# Blossom Hill Apartments

## PROJECT INFORMATION

Project Name: Blossom Hill Apartments (CP18-022 & T18-034)
Project Address: 397 Blossom Hill Road, San Jose CA 95123
Project Description: The project is a mixed-use affordable housing development on an approximately 2-acre site located at 397 Blossom Hill Road in the City of San Jose. The proposed project includes the demolition of an approximately 32,000 square feet building, removal of six ordinance-sized trees and two non-ordinance sized trees, and the construction of a 147 unit (distributed as follow: 102 Studios, 15 Jr. 1BRs, 15 1BRs, 13 2BR and 2 3BR) affordable housing building. The project is designed to meet the needs of disabled and seniors. The ground floor shall be 16,066 sf min and uses will include a leasable suite, office space for Catholic Charities and property management office and resident serving support spaces. Site improvements and parking will be at-grade. A Tentative Map will reconfigure one lot on an approximately 2.0 gross acre site.

Legal Description: The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

PARCEL ONE:
Parcel 2, as shown on that Parcel Map filed for record in the Office of the Recorder of the County of Santa Clara, State of California on January 5, 1990 in Book 609 of Maps, Pages 9 and 10.

PARCEL TWO:
A non-exclusive easement appurtenant to Parcel 2 above for ingress, egress, drainage and parking over the real property described below pursuant to the Reciprocal Easement Agreement between Santa Teresa Physicians Medical Building, Ltd, and Notami Hospitals of California, Inc, and recorded November 24, 1997 as Instrument No. 13952013, Official Records:

Parcel 1 as shown on that Parcel Map filed for record in the Office of the Recorder of the County of Santa Clara, State of California on January 5, 1990 in Book 609 of Maps, Page(s) 9 and 10.

Assesor's Parcel #: 690-25-021
Gross Site Area: 87,460.7 sf (2.008 Acres)

## ZONING CODE DATA

Land Use Base District: Neighborhood/ Community Commercial/ Blossom Hill / Snell Urban Village
Base Density: 25% of 770= 190 dwelling units max.

Front Setback: 10'
Side Setback: None
Rear Setback: None

Height: 120' max.
F.A.R.= 3.5

## UNIT MIX

| | Studio | Junior 1BR | 1 BR | 2 BR | 3 BR |
|---|---|---|---|---|---|
| Level 2 | 34 | 5 | 5 | 5 | 0 |
| Level 3 | 34 | 5 | 5 | 4 | 1 |
| Level 4 | 34 | 5 | 5 | 4 | 1 |
| Total: | 102 | 15 | 15 | 13 | 2 |

**Total Unit Count: 147 Units**

- 102 studios + 15 Junior 1BR's (78 restricted senior units, 39 restricted special needs units)
- 15 1BR's (10 restricted senior units, 5 restricted special needs units)
- 13 1BR's (8 restricted senior units, 5 restricted special needs units)
- 2 3BR's (unrestricted units)

## AREA SUMMARY

| | |
|---|---|
| **Level 1** | |
| Parking, Commons + Commercial | 29,889 sf |
| **Level 2-4** | |
| Residential | 30,262 sf x 3 |
| **TOTAL SF** | **120,675 sf** |

Notes:
1. Gross areas are the overall areas of the building per level.
2. For FAR calculations, parking areas, roof terraces, and exterior egress stairs at are excluded.

## BUILDING CODE DATA

**Applicable Codes:**
2016 California Building Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Fire Code
2016 California Electrical Code
2016 California Energy Code
2016 California Green Building Standards Code
NFPA 13 Standard for the Installation of Sprinkler Systems
NFPA 72 National Fire Alarm and Signaling Code
Type of Construction: Type V-A over Type I-A
Sprinklered?: Yes, NFPA 13
Occupancy: Residential R-2, Business B (out-patient clinic), A-3 (Commons), S-2 Parking Garage.

## PARKING DATA

Residential Parking: (based upon Government Code, Title 7, Div. 1, Chapter 4.3 Density Bonuses and Other Incentives [65915-65918] and San Jose municipal code, table 20-210)

**State Law per senior/transit units: 0.5 spaces /unit**
**Required spaces: 48 spaces**
- Studio + Junior 1BR's:
  78 restricted senior units x 0.5 spaces= 39
- 1BR's:
  10 restricted senior units x 0.5 spaces= 5
- 2BR's:
  8 restricted senior units x 0.5 spaces= 4

**State Law per special needs units: 0.3 spaces /unit**
**Required spaces: 14.7 spaces**
- Studio + Junior 1BR's:
  39 special needs units x 0.3 spaces= 11.7
- 1BR's:
  5 restricted senior units x 0.3 spaces= 1.5
- 2BR's:
  5 restricted senior units x 0.3 spaces= 1.5

**State Law per unrestricted units: 2 spaces /3BR unit**
**Required spaces: 4 spaces**
- 3 BR's:
  2 3BR's unrestricted units x 2 spaces= 4

**City parking reduction for affordable units per table 20-290:**
- 2BR's (-0.25 per unit) = 13 x 0.25 = (3.25 spaces)

**Total residential spaces required: 64 spaces required**
**Total residential spaces provided: 64 spaces provided**

**Commercial Parking:** (per Table 20-190)
1 space / 250 sf (Social Service Agency)

16,066 sf x 0.85 = 13,656.1 sf
13,656.1 sf / 250 sf = 55 spaces

0.2 x 55= 11 stalls (reduction)
55-11=44
**Total commercial spaces required: 44 spaces**

**Total Parking Spaces Required: 64+44 = 108 spaces**
**Total Parking Spaces Provided: 108 spaces**

**Motorcycle Parking:**
1 space/ 4 units (residential)
1 space / 20 car spaces (commercial)

147 units / 4 = 36.75
44 spaces / 20 = 2.2

**Total motorcycle spaces required: 39 spaces**
**Total spaces provided: 0 spaces**

**Bicycle Parking:**
1 space/ 4 units (residential)
147 units / 4= 36.75,
Offices, business and admin.: 1 space / 3,000 sf
16,066 sf/ 3000 = 6
**Total bicycle spaces required: 42 spaces**
**Total spaces provided: 42 spaces**

Note: Per 2016 California Green Building Standards Code, sections 5.106.4, we are required 4 long term bicycle parking spaces and 3 short-term parking spaces.

## PROJECT ACCESSIBILITY

This project may be partially funded by public funds via the California Tax Credit Allocation Committee (CTCAC). The project provides housing for public use. Therefore the project is designed to comply with the following codes relating to accessibility:

- Residential Dwelling Units with mobility features shall comply with the Fair Housing Act and CBC Chapter 11B which integrates the 2010 ADA Standards, specifically 11B-809.2-4 and on an accessible route per 11B-809.4. Per CTCAC, 10% of the total number of units shall be provided with mobility features. This is greater than the 5% required by Section 504/UFAS standards or by 11B-233.3.1.1
- Residential Dwelling Units with communication features shall comply with the Fair Housing Act and CBC Chapter 11B which integrates the 2010 ADA Standards, specifically 11B-809.5. Per CTCAC, 4% of the total number of units shall be provided with communication features. This is greater than the 2% required by Section 504/UFAS standards or by 11B-233.3.1.3
- Residential Dwelling Units with adaptable features shall comply with the Fair Housing Act and CBC Chapter 11A, Division IV, as referenced in 11B-233.3.1.2
- Common use areas for use by residents serve mobility and communication units in addition to adaptable units and so shall comply with CBC Chapter 11A and 11B. These include spaces such as program room and kitchen, program offices and exterior patios and roof terrace.
- Common use areas for use by public shall comply with CBC Chapter 11B which integrates the 2010 ADA Standards, such as manager's/ leasing office and lobby and retail/ commercial space.

Residential Dwelling Units with mobility features: 10% of 147 units = 15
Residential Dwelling Units with communication features: 4% of 147 units = 6

## OPEN SPACE

Open space calculations per San Jose Residential Design Guidelines - Mixed Use Development.

**Required private open space:**
73.5 units x 60 sf = 4,410 sf
**Total private open space required= 4,410 sf**

**Required common open space:** 100 sf per unit.
147 units x 100 sf = 14,700 sf
**Total common open space required= 14,700 sf**

**Provided common open space: 14,994 sf**
**Provided private open space: 408 sf**

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C1.2 EXISTING EASEMENTS & PROPOSED SITE PLAN
C2.0 CONCEPTUAL GRADING & UTILITY PLAN
C2.1 SECTIONS
C3.0 CONCEPTUAL STORM-WATER CONTROL PLAN
C3.1 CONCEPTUAL STORM-WATER CONTROL NOTES & DETAILS
C4.0 FIRE HYDRANT EXHIBIT
**LANDSCAPE**
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L1.03 COLORED PLAN
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L3.00 TREE PROTECTION AND DEMOLITION PLAN
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A1.2 LEVEL 3 FLOOR PLAN
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A2.1 EAST AND WEST BUILDING ELEVATIONS (COLORED)
A2.2 NORTH AND SOUTH BUILDING ELEVATIONS (LINES)
A2.3 EAST AND WEST BUILDING ELEVATIONS (LINES)
A2.4 NORTH FACADE PERSPECTIVE AND CLOSEUPS
A3.0 BUILDING SECTIONS
A4.0 ENLARGED UNIT PLANS
A5.0 DETAILS
**ELECTRICAL:**
E1.0 LIGHTING PLAN


## PROJECT TEAM


Owner: Blossom Hill L.P.
c/o Charities Housing
1400 Parkmoor Avenue, Suite 190
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Contact: Dan Wu
Email: dwu@charitieshousing.org

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Email: jsheehan@studioearchitects.com

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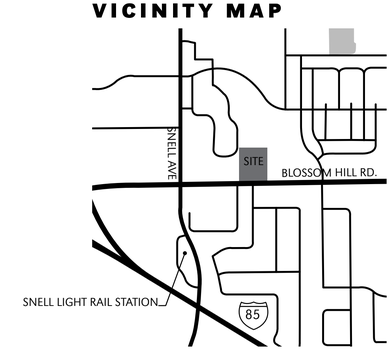
## VICINITY MAP





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Blossom Hill Apartments
397 Blossom Hill Road, San Jose, CA 95123
Charities Housing

Project 17116

06/26/18 Conditional Use Permit
11/29/18 CUP Resubmittal

Title sheet/
Project Data

T.1


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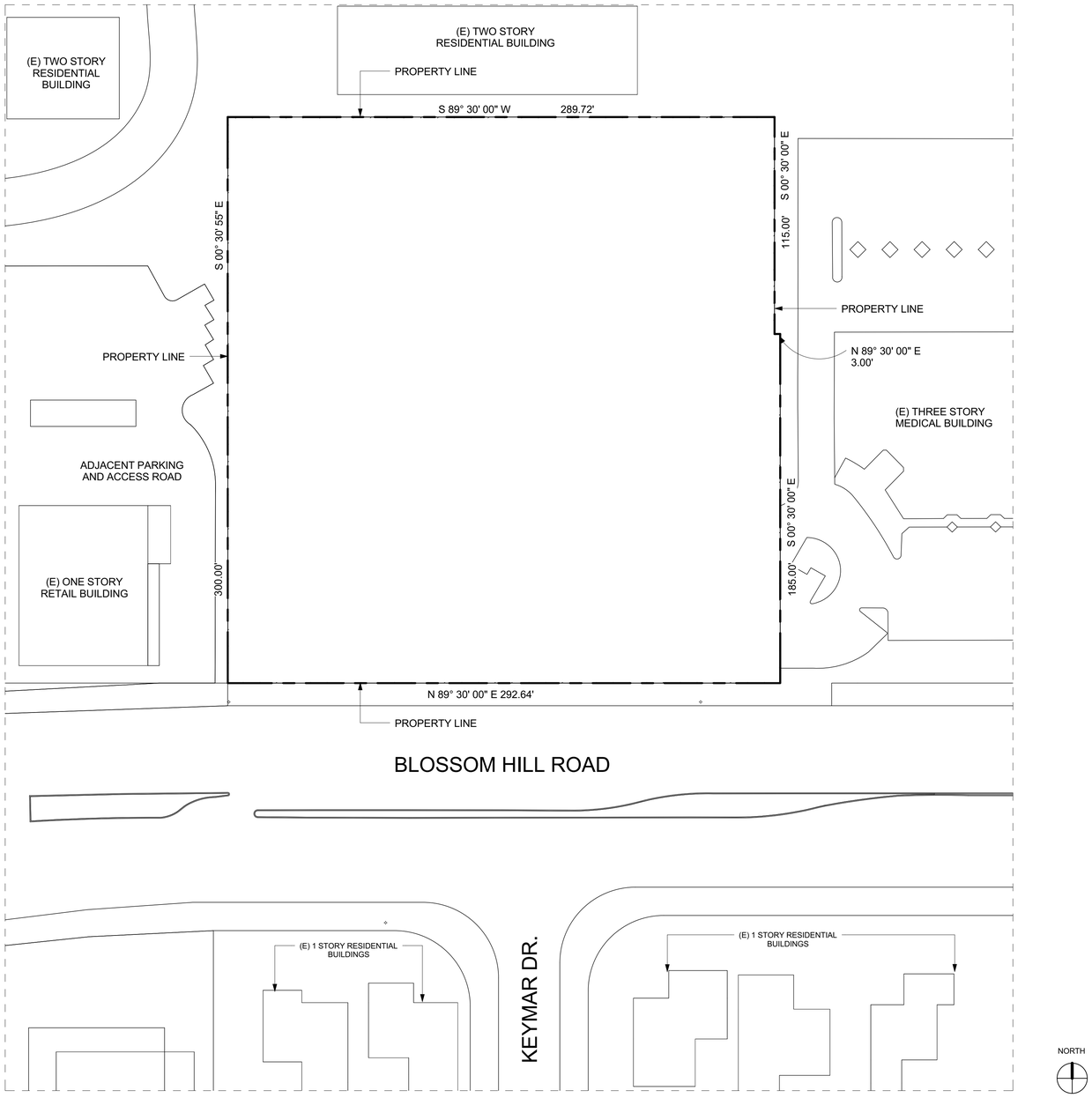


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# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, CA 95123
Charities Housing

Project 17116

06/26/18 Conditional Use Permit
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Land Use Plan

GN1

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## LEGEND & ABBREVIATIONS

| | |
|---|---|
| | BUILDING |
| | CONCRETE |
| | CONCRETE GRADE BREAK |
| | CURB & GUTTER |
| | FENCELINE |
| | UNDERGROUND COMMUNICATIONS |
| | UNDERGROUND ELECTRICAL |
| | UNDERGROUND GAS |
| | UNDERGROUND SANITARY SEWER |
| | UNDERGROUND STORM DRAIN |
| | UNDERGROUND WATER |
| | WALL |
| cp | CATHODIC PROTECTION |
| c | COMMUNICATIONS BOX |
| cv | COMMUNICATIONS VAULT |
| | DRAIN INLET |
| dcv | DETECTOR CHECK VALVE |
| eo | ELECTRICAL OUTLET |
| e | ELECTRIC UTILITY BOX |
| ev | ELECTRIC VAULT |
| | ELECTROLIER |
| | FIRE HYDRANT |
| fp | FLAGPOLE |
| gm | GAS METER |
| hb | HOSE BIB |
| ir | IRRIGATION VALVE |
| SSCO | SANITARY SEWER CLEANOUT |
| | SANITARY SEWER MANHOLE |
| | SIGN |
| | SITE LIGHT |
| 175.15 | SPOT ELEVATION |
| 175.2 | SPOT ELEVATION (AERIALLY DERIVED) |
| SDCO | STORM DRAIN CLEANOUT |
| | STORM DRAIN MANHOLE |
| sl | STREET LIGHT BOX |
| ts | TRAFFIC SIGNAL BOX |
| xfmr | TRANSFORMER |
| 12" | TREE TRUNK / SIZE |
| uv | UTILITY BOX (TYPE UNKNOWN) |
| | UTILITY MANHOLE |
| | UTILITY POLE |
| uv | UTILITY VAULT (TYPE UNKNOWN) |
| w | WATER METER |
| v | WATER VALVE |

## SITE ADDRESS

397 BLOSSOM HILL ROAD
SAN JOSE, CA

## DATE OF SURVEY:

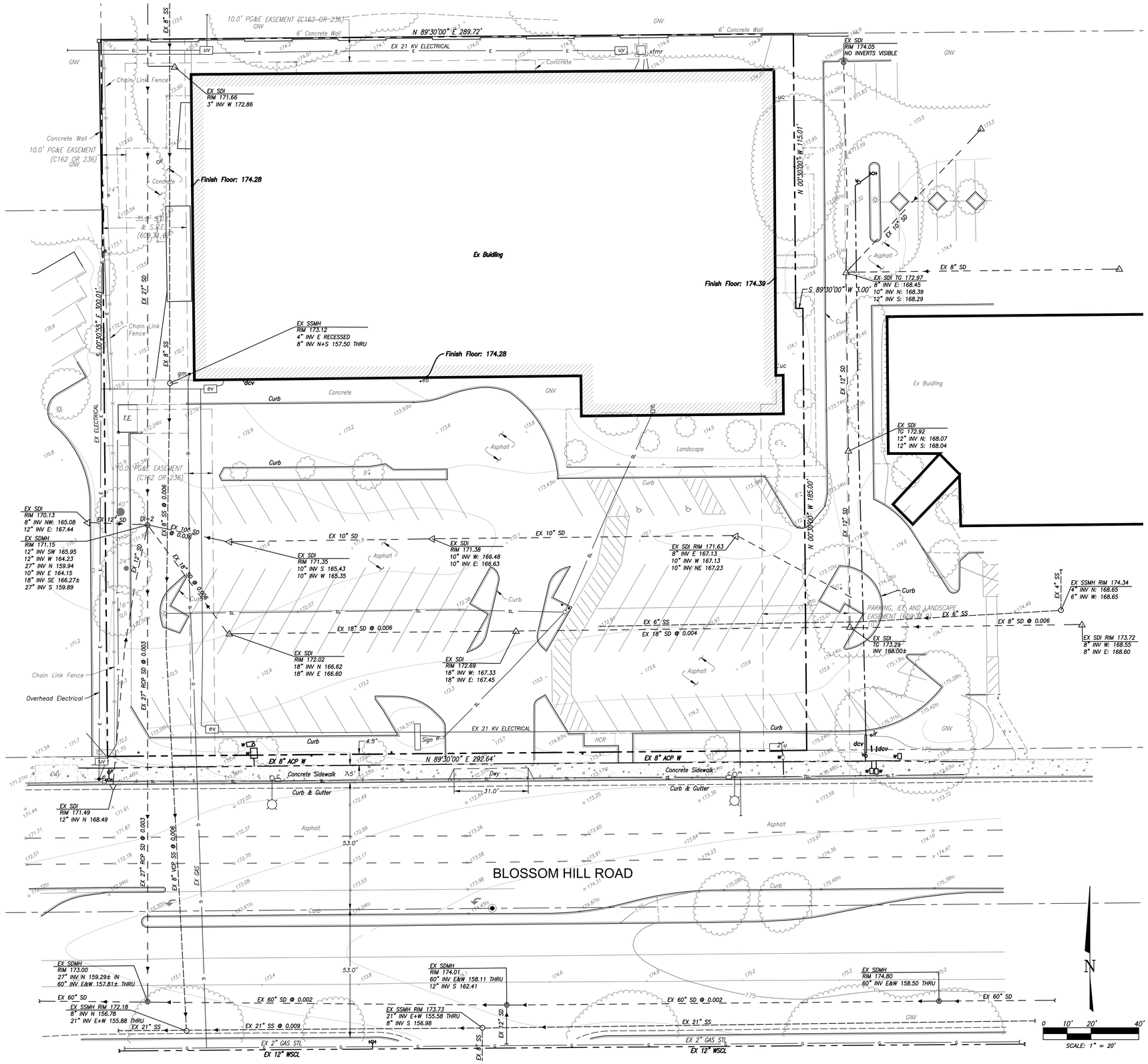
DATE OF AERIAL SURVEY: MARCH 2018
DATE OF SUPPLEMENTAL GROUND SURVEYS: APRIL 2018

## BENCHMARK:

HORIZONTAL DATUM IS BASED UPON A LOCAL ASSUMED COORDINATE SYSTEM. VERTICAL DATUM IS BASED UPON THE CITY OF SAN JOSE BENCHMARK 448, THE TOP OF A FIRE HYDRANT LOCATED APPROXIMATELY 48 FEET NORTH OF THE CENTERLINE OF LEAN AVENUE AND 98 FEET NORTH OF THE CENTERLINE OF BLOSSOM HILL ROAD; TOP OF FIRE HYDRANT ELEVATION TAKEN AS 176.51', NGVD29.

