Blossom Hill Apartments

PROJECT INFORMATION

Project Name: Blossom Hill Apartments
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 program includes 147 units (distributed as follows 102 Studios, 15 Jr. 1BRs, 15 1BRs, 14 2BR and 1 3BR) designed to meet the needs of disabled and seniors. Ground floor uses will include a Senior PACE program, office space for Catholic Charities and property management office and resident serving support spaces. Parking will be both at-grade and below grade.

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: Commercial Neighborhood (CN) / 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
# units	102	15	15	14	1

Total Unit Count: 147 Units

AREA SUMMARY

Level -1	
Parking Garage	28,563 sf
Level 1	
Commons + Commercial	28,500 sf
Level 2-4	
Residential	29,662 sf x 3
TOTAL SF	**146,049 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 State Regulations for Affordable Senior near major transit stop)
147 units at 0.5 spaces/ bedroom:

102 studios x 0.5 = 51 spaces
15 junior 1BR x 0.5 = 7.5 spaces
15 1BR x 0.5 = 7.5 spaces
14 2BR x 0.5 = 14 spaces
1 3BR x 0.5= 1.5 spaces

Total residential spaces required: 82 spaces

Commercial Parking: (per Table 20-190)
1 space/ 400sf

23,103sf x 0.85 = 19,637.55 sf
19,637,55sf / 400 sf = 50 spaces
Total commercial spaces required: 50 spaces

Total Parking Spaces Required: 82+50 = 132 spaces
Total Parking Spaces Provided: 143 spaces

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

147 units / 4 = 36.75
61 spaces / 20 = 3.05

Total motorcycle spaces required: 40 spaces
Total spaces provided: 6 spaces

Bicycle Parking:
1 space/ 4 units (residential)

147 units / 4= 36.75,

Offices, business and admin.: 1 space / 4,000 sf
Out-patient clinic: 1 space / 4,000 sf

19,637.55 sf/ 4000 = 4.9

Total bicycle spaces required: 42 spaces
Total spaces provided: 48 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

Required private open space: 60 sf per unit, with a min. dimension of 6', 160 sf for units with more than 2 bedrooms.
146 units x 60 sf = 8,760 sf
1 (3BR unit) x 160sf= 160 sf
Total private open space required=8,920

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: 24,968 sf
Provided private open space: 464 sf

SHEET INDEX

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C1.1 DEMOLITION PLAN
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
C3.2 CONCEPTUAL STORM-WATER CONTROL NOTES & DETAILS
C4.0 FIRE HYDRANT EXHIBIT

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L1.02 COLORED PLAN
L.2 LANDSCAPE PLANTING LEGEND

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A1.2 LEVELS 2-3 FLOOR PLANS
A1.3 LEVEL 4 FLOOR PLAN
A2.0 NORTH & SOUTH BUILDING ELEVATIONS

PROJECT TEAM

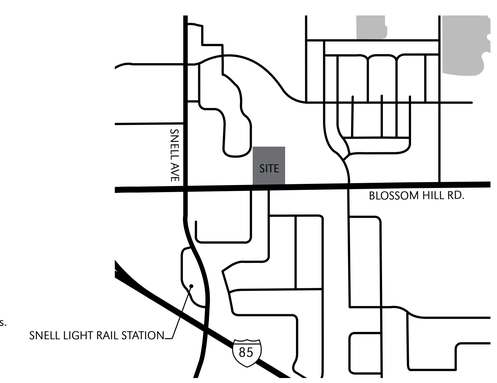
Owner: Blossom Hill L.P.
c/o Charities Housing
1400 Parkmoor Avenue, Suite 190
San Jose, CA 95126
Contact: Dan Wu
Email: dwu@charitieshousing.org

Architect: Studio E Architects
2258 First Avenue
San Diego, CA 92101
Tel: (619) 235-9262
Contact: John Sheehan
Email: jsheehan@studioearchitects.com

Civil Engineer: JMH Weiss, Inc.
1731 Technology Drive, Suite 880
San Jose, CA 95110
Tel: (408) 286-4555
Contact: DJ Edwards
Email: djedwards@jmhweiss.com

Landscape Architect: LandLab
702 Wrelton Drive
San Diego, CA 92109
Tel: (858) 483-9817
Contact: Neil Hadley
Email: nhadley@land-lab.com

