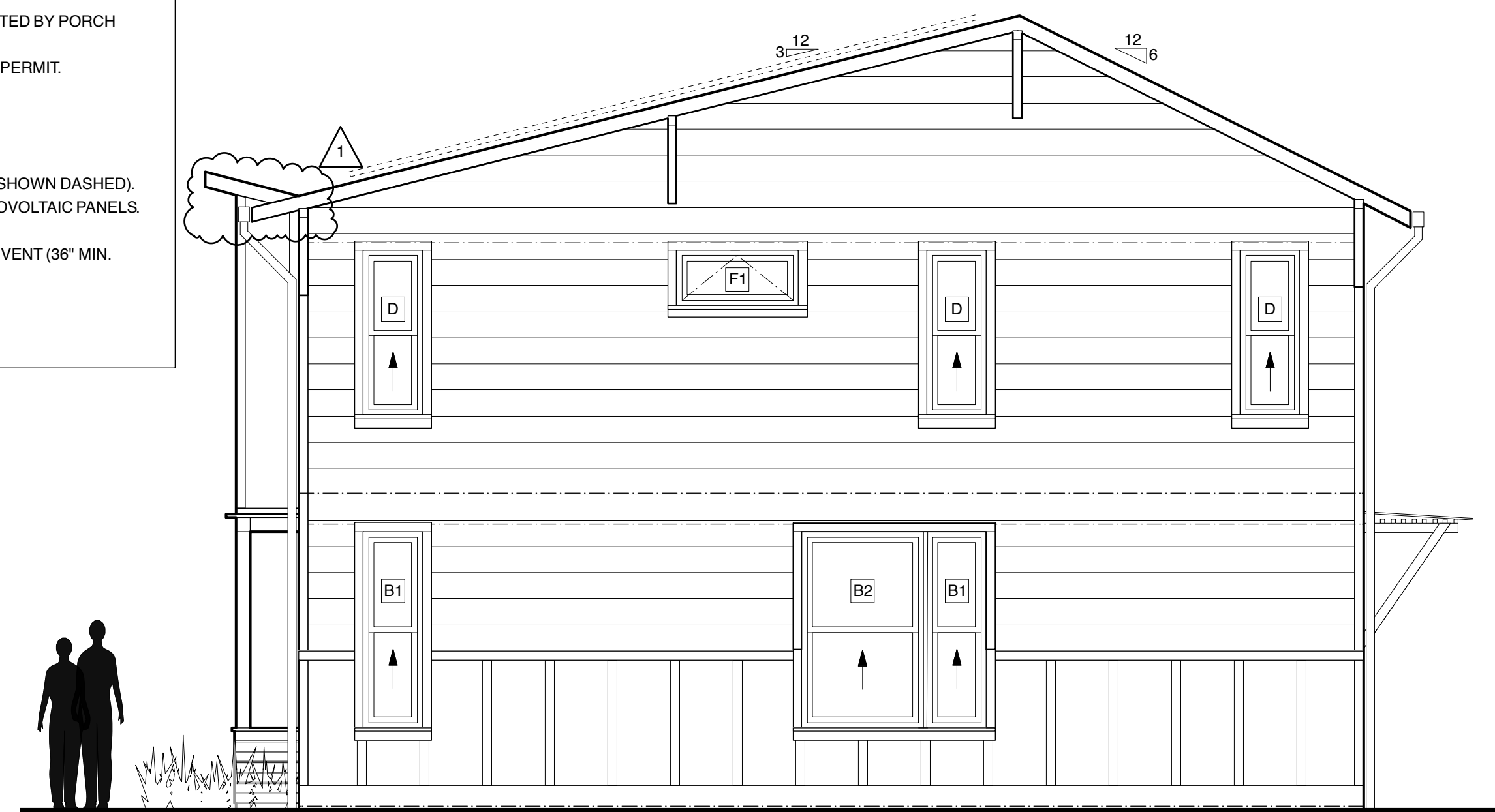
ELEVATION NOTES:

1. CLASS 'A' ASPHALT ROOF SHINGLES (LIFETIME)
2. PAINTED WOOD 2x6 FASCIA
3. PAINTED FIBERCEMENT HORIZONTAL SIDING, 'SMOOTH' - (2) DIFFERENT WIDTHS: 6" & 10"
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7. 'SMOOTH' 1x4 BATTENS @ 24" O.C. OVER 'SMOOTH' FIBERCEMENT PANEL, PAINTED. 4' x 9' PANEL (OR 4' x 4' WHERE INDICATED ON ELEVATIONS) W/ BONDERIZED 'Z' FLASH @ HORIZONTAL JOINTS PER MANUF. RECOMMENDATION.
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15. HOSE BIB
16. LINE OF 2-BEDR. UNIT SHOWN DASHED BEYOND
17. STORAGE CLOSET (OCCURS @ 4-BEDR. UNIT ONLY)
18. HEATING & COOLING UNIT (PTAC) VENT. (EXTENTS OF UNIT @ INTERIOR SHOWN DASHED).
19. PREFABRICATED, GALVANIZED STEEL WALKWAY SHADE COVER W/ PHOTOVOLTAIC PANELS. "BAJA CARPORT" OR APPROVED EQUAL (SEE 3/A3.0 FOR IMAGE)
20. ELECTRIC HEAT PUMP WATER HEATER VENT, DRYER VENT, OR BATH FAN VENT (36" MIN. CLEAR TO OPENING)
21. PAIRED 2X4 KICK



3 PROPOSED NORTH ELEVATION - **BUILDING C (UNITS 8-9)**

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



4 PROPOSED EAST ELEVATION - **BUILDING C (UNITS 8-9)**

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

EASEMENT NOTE

THERE ARE NO EASEMENTS LISTED IN TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 1117018533-JM, DATED NOVEMBER 6, 2017. NEIGHBORING EASEMENTS SHOWN ARE PER TRACT NO. 9237 (725 MAPS 19) AND TRACT NO. 9238 (727 MAPS 18).

BASIS OF BEARINGS

THE BEARING NORTH 37°03'00" WEST BETWEEN FOUND MONUMENTS ON JACKSON AVENUE AS SHOWN ON TRACT NO. 9238 FILED IN BOOK 727 OF MAPS AT PAGES 18-20 SANTA CLARA COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BM971
USCGS BRASS DISK (C880 1954); AT 500 FEET SOUTH OF ALUM ROCK AVENUE, ALONG WESTERLY SIDE OF JACKSON AVENUE; AT 6.5 FEET SOUTH FROM FENCE CORNER; 19.5 FEET SOUTHWESTERLY FROM TREE; 17.5 FEET WEST FROM FIRE HYDRANT; 19.3 FEET WEST FROM WEST FACE OF CURB FOR JACKSON STREET; 42.0 FEET NORTHWESTERLY FROM ELECTROUER # 100187 OPPOSITE TO SAN JOSE WATER WORKS' YARD. CITY OF SAN JOSE.
ELEVATION = 100.48'
(NAVD 88 DATUM)

FEMA FLOOD NOTE

FLOOD ZONE: A0 (DEPTH 1')
FEMA FLOOD INSURANCE RATE MAP NO.: 06085C0252J
EFFECTIVE DATE: FEBRUARY 19, 2014

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 101.37'
(NAVD 88 DATUM)