## BASIS OF BEARINGS:

THE BEARING OF A LINE BETWEEN TWO FOUND IRON PIPE IN THE NORTHERLY LINE OF BLOSSOM HILL ROAD, SOUTH 89°30'00" WEST, AS SHOWN ON THAT PARCEL MAP RECORDED JANUARY 5, 1990 IN BOOK 609 OF MAPS, AT PAGES 9–10, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, 95123
Charities Housing

Project # 5129

06/26/18 Conditional Use Permit
11/29/18 Resubmittal

EXISTING CONDITIONS

C1.0

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USER: danielg, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)

## LEGEND & ABBREVIATIONS

- BUILDING
- CONCRETE
- CONCRETE GRADE BREAK
- CURB & GUTTER
- FENCELINE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRICAL
- UNDERGROUND GAS
- UNDERGROUND SANITARY SEWER
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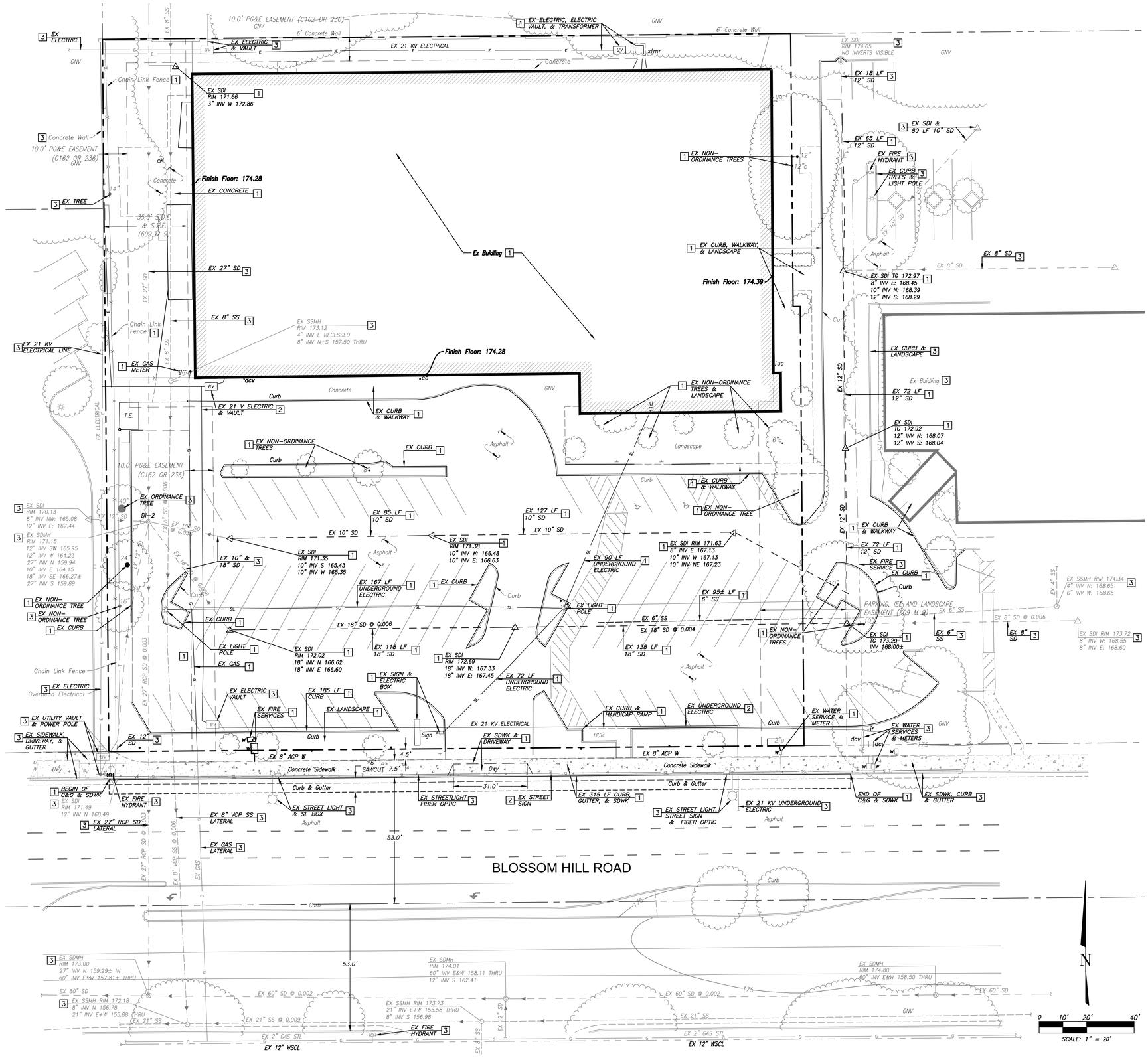
- STORM DRAIN MANHOLE
- sl — STREET LIGHT BOX
- ts — TRAFFIC SIGNAL BOX
- xfmr — TRANSFORMER
- 12" — TREE TRUNK / SIZE
- UTILITY BOX (TYPE UNKNOWN)
- UTILITY MANHOLE
- UTILITY POLE
- uv — UTILITY VAULT (TYPE UNKNOWN)
- w — WATER METER
- WATER VALVE

## GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.
3. EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. FOR DISCONNECTION CONTACT SILICON VALLEY POWER 408-615-2300.
4. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER.
5. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
6. SEE GEOTECHNICAL REPORT FOR OPTION OF MATERIAL RECYCLING INCLUDING ASPHALT, CONCRETE, AND BASE MATERIAL.
7. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
8. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
9. AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTACT PHONE UMBER IS 415-771-6000.
10. ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
11. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY LONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
12. ALL SANITARY SEWER MAIN AND LATERALS AS SHOWN TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH CITY REQUIREMENTS.
13. ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.

## LEGEND

- CONCRETE TO BE REMOVED
- 1 — TO BE REMOVED
- 2 — TO BE RELOCATED
- 3 — TO REMAIN
- SAWCUT





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| 11/29/18 Resubmittal |

DEMOLITION PLAN

C1.1


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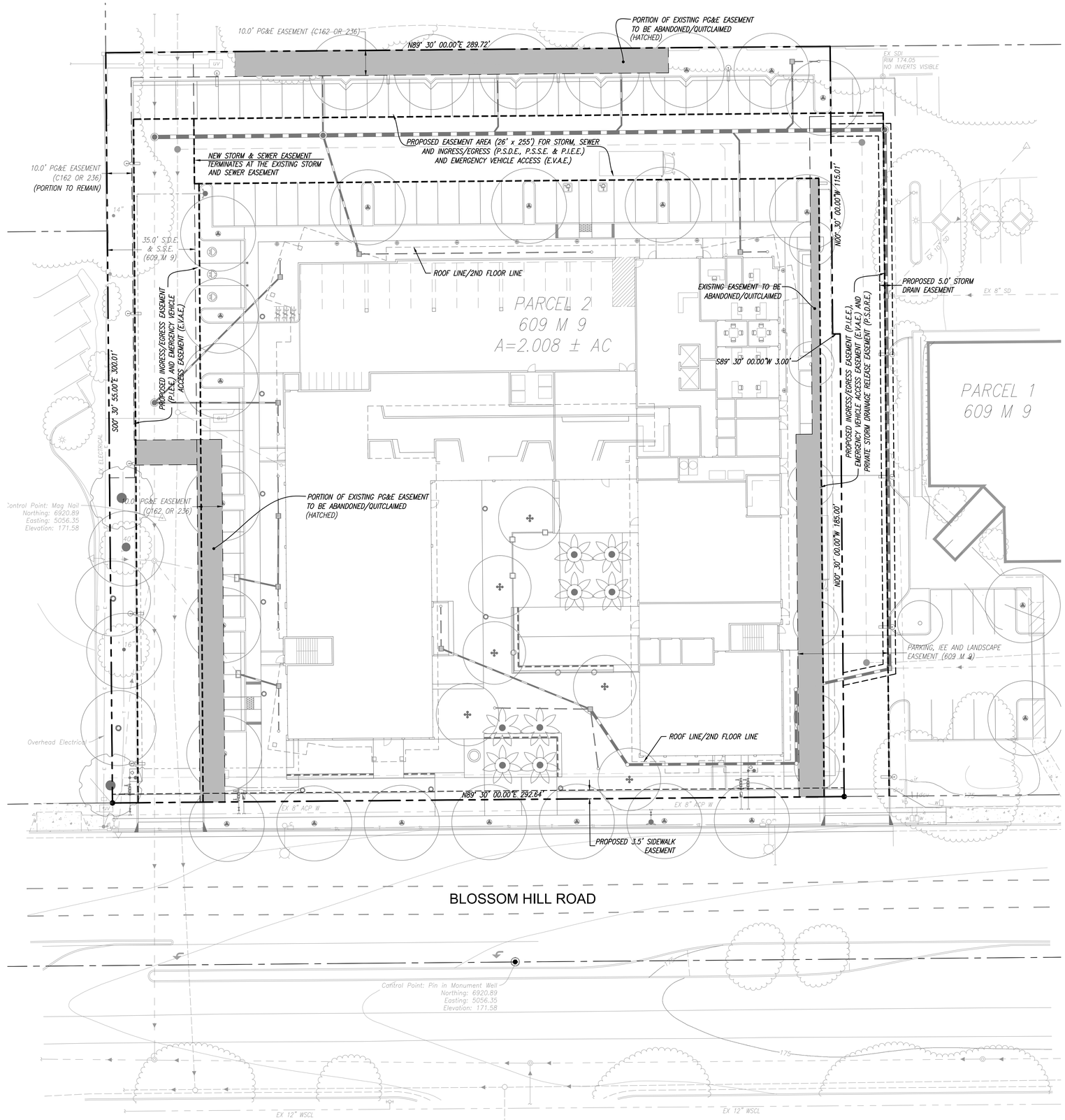


## SITE ADDRESS

397 BLOSSOM HILL ROAD
SAN JOSE, CA

## LEGEND & ABBREVIATIONS

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ADJACENT PARCEL
- CENTERLINE / MONUMENT LINE, AS NOTED
- EASEMENT LINE

## EASEMENT NOTE:

1. EASEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES. THE LOCATIONS SHOWN ARE AN APPROXIMATION AND WILL BE FINALIZED DURING THE DESIGN AND PLANNING APPROVAL PROCESS.
2. PORTIONS OF EXISTING EASEMENTS TO BE QUITCLAIMED.
3. EXISTING BLANKET EASEMENT FOR ACCESS, LANDSCAPE, PARKING AND DRAINAGE TO BE AMENDED OR QUITCLAIMED

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EXISTING EASEMENTS & PROPOSED SITE PLAN

C1.2

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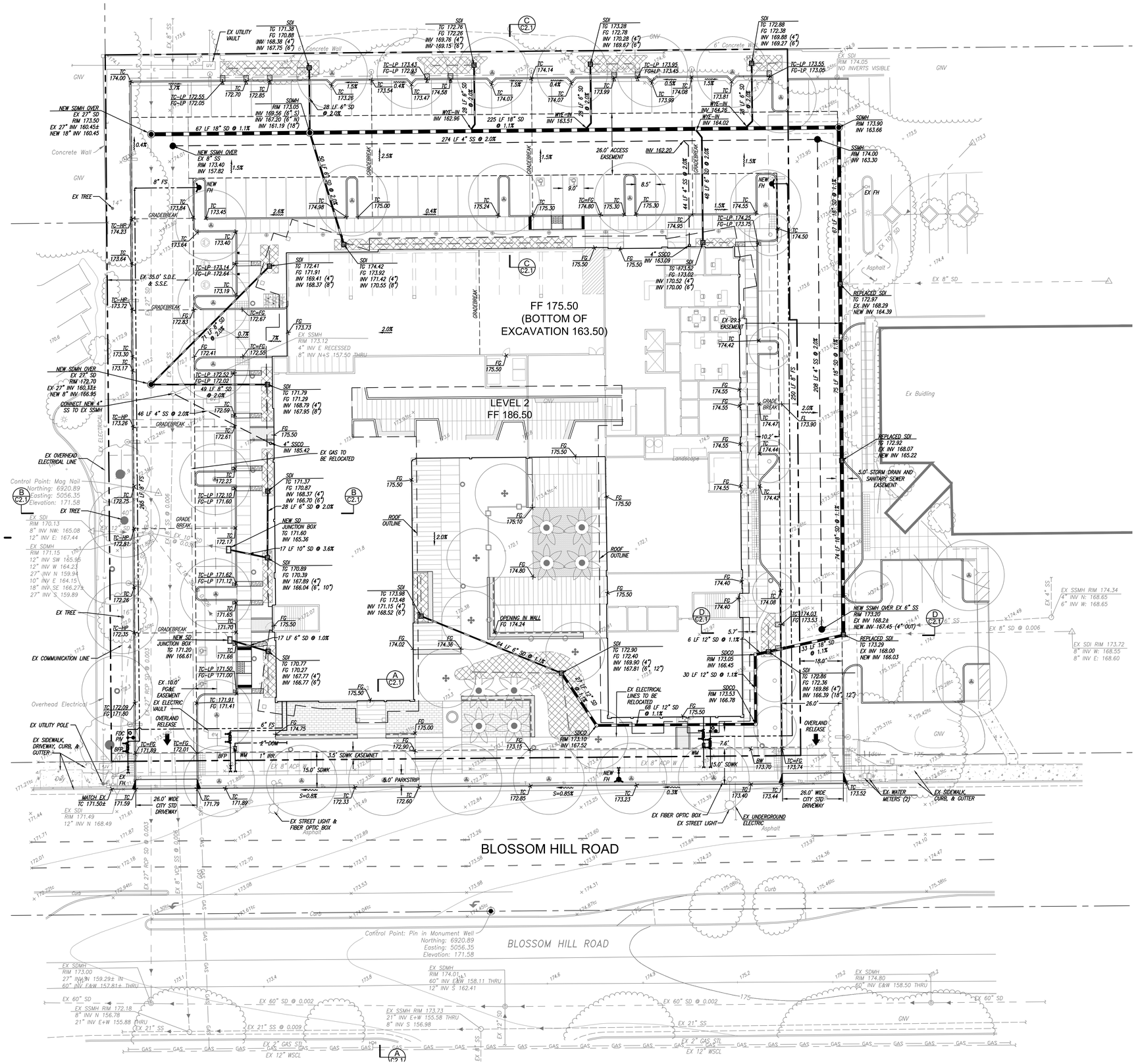


## LEGEND & ABBREVIATIONS

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ADJACENT PARCEL
- CENTERLINE / MONUMENT LINE, AS NOTED
- EASEMENT LINE
- CURB & GUTTER
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- PERFORATED PVC SUBDRAIN
- GAS — GAS — GAS — GAS LINE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- OVERLAND RELEASE PATH
- P.S.E. PUBLIC SERVICE EASEMENT

## EARTH WORK QUANTITIES

| | |
|---|---|
| CUT: | 13,500 CY |
| FILL: | 0 CY |
| EXPORT: | 13,500 CY |
| IMPORT: | 0 CY |

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

N

0 10' 20' 40'

SCALE: 1" = 20'


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# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, 95123

Charities Housing

Project # 5129

| |
|---|
| 06/26/18 Conditional Use Permit |
| 11/29/18 Resubmittal |

CONCEPTUAL
GRADING &
UTILITY PLAN

C2.0


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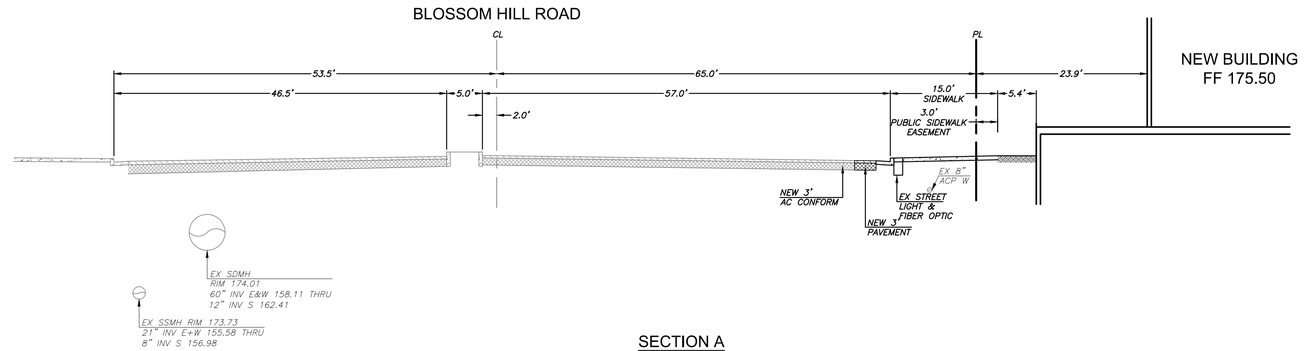
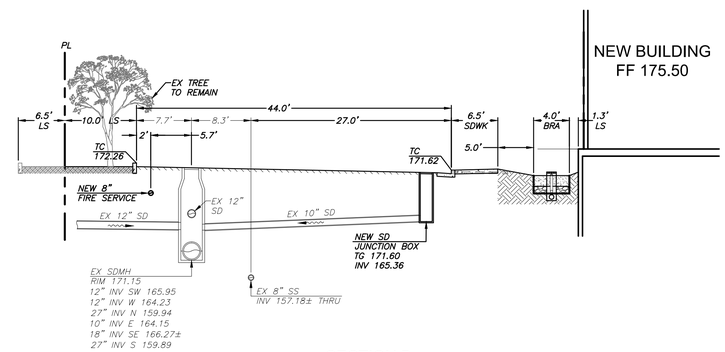