VICINITY MAP



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Project 17116

06/26/18 Conditional Use Permit

Title sheet/
Project Data

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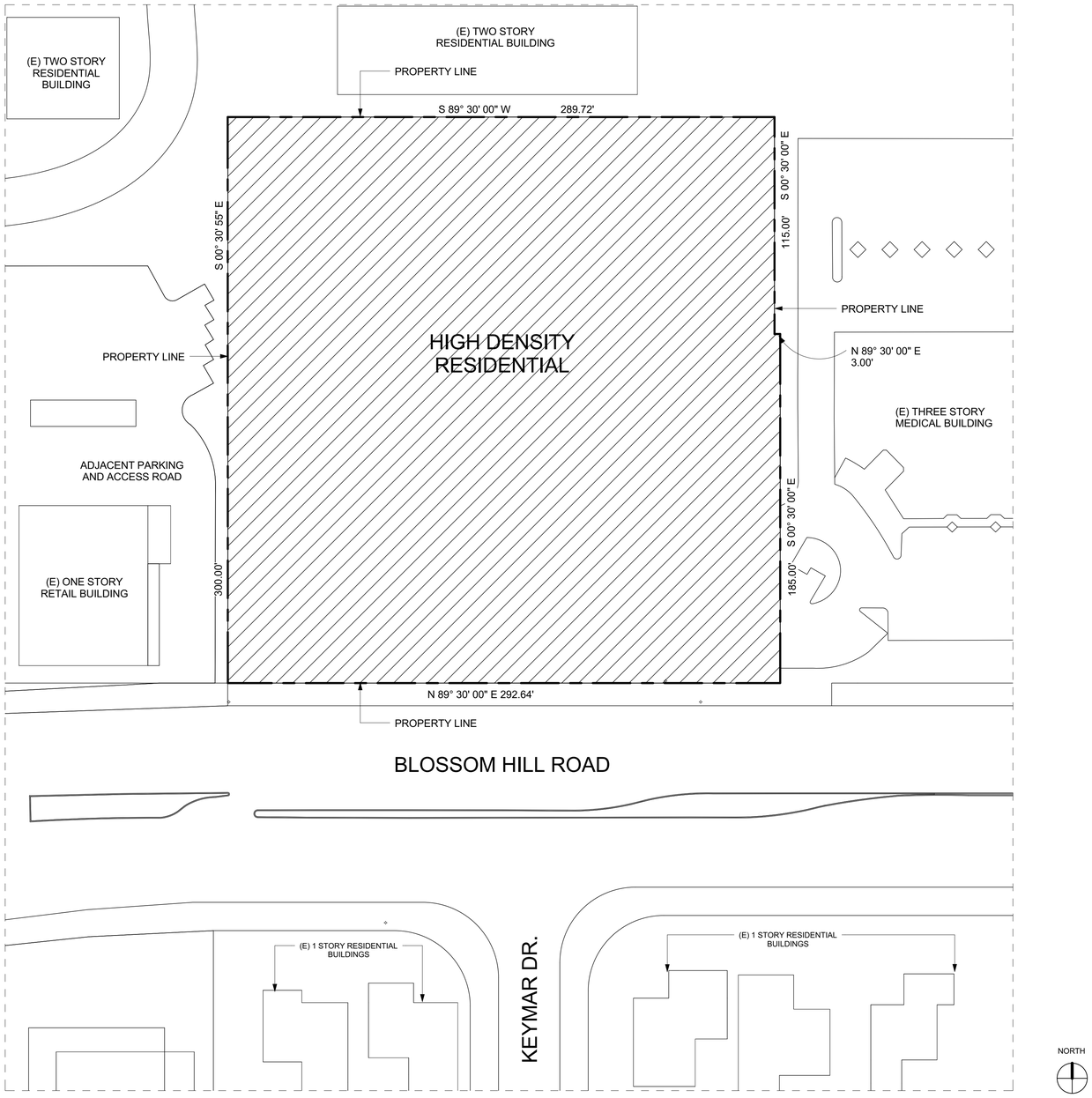

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LEGEND & ABBREVIATIONS

	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:

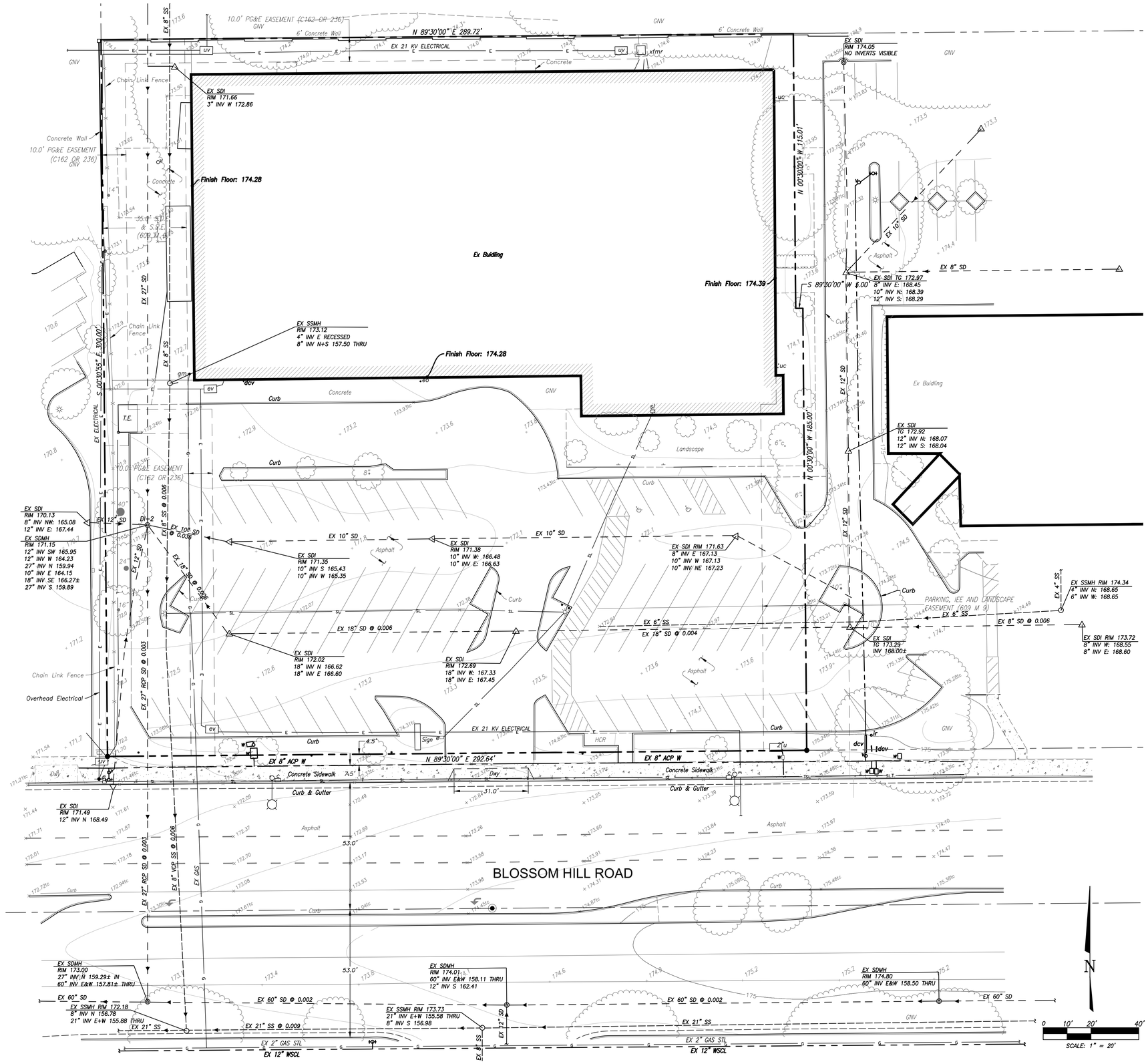
DATE OF AERIAL SURVEY: MARCH 2018
DATE OF SUPPLEMENTAL GROUND SURVEYS: APRIL 2018