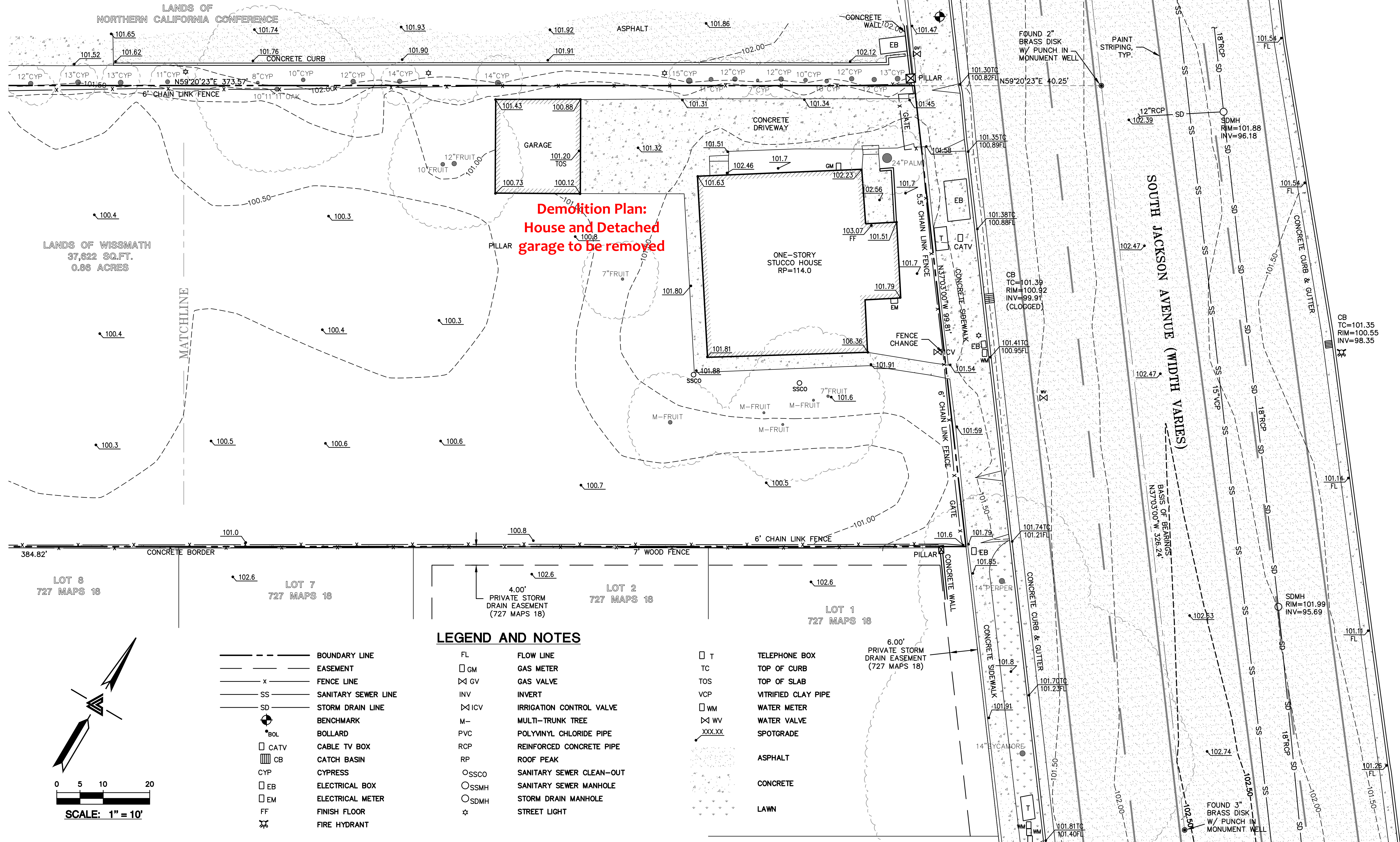
NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

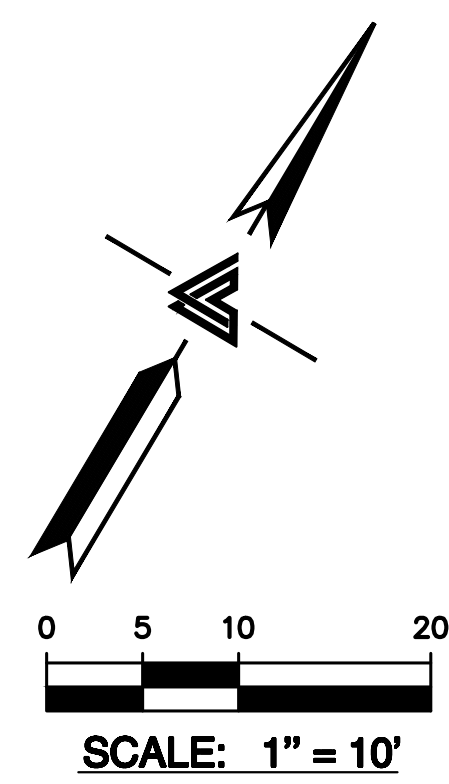
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).