SECTION A
SCALE: NTS

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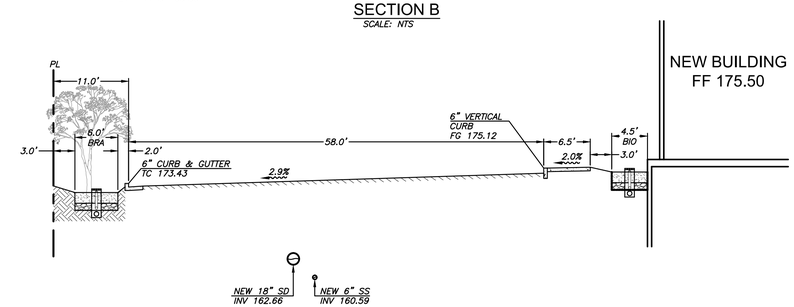
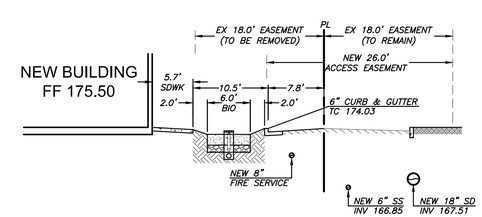



SECTION C
SCALE: NTS




SECTION D
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SECTIONS

C2.1

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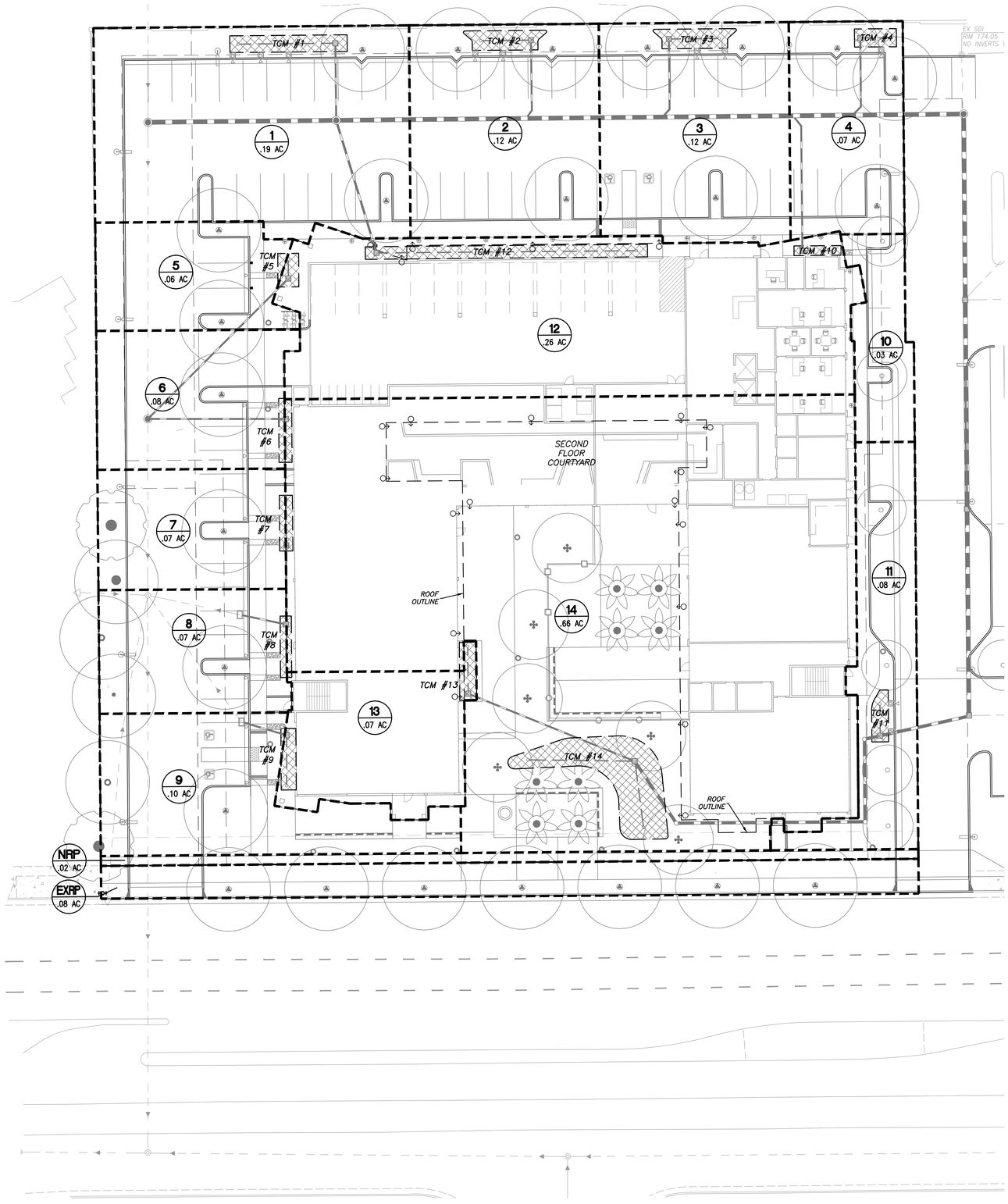


STANDARD STORMWATER CONTROL NOTES:

STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.

PROJECT USES 100% OF LID TREATMENT FOR ONSITE AREA.

BIOTREATMENT SOIL REQUIREMENTS

BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761

PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

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2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): N/A

2.b. Total area of site: 2.01 acres

2.c. Total Existing Impervious Surfaces on site: 84432.00 sq. ft.

2.d. Total area of site that will be disturbed: 2.01 acres

| COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE | Existing Surface sq. ft. | Proposed Surface: To Be Replaced sq. ft. [1] | Proposed Surface: New sq. ft. [2] | RESET CALCULATIONS |
|---|---|---|---|---|
| 2.e. IMPERVIOUS SURFACES | | | | |
| Roof Area | 32,500.00 | 35,705.00 | 1,123.00 | |
| Parking | 30,258.00 | 14,750.00 | 0.00 | |
| Sidewalks, Patios, Driveways, Etc. | 17,783.00 | 16,905.00 | 252.00 | |
| Public Streets | 0.00 | 0.00 | 0.00 | Total Proposed Impervious Surface (replaced + new) |
| Private Streets | 0.00 | 0.00 | 0.00 | |
| Online form auto-calculates **Impervious Surfaces Total** | e.1. 80541.00 | e.2. 67360.00 | e.3. 1375.00 | e.4. 68735.00 |
| 2.f. PERVIOUS SURFACES | | | | |
| Landscaped Area | 6920.00 | 5545.00 | 13181.00 | |
| Pervious Paving | 0 | 0 | 0 | Total Proposed Pervious Surface (replaced + new) |
| Green Roof and other Pervious Surfaces | 0 | 0 | 0 | |
| Online form auto-calculates **Pervious Surfaces Total** | f.1. 6920.00 | f.2. 5545.00 | f.3. 13181.00 | f.4. 18726.00 |

2.g. **Percentage of Site's Impervious Area Replacement** (e.2 ÷ 2.c) X 100: Online form auto-calculates g. 79.78 %

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

[2] *Proposed New Impervious Surface:* New impervious surface that will cover an existing pervious surface.

## LEGEND

DESCRIPTION

- BIORETENTION AREA (BRA)
- DRAINAGE AREA BOUNDARY LINE
- XX / XX AC — DRAINAGE AREA DESIGNATION / TRIBUTARY AREA
- STORM DRAIN PIPE
- STORM DRAIN CLEANOUT/MANHOLE
- ROOF DRAIN DOWNSPOUT

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
375 BLOSSOM HILL ROAD
SAN JOSE, CA 95123

I.B. PROPERTY OWNER:
CHARITIES HOUSING

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
SANDRA HEREDIA

II.B. PHONE NUMBER OF CONTACT:
(408)550-8308

II.C. EMAIL:
S.HEREDIA@CHARATIESHOUSING.COM

II.D. ADDRESS:
1400 PARKMOOR AVE # 190
SAN JOSE, CA 95126

SOURCE CONTROL MEASURES:

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER: INTERIOR PARKING STRUCTURES.
2. BENEFICIAL LANDSCAPING.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.
5. OTHER: _____

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.
   b. ON TOP OF UNDER BUILDINGS.
3. REDUCE EXISTING IMPERVIOUS SURFACES.
4. CREATE NEW PERVIOUS AREAS: LANDSCAPING
5. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
6. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVOUS AREAS.

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 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE 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.

PROJECT SITE INFORMATION:

1. SOILS TYPE: D
2. GROUND WATER DEPTH: 10'
3. NAME OF RECEIVING BODY: GUADALUPE RIVER
4. FLOOD ZONE: N/A
5. FLOOD ELEVATION (IF APPLICABLE): N/A

# Blossom Hill Apartments

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Charities Housing

Project # 5129

06/26/18 Conditional Use Permit
11/29/18 Resubmittal

CONCEPTUAL STORMWATER CONTROL PLAN

C3.0

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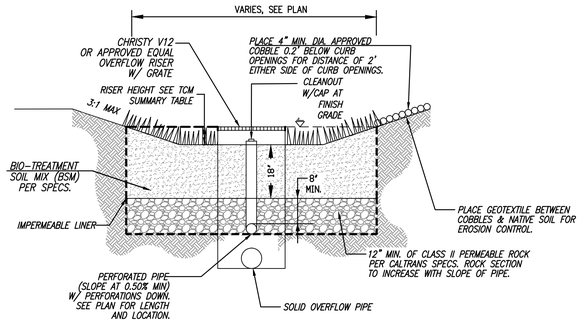
| TREATMENT CONTROL MEASURE SUMMARY TABLE | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Area | TCM # | Treatment Type | Drainage Area (acres) | Drainage Area (s.f.) | Impervious Area (s.f.) | Pervious Area (s.f.) | Bioretention Area Requied (s.f.)4% Method | Bioretention Area Provided (s.f.) | Bioretention Lined or Unlined | Overflow Riser Height (in) | Location |
| 1 | 1 | Bio-retention | 0.19 | 8,164 | 6,148 | 2,016 | 246 | 252 | Unlined | 6 | Onsite |
| 2 | 2 | Bio-retention | 0.12 | 5,179 | 4,346 | 833 | 174 | 178 | Unlined | 6 | Onsite |
| 3 | 3 | Bio-retention | 0.12 | 5,305 | 4,415 | 890 | 177 | 178 | Unlined | 6 | Onsite |
| 4 | 4 | Bio-retention | 0.07 | 3,117 | 2,429 | 688 | 97 | 98 | Lined | 6 | Onsite |
| 5 | 5 | Bio-retention | 0.06 | 2,596 | 1,878 | 718 | 75 | 90 | Lined | 6 | Onsite |
| 6 | 6 | Bio-retention | 0.08 | 3,387 | 2,595 | 792 | 104 | 107 | Lined | 6 | Onsite |
| 7 | 7 | Bio-retention | 0.07 | 2,895 | 2,105 | 790 | 84 | 94 | Lined | 6 | Onsite |
| 8 | 8 | Bio-retention | 0.07 | 2,994 | 2,185 | 809 | 87 | 88 | Lined | 6 | Onsite |
| 9 | 9 | Bio-retention | 0.10 | 4,346 | 2,779 | 1,567 | 111 | 118 | Lined | 6 | Onsite |
| 10 | 10 | Bio-retention | 0.03 | 1,484 | 1,364 | 120 | 55 | 58 | Lined | 6 | Onsite |
| 11 | 11 | Bio-retention | 0.08 | 3,441 | 2,546 | 895 | 102 | 103 | Lined | 6 | Onsite |
| 12 | 12 | Bio-retention | 0.26 | 11,533 | 11,221 | 312 | 449 | 452 | Lined | 6 | Onsite |
| 13 | 13 | Bio-retention | 0.07 | 3,262 | 3,137 | 125 | 125 | 125 | Lined | 6 | Onsite |
| 14 | 14 | Bio-retention | 0.66 | 28,733 | 22,984 | 5,749 | 919 | 919 | N/A | 6 | Onsite |
| 20 | ** | New Roadway* | 0.02 | 1,024 | 1,024 | 0 | N/A | N/A | N/A | N/A | Offsite |
| 21 | ** | Existing Roadway* | 0.08 | 3,543 | 3,543 | 0 | N/A | N/A | N/A | N/A | Offsite |
| | | **Totals:** | 2.09 | 91,003 | 74,699 | 16,304 | | | | | |

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

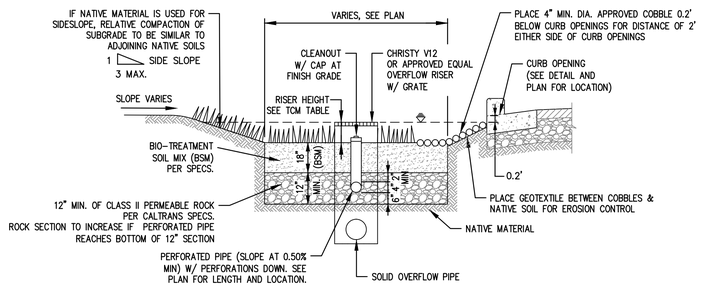



TYPICAL BIORETENTION BASIN W/ LINER

SCALE: N.T.S.

SIZING METHODS:

4%

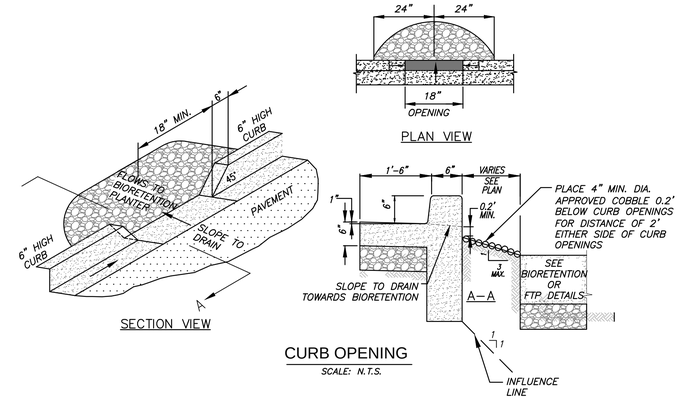



TYPICAL BIORETENTION BASIN W/O LINER

SCALE: N.T.S.

SIZING METHODS:

4%




CURB OPENING

SCALE: N.T.S.

**TABLE 1**
**ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS**

| NO. | MAINTENANCE TASK | FREQUENCY OF TASK |
|---|---|---|
| 1 | REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY. | QUARTERLY, OR AS NEEDED AFTER STORM EVENTS |
| 2 | INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT. | QUARTERLY, OR AS NEEDED AFTER STORM EVENTS |
| 3 | CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS. | QUARTERLY, OR AS NEEDED AFTER STORM EVENTS |
| 4 | MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE). | QUARTERLY |
| 5 | ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 6 | USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 7 | CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 8 | INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 9 | INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 10 | REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS. | |
| 11 | INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST. | ANNUALLY, BEFORE THE WET SEASON |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11/29/18 Resubmittal

CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS

C3.1


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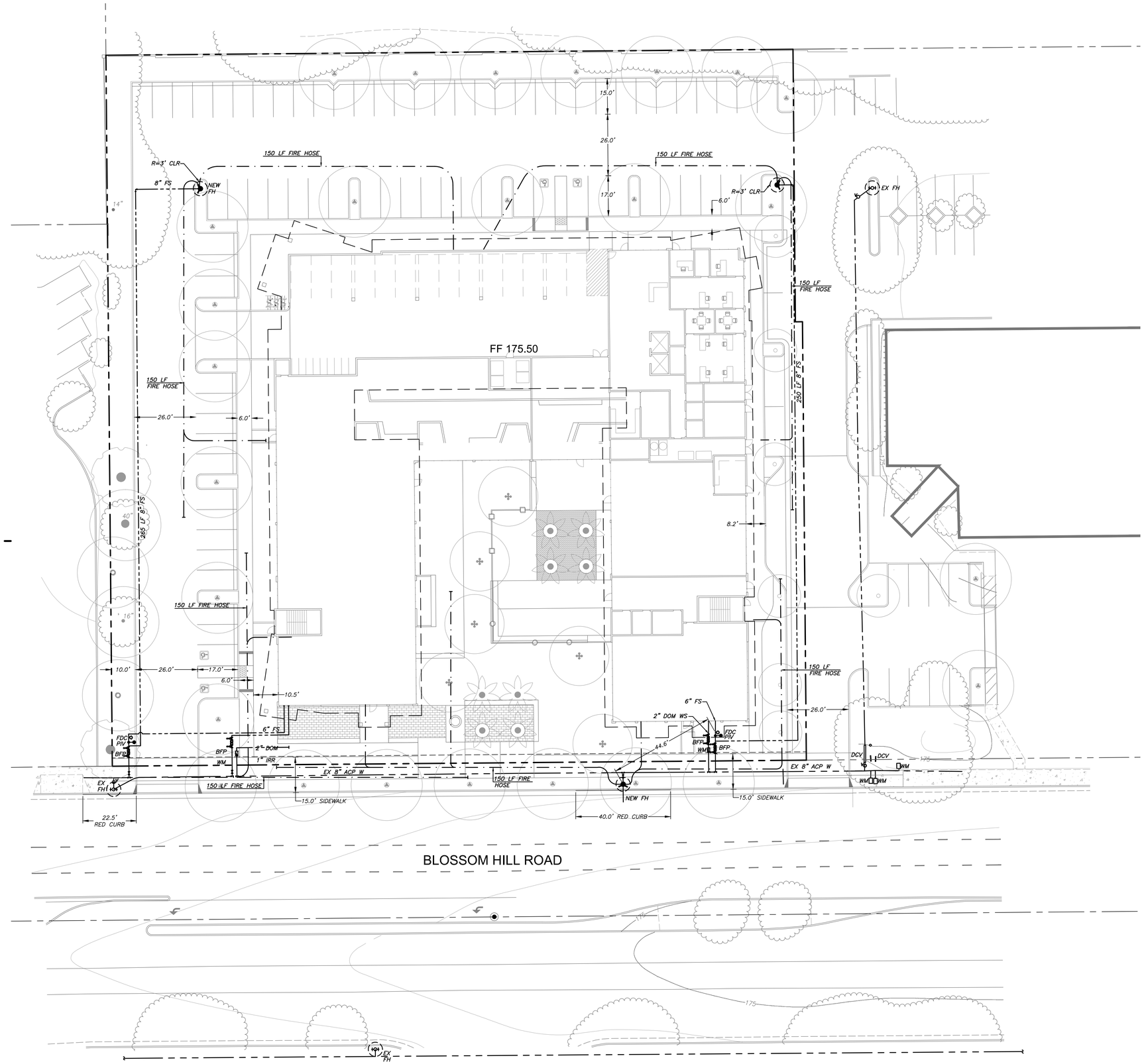


## LEGEND & ABBREVIATIONS

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ADJACENT PARCEL
- CENTERLINE / MONUMENT LINE, AS NOTED
- EASEMENT LINE
- CURB & GUTTER
- FIRE HOSE
- WATER LINE
- OVERLAND RELEASE PATH
- P.S.E. PUBLIC SERVICE EASEMENT

## FIRE GENERAL NOTES

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
5. ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS, AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS.