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

EXISTING CONDITIONS

C1.0

DWG NAME: P:\5129 – 397 Blossom Hill Rd–San Jose\Engineering Plans\Planning\5129 C-1.0 Existing Conditions.dwg, LAST EDITED: Thu, Jun 21, 2018 12:05pm
USER: ttran, 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
	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
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	SITE LIGHT
175.15	SPOT ELEVATION
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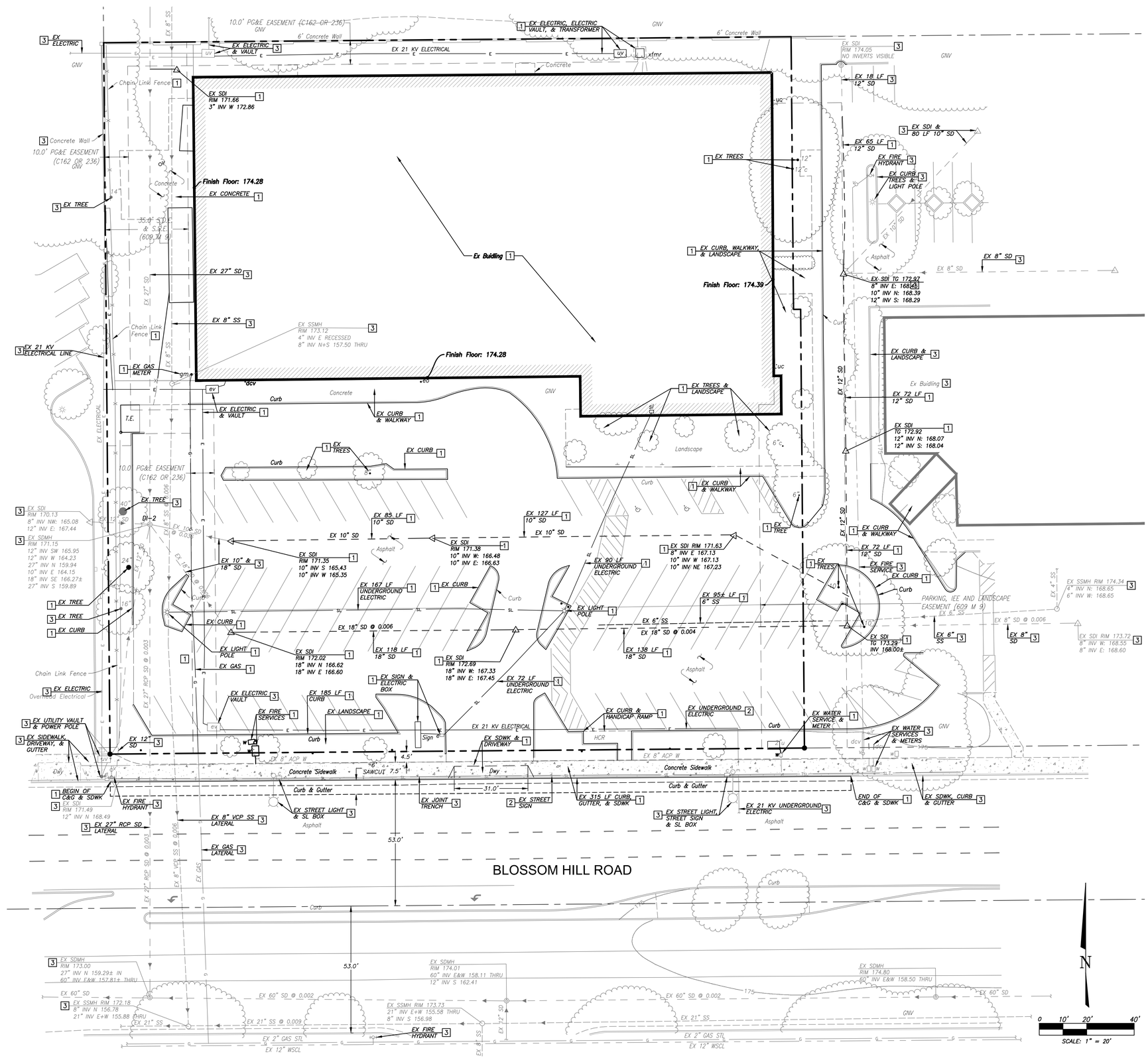
	STORM DRAIN MANHOLE
sl	STREET LIGHT BOX
ts	TRAFFIC SIGNAL BOX
xfmr	TRANSFORMER
12"	TREE TRUNK / SIZE
U	UTILITY BOX (TYPE UNKNOWN)
	UTILITY MANHOLE
	UTILITY POLE
UV	UTILITY VAULT (TYPE UNKNOWN)
W	WATER METER
	WATER VALVE

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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DEMOLITION PLAN

