

VICINITY MAP
NOT TO SCALE

SITE PLAN DATA

APN: 412-25-009 & 412-25-010

Site Area (GSF): 1.23 Acres (53,960 SF)

Dwelling Units: N/A (commercial use)

Gross SF:
 Existing: 6,030 SF (All existing buildings and accessory structures will be demolished)
 Proposed: 72,870 SF (does not include 30,240 SF underground parking garage)

Net SF:
 Existing: 5,125 SF
 Proposed: 61,940 SF

Parking & Loading:
 Existing:
 Standard Parking Stalls: 18
 Accessible Parking Stalls: 01
Total Parking Stalls: 19
 Proposed:
 Standard Parking Stalls: 40
 Accessible Parking Stalls: 02
 Clean Air Parking Stalls: 01
 Electric Vehicle Charging Stall: 02
Total: 45
 Motorcycle Parking Stalls: 03
 Loading: 01

Site Coverage:
 Building: 51%
 Off-Street Parking: N/A (underground parking garage)
 Landscaping: 49%

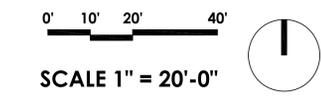
Residential Density: N/A (commercial use)

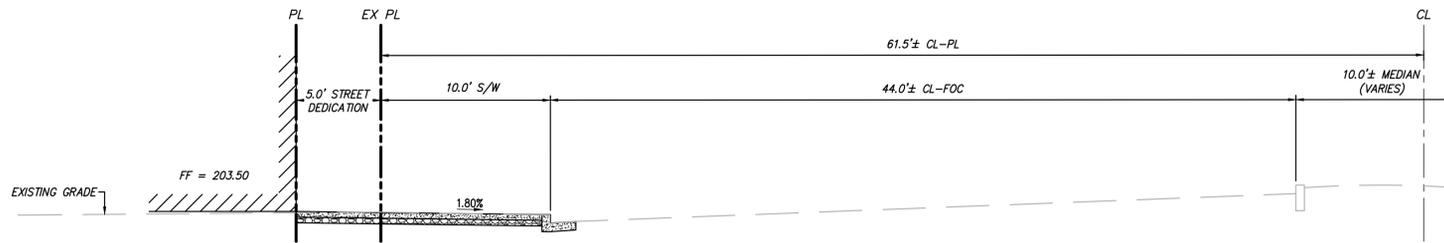
LIGHTING FIXTURE LEGEND

- Bollard path light +42"
- ▶ Recessed wall light +12'
- ✕ Accent downlight +10'
- Wall mounted downlight +8'
- Recessed downlight +12'
- Parking garage ceiling mounted light +12'

SYMBOL LEGEND

- fire hydrant
- fire ladder access pad
- existing tree to be removed; all tree measurements indicated are diameter



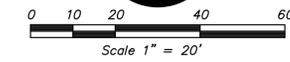
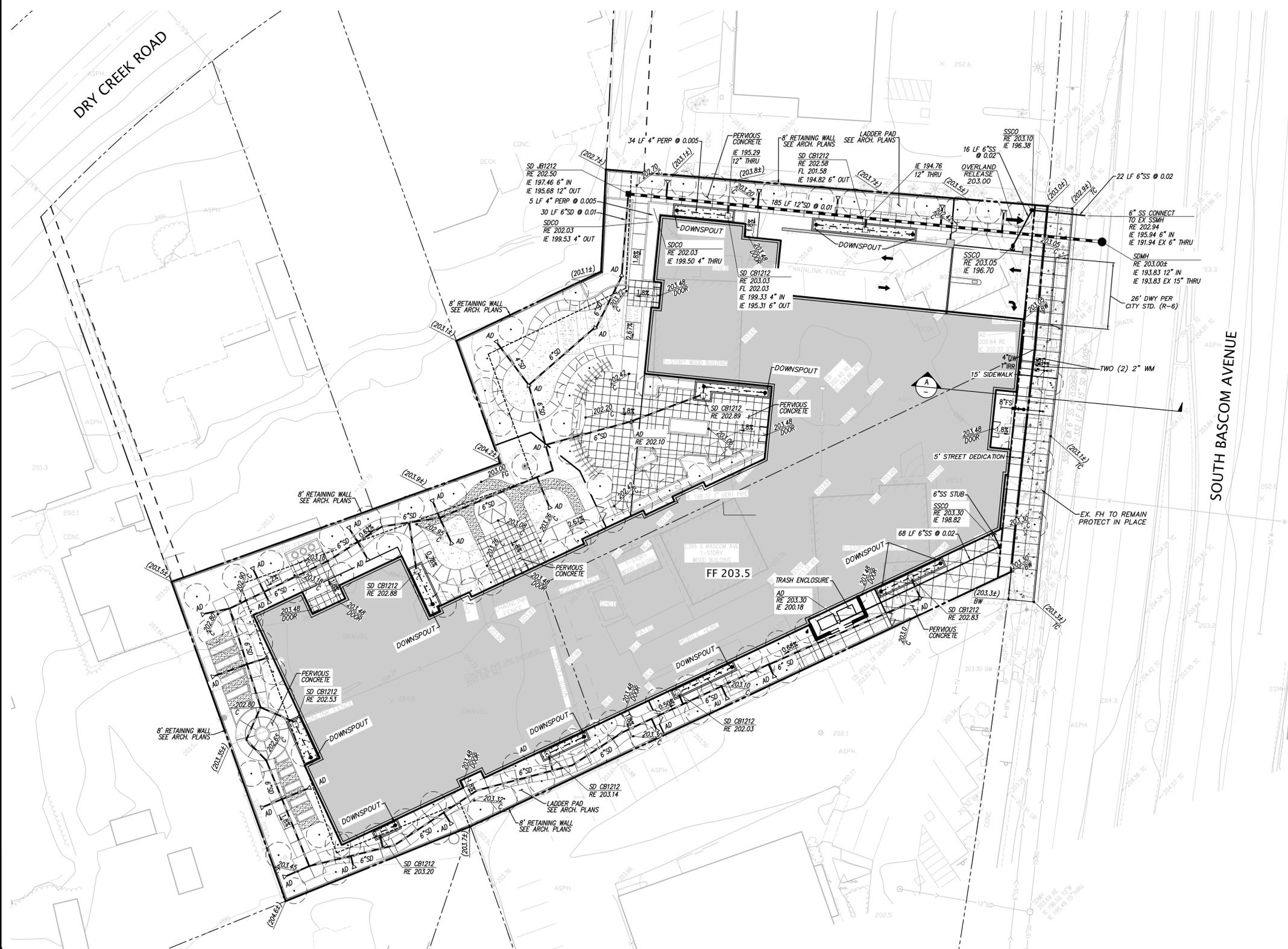