## FIRE PROTECTION NOTES:

1. NEW BUILDING – 146,049 sq. ft.
   BLDG CONSTRUCTION TYPE – VA OVER IA
   REQUIRED FIRE FLOW – XXXX gpm
   ADJUSTED FIRE FLOW – XXXX gpm (USING 50% REDUCTION PER CFC 2016 CFC FOR SPRINKLERED BUILDING & SJFPB ORDINANCE)
   MINIMUM – X FIRE HYDRANTS
   AVERAGE SPACING – XXX FT. (INCREASE BY 50% TO 600 FT. BASED ON APPENDIX C TABLE C102.1 F.)
2. ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT ARE, OR, WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
3. FIRE DEPARTMENT CONNECTIONS (FDC) WILL BE PROVIDED FIRE HYDRANTS AREA LOCATED LESS THAN 100' FROM EACH FDC.

N

0 10' 20' 40'

SCALE: 1" = 20'


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FIRE HYDRANT EXHIBIT

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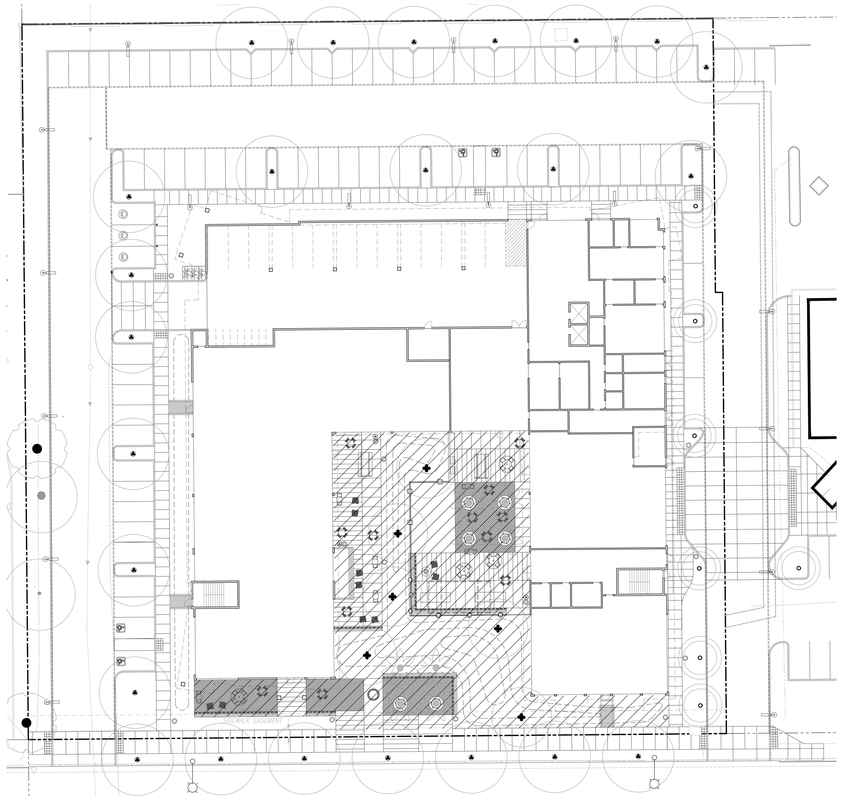
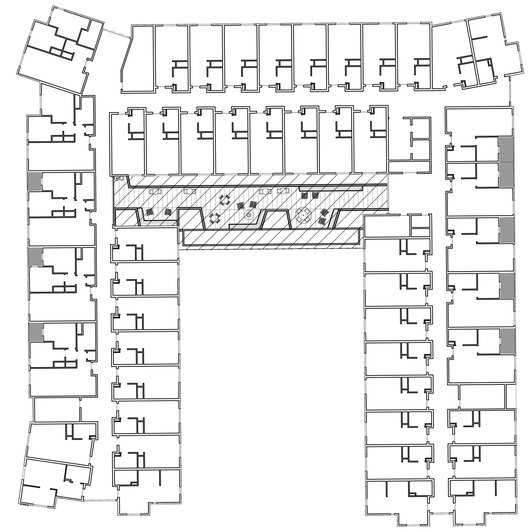


0 15 30 60

## LEVEL 1



0 15 30 60

## LEVEL 2

## OPEN SPACE

### COMMON OPEN SPACE

COMMON OPEN SPACE REQUIRED:

| PER UNIT (SF) | # OF UNITS | TOTAL REQUIRED |
|---|---|---|
| 100 SQ. FT. | 147 | 14,700 SQ. FT. |

COMMON OPEN SPACE PROVIDED:

| | |
|---|---|
| LEVEL 1 | 11,855 SQ. FT. |
| LEVEL 2 | 3,139 SQ. FT. |
| TOTAL PROVIDED | 14,994 SQ. FT. |

### PRIVATE OPEN SPACE

PRIVATE OPEN SPACE REQUIRED:

| PER UNIT (SF) | # OF UNITS | TOTAL REQUIRED |
|---|---|---|
| 60 SQ. FT. | 73.5 * | 4,410 SQ. FT. |

* NOTE: PRIVATE OPEN SPACE PROVIDED PER 'SAN JOSE RESIDENTIAL DESIGN GUIDELINES - MIXED USE DEVELOPMENT

PRIVATE OPEN SPACE PROVIDED:

| | |
|---|---|
| LEVEL 1 | 0 SQ. FT. |
| LEVEL 2 | 408 SQ. FT. |
| TOTAL PROVIDED | 408 SQ. FT. |

COMMON OPEN SPACE

PRIVATE OPEN SPACE

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# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, 95123
Charities Housing

Project 17116

06/26/18 CUP SUBMITTAL
11/29/18 CUP RESUBMITTAL

LICENSED LANDSCAPE ARCHITECT
NEIL C. HADLEY - 4554
STATE OF CALIFORNIA
Signature
11/30/19
Renewal Date
11/29/18
Date

OPEN SPACE EXHIBIT

L1.00

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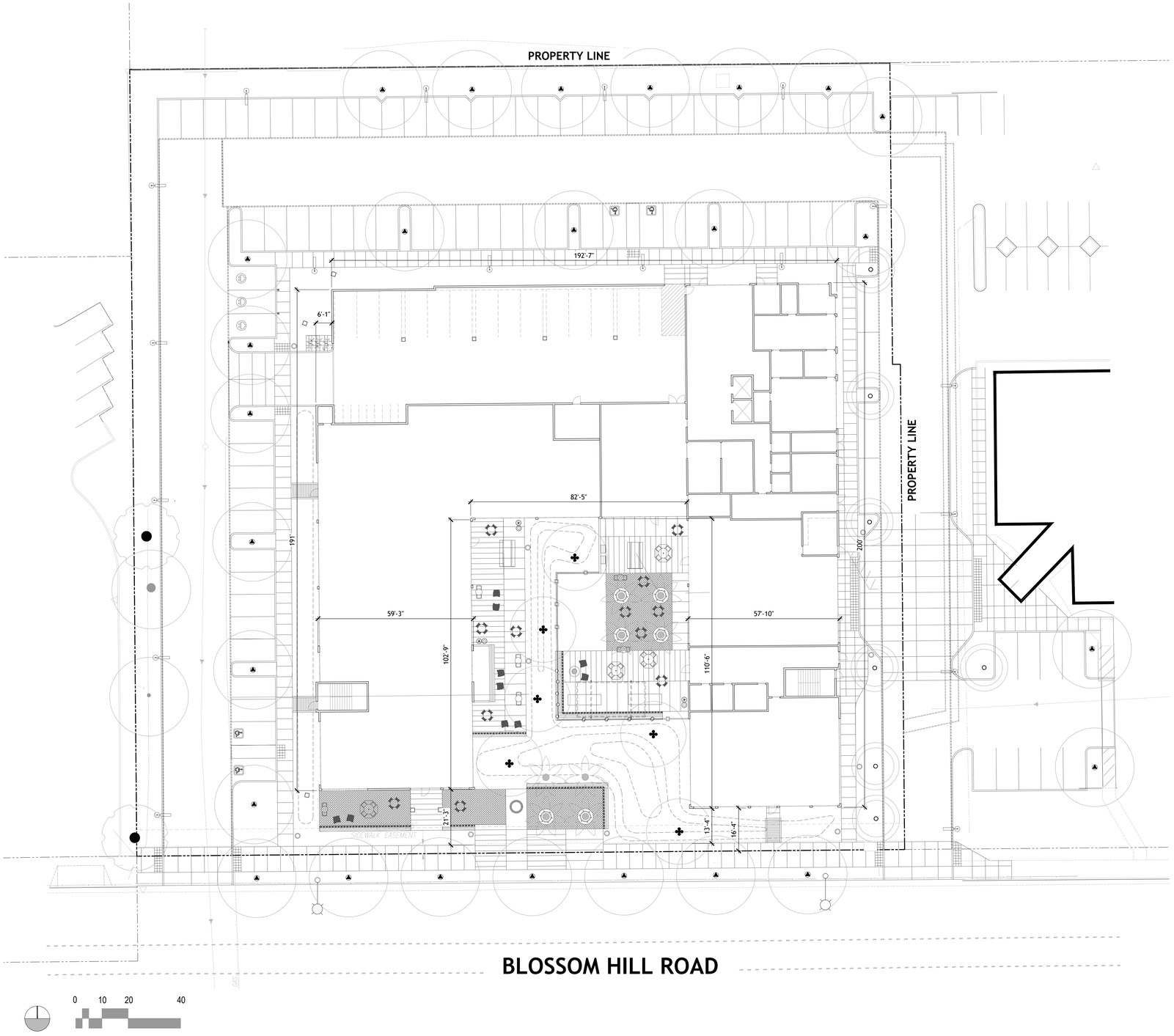


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NEIL C. HADLEY 4054
Signature
11/30/19
Renewal Date
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Date
STATE OF CALIFORNIA

BUILDING
LEVEL 1

L1.00A

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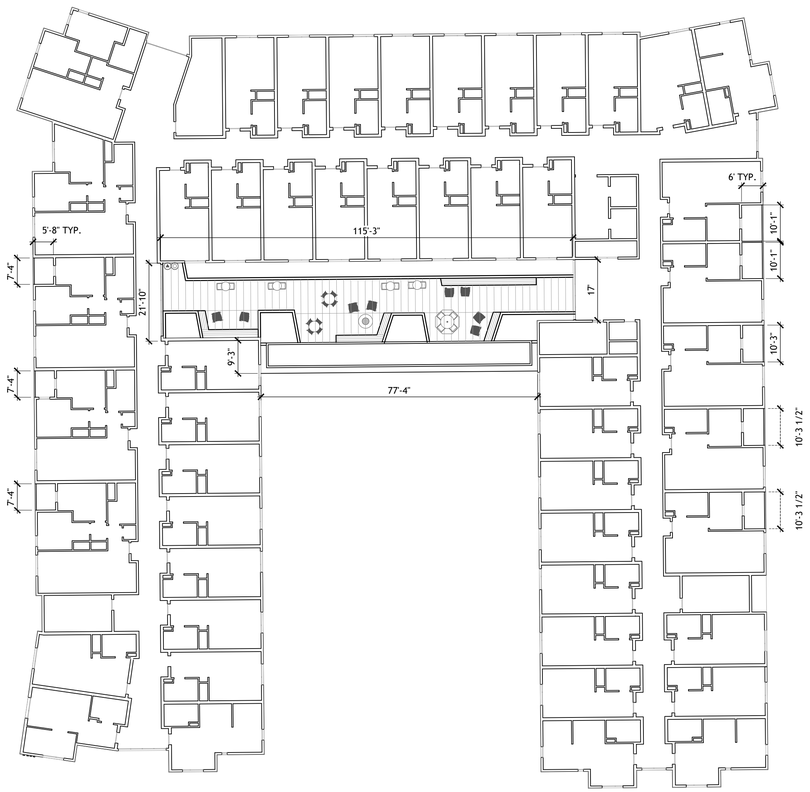


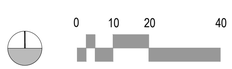


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NEIL C. HADLEY 4514
Signature
11/30/19
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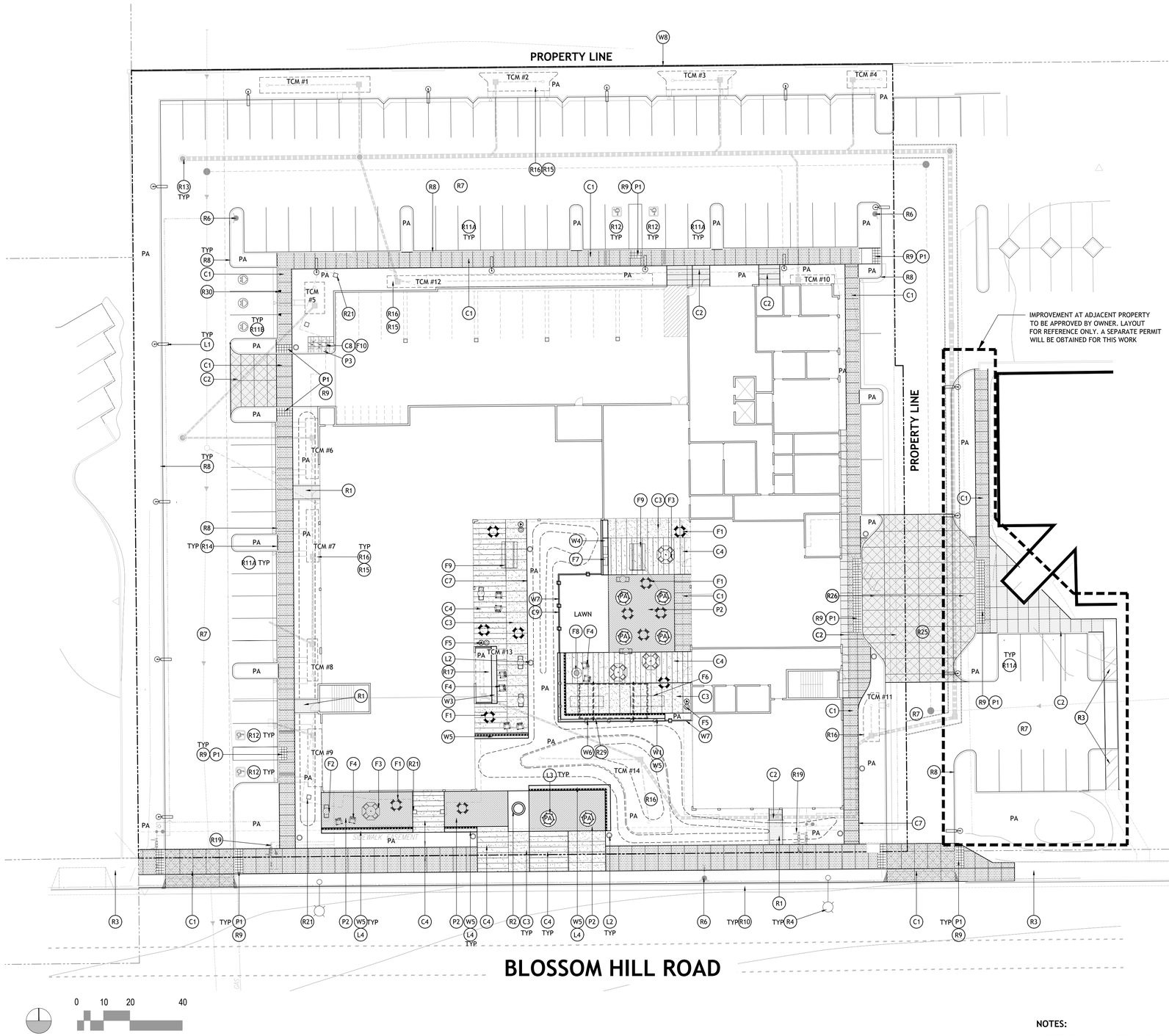
11/29/18
Date
STATE OF CALIFORNIA

BUILDING
LEVEL 2

L1.00B




# MATERIALS & PRODUCTS SCHEDULE

| VEHICULAR | PEDESTRIAN | SYMBOL | ITEM | DETAIL |
|---|---|---|---|---|
| | | | **C.I.P. CONCRETE PAVING** | |
| C1 | C1 | C1 | C.I.P. CONCRETE TYPE I-LIGHT SAND FINISH | |
| C2 | C2 | C2 | C.I.P. CONCRETE TYPE II-EXPOSED AGGREGATE FINISH | |
| | C3 | C3 | C.I.P. CONCRETE TYPE III INTEGRAL COLOR-EXPOSED AGGREGATE FINISH | |
| | C4 | C4 | C.I.P. CONCRETE TYPE IV INTEGRAL COLOR-EXPOSED AGGREGATE FINISH | |
| | | EJ | C5 $\frac{3}{8}$" HIDDEN EXPANSION JOINT | |
| | | SJ | C6 $\frac{1}{4}$" SAWCUT JOINT | |
| | | | C7 THICKENED EDGE PAVING 8" DEPTH | |
| | | | C8 C.I.P. CONCRETE BAND AT BIKE RACK | |
| | | | C9 C.I.P. CONCRETE MOW CURB | |
| | | | **OTHER PAVING** | |
| | | P1 | P1 TRUNCATED DOME PAVERS | |
| | | P2 | P2 LINEAR CONCRETE PAVERS ON CONCRETE BASE | |
| | | P3 | P3 DECOMPOSED GRANITE | |
| | | | **WALLS/FENCES/GATES** | |
| | | | W1 C.I.P. CONCRETE WALL 12" WIDTH | |
| | | | W2 C.I.P CONCRETE PLANTER WALL 12" AND 18" WIDTHS | |
| | | | W3 C.I.P CONCRETE PLANTER WALL 12" AND 18" WIDTHS W/ IPE SEAT | |
| | | | W4 C.I.P. CONCRETE BBQ WALL 12" WIDTH W/ 24" COUNTER TOP | |
| | | | W5 C.I.P. CONCRETE SEAT WALL 24" WIDTH W/ IPE TOP | |
| | | | W6 GLASS FENCE | |
| | | | W7 STEEL FENCE 6' H. | |
| | | | W8 METAL WIRE FENCE 6' H. | 1 / L1.04 |
| | | | **SITE FURNISHINGS** | |
| | | F1 | F1 TABLES AND CHAIRS (4 TOP) | |
| | | F2 | F2 TABLES AND CHAIRS (2 TOP) | |
| | | F3 | F3 TABLES AND CHAIRS (4 TOP W/ UMBRELLA) | |
| | | F4 | F4 LOUNGE CHAIR | |
| | | F5 | F5 TRASH AND RECYCLE BINS | |
| | | F6 | F6 BUILT IN TABLE | |
| | | F7 | F7 OUTDOOR GRILL | |
| | | F8 | F8 FIRE BOWL | |
| | | F9 | F9 PICNIC TABLE | |
| | | F10 | F10 BIKE RACK | |
| | | | **SITE LIGHTING** | |
| | | L1 | L1 VEHICULAR POLE LIGHT | |
| | | L2 | L2 PEDESTRIAN POLE LIGHT | |
| | | L3 | L3 PALM TREE LIGHT | |
| | | L4 | L4 LED STRIP LIGHT | |
| | | L5 | L5 TREE UPLIGHT | |
| | | | **OTHER** | |
| | | R1 | R1 HARDWOOD BRIDGE | |
| | | R2 | R2 WATER FEATURE | |
| | | R3 | R3 EXISTING HARDSCAPE TO REMAIN | |
| | | R4 | R4 EXISTING STREET LIGHT TO REMAIN | |
| | | R5 | R5 EXISTING FIRE HYDRANT | |
| | | R6 | R6 NEW FIRE HYDRANT | |
| | | R7 | R7 ASPHALT | |
| | | R8 | R8 6" CURB | |
| | | R9 | R9 0" CURB | |
| | | R10 | R10 GUTTER | |
| | | R11A | R11A PARKING STALL | |
| | | R11B | R11B EV CHARGING PARKING STALL | |
| | | R12 | R12 ADA PARKING STALL | |
| | | R13 | R13 STORM DRAIN MAN HOLE | |
| | | R14 | R14 CURB CUT | |
| | | R15 | R15 STORMWATER FILTRATION UNIT | |
| | | R16 | R16 BIORETENTION AREA | |
| | | R17 | R17 FLOW THROUGH PLANTER | |
| | | R18 | R18 AREA DRAIN | |
| | | R19 | R19 BACKFLOW PREVENTER | |
| | | R20 | R20 TRASH ENCLOSURE | |
| | | R21 | R21 ARCHITECTURAL COLUMN | |
| | | R22 | R22 ARCHITECTURAL CANOPY | |
| | | R23 | R23 GARAGE RAMP | |
| | | R24 | R24 SECOND LEVEL PLANTER | |
| | | R25 | R25 SHARED DRIVE WAY | |
| | | R26 | R26 DROP OFF | |
| | | R27 | R27 VAN/EMERGENCY DROP OFF | |
| | | R28 | R28 VEGGIE BOX | |
| | | R29 | R29 SHADE CANOPY | |
| | | R30 | R30 EV CHARGING STATION | |
| | | PA | PA PLANTING AREA | |

## NOTES:

1. REFER TO CIVIL DEMOLITION AND UTILITY PLANS FOR EXISTING ITEMS NOT CALLED OUT ON THESES DRAWINGS. PROTECT IN PLACE ALL PAVING, UTILITIES AND STRUCTURES NOT IDENTIFIED FOR DEMOLITION.