C1.1

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SITE ADDRESS

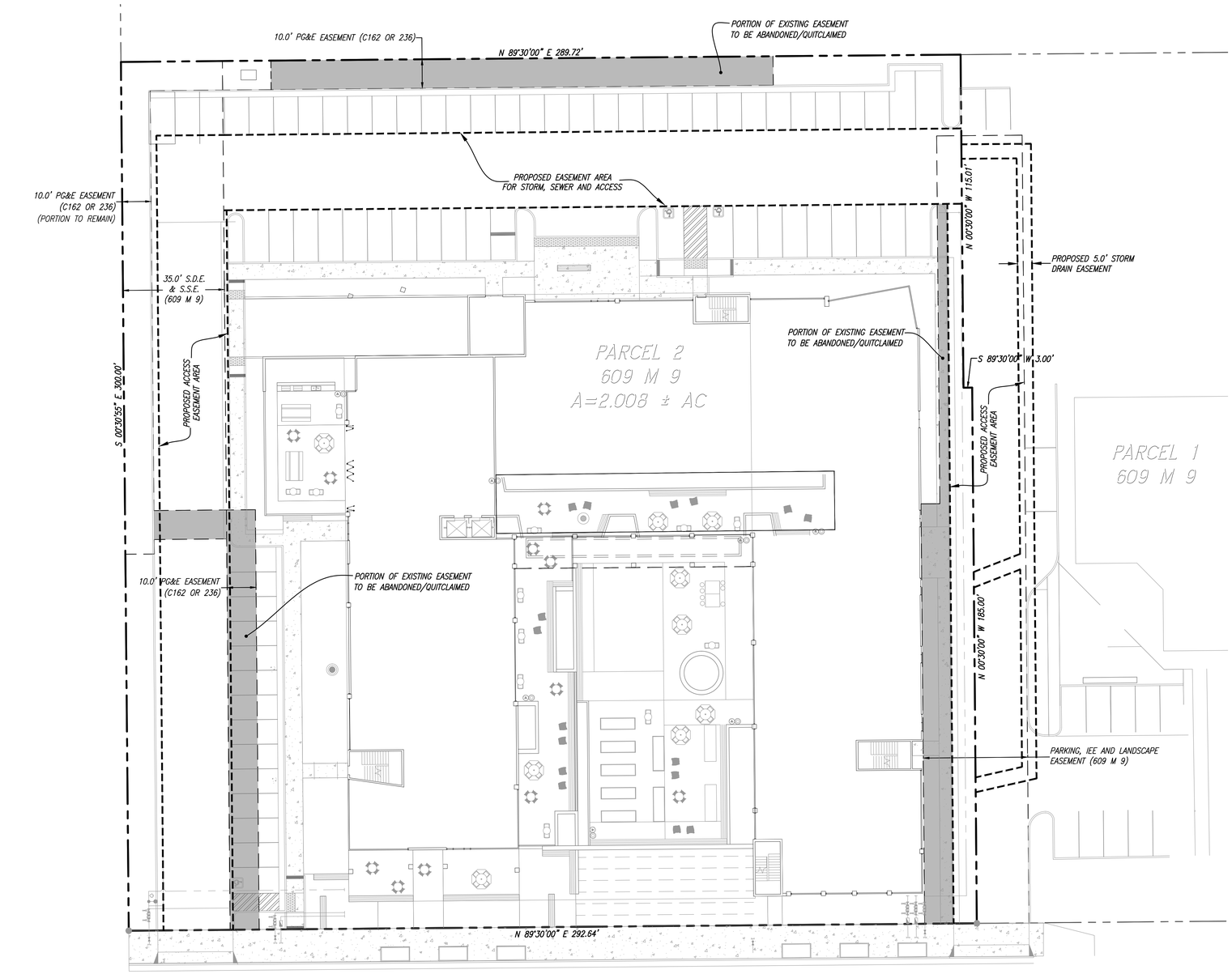
397 BLOSSOM HILL ROAD
SAN JOSE, CA

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



BLOSSOM HILL ROAD

N

0 10' 20' 40'
SCALE: 1" = 20'

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Project # 5129

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EXISTING EASEMENTS & PROPOSED SITE PLAN

C1.2

DWG NAME: P:\5129 – 397 Blossom Hill Rd–San Jose\Engineering Plans\Planning\5129 C-1.2 Existing Easements & Proposed Overlay.dwg, LAST EDITED: Thu, Jun 21, 2018 2:58pm
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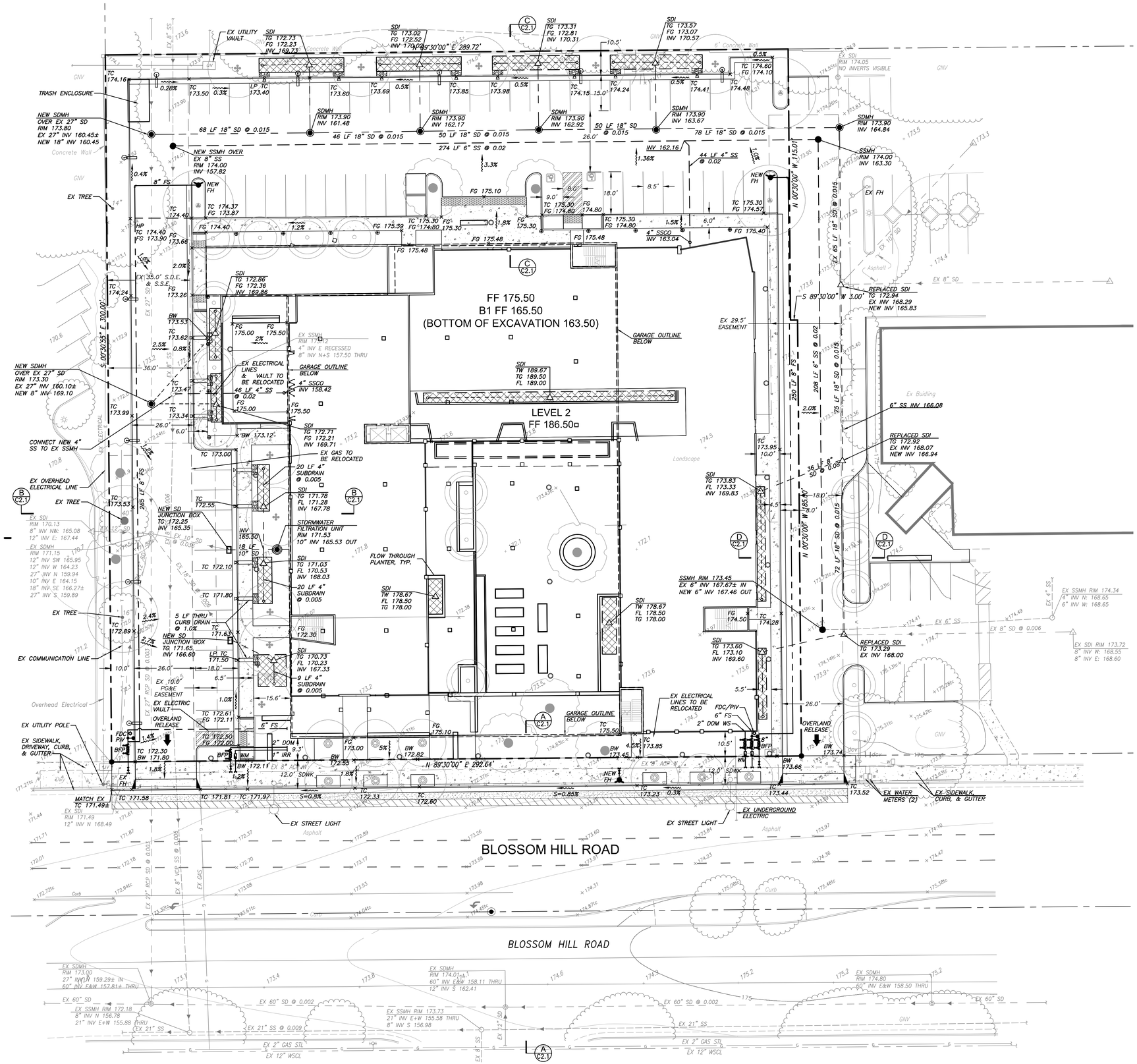