SOUTH BASCOM AVE. (SECTION A)
1"=5'

LEGEND		
PROPOSED	EXISTING	
		ASPHALT BERM
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		ELECTRIC LINE
		FENCE LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
		SPOT ELEVATION
		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
		TELEPHONE LINE
		WATER LINE & VALVE
		OVERLAND RELEASE

NOTES

- REMOVE AND REPLACE BROKEN, UPLIFTED CURB AND GUTTER AS WELL AS BROKEN, UPLIFTED ALONG PROJECT FRONTAGE.



NO.	BY	REVISION

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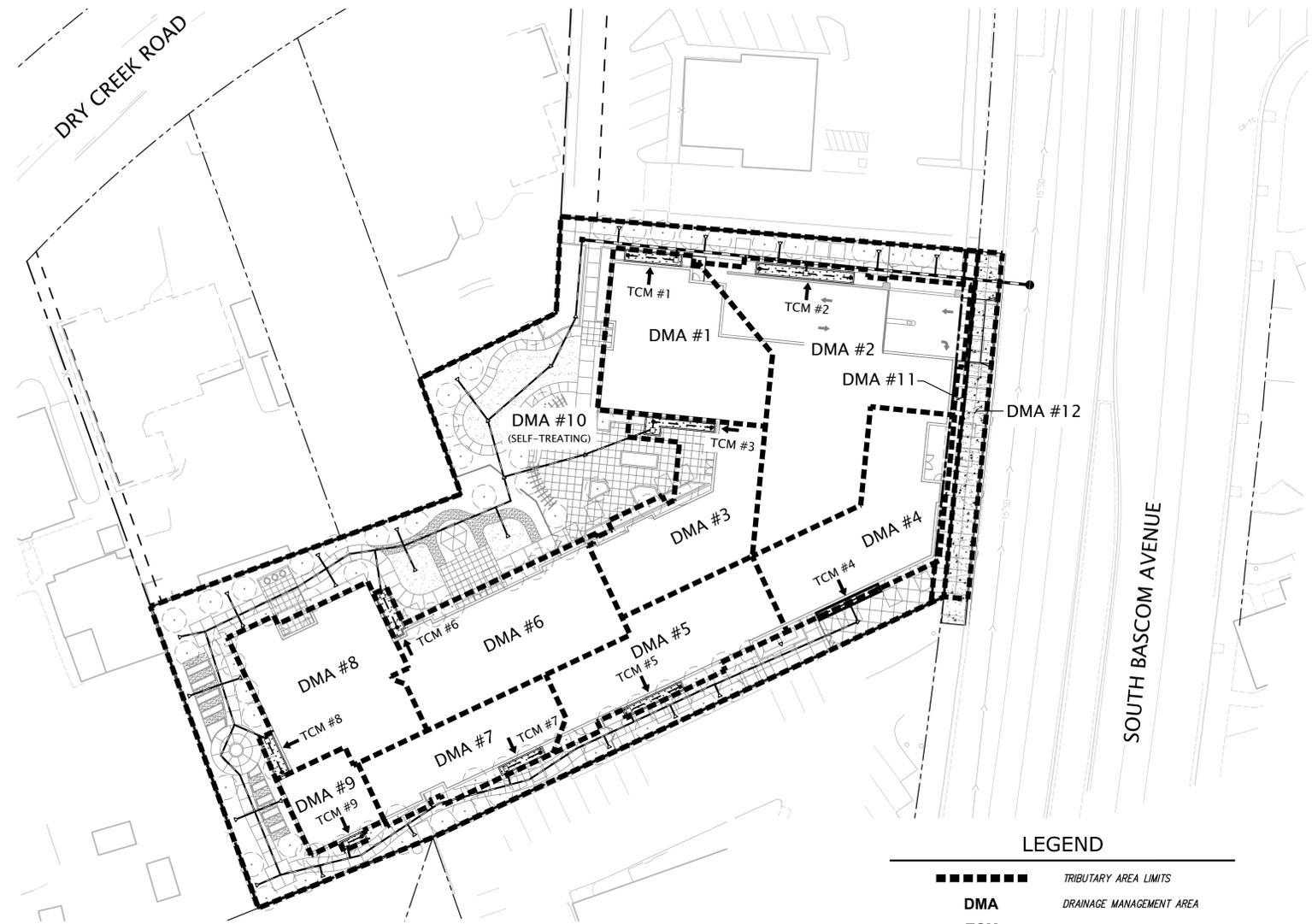
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 OF
 CONDITIONAL USE PERMIT, FILE NO. CP19-021, FOR A
 RESIDENTIAL CARE FACILITY FOR ELDERLY
 FOR
 ADVOCACY DEVELOPMENT PARTNERS, LLC
 SAN JOSE, CALIFORNIA