2. REFER TO CIVIL GRADING PLANS FOR ALL GRADING AND PAVING ELEVATION INFORMATION

3. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES WITH THE LAYOUT OF PROPOSED IMPROVEMENTS PRIOR TO INSTALLATION

4. ALL EXTERIOR CONCRETE FINISHES SHALL MEET OR EXCEED THE SLIP COEFFICIENT FOR EXTERIOR CONCRETE

5. NEW PAVING SHALL MATCH EXISTING GRADES AT ALL THRESHOLDS AND WALKWAYS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NEIL C. HADLEY - 4554
Signature
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Renewal Date
11/29/18
Date
STATE OF CALIFORNIA

HARDSCAPE FINISHES PLAN LEVEL 1

L1.01

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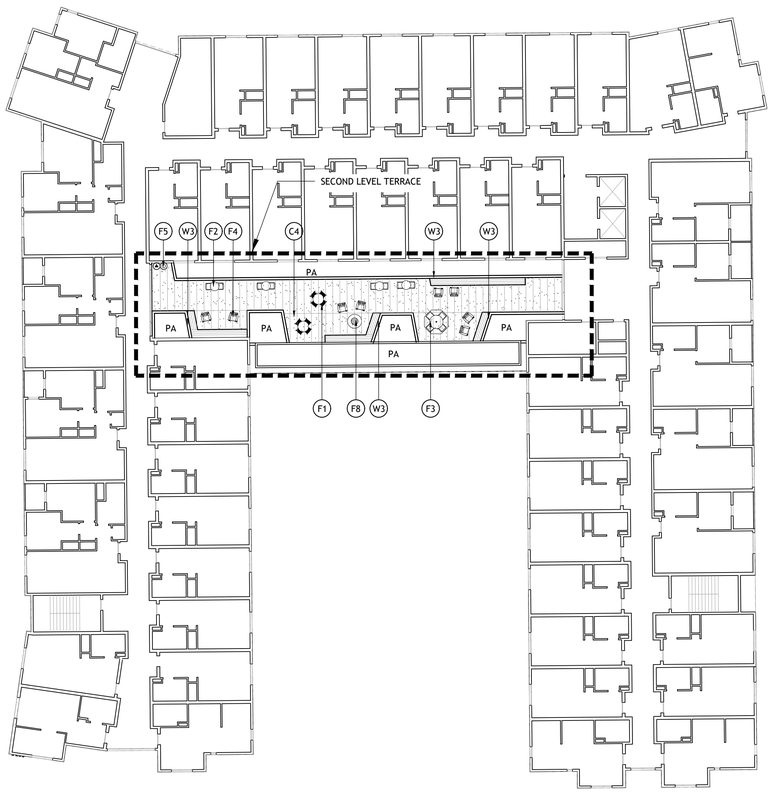


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# MATERIALS & PRODUCTS SCHEDULE

| VEHICULAR | SYMBOL PEDESTRIAN | | ITEM | DETAIL |
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| | C3 | C3 | C.I.P. CONCRETE TYPE III INTEGRAL COLOR-EXPOSED AGGREGATE FINISH | |
| | C4 | C4 | C.I.P. CONCRETE TYPE IV INTEGRAL COLOR-EXPOSED AGGREGATE FINISH | |
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| | SJ | C6 | 1/4" SAWCUT JOINT | |
| | | C7 | THICKENED EDGE PAVING 8" DEPTH | |
| | | C8 | C.I.P. CONCRETE BAND AT BIKE RACK | |
| | | C9 | C.I.P. CONCRETE MOW CURB | |
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| | | W4 | C.I.P. CONCRETE BBQ WALL 12" WIDTH W/ 24" COUNTER TOP | |
| | | W5 | C.I.P. CONCRETE SEAT WALL 24" WIDTH W/ IPE TOP | |
| | | W6 | GLASS FENCE | |
| | | W7 | STEEL FENCE 6' H. | |
| | | W8 | METAL WIRE FENCE 6' H. | 1 / L1.04 |
| | | | **SITE FURNISHINGS** | |
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| | | F5 | TRASH AND RECYCLE BINS | |
| | | F6 | BUILT IN TABLE | |
| | | F7 | OUTDOOR GRILL | |
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| | | L3 | PALM TREE LIGHT | |
| | | L4 | LED STRIP LIGHT | |
| | | L5 | TREE UPLIGHT | |
| | | | **OTHER** | |
| | | R1 | HARDWOOD BRIDGE | |
| | | R2 | WATER FEATURE | |
| | | R3 | EXISTING HARDSCAPE TO REMAIN | |
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| | | R6 | NEW FIRE HYDRANT | |
| | | R7 | ASPHALT | |
| | | R8 | 6" CURB | |
| | | R9 | 0" CURB | |
| | | R10 | GUTTER | |
| | | R11A | PARKING STALL | |
| | | R11B | EV CHARGING PARKING STALL | |
| | | R12 | ADA PARKING STALL | |
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| | | R22 | ARCHITECTURAL CANOPY | |
| | | R23 | GARAGE RAMP | |
| | | R24 | SECOND LEVEL PLANTER | |
| | | R25 | SHARED DRIVE WAY | |
| | | R26 | DROP OFF | |
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| | | PA | PLANTING AREA | |

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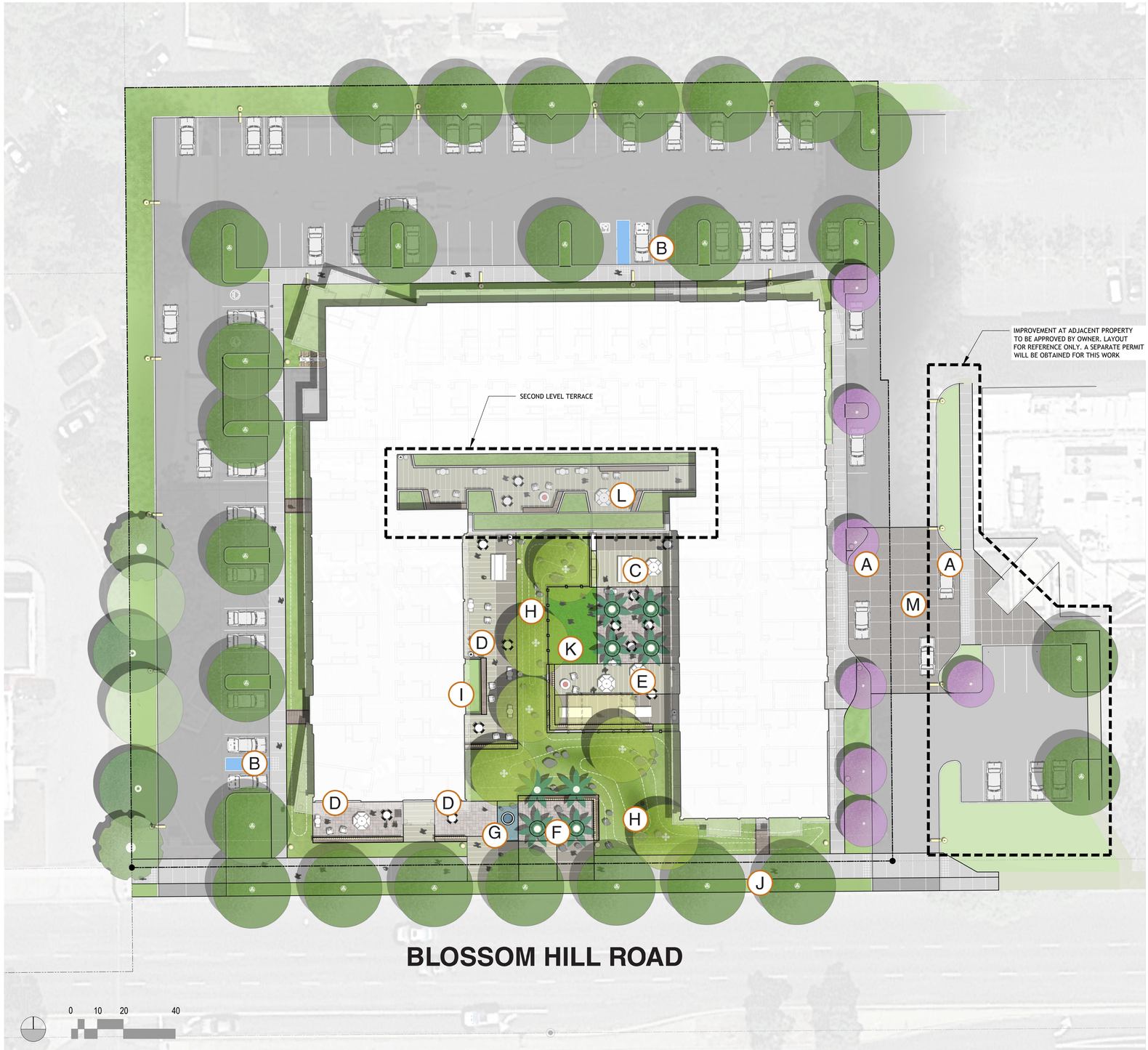
11/29/18 CUP RESUBMITTAL

LICENSED LANDSCAPE ARCHITECT
NEIL C. HADLEY - 4554
Signature
11/30/19
Renewal Date
11/29/18
Date
STATE OF CALIFORNIA

## HARDSCAPE FINISHES PLAN LEVEL 2

# L1.02




- (A) DROP OFF
- (B) ADA PARKING
- (C) DINING TERRACE W/ BBQ
- (D) TENANT PATIO
- (E) PATIO - GAME PAVILION/OUTDOOR LIVING ROOM
- (F) PUBLIC PLAZA
- (G) WATER FEATURE
- (H) BIOSWALE GARDEN
- (I) STORMWATER FLOW THROUGH PLANTER
- (J) STREET TREES W/ SIDEWALK (15' WIDE)
- (K) TAI CHI LAWN
- (L) 2ND LEVEL LOOKOUT TERRACE
- (M) SHARED DRIVE

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Date

COLORED PLAN

L1.03

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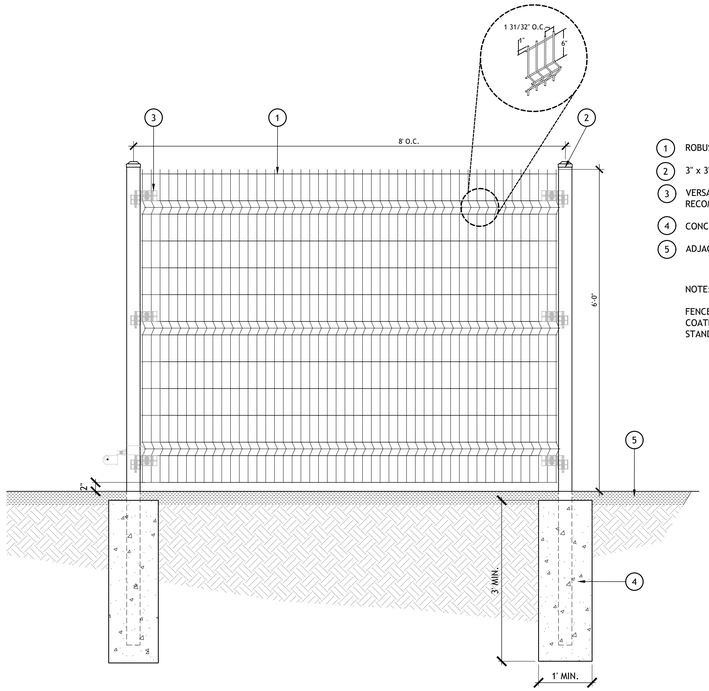


1. ROBUST PANEL, REFER TO LEGEND FOR TYPE
2. 3" x 3" SQUARE POST WITH CAPS
3. VERSATILE BRACKETS PER MANUFACTURER'S RECOMMENDATION
4. CONCRETE FOOTING PER STRUCTURAL DWGS
5. ADJACENT PLANTING AREA

NOTE:

FENCE POSTS AND PANELS SHALL BE POWDER COATED COLOR BLACK PER MANUFACTURE STANDARDS.

## 1 METAL WIRE FENCE

SCALE: 3/4"=1'

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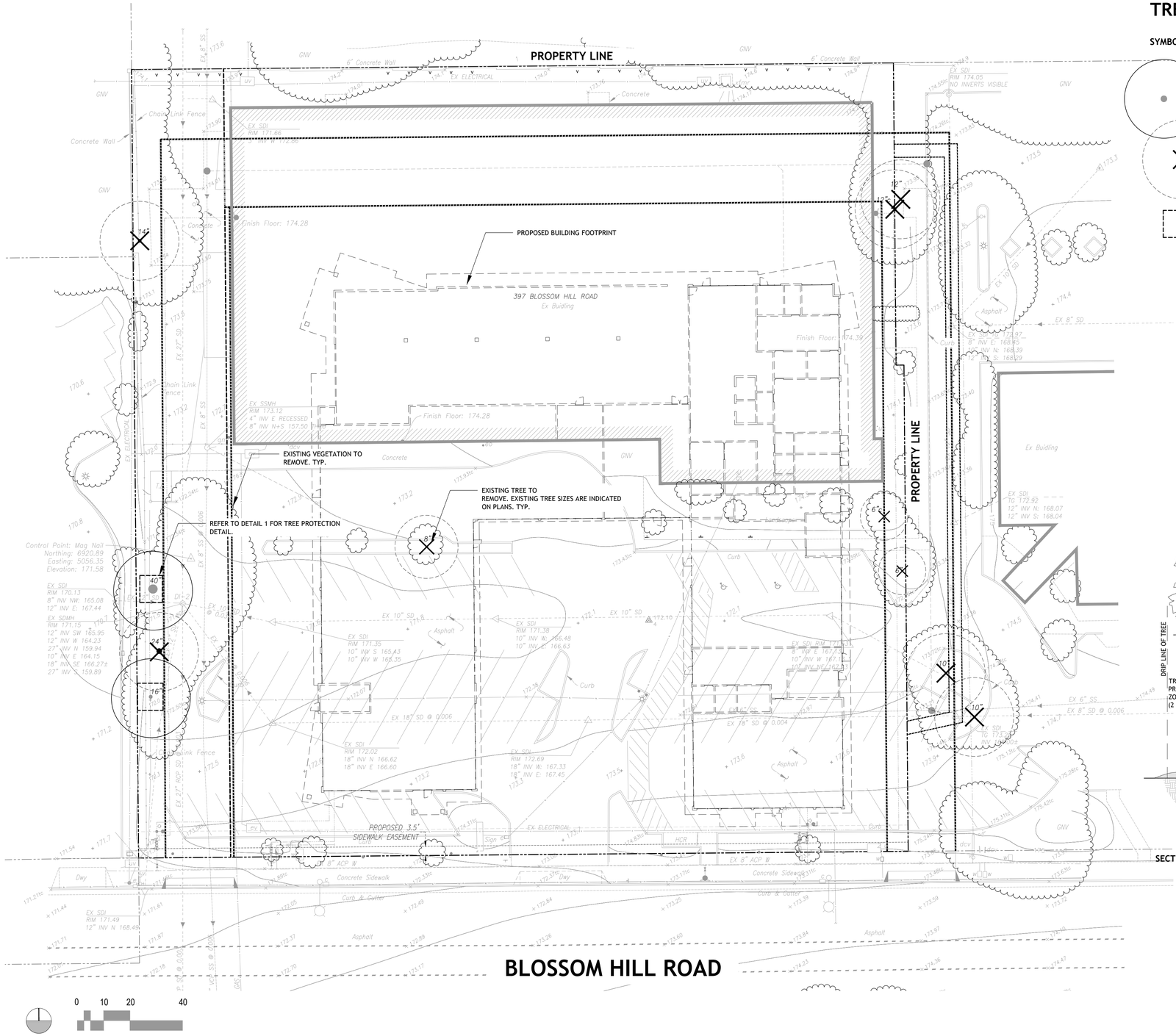
Date
STATE OF CALIFORNIA

HARDSCAPE DETAILS

L1.04




# TREE PROTECTION & DEMOLITION LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SPEC SECTION |
|---|---|---|---|
| | **TREES/SHRUBS:** | | |
| | EXISTING TREE/PALM TO BE PROTECTED IN PLACE | SIZE VARIES. REFER TO PLAN FOR APPROXIMATE SIZES. | |
| | EXISTING TREE TO REMOVE | SIZE VARIES. REFER TO PLAN FOR APPROXIMATE SIZES. | |
| | TREE PROTECTION BARRIER | REFER TO PLAN FOR LOCATIONS | |

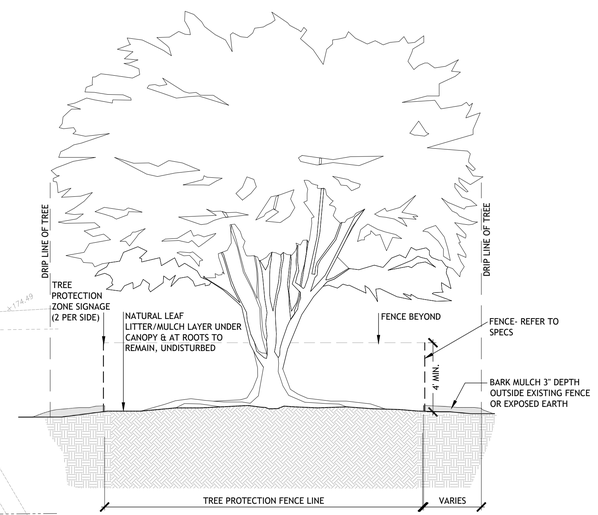
## NOTES

1. REFER TO TREE PROTECTION SPECIFICATIONS

2. ALL GROUNDCOVER AND UNMARKED UNDERSTORY PLANTS SHALL BE REMOVED. REFER TO SPECIFICATIONS

3. THERE IS NO ORDINANCE SIZED TREE BEING REMOVED ON SITE. AN ORDINANCE SIZED TREE IS A TREE THAT MEASURES 38 INCHES OR GREATER 4.5 FEET FROM THE GROUND. IF A TREE IS A MULTI-TRUNK TREE, THEN THE COMBINED MEASUREMENTS OF EACH TRUCK CIRCUMFERENCE AND 4.5 FEET FROM THE GROUND, ADD UP TO 38 INCHES OR MORE IN CIRCUMFERENCE, THE TREE IS TREATED AS AN ORDINANCE SIZED TREE. EXISTING TREE SIZES ARE SHOWN ON PLANS.