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LEGEND & ABBREVIATIONS

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- 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 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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CONCEPTUAL GRADING & UTILITY PLAN

C2.0

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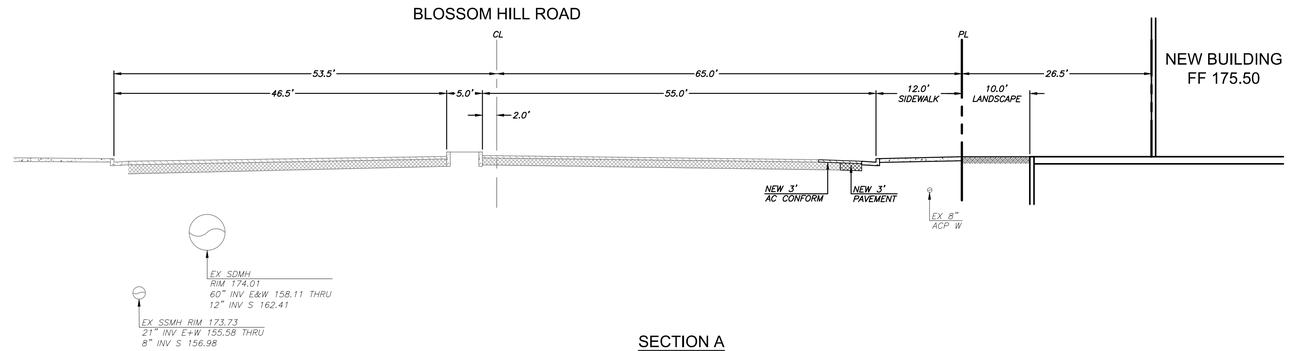

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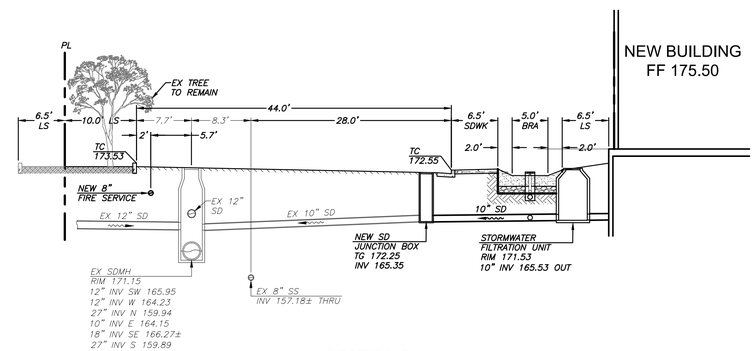

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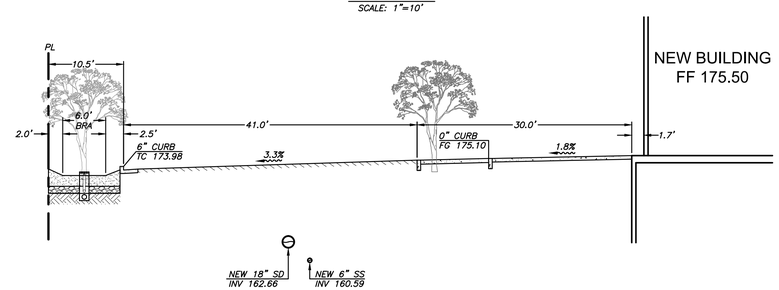

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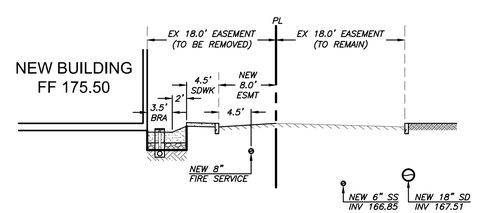

SECTION D
SCALE: 1"=10'

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06/26/18 Conditional Use Permit