**Demolition Plan:
House and Detached
garage to be removed**

LEGEND AND NOTES

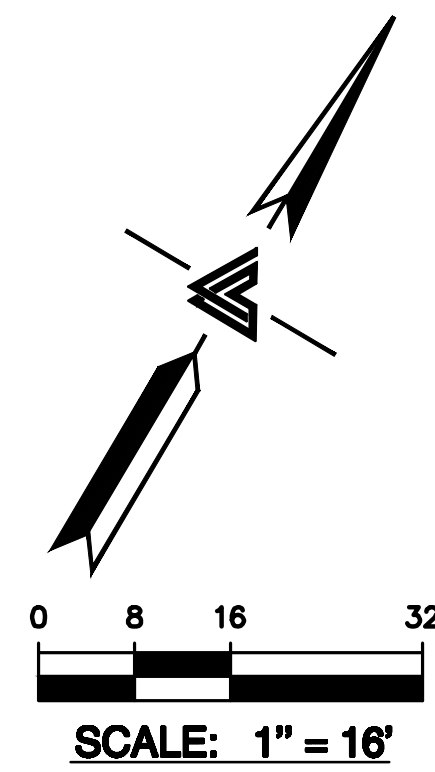
---	BOUNDARY LINE	FL	FLOW LINE	□ T	TELEPHONE BOX
- - -	EASEMENT	□ GM	GAS METER	TC	TOP OF CURB
x	FENCE LINE	□ GV	GAS VALVE	TOS	TOP OF SLAB
SS	SANITARY SEWER LINE	INV	INVERT	VCP	VITRIFIED CLAY PIPE
SD	STORM DRAIN LINE	□ ICV	IRRIGATION CONTROL VALVE	□ WM	WATER METER
⊙	BENCHMARK	M-	MULTI-TRUNK TREE	□ WV	WATER VALVE
•BOL	BOLLARD	PVC	POLYVINYL CHLORIDE PIPE	XXX.XX	SPOTGRADE
□ CATV	CABLE TV BOX	RCP	REINFORCED CONCRETE PIPE		
□ CB	CATCH BASIN	RP	ROOF PEAK		
CYP	CYPRESS	○SSCO	SANITARY SEWER CLEAN-OUT		
□ EB	ELECTRICAL BOX	○SSMH	SANITARY SEWER MANHOLE		
□ EM	ELECTRICAL METER	○SDMH	STORM DRAIN MANHOLE		
FF	FINISH FLOOR	☆	STREET LIGHT		
⊗	FIRE HYDRANT				



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086 (F) (916) 966-1338
(F) (510) 887-3019 (F) (916) 797-7363
WWW.LEAANDBRAZE.COM