4. REMOVING EXISTING MATURE TREES ARE SUBJECT TO CITY'S TREE ORDINANCE. REFER TO CITY'S WEBSITE FOR INFORMATION ON TREE REMOVAL. PRECONSTRUCTION BAT AND BIRD SURVEYS MAY BE REQUIRED FOR MATURE TREES IN THE PROJECT AREAS.THE US FISH AND WILDLIFE SERVICE WOULD NEED TO BE CONTACTED TO IDENTIFY FEDERALLY THREATENED AND ENDANGERED SPECIES THAT MAY OCCUR AT THE PROJECT SITE.




## SECTION AT TREE PROTECTION (NTS)

NOTES:
1. CONTRACTOR SHALL PROVIDE FENCING AND TREE PROTECTION ZONE SIGNAGE AT TREES TO BE REMAIN. PROVIDE TREE PROTECTION FENCING AT TREES TO BE REMAIN.
2. INSTALLATION OF TREE PROTECTION FENCING SHALL BE COMPLETED UNDER DIRECT CONSULTATION WITH THE PROJECT ARBORIST & LANDSCAPE ARCHITECT.

3. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SURROUNDING THE TREE SHALL BE IMMEDIATELY COMMUNICATED TO THE PROJECT ARBORIST.

4. THERE SHALL BE NO DISTURBANCES WITHIN THE FENCED BARRIER DURING CONSTRUCTION OPERATIONS.

5. STORAGE AND STAGING OF CONSTRUCTION EQUIPMENT AND MATERIALS WITHIN THE TREE DRIP LINE IS STRICTLY PROHIBITED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TREE PROTECTION ZONE INCLUDING BUT NOT LIMITED TO FENCE AND BARK MULCH AREA BETWEEN TPZ FENCE AND DRIPLINE OF TREE.

7. DETAIL IS DIAGRAMATIC. REVIEW IMPLEMENTATION PLANS IN FIELD WITH CERTIFIED ARBORIST PRIOR TO IMPLEMENTATION AND CONSTRUCTION.

8. EXISTING NATURAL LEAF LITTER/MULCH LAYER OR PLANTING/IRRIGATION UNDER CANOPY & AT ROOTS TO REMAIN, UNDISTURBED

1 TREE PROTECTION
SCALE: 1/4"=1'

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San Diego, CA 92103
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F: 858.565.0025

# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, 95123
Charities Housing

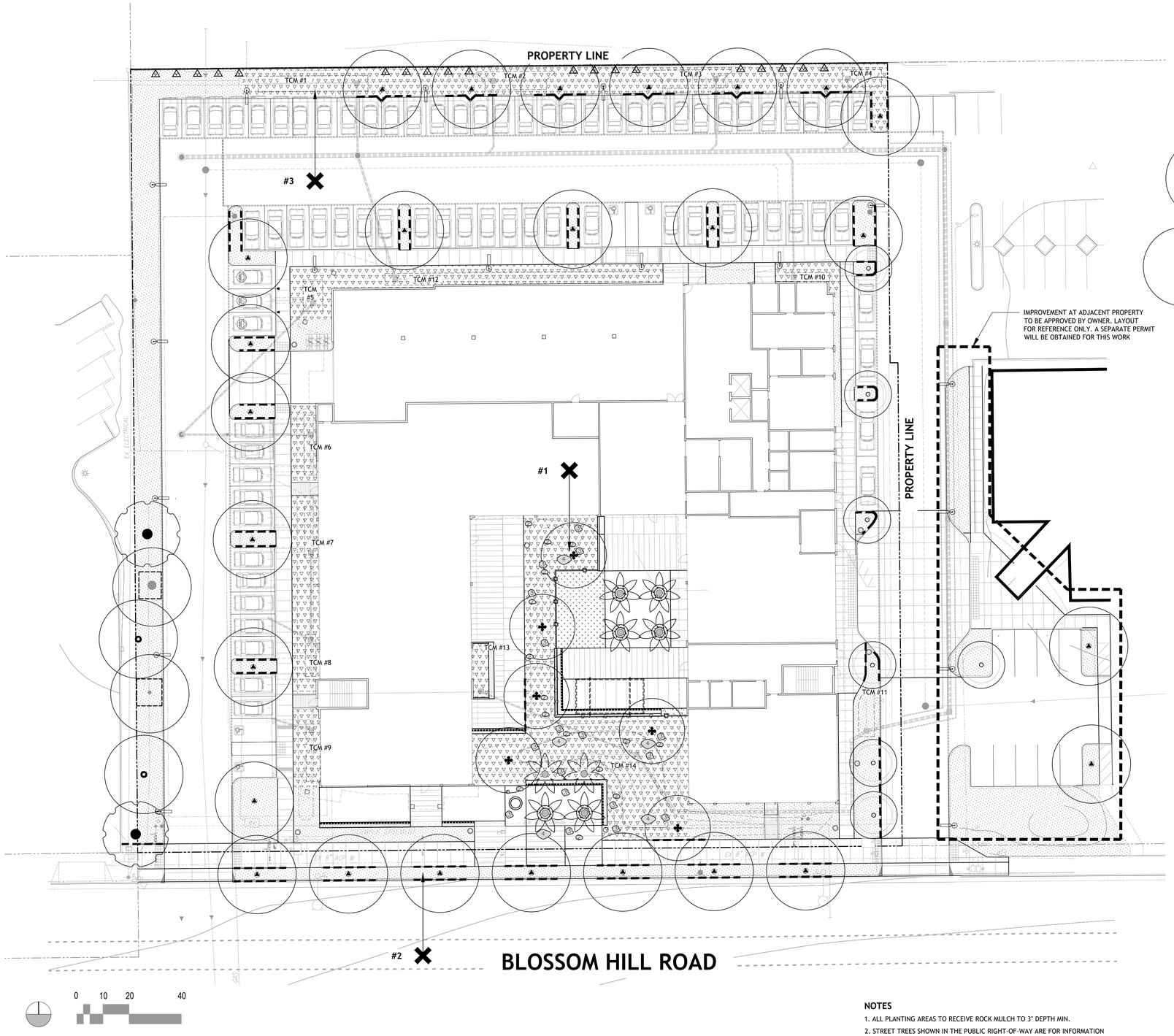
Project 17116

06/26/18 CUP SUBMITTAL
11/29/18 CUP RESUBMITTAL

LICENSED LANDSCAPE ARCHITECT
NEIL C. HADLEY 4924
STATE OF CALIFORNIA
Signature
11/30/19
Renewal Date
11/29/18
Date

TREE PROTECTION AND DEMOLITION PLAN

L3.00




## PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME |
|---|---|---|
| | **TREES SUCH AS:** | |
| | LAGERSTROEMIA INDICA | CRAPE MYRTLE |
| | PHOENIX DACTYLIFERA | DATE PALM |
| | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE |
| | QUERCUS AGRIFOLIA | COAST LIVE OAK |
| | QUERCUS ENGELMANNII | ENGELMANN OAK |
| | ULMUS PARVIFOLIA 'EMER II' | CHINESE EVERGREEN ELM |
| | EXISTING TREE | VARIES |
| | **STREET EDGE /PARKING LOT MIX / PLANTS SUCH AS:** | |
| | ANIGOZANTHOS SPP. | KANGAROO PAW |
| | ALYOGYNE HUEGELII | BLUE HIBISCUS |
| | CEANOTHUS HEARSTIORUM | SAN SIMEON CEANOTHUS |
| | DIANELLA TASMANICA 'VARIEGATA' | WHITE STRIPED TASMAN FLAX LILY |
| | HESPERALOE PARVIFLORA | RED YUCCA |
| | LIGUSTRUM JAPONICUM 'TEXANUM' | WAXLEAF PRIVET |
| | MISCANTHUS TRANSMORRISONENSIS | MAIDEN GRASS |
| | MISCANTHUS SINENSIS | CHINESE SILVER GRASS |
| | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS |
| | RHAPHIOLEPIS UMBELLATA 'MINOR' | DWARF YEDDO HAWTHORN |
| | SALVIA LEUCANTHA 'SANTA BARBARA' | SANTA BARBARA SAGE |
| | **BIORETENTION AREA MIX / PLANTS SUCH AS:** | |
| | ACHILLEA MILLEFOLIUM 'PAPRIKA' - BANKS/UPLAND | PAPRIKA YARROW |
| | CAREX DIVULSA - BASIN/BANKS/UPLAND | BERKELEY SEDGE |
| | CHONDROPETALUM TECTORUM - BASIN/BANKS/UPLAND | CAPE RUSH |
| | HELICTOTRICHON SEMPERVIRENS - BANKS/UPLAND | BLUE OAT GRASS |
| | JUNCUS PATENS - BASIN/BANKS/UPLAND | COMMON RUSH |
| | MUHLENBERGIA CAPILLARIS - BANKS/UPLAND | PINK MUHLY GRASS |
| | MUHLENBERGIA RIGENS - BANKS/UPLAND | DEER GRASS |
| | **ACCENT MIX /COURTYARD MIX / PLANTS SUCH AS:** | |
| | AGAVE ATTENUATA 'BLUE FLAME' | BLUE FLAME AGAVE |
| | AGAVE DESMETIANA 'VARIEGATA' | VARIEGATED SMOOTH AGAVE |
| | ALOE BARBADENSIS | ALOE VERA |
| | AGAPANTHUS AFRICANUS | AFRICAN LILY |
| | AQUILEGIA FORMOSA | WESTERN COLUMBINE |
| | ASTILBE SPP. | FALSE GOAT'S BEARD |
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FOERSTER'S FEATHER REED GRASS |
| | COREOPSIS VERTICILLATA | THREADLEAF COREOPSIS |
| | ECHINACEA PURPUREA 'MAGNUS' | MAGNUS PURPLE CONEFLOWER |
| | LAVANDULA ANGUSTIFOLIA PLATINUM BLONDE™ | LAVENDER PLATINUM BLONDE™ |
| | LAVANDULA X INTERMEDIA 'GROSSO' | PURPLE LAVANDIN |
| | MISCANTHUS TRANSMORRISONENSIS | MAIDEN GRASS |
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| | SALVIA CLEVELANDII | CLEVELAND SAGE |
| | VERBENA LILACINA 'DE LA MINA' | DE LA MINA VERBENA |
| | **LAWN** | |
| | SEASHORE PASPALUM | |
| | **VINE** | |
| | VITIS CALIFORNICA | CALIFORNIA WILD GRAPE |
| | **MULCH** | |
| NOT SHOWN | ROCK MULCH - TYPE 1 SMALL | TYPE TBD |
| NOT SHOWN | ROCK MULCH - TYPE 2 LARGE (AT BIORETENTION AREA) | TYPE TBD |
| | BOULDERS - VARIOUS SIZES, SEE PLAN | 'SUNNYSIDE BOULDER' OR EQUAL 1' TO 4' SIZES |
| | **OTHER** | |
| | ROOTBARRIER (AT ALL TREES WITHIN 5' OF PAVING TYPICAL) | BIO-BARRIER |
| # | SOIL & PERCOLATION TEST LOCATION | QUANTITY INDICATED ON DRAWING |

### NOTES

1. ALL PLANTING AREAS TO RECEIVE ROCK MULCH TO 3" DEPTH MIN.
2. STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL SHEET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.
3. INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

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# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, 95123
Charities Housing

Project 17116

06/26/18 CUP SUBMITTAL
11/29/18 CUP RESUBMITTAL

LICENSED LANDSCAPE ARCHITECT
NEIL C. HADLEY 4614
Signature
11/30/19
Renewal Date
11/29/18
Date
STATE OF CALIFORNIA

PLANTING
PLAN LEVEL 1

L3.01

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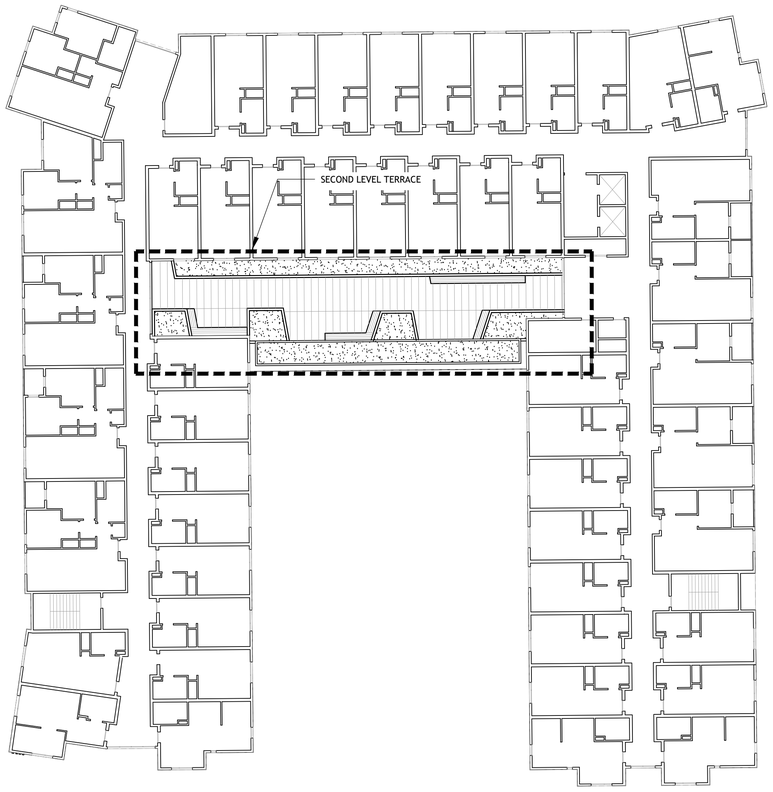


0 10 20 40

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# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, 95123
Charities Housing

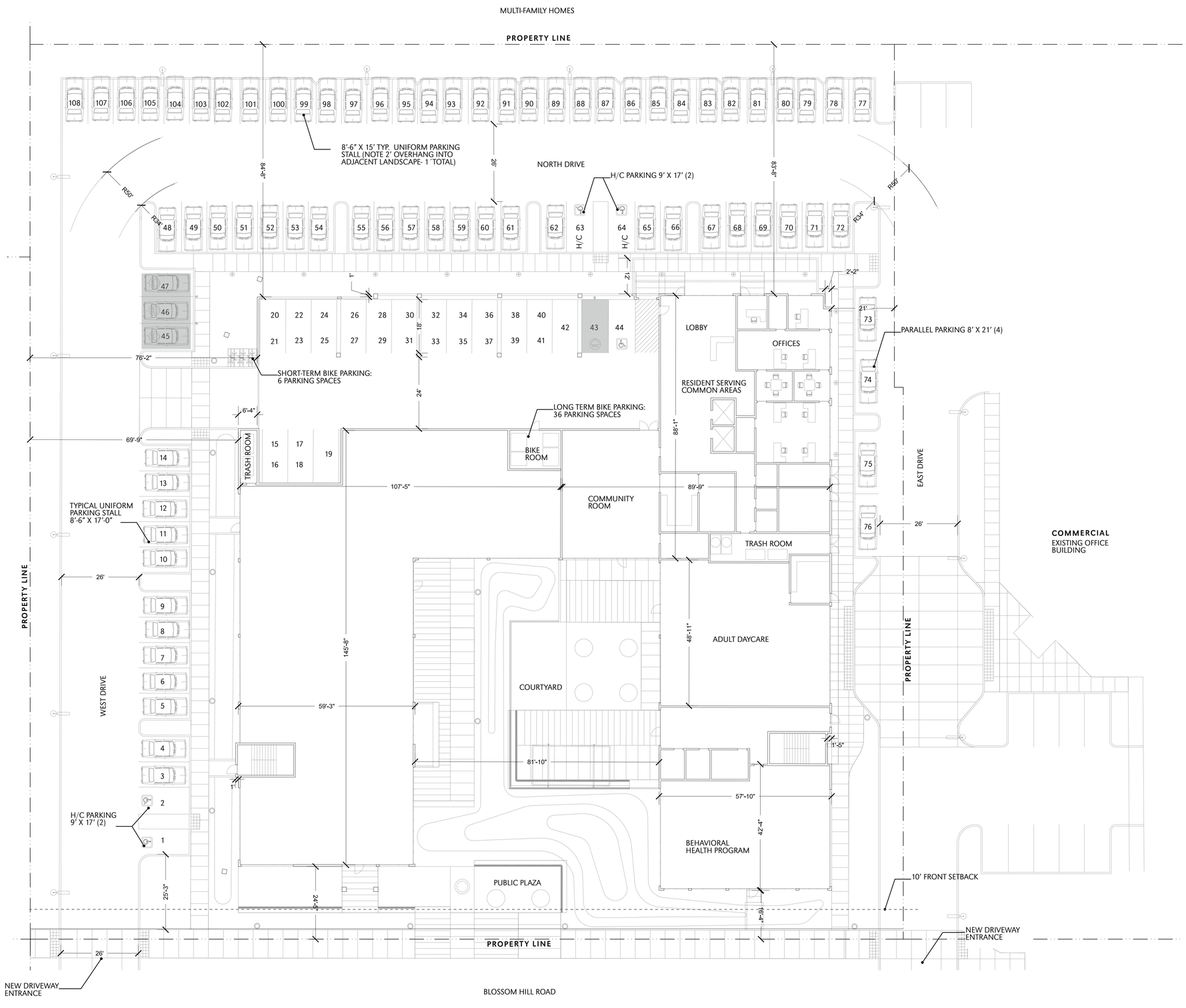
Project 17116

06/26/18 CUP SUBMITTAL
11/29/18 CUP RESUBMITTAL

LICENSED LANDSCAPE ARCHITECT
NEIL C. HADLEY
4654
STATE OF CALIFORNIA
Signature
11/30/19
Renewal Date
11/29/18
Date

PLANTING
PLAN LEVEL 2

L3.02




GENERAL NOTES

1. See civil and landscape drawings for additional information.
2. See building plans for all other dimensions and information not shown.
3. All property lines, easements, existing adjacent buildings and proposed buildings are shown on this site plan.