DATE	04/17/2020
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	4.0

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OVERALL TREATMENT AREA TOTALS

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE				
		PROJECT PHASE NUMBER: (N/A, 1, 2, 3)		N/A
TOTAL SITE (ACRES):	1.27 [55,364 SF]	TOTAL AREA OF SITE DISTURBED (ACRES):		1.27
IMPERVIOUS SURFACES	EXISTING CONDITION OF DISTURBED AREA (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET):		
		REPLACED	NEW	
BUILDING FOOTPRINT	7,804	20,856	11,639	
STREETS & PARKING	3,678	0	0	
S/W, PATIOS, PATHS ETC.	30,347	773	0	
STREETS (PUBLIC)	1,430	0	466	
STREETS (PRIVATE)	0	0	0	
TOTAL IMPERVIOUS SURFACES:	43,259	21,629	12,105	
PERVIOUS SURFACES	LANDSCAPED AREAS	12,105	0	9,305
	PERVIOUS PAVING	0	0	12,325
	OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
TOTAL PERVIOUS SURFACES:	12,105	0	21,630	
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:				33,734
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:				21,630

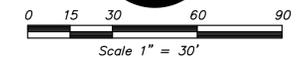


TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	3,990	3,898	92	0	7.21%	86	92	12	2.5	3.5	-	-	-	-	-	-	
2	2	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	7,225	7,065	160	0	13.05%	157	160	12	2.5	3.5	-	-	-	-	-	-	
3	3	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	3,570	3,464	106	0	6.45%	78	106	12	2.5	3.5	-	-	-	-	-	-	
4	4	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	3,800	3,714	86	0	6.86%	83	86	12	2.5	3.5	-	-	-	-	-	-	
5	5	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	3,335	3,257	78	0	6.02%	73	78	12	2.5	3.5	-	-	-	-	-	-	
6	6	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	4,132	4,037	95	0	7.46%	90	95	12	2.5	3.5	-	-	-	-	-	-	
7	7	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	2,505	2,447	58	0	4.52%	55	58	12	2.5	3.5	-	-	-	-	-	-	
8	8	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	3,994	3,904	90	0	7.21%	87	90	12	2.5	3.5	-	-	-	-	-	-	
9	9	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	1,180	1,150	30	0	2.13%	26	30	12	2.5	3.5	-	-	-	-	-	-	
10	-	Onsite	Self-treating areas	LID	N/A	21,633	798	11,530	9,305	39.07%	-	-	-	-	-	-	-	-	-	-	-	
11	-	Offsite	Roadway Project ***	N/A	N/A	466	466	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
12	-	Offsite	Maintenance	N/A	N/A	1,430	1,355	0	75	-	-	-	-	-	-	-	-	-	-	-	-	
Totals:						55,364	33,734	12,325	9,305	100.00%												

Footnotes:

- * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
- ** Sizing for Bioretention Area Required calculated using the 2.18% Method (Impervious Area x 0.218)
- *** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.



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PRELIMINARY STORMWATER CONTROL PLAN
 OF
 CONDITIONAL USE PERMIT, FILE NO. CP19-021, FOR A
 RESIDENTIAL CARE FACILITY FOR ELDERLY
 FOR
 ADVOCACY DEVELOPMENT PARTNERS, LLC
 SAN JOSE CALIFORNIA

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DMA 01 - SIZING FOR VOLUME BASED TREATMENT	
A= 3,990 s.f. Impervious Area = 3,898 s.f.	% Imperviousness= 97.69%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.56985213 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.593082707 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.56985213 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.565752 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 188.11 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 3,990.00 sq. ft. Impervious Area = 3,898.00 sq. ft. Pervious Area = 92.00 sq. ft. Equivalent Impervious Area = 9.20	Total Equivalent Impervious = 3,907.20 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.828762 hrs	
Estimate the Surface Area = 86 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 101.78 cu. ft. Volume in Ponding Area = 86.34 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

DMA 02 - SIZING FOR VOLUME BASED TREATMENT	
A= 7,225 s.f. Impervious Area = 7,065 s.f.	% Imperviousness= 97.79%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.570135 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.593356 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.570135 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.56603 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 340.80 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 7,225.00 sq. ft. Impervious Area = 7,065.00 sq. ft. Pervious Area = 160.00 sq. ft. Equivalent Impervious Area = 16.00	Total Equivalent Impervious = 7,081.00 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.83017 hrs	
Estimate the Surface Area = 156.39 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 184.42 cu. ft. Volume in Ponding Area = 156.38 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

DMA 03 - SIZING FOR VOLUME BASED TREATMENT	
A= 3,570 s.f. Impervious Area = 3,464 s.f.	% Imperviousness= 97.03%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.567796 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.591092 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.567796 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.56371 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 167.70 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 3,570.00 sq. ft. Impervious Area = 3,464.00 sq. ft. Pervious Area = 106.00 sq. ft. Equivalent Impervious Area = 10.60	Total Equivalent Impervious = 3,474.60 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.81855 hrs	
Estimate the Surface Area = 77.13 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 90.58 cu. ft. Volume in Ponding Area = 77.12 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