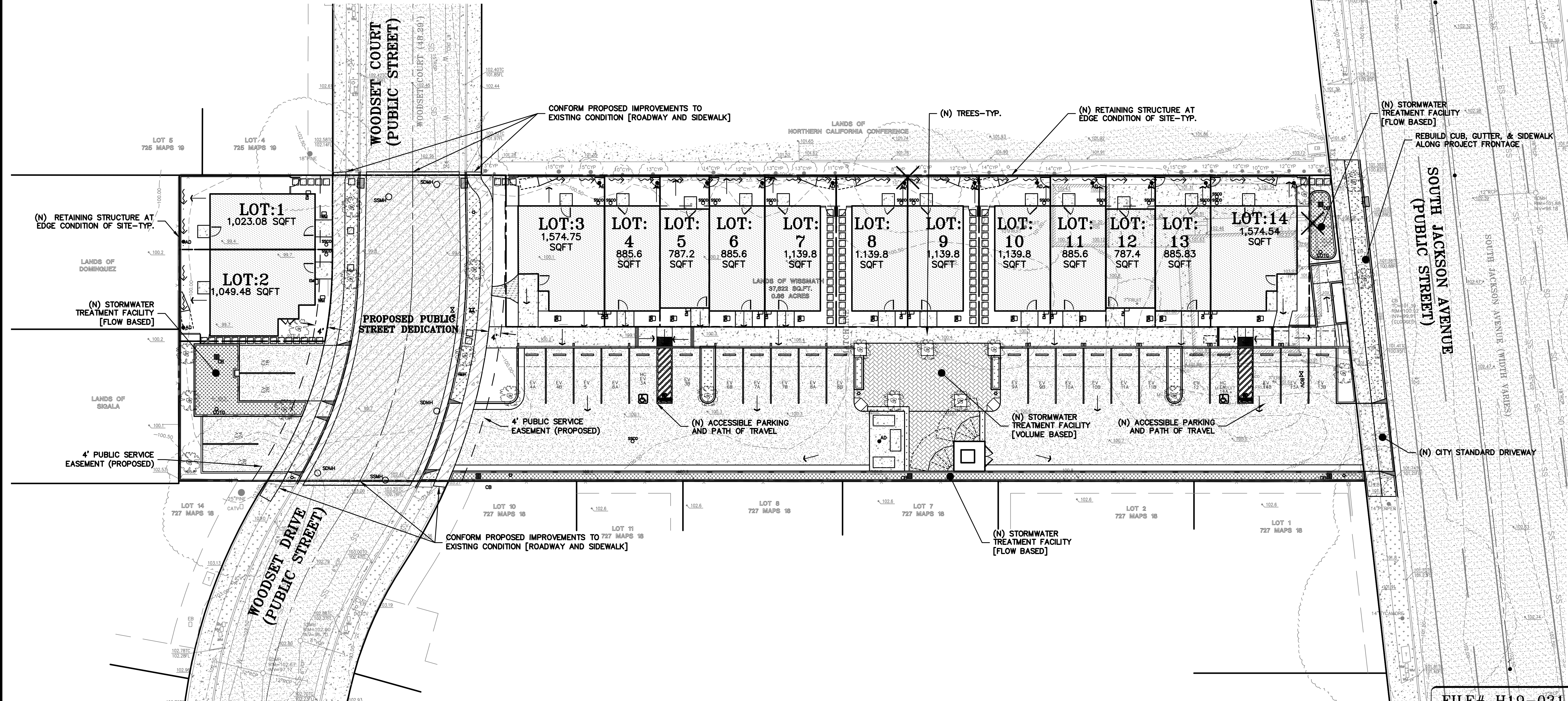
**101 S JACKSON AVENUE
SAN JOSE
CALIFORNIA**
SANTA CLARA COUNTY
APN: 481-22-067

CATCH BASIN 10-29-20	DB
FEMA NOTE 6-3-19	AA
CONTOURS 5-1-19	DB
REVISIONS	BY
JOB NO: 2181083	
DATE: 12-18-18	
SCALE: 1" = 10'	
FIELD BY: ES	
DRAWN BY: DB	
SHEET NO:	



LEGEND:

- (N) PROPOSED PUBLIC STREET DEDICATION
- (N) AC DRIVEWAY
- (N) CONCRETE PAVEMENT
- (N) LANDSCAPING/BIORETENTION AREA
- (N) DECOMPOSED GRANITE PAVING
- (N) WALL AT EDGE CONDITION



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 BAY AREA REGION
 1450 COLUMBIA AVE. WEST
 ROSELAND, CALIFORNIA 94645
 (P) (916) 887-4086 (F) (916) 966-1338
 (P) (916) 887-3019 (F) (916) 797-7363
 WWW.LEABRAZE.COM

HABITAT FOR HUMANITY EBSV
101 SOUTH JACKSON AVENUE
SAN JOSE, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 481-22-067

CONCEPTUAL LOT LAYOUT WITH IMPROVEMENTS

FILE# H19-031
 AND
 FILE# T19-028

PLANNING REV	12-18-20	KBC
REVISIONS		BY
-		
-		
-		
-		
-		
-		
-		
-		

		JOB NO: 2181084C1-P1
		DATE: 06-07-19
		SCALE: 1"=16'
		DESIGN BY: JH
		CHECKED BY: PC
		SHEET NO:
REVISIONS	BY	03 OF 14 SHEETS