Indicates those parking spaces capable of supporting future EVSE. Per 2016 California Green Building Standards Code, Section 4.106.4.2:

a) 3% of residential parking spaces provided shall comply:

64 residential parking spaces x 0.03 = 1.92 = 2 spaces capable of suppor

b) Per table 5.106.5.3.:

44 commercial parking spaces: 2 spaces capable of support

Total spaces capable of support: **4 spaces**

Note:
Per 2016 California Green Building Standards Code, Section 4.106.4.2, Note 1- Construction Documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. Per 5.106.5.3 Electric vehicle (EV) charging, construction shall comply with section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (ESVE).

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# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, CA 95123
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Project 17116

06/26/18 Conditional Use Permit
11/29/18 CUP Resubmittal

north
scale 1/16" = 1' - 0"

Site Plan / Level 1 Plan

A1.0

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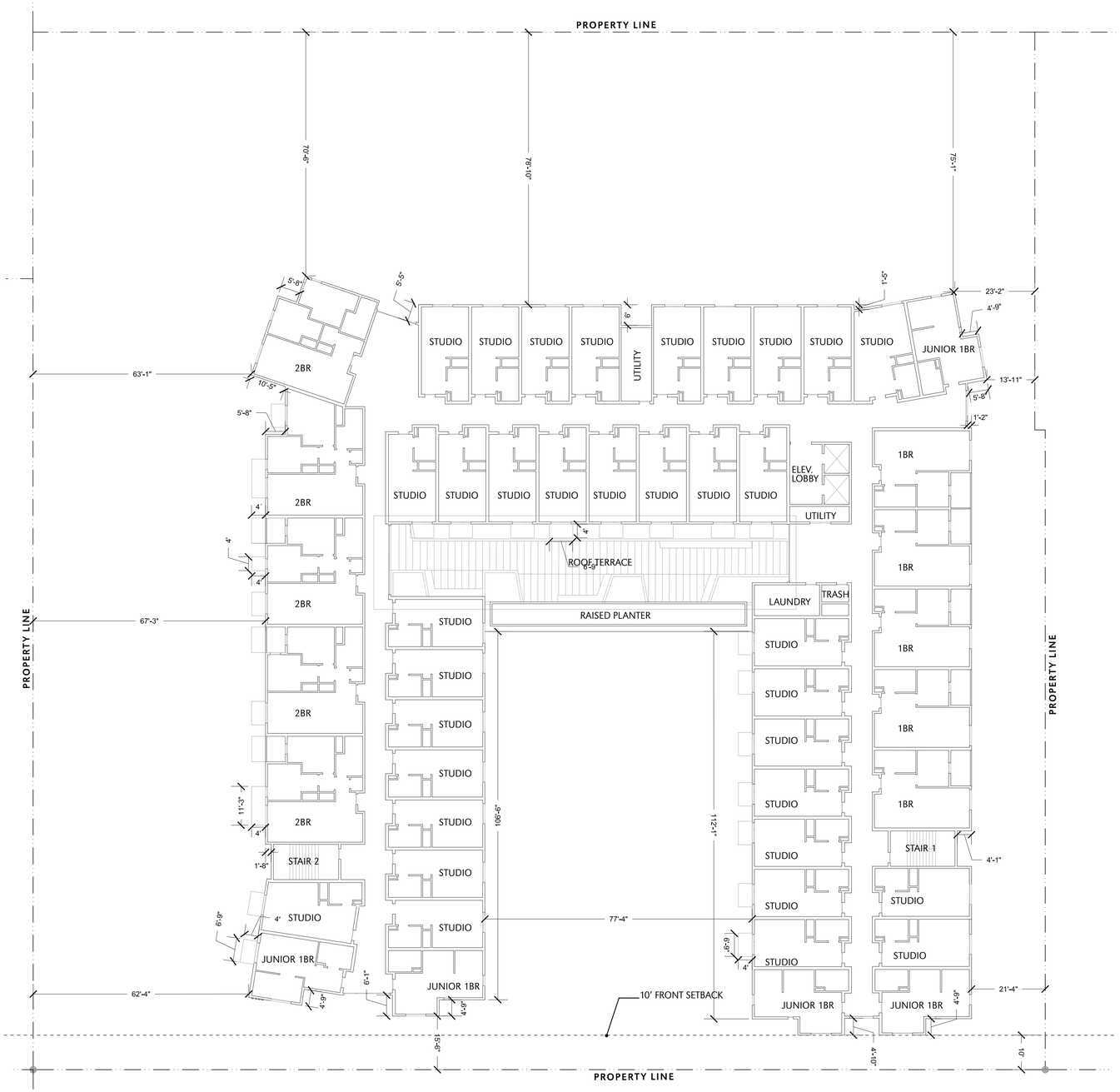


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north

scale 1/16" = 1' - 0"

Level 2 Plan

A1.1

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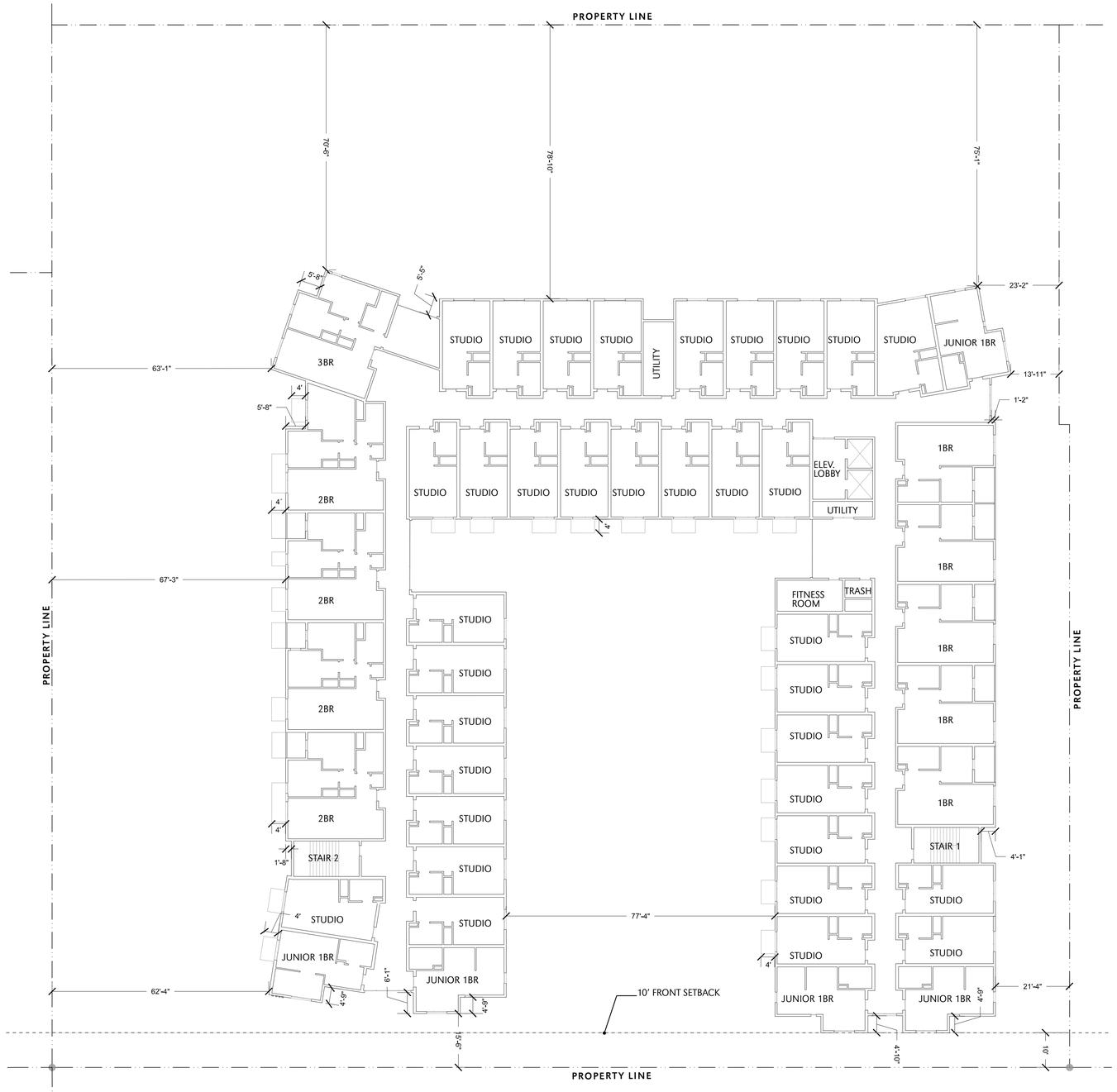


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north
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Level 3 Plan

A1.2

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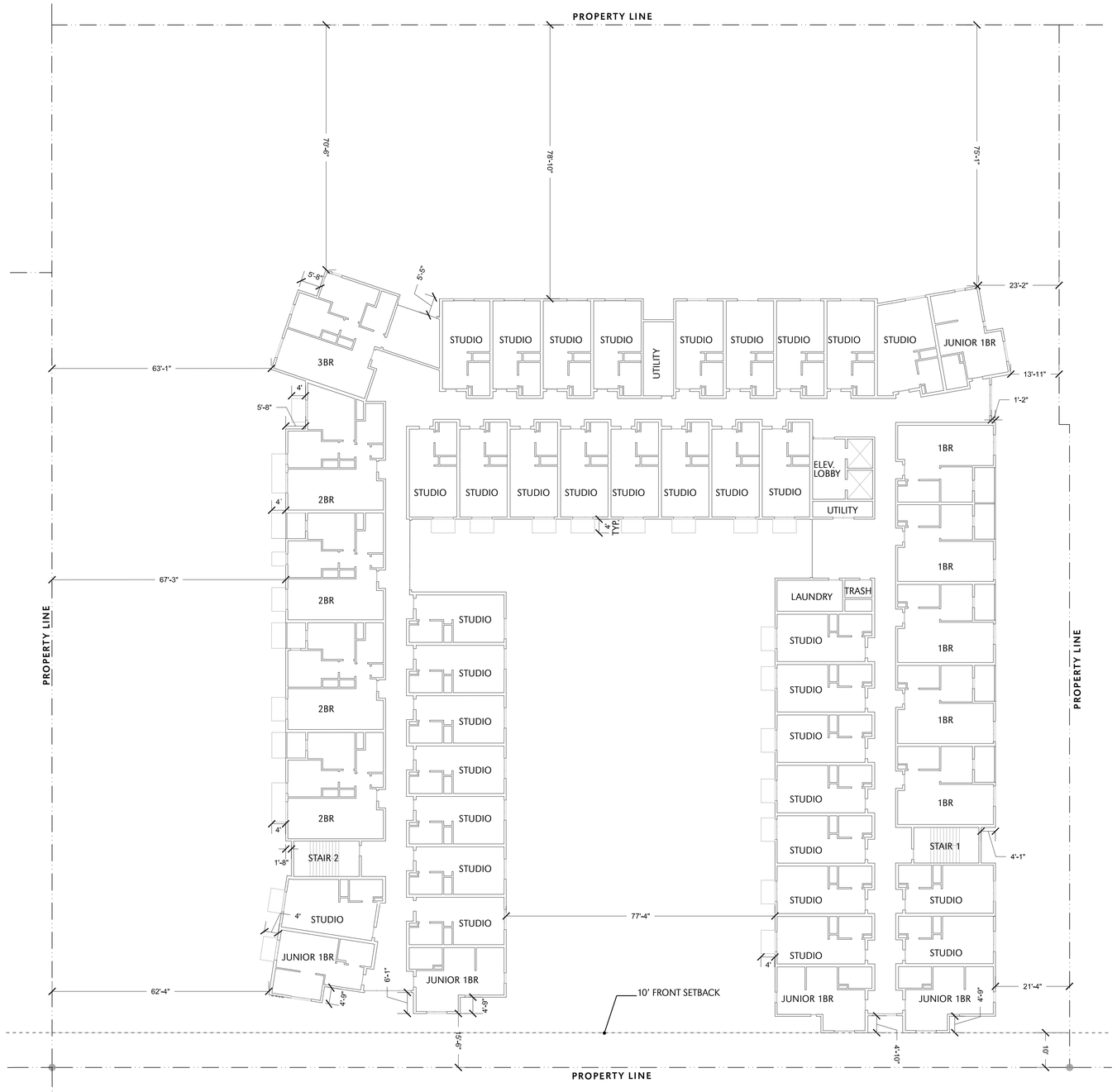


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north
scale 1/16" = 1' - 0"

Level 4 Plan

A1.3

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

2 NORTH ELEVATION
SCALE: 1/8" = 1' - 0"

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North and South Bldg. Elevations (Color)

A2.0

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

2 WEST ELEVATION
SCALE: 1/8" = 1' - 0"

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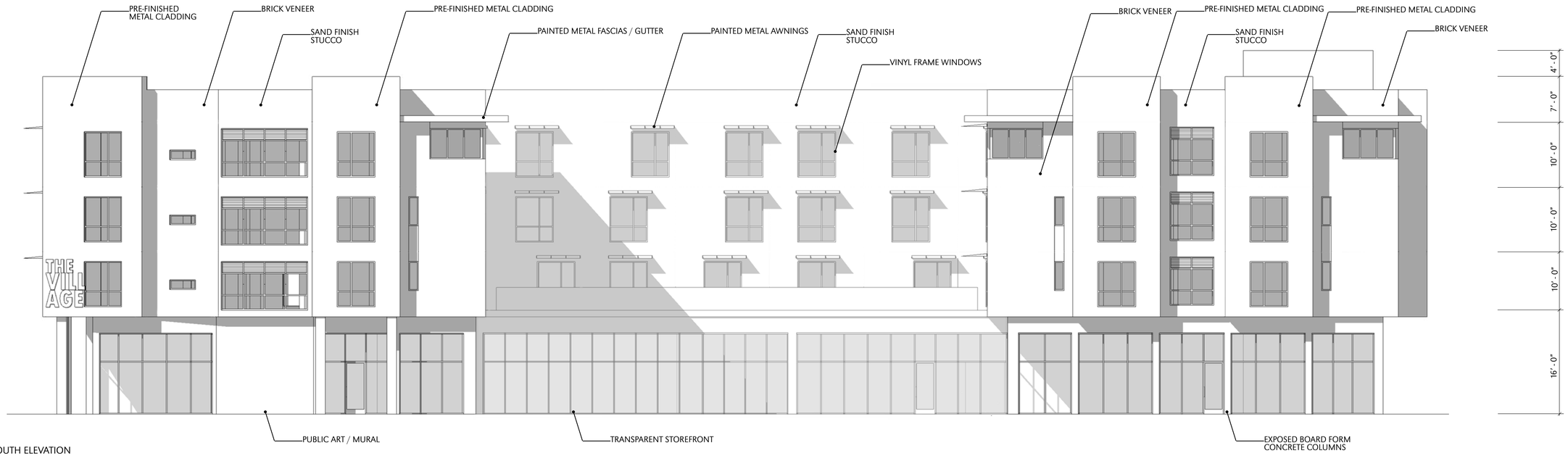
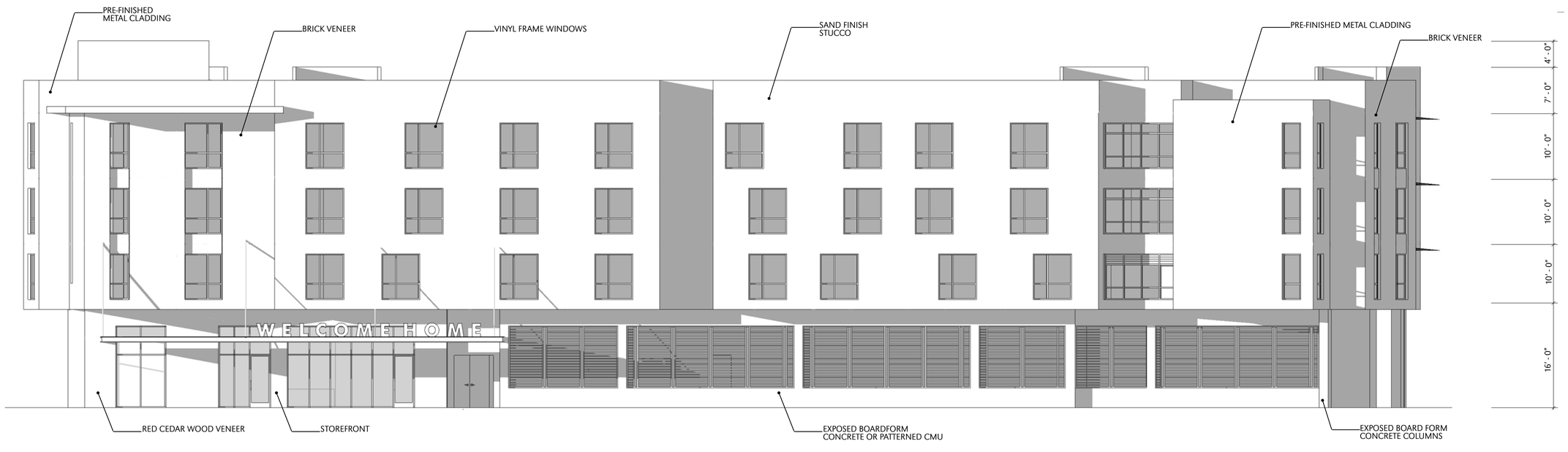
East and West Bldg. Elevations (Color)

A2.1




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




2 NORTH ELEVATION
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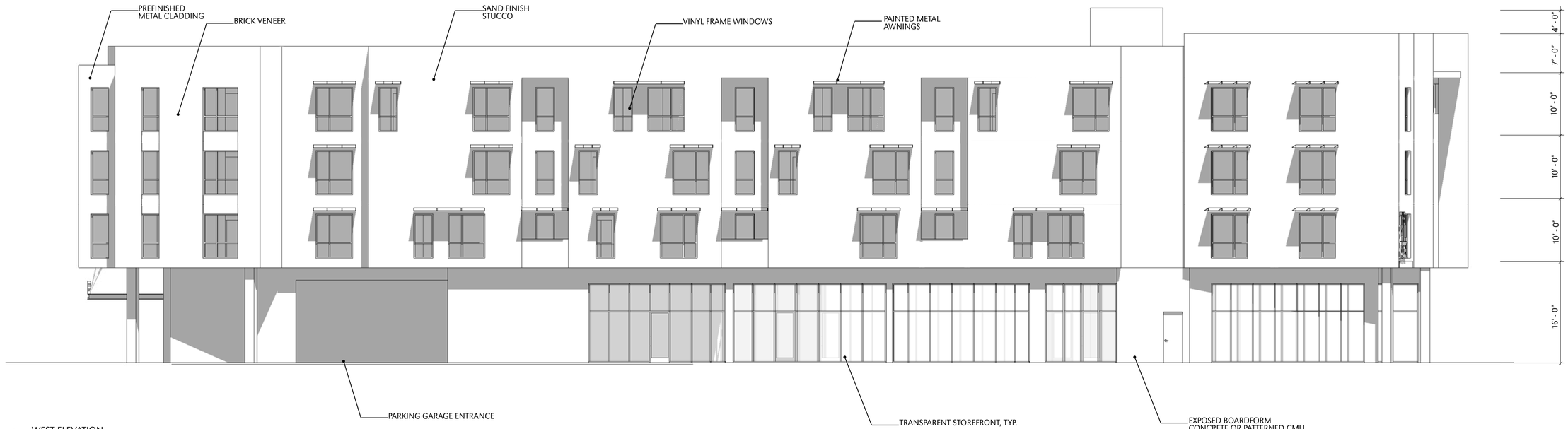
North and South Bldg. Elevations (Lines)