DMA 04 - SIZING FOR VOLUME BASED TREATMENT	
A= 3,800 s.f. Impervious Area = 3,714 s.f.	% Imperviousness= 97.74%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.569984 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.593211 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.569984 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.56588 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 179.20 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 3,800.00 sq. ft. Impervious Area = 3,714.00 sq. ft. Pervious Area = 86.00 sq. ft. Equivalent Impervious Area = 8.60	Total Equivalent Impervious = 3,722.60 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.82942 hrs	
Estimate the Surface Area = 82.25 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 96.97 cu. ft. Volume in Ponding Area = 82.23 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

DMA 05 - SIZING FOR VOLUME BASED TREATMENT	
A= 3,335 s.f. Impervious Area = 3,257 s.f.	% Imperviousness= 97.66%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.56975 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.592894 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.56975 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.56565 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 157.20 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 3,335.00 sq. ft. Impervious Area = 3,257.00 sq. ft. Pervious Area = 78.00 sq. ft. Equivalent Impervious Area = 7.80	Total Equivalent Impervious = 3,264.80 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.82825 hrs	
Estimate the Surface Area = 72.17 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 85.05 cu. ft. Volume in Ponding Area = 72.16 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

DMA 06 - SIZING FOR VOLUME BASED TREATMENT	
A= 4,132 s.f. Impervious Area = 4,037 s.f.	% Imperviousness= 97.70%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.569873 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.593103 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.569873 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.56577 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 194.81 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 4,132.00 sq. ft. Impervious Area = 4,037.00 sq. ft. Pervious Area = 95.00 sq. ft. Equivalent Impervious Area = 9.50	Total Equivalent Impervious = 4,046.50 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.82886 hrs	
Estimate the Surface Area = 89.42 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 105.40 cu. ft. Volume in Ponding Area = 89.42 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

DMA 07 - SIZING FOR VOLUME BASED TREATMENT	
A= 2,505 s.f. Impervious Area = 2,447 s.f.	% Imperviousness= 97.68%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.569822 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.593054 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.569822 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.56572 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 118.09 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 2,505.00 sq. ft. Impervious Area = 2,447.00 sq. ft. Pervious Area = 58.00 sq. ft. Equivalent Impervious Area = 5.80	Total Equivalent Impervious = 2,452.80 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.82861 hrs	
Estimate the Surface Area = 54.21 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 63.89 cu. ft. Volume in Ponding Area = 54.20 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

DMA 08 - SIZING FOR VOLUME BASED TREATMENT	
A= 3,994 s.f. Impervious Area = 3,904 s.f.	% Imperviousness= 97.75%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.570015 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.59324 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.570015 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.56591 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 188.35 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 3,994.00 sq. ft. Impervious Area = 3,904.00 sq. ft. Pervious Area = 90.00 sq. ft. Equivalent Impervious Area = 9.00	Total Equivalent Impervious = 3,913.00 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.82957 hrs	
Estimate the Surface Area = 86.45 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 101.92 cu. ft. Volume in Ponding Area = 86.43 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

DMA 09 - SIZING FOR VOLUME BASED TREATMENT	
A= 1,180 s.f. Impervious Area = 1,150 s.f.	% Imperviousness= 97.46%
MAPsite = 13.8 MAPpage = 13.9	Correction Factor= 0.9928
Clay (D): <input checked="" type="checkbox"/> Sandy Clay (D): <input type="checkbox"/> Clay Loam (D): <input type="checkbox"/>	
Silt Loam/Loam (B): <input type="checkbox"/> Not Applicable (100% Impervious): <input type="checkbox"/>	
Are the soils outside the building footprint not graded/compacted? <input type="checkbox"/> Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: <input type="text"/>	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.569119 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.592373 inches (Use Figure B-5)	
UBS Volume for X% Slope (UBSX%) = 0.569119 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)	
Adjusted UBS = 0.56502 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch	
Design Volume = 55.56 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 1,180.00 sq. ft. Impervious Area = 1,150.00 sq. ft. Pervious Area = 30.00 sq. ft. Equivalent Impervious Area = 3.00	Total Equivalent Impervious = 1,153.00 sq. ft.
Rainfall intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 2.82512 hrs	
Estimate the Surface Area = 25.53 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 30.05 cu. ft. Volume in Ponding Area = 25.51 cu. ft. Depth of Ponding = 1.00 ft	Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.	

BY					
REVISION					
NO.					
BY					
REVISION					
NO.					
STORMWATER CONTROL CALCULATIONS OF CONDITIONAL USE PERMIT, FILE NO. CPI 9-021, FOR A RESIDENTIAL CARE FACILITY FOR ELDERLY FOR ADVOCACY DEVELOPMENT PARTNERS, LLC SAN JOSE CALIFORNIA					
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 Santa Clara, California 95054 (408) 727-6655 fax (408) 727-5641					
DATE	04/17/2020				
SCALE	AS SHOWN				
DESIGNER	JS				
DRAFTER	JS				
JOB NO.	A19534				
SHEET	5.1				

Z:\2019\19534\DWG\ENTITLEMENTS\PD_PEBMIT\19534-PC-SUM.dwg 4-19-20 04:56:21 PM jpo

OPERATION AND MAINTENANCE INFORMATION:	
I. PROPERTY INFORMATION:	
I.A. PROPERTY ADDRESS:	2375 & 2395 S BASCOM AVENUE SAN JOSE, CA 95008
I.B. PROPERTY OWNER:	ADVOCACY DEVELOPMENT PARTNERS, LLC 3775 BEACON AVENUE, #229
II. RESPONSIBLE PARTY FOR MAINTENANCE:	
II.A. CONTACT:	BOB BOMBACI
II.B. PHONE NUMBER OF CONTACT:	(408) 377-2832
II.C. EMAIL:	N/A
II.D. ADDRESS:	14932 HEATHER DRIVE SAN JOSE, CA 95124-5510

PROJECT SITE INFORMATION:	
1. SOILS TYPE:	TYPE C-D
2. GROUND WATER DEPTH:	-50 FEET
3. NAME OF RECEIVING BODY:	LOS GATOS CREEK
4. FLOOD ZONE:	D
5. FLOOD ELEVATION (IF APPLICABLE):	N/A

BIOTREATMENT SOIL REQUIREMENTS

- BIOTRETENTION 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](http://www.sanjooseca.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.

BIOTRETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE CONCRETE MANUFACTURER THAT THE CONCRETE MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 1007/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION FROM THE NATIONAL READY MIX CONCRETE ASSOCIATION (NRMA) SHALL INSTALL THE CONCRETE AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOB SITE AT ALL TIMES DURING CONCRETE INSTALLATION.
- PROTECT THE EXCAVATED AREA FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

SITE DESIGN MEASURES

- CLUSTER STRUCTURES/PAVEMENT
- CREATE NEW PERVIOUS AREAS:
 - LANDSCAPING
 - WALKWAYS AND PATIOS

SOURCE CONTROL MEASURES

- BENEFICIAL LANDSCAPING
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS
- GOOD HOUSEKEEPING, E.G., SWEEP PAVEMENT AND CLEAN CATCH BASIN
- LABEL STORM DRAINS
- CONNECT TO SANITARY SEWER
 - COVERED TRASH/RECYCLING ENCLOSURES

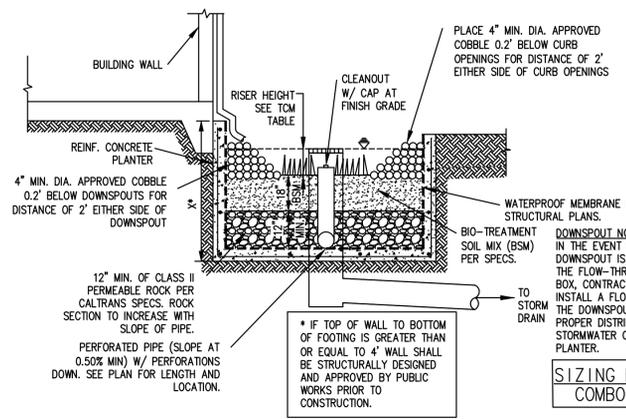
STORMWATER CONTROL NOTES

- THE SITE STORM DRAIN RUNOFF WILL BE FILTERED BY FLOW THROUGH PLANTERS. ALL STORM WATER DRAINS TO THE PUBLIC STORM DRAIN SYSTEM ALONG THE NORTHERLY AND SOUTHERLY PORTIONS OF THE PROPERTY.
- POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEEPED REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
- BIOTREATMENT SIZING IS BASED ON THE FLOW BASED CALCULATIONS METHOD (SIMPLIFIED SIZING METHOD) PER SCVURPPP HANDBOOK CHAPTER 5.
- DOWNSPOUTS WILL DISCHARGE TO FLOW THROUGH PLANTERS WITHIN THE FOOTPRINT OF THE BUILDING BUILDING AS MAIN SOURCE OF TREATMENT FOR ROOF AREAS.