SECTIONS

C2.1

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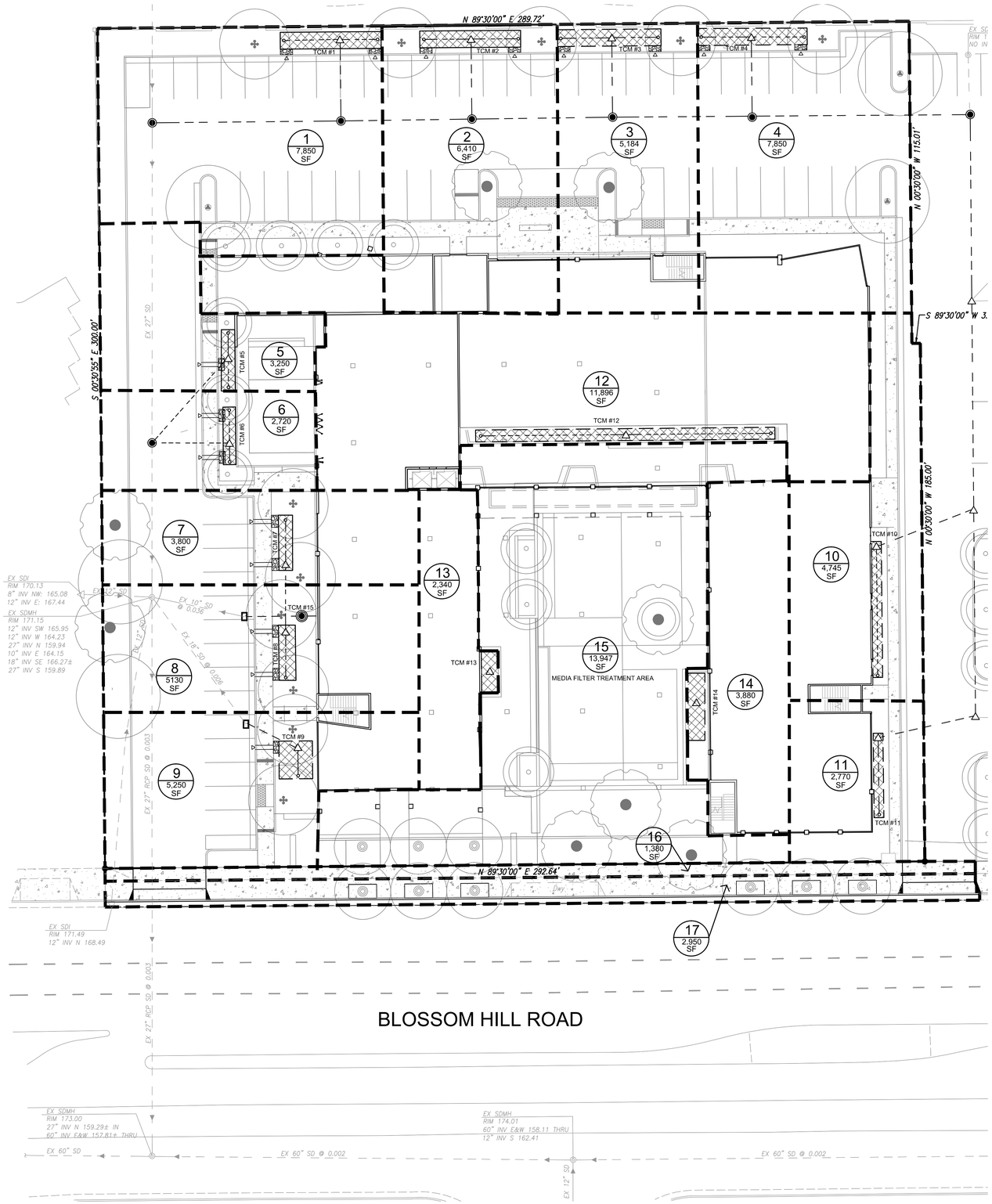
USER: ttran, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)



2. SURFACE DATA

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: 2.10 acres

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

2.d. Total area of site that will be disturbed: 2.10 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	6,920.00	
Parking	30,258.00	14,750.00	0.00	
Sidewalks, Patios, Driveways, Etc.	21,674.00	20,325.00	0.00	
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. 84432.00	e.2. 70780.00	e.3. 6920.00	e.4. 77700.00
2.f. PERVIOUS SURFACES				
Landscaped Area	6920.00	0	13362.00	
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. 0	f.3. 13362.00	f.4. 13362.00

2.g. **Percentage of Site's Impervious Area Replacement** (e.2 ÷ 2.c) X 100: Online form auto-calculates g. 83.83 %

[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.

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.
   c.
3. REDUCE EXISTING IMPERVIOUS SURFACES.
4. CREATE NEW PERVIOUS AREAS:
   LANDSCAPING
5. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
6.
7. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVOUS AREAS.
8.
OTHER:

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

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

CONCEPTUAL STORMWATER CONTROL PLAN

C3.0

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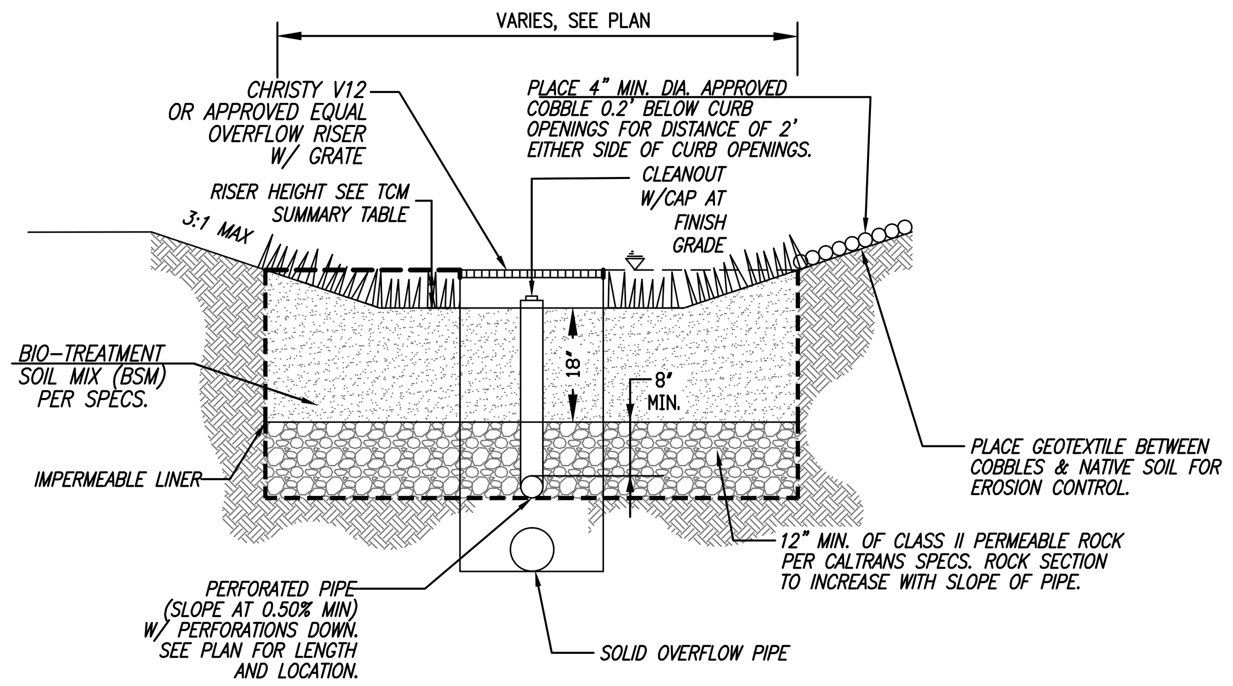
USER: csong, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.2 (x64)