A2.2

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




2 WEST ELEVATION
SCALE: 1/8" = 1' - 0"

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East and West Bldg. Elevations (Lines)

A2.3

A

B

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North Perspective and Closeups

A2.4

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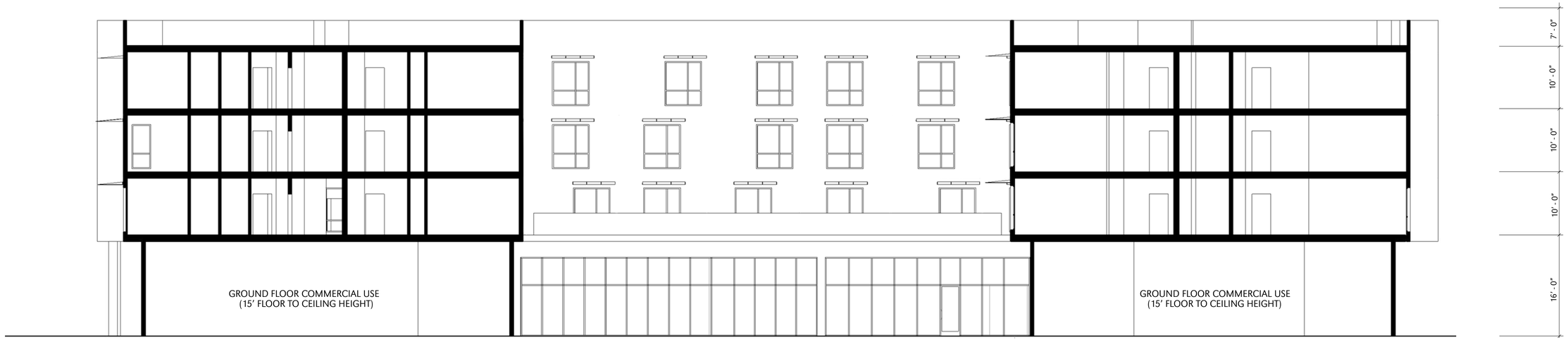


1 SECTION A - A'
SCALE: 1/8" = 1' - 0"

2 SECTION B - B'
SCALE: 1/8" = 1' - 0"

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Building Sections

A3.0

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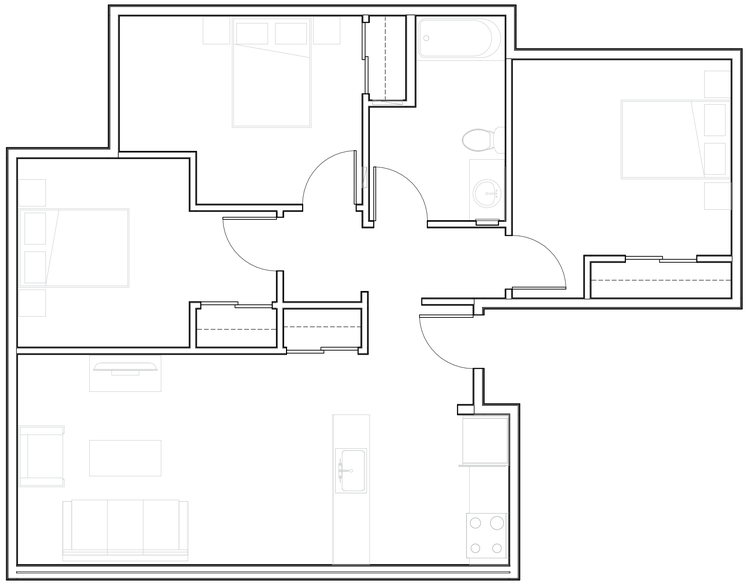
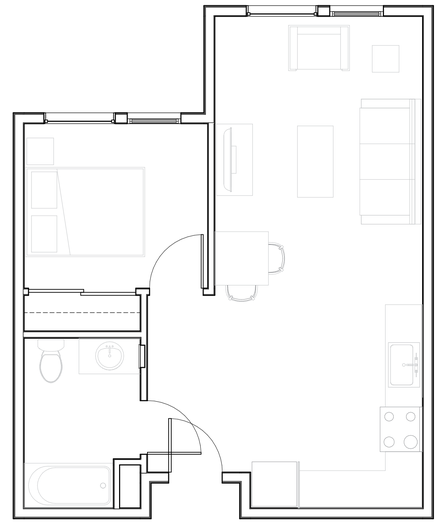
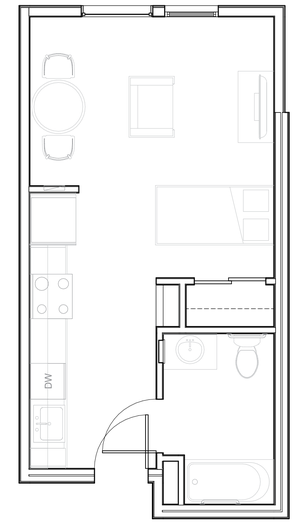


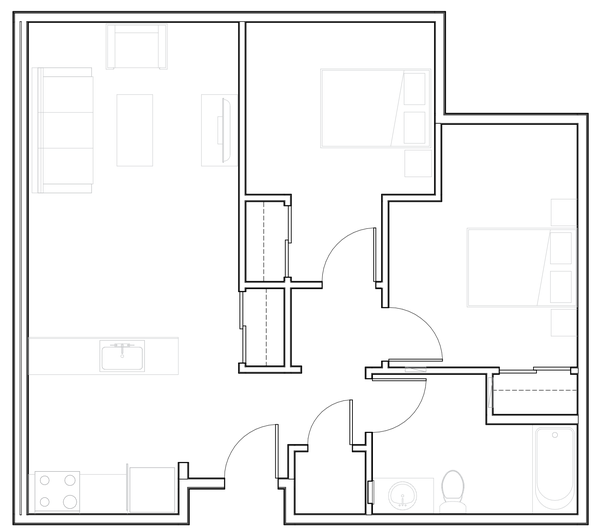
5 Enlarged - 3 BR Manager's
1/4" = 1'-0"



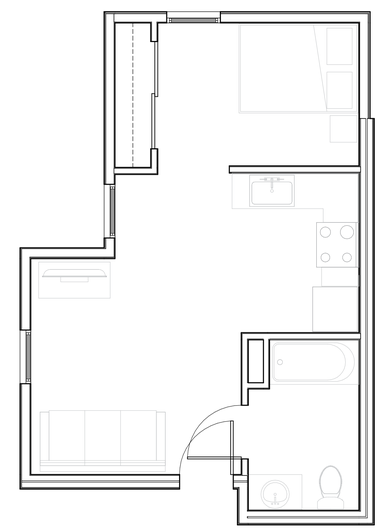
3 Enlarged - 1 BR
1/4" = 1'-0"




1 Enlarged - Studio
1/4" = 1'-0"



4 Enlarged - 2 BR
1/4" = 1'-0"



2 Enlarged - Junior 1 BR
1/4" = 1'-0"

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# Blossom Hill Apartments

397 Blossom Hill Road, San Jose, CA 95123
Charities Housing

Project 17116

06/26/18 Conditional Use Permit
11/29/18 CUP Resubmittal

Enlarged Unit Plans

A4.0

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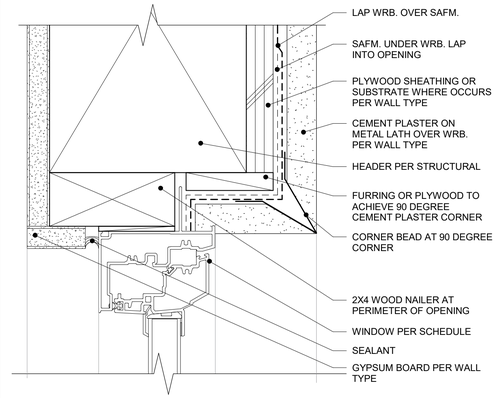


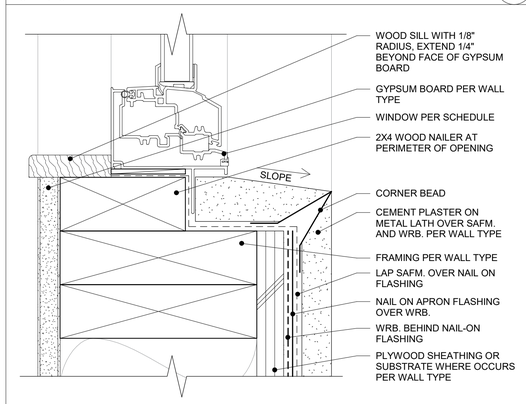

## Window - Recessed Nail-On Head at Plaster

6" = 1'-0"

3

## Detail Notes - Doors and Windows

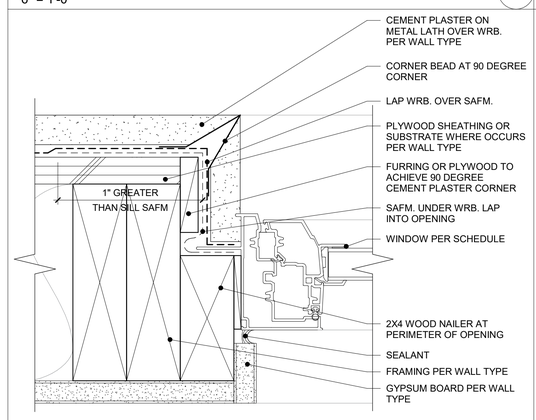
1. Note to contractor for recessed nail on window fin:
   A. All framed openings associated with this detail shall be oversized both vertically and horizontally to allow for rough openings as required for windows, wood nailing and furring at the perimeter.
   B. Nail on fin shall not exceed 1 3/8".
2. Note to contractor for recessed and flush nail on window fin:
   A. During window install provide a continuous bead of sealant at all flanges.
   B. Provide premanufactured corner pieces at all corners.
   C. Provide end dams over sill SAFM.
   D. Completely surround the opening with backing support for SAFM.
   E. Use primer as required or recommended by manufacturer.
3. Sealant shall be a continuous consistent thickness and maximum of 1/2" wide.
4. Complete backing shall be provided to support all SAFM.
5. All sheet metal shall comply with recommendations in SMACNA's "Architectural Sheet Metal Manual".
6. Thresholds and frames shall be adjust per wall and floor types. Verify in the field.




## Window - Recessed Nail-On Sill at Plaster

6" = 1'-0"

2




## Window - Recessed Nail-On Jamb at Plaster

6" = 1'-0"

1

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# Blossom Hill Apartments

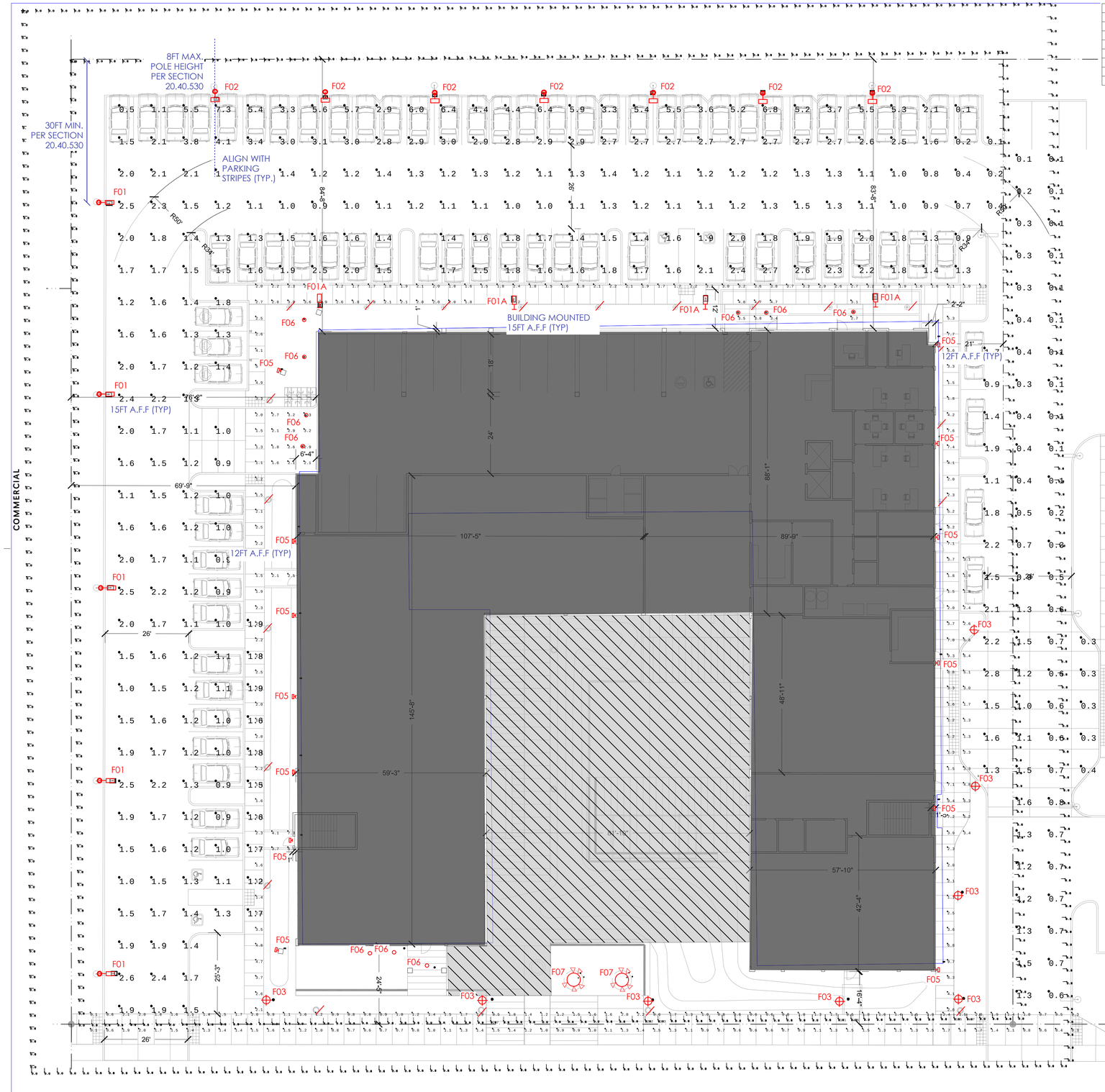
397 Blossom Hill Road, San Jose, CA 95123
Charities Housing

Project 17116

06/26/18 Conditional Use Permit
11/29/18 CUP Resubmittal

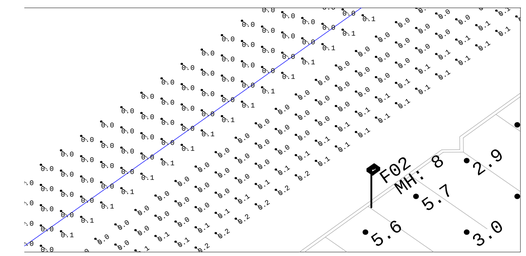
Details

A5.0




| Luminaire Schedule | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Tag | Description | Lum. Watts | Lum. Lumens | BUG Rating | LLD | LDD | BF | UDF | LLF |
| | F01 | GLEON-AF-01-LED-E1-SL4-800-HSS | 44 | 4087 | B0-U0-G1 | 0.950 | 0.900 | 1.000 | 1.000 | 0.855 |
| | F01A | GLEON-AF-01-LED-E1-T4W-800 | 44 | 5000 | B1-U0-G2 | 0.950 | 0.900 | 1.000 | 1.000 | 0.855 |
| | F02 | GPC-AF-01-LED-E1-SL4-600-HSS | 34 | 3400 | B0-U0-G1 | 0.950 | 0.900 | 1.000 | 1.000 | 0.855 |
| | F03 | BEGA PEDESTRIAN POLE | 36 | 3370 | B2-U0-G1 | 0.950 | 0.900 | 1.000 | 1.000 | 0.855 |
| | F05 | XTOR3B-W | 25.5 | 2710 | B1-U0-G0 | 0.950 | 0.900 | 1.000 | 1.000 | 0.855 |
| | F06 | LD4B10D010 EU4B10208035 4LBCSMW1 | 9.9 | 1148 | B1-U0-G0 | 0.950 | 0.900 | 1.000 | 1.000 | 0.855 |
| | F07 | LBTZ-R121-S (60 deg) | 10.64 | 588 | B1-U0-G0 | 0.950 | 0.900 | 1.000 | 1.000 | 0.855 |

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Grid Z |
| BOUNDARY +15FT_EAST | Illuminance | Fc | 0.24 | 1.0 | 0.0 | N.A. | N.A. | N.A |
| BOUNDARY +15FT_NORTH | Illuminance | Fc | 0.00 | 0.1 | 0.0 | N.A. | N.A. | N.A |
| BOUNDARY +15FT_SOUTH | Illuminance | Fc | 0.48 | 1.6 | 0.0 | N.A. | N.A. | N.A |
| BOUNDARY +15FT_WEST | Illuminance | Fc | 0.00 | 0.1 | 0.0 | N.A. | N.A. | N.A |
| BOUNDARY_EAST | Illuminance | Fc | 0.67 | 3.5 | 0.0 | N.A. | N.A. | N.A |
| BOUNDARY_NORTH | Illuminance | Fc | 0.04 | 0.3 | 0.0 | N.A. | N.A. | N.A |
| BOUNDARY_SOUTH | Illuminance | Fc | 1.29 | 14.7 | 0.0 | N.A. | N.A. | N.A |
| BOUNDARY_WEST | Illuminance | Fc | 0.03 | 0.2 | 0.0 | N.A. | N.A. | N.A |
| DRIVE AISLE | Illuminance | Fc | 0.81 | 2.8 | 0.1 | 8.10 | 28.00 | 0 |
| PARKING LOT | Illuminance | Fc | 1.92 | 7.3 | 0.1 | 19.20 | 73.00 | 0 |
| WALKWAY _SOUTH | Illuminance | Fc | 1.22 | 2.4 | 0.1 | 12.20 | 24.00 | 0 |
| WALKWAYS | Illuminance | Fc | 3.04 | 9.7 | 1.1 | 2.76 | 8.82 | 0 |




*View_1:ISO_NORTH*
*Scale: 1 inch= 10 Ft.*

***Lighting calculation results are based on photometric data provided by manufacturers and industry standards regarding reflectance of surfaces.

north
scale 1/16" = 1' - 0"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MICHAEL WALL ENGINEERING


# Blossom Hill Apartments

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Charities Housing

Project 17116

11/29/2018 CUP Resubmittal

Site Plan / Photometric Study

E1.0


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