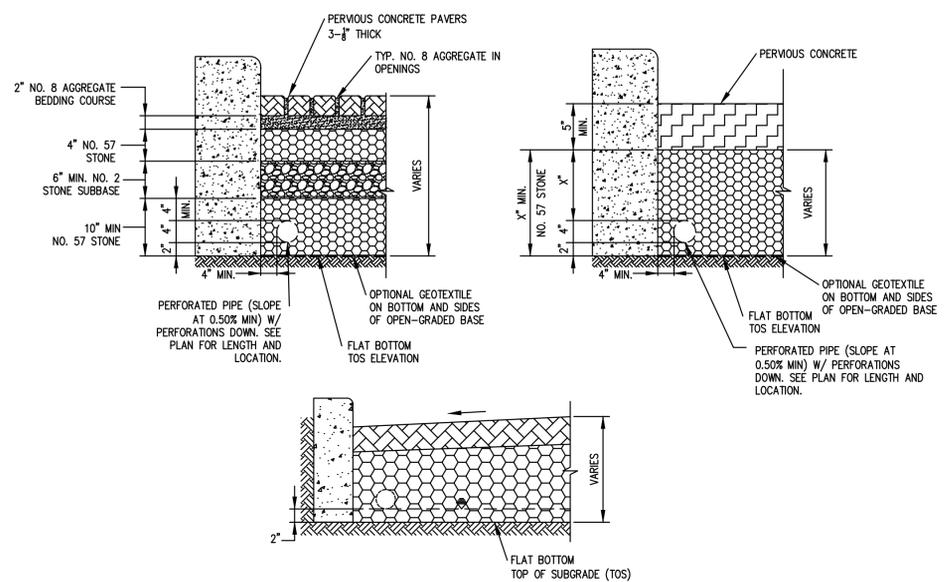
FLOW THROUGH PLANTER MAINTENANCE PLAN

Table 1 Routine Maintenance Activities for Flow-Through Planters		
No.	Maintenance Task	Frequency of Task
1	Inspect the planter surface area, inlets and outlets for obstructions and trash; clear any obstructions and remove trash.	Quarterly
2	Inspect planter for standing water. If standing water does not drain within 2-3 days, the surface biotreatment soil should be tilled or replaced with the approved soil mix and replanted. Use the cleanout riser to clear any underdrains of obstructions or clogging material.	Quarterly
3	Check for eroded or settled biotreatment soil media. Level soil with rake and remove/replant vegetation as necessary.	Quarterly
4	Maintain the vegetation and irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	Quarterly
5	Evaluate health and density of vegetation. Remove and replace all dead and diseased vegetation. Remove excessive growth of plants that are too close together.	Annually, before the rainy season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the rainy season begins
7	Inspect the overflow pipe to make sure that it can safely convey excess flows to a storm drain. Repair or replace any damaged or disconnected piping. Use the cleanout riser to clear underdrains of obstructions or clogging material.	Annually, before the rainy season begins
8	Inspect the energy dissipator at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove any accumulation of sediment.	Annually, before the rainy season begins
9	Inspect and, if needed, replace wood mulch. It is recommended that 2" to 3" of composted arbor mulch be applied once a year.	Annually, before the rainy season begins
10	Inspect system for erosion of biotreatment soil media, loss of mulch, standing water, clogged overflows, weeds, trash and dead plants. If using rock mulch, check for 3" of coverage.	Annually at the end of the rainy season and/or after large storm events.
11	Inspect system for structural integrity of walls, flow spreaders, energy dissipators, curb cuts, outlets and flow splitters.	Annually at the end of the rainy season and/or after large storm events.

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



FLOW THROUGH PLANTER
NOT TO SCALE



PERVIOUS PAVEMENT (SELF-TREATING)
NOT TO SCALE

NO.	REVISION	BY	DATE

STORMWATER CONTROL DETAILS & NOTES

CONDITIONAL USE PERMIT, FILE NO. CPI 9-021, FOR A RESIDENTIAL CARE FACILITY FOR ELDERLY FOR ADVOCACY DEVELOPMENT PARTNERS, LLC

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727-6655
fax (408) 727-5641

ADVOCACY DEVELOPMENT PARTNERS, LLC
SAN JOSE, CALIFORNIA

DATE: 04/17/2020
SCALE: AS SHOWN
DESIGNER: JS
DRAFTER: JS
JOB NO.: A19534
SHEET: 5.2



TOTAL QUANTITY OF NEW TREES

GROUND LEVEL	= 67
SECOND FLOOR	= 11
THIRD FLOOR	= 7
TOTAL	= 85



NORTH

SCALE 1/16"=1'-0"

PUTTING GREEN AND
OPEN TURF AREA

FIREPLACE WITH
TRELLIS/ SEATWALL

GAZEBO

D.G. PATH

VEGETABLE GARDEN

MATCHLINE- SEE SHEET 10.2

NOTE:
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 STREET 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.

PLANTING LEGEND- GROUND LEVEL					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ SPACING	WOODS	
SHRUBS					
(Symbol)	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL. @ 4' O.C.	L	
(Symbol)	AUCUBA JAPONICA	JAPANESE AUCUBA	5 GAL. AT 3' O.C.	M	
(Symbol)	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL. AT 3' O.C.	L	
(Symbol)	SALVIA CLEVELANDI	CLEVELAND SAGE	5 GAL. AT 3' O.C.	L	
(Symbol)	OSTIS 'LITTLE MISS SUNSHINE'	ROCKROSE	5 GAL. AT 31 O.C.	L	
(Symbol)	LEONOTIS LEONARUS	LION'S TAIL	5 GAL. AT 4' O.C.	L	
(Symbol)	AZALEA MIX SPP.	AZALEA - AVAILABLE PINK, WHITE AND PURPLE VARIETIES.	5 GAL. AT 30" O.C.	M	
(Symbol)	SALVIA GREGGII 'TURMAN'S RED'	MAGENTA TEXAS RED SAGE	5 GAL. AT 3' O.C.	L	
(Symbol)	FATSIA JAPONICA	FATSIA	5 GAL. AT 4' O.C.	M	
(Symbol)	PHALLODENDRON 'XANADU'	XANADU PHALLODENDRON	5 GAL. AT 2' O.C.	M	
(Symbol)	CLYMA MINATA (AVAILABLE YELLOW VARIETY)	YELLOW KAFFIR LILY	1 GAL. 18" O.C.	M	
(Symbol)	LIRIOPIS ODANTEA	GIANT LILY TURF	1 GAL. AT 2' O.C.	M	
(Symbol)	LIRIOPIS 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL. AT 18" O.C.	M	
(Symbol)	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL. AT 3' O.C.	M	
(Symbol)	ACAPANTHUS 'STORM CLOUD'	STORM CLOUD LILY OF THE NILE	1 GAL. AT 2' O.C.	M	
(Symbol)	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL. AT 2' O.C.	L	
(Symbol)	OSTIS SALICIFOLIUS	SABLELEAF ROSE ROSE	5 GAL. AT 3' O.C.	L	
(Symbol)	PHORMIUM 'PINK STRIP'	PINK STRIP NEWZEALAND FLAX	5 GAL. AT 3' O.C.	L	
(Symbol)	CLUNEA HYSSOPIFOLIA	FALSE HEATHER	1 GAL. AT 18" O.C.	M	
(Symbol)	ABELIA X GRANDIFLORA	GLASSY ABELIA	5 GAL. AT 3' O.C.	M	
(Symbol)	DANIELLA R. 'L.L. REV'	LITTLE REV FLAX LILY	1 GAL. AT 18" O.C.	L	
(Symbol)	BULBINE FRUTESCENS	YELLOW BULBINE	1 GAL. AT 1" O.C.	L	
(Symbol)	RHAPHIOLIPS LIMBELATA MINOR	DWARF YERBA HATHORN	5 GAL. AT 3' O.C.	L	
(Symbol)	CAURA LINDEHEMER 'SISKIYOU PINK'	BEE BLOSSOM	1 GAL. AT 3' O.C.	L	
GROUNDCOVER					
(Symbol)	MARATHON II	SOD		H	
(Symbol)	ANNUAL COLOR	ANNUAL COLOR	4" POTS AT 10" O.C.	M	
(Symbol)	CYCLAMEN (ASSORTED COLORS)	CYCLAMEN	4" POTS AT 10" O.C.	L	
TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ SPACING	QUANTITY	WOODS
(Symbol)	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24 TO 48" BOX	27	M
(Symbol)	GREVILLEA ROBUSTA	SILK OAK	24 TO 48" BOX	4	L
(Symbol)	HYMENOSPORUM FLAVUM	SWEETSHADE TREE	24" BOX	3	M
(Symbol)	ODONIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN RED BUD	24" BOX	10	M
(Symbol)	PHOENIX DACTYLIFERA	DATE PALM	18" BSH	9	L
(Symbol)	FRUIT TREE VARIETY		24" BOX	7	M
(Symbol)	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	* 26	L
(Symbol)	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24 TO 48" BOX	4	H
(Symbol)	QUERCUS ALBIFOLIA	COAST LINE OAK	24" BOX	3	VL
(Symbol)	EXISTING TREE TO BE REMOVED			6	
(Symbol)	EXISTING OAK TREE TO REMAIN			2	