TREATMENT CONTROL MEASURE SUMMARY TABLE

Area	TCM #	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	# of Evergreen	# of Deciduous	# of Credit Trees(s.f.)	Bioretention Area Requied (s.f.)4% Method	Bioretention Area Provided (s.f.)	Bioretention Lined or Unlined	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cratridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Location
1	1	Bio-retention	7,850	5,720	2,130	1	4	600	205	215	Unined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	2	Bio-retention	6,410	5,460	950	1	2	400	202	220	Unined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	3	Bio-retention	5,184	4,439	745	1	1	300	166	220	Unined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	4	Bio-retention	7,850	6,383	1,177	2	1	500	235	235	Unined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5	5	Bio-retention	3,250	2,555	695	2	1	500	82	107	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	6	Bio-retention	2,720	2,135	585	2	0	400	69	90	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7	7	Bio-retention	3,800	2,945	855	2	2	600	94	98	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8	8	Bio-retention	5,130	3,590	1,540	2	2	600	120	120	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	9	Bio-retention	5,250	4,370	880	1	2	400	159	160	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10	10	Bio-retention	4,745	4,055	690	0	0	0	162	170	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	11	Bio-retention	2,770	2,120	650	0	0	0	85	105	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12	12	Bio-retention	11,896	11,421	475	0	0	0	457	460	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13	13	Bio-retention	2,340	2,250	90	0	0	0	90	90	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14	14	Bio-retention	3,880	3,560	320	0	0	0	142	144	Lined	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15	15	Media Filtration	13,947	12,367	1,580	4	6	1,400	N/A	N/A	N/A	N/A	N/A	N/A	2	2	Photosorb	18"	N/A
16	**	Maintanance	1,380	1,380	0	0	6	600	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17	**	Roadway	2,950	2,950	0	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Totals:	91,352	77,700	13,362														

*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.

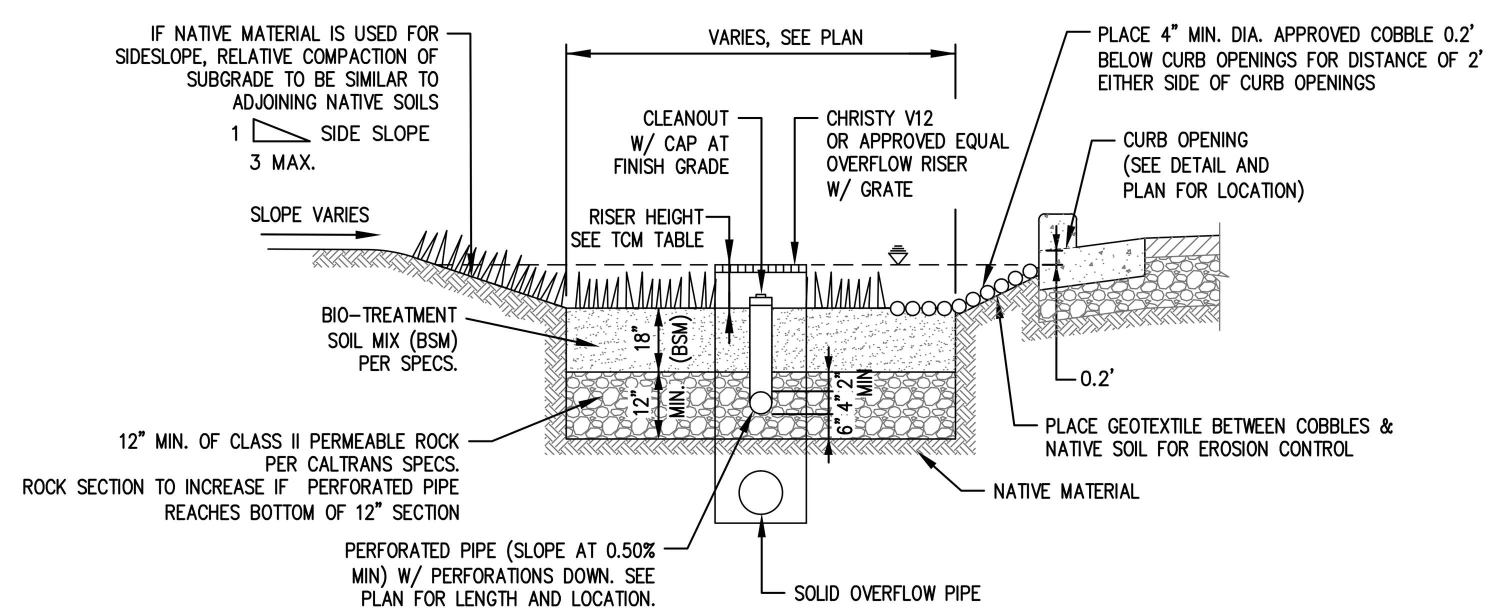


TYPICAL BIORETENTION BASIN W/ LINER

SCALE: N.T.S.

SIZING METHODS:

4%



TYPICAL BIORETENTION BASIN W/O LINER

SCALE: N.T.S.