*NOT INCLUDED IN COUNT FOR TREE MITIGATION

PLANTING LEGEND	
BOREATION AREA PLANTS	
HETEROMELES ARBUTIFOLIA	TOYON
JUNCUS PATENS	CALIFORNIA GRAY RUSH
MUHLENBERGIA RIGENS	DEER GRASS
SALVIA GREGGII	AUTUMN SAGE
BULBINE FRUTESCENS	YELLOW BULBINE



NORTH

SCALE 1"=10'

MATCHLINE- SEE SHEET 10.1

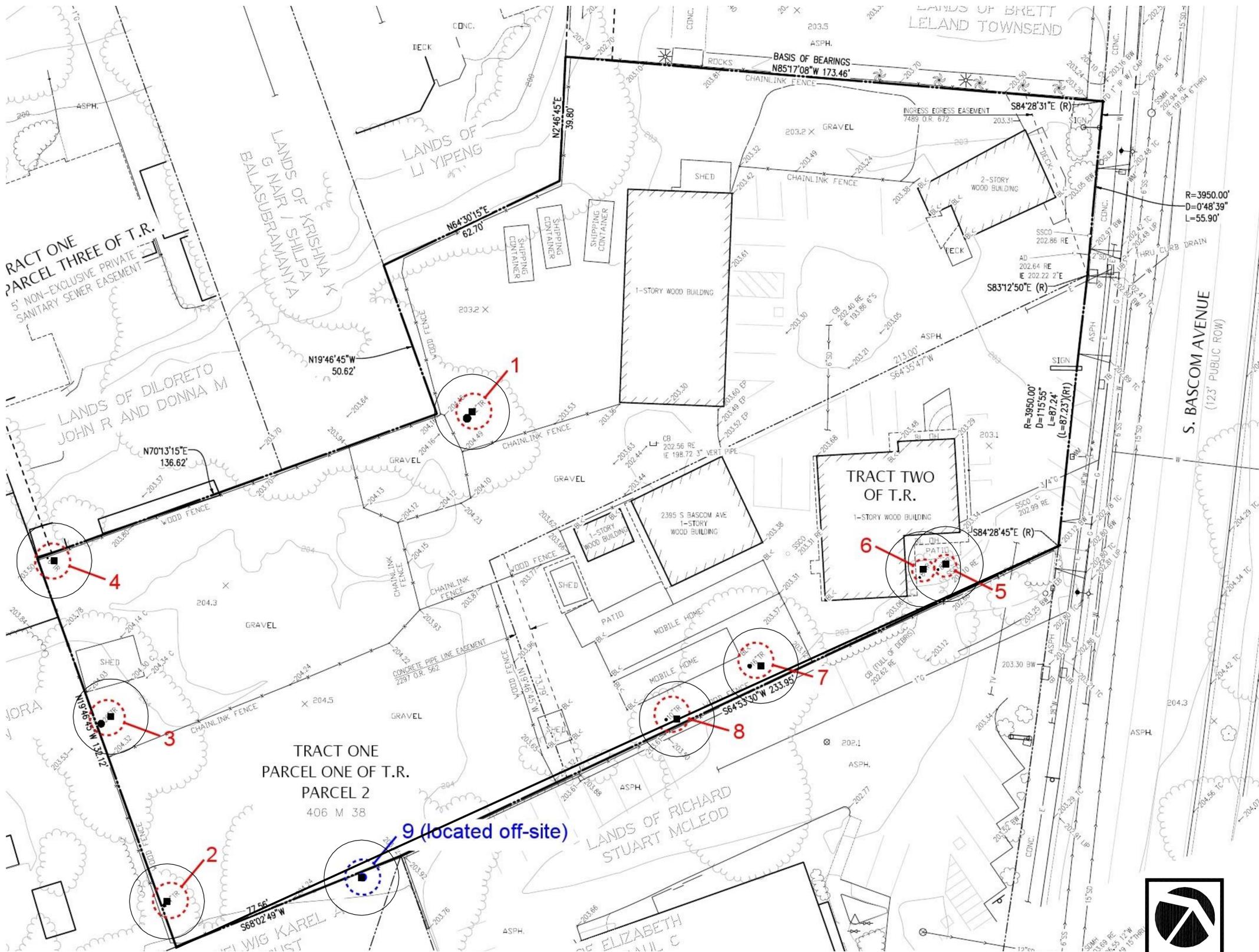
SEE GROUND LEVEL SHEET 10.1
FOR PLANTING LEGEND

RAMP TO UNDERGROUND
PARKING



NORTH

SCALE 1"=10'



TREE #	TREE SPECIES	TRUNK DIAMETER	TRUNK CIRCUMFERENCE	TREE HEALTH(1 TO 5)	REMOVE
1	QUERCUS AGRIFOLIA	32"	100"	3	
2	QUERCUS AGRIFOLIA	14"	44"	3	X
3	QUERCUS AGRIFOLIA	28"	87"	4	
4	QUERCUS AGRIFOLIA	6"	19"	4	X
5	CEDRUS DEODARA	8"	25"	4	X
6	PERSEA AMERICANA	8"	25"	3	X
7	LIGUSTRUM LUCIDUM	16"	50"	4	X
8	LIGUSTRUM LUCIDUM	10"	31"	4	X
9 (OFFSITE)	QUERCUS AGRIFOLIA			3	

ORDINANCE SIZE TREE

ORDINANCE SIZE TREE

CITY OF SAN JOSE TREE REPLACEMENT RATIOS				
CIRCUMFERENCE OF TREE TO BE REMOVED	TYPE OF TREE TO BE REMOVED			MINIMUM SIZE OF EACH REPLACEMENT TREE
	NATIVE	NON-NATIVE	ORCHARD	
38 INCHES OR MORE	5:1	4:1	3:1	15-GALLON
19 UP TO 38 INCHES	3:1	2:1	NONE	15-GALLON
LESS THAN 19 INCHES	1:1	1:1	NONE	15-GALLON

X:X = TREE REPLACEMENT TO TREE LOSS RATIO
 NOTE: TREES GREATER THAN OR EQUAL TO 38-INCH CIRCUMFERENCE SHALL NOT BE REMOVED UNLESS A TREE REMOVAL PERMIT, OR EQUIVALENT, HAS BEEN APPROVED FOR THE REMOVAL OF SUCH TREES. FOR MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES, A PERMIT IS REQUIRED FOR REMOVAL OF TREES OF ANY SIZE. A 38-INCH TREE EQUALS 12.1 INCHES IN DIAMETER. A 24-INCH BOX TREE = TWO 15-GALLON TREES. SINGLE FAMILY AND TWO-DWELLING PROPERTIES MAY BE MITIGATED AT A 1:1 RATIO

TREE REPLACEMENT CALCULATION					
TYPE	QUANTITY REMOVED	REPLACEMENT RATIO	TREES REQUIRED	TREES PROVIDED AT REQUIRED SIZE	TREES SIZE CONVERSION
NATIVE ORDINANCE-SIZE	1	5:1	(5) 15 GALLON	(3) 24" BOX	(3) 24" BOX = (6) 15 GAL. PROVIDED
NON-NATIVE ORDINANCE-SIZE	1	4:1	(4) 15 GALLON	(3) 24" BOX	(3) 24" BOX = (6) 15 GAL. PROVIDED
NON-NATIVE 19" TO 38" CIRCUMFERENCE	3	2:1	(6) 15 GALLON	(3) 24" BOX	(3) 24" BOX = (6) 15 GAL. PROVIDED
NON-NATIVE <19" CIRCUMFERENCE	1	1:1	(1) 15 GALLON	(1) 24" BOX	(1) 24" BOX = (2) 15 GAL. PROVIDED
TOTAL	6		(16) 15 GALLON	(10) 24" BOX	(10) 24" BOX = (20) 15 GAL. PROVIDED

NOTE: (85) TOTAL TREES PROVIDED ON SITE - (10) 24" BOX TREES APPLIED TOWARD TREE REPLACEMENT REQUIREMENT.
 GROUND LEVEL = 67
 SECOND FLOOR = 11
 THIRD FLOOR = 7
TOTAL = 85

REFER TO 2375-2395 BASCOM AVE. TREE RECOMMENDATIONS PREPARED BY
 NICHOLAS WAGES - BAY AREA TREE SPECIALISTS
 405-506-2831 MOBILE 408-836-9147 OFFICE
 NICK.BAYAREATREESPECIALISTS26MAIL.COM
 542 W. CAPITOL EXPWY #287 SAN JOSE, CA 95136

1 NATIVE ORDINANCE-SIZE TREES WILL BE REMOVED. 1X5=5 15-GALLON REPLACEMENT TREES REQUIRED.
 ((3) QUERCUS AGRIFOLIA (24"BOX) ARE PROVIDED ON THE PLANTING PLAN)

1 NON-NATIVE ORDINANCE-SIZED TREES WILL BE REMOVED, WHICH REQUIRES 1X4=4 15-GALLON REPLACEMENT TREES
 ((82) TOTAL NON-NATIVE TREES ARE PROVIDED ON THE PLANTING PLAN)

3 NON-NATIVE NON-ORDINANCE SIZE TREES (19" TO 38" IN CIRCUMFERENCE) WILL BE REMOVED, WHICH REQUIRES 3X2 = 6, 15 GALLON REPLACEMENT TREES
 ((82) TOTAL NON-NATIVE TREES ARE PROVIDED ON THE PLANTING PLAN)

1 NON-NATIVE NON-ORDINANCE SIZE TREES (<19" IN CIRCUMFERENCE) WILL BE REMOVED, WHICH REQUIRES 1X1=1 15 GALLON REPLACEMENT TREES
 ((82) TOTAL NON-NATIVE TREES ARE PROVIDED ON THE PLANTING PLAN)

NOTES
 TREES TO BE REMOVED 2, 4-8



NORTH
 SCALE 1/16"=1'-0"