SIZING METHODS:

4%

STANDARD STORMWATER CONTROL NOTES:

STANDARD 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 USE 85% OF LID TREATMENT AND 15% OF NON-LID TREATMENT FOR ONSITE AREA.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

MEDIA FILTER SIZING

DMA # 15
A= 11382 s.f. A= 0.26129 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	12,367	0.809
0.8	0	
0.7	0	
0.1	1,580	

Rainfall Intensity (i)
i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.0422969 cfs

Manufacturer: Contech
Cartridge Height: 18 in.
Cartidge Media (if applicable): Photosorb
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.53 gpm/cartridge

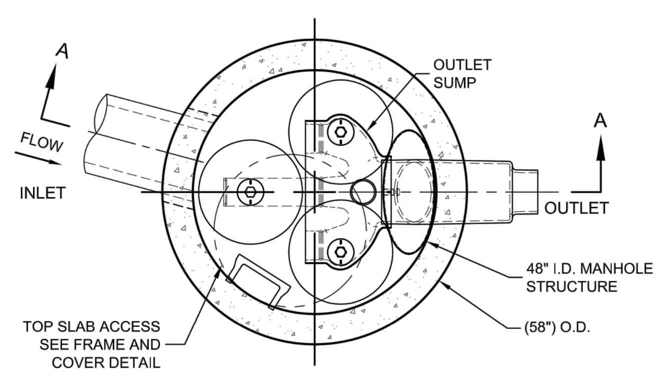
Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 1.5156667 (round up)
 # Cartridges Required= 2
Treatment Flow Rate Capacity= 0.0558129 cfs

STORMFILTER DESIGN NOTES

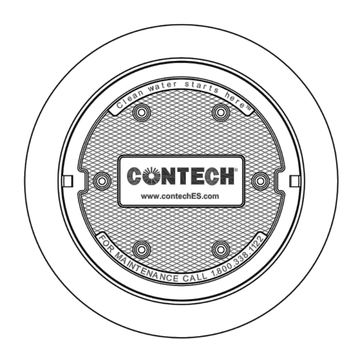
STORMFILTER TREATMENTCAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø48" MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS. IF THE SITE CONDITIONS EXCEED 1.0 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"		18"		LOW DROP	
RECOMMENDED HYDRAULIC DROP (H)	3.05'		2.3'		1.8'	
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A

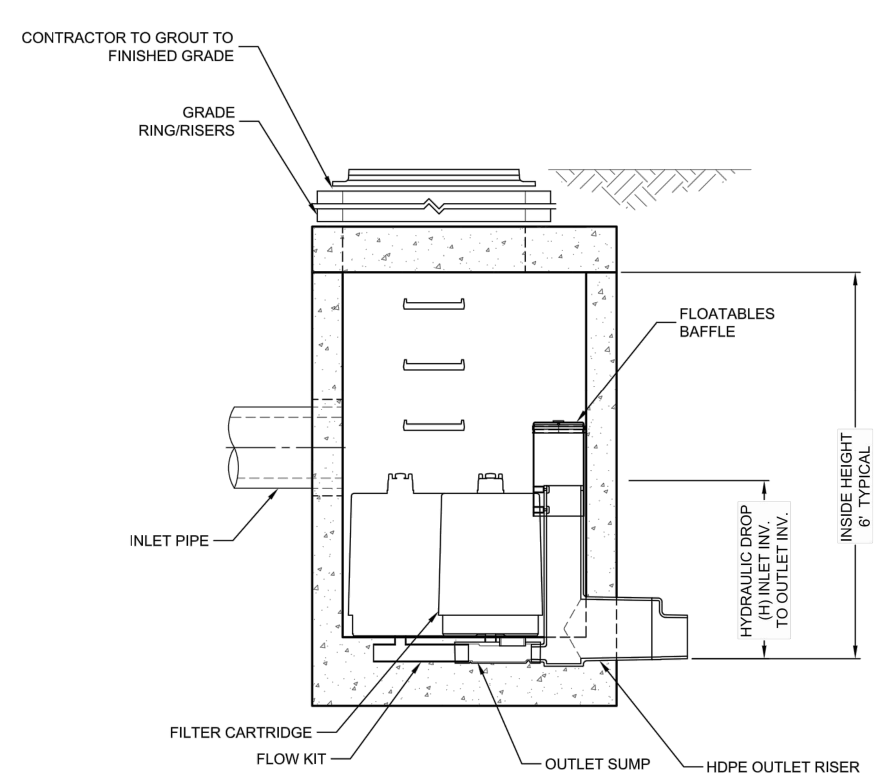


FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
# OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD



SECTION A-A

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 39 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
5. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
6. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
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SFMH48
STORMFILTER
STANDARD DETAIL

TYPICAL MEDIA FILTRATION UNIT DETAIL

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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06/26/18 Conditional Use Permit

CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS

C3.1

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CONTECH® ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Important: These guidelines should be used as a part of your site stormwater plan.

Overview

The CatchBasin StormFilter™ (CBSF) consists of a multi-chamber steel, concrete, or plastic catch basin unit that can contain up to four StormFilter cartridges. The steel CBSF is offered both as a standard and as a deep unit.

The CBSF is installed flush with the finished grade and is applicable for both constrained lot and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

The CBSF unit treats peak water quality design flows up to 0.13 cfs, coupled with an internal weir overflow capacity of 1.0 cfs for the standard unit, and 1.8 cfs for the deep steel and concrete units. Plastic units have an internal weir overflow capacity of 0.5 cfs.

Design Operation

The CBSF is installed as the primary receiver of runoff, similar to a standard, grated catch basin. The steel and concrete CBSF units have an H-20 rated, traffic bearing lid that allows the filter to be installed in parking lots, and for all practical purposes, takes up no land area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

The CBSF consists of a sumped inlet chamber and a cartridge chamber(s). Runoff enters the sumped inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit vault. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.

Once in the cartridge chamber, polluted water ponds and percolates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CBSF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay, and discharges to the outlet pipe.

Applications

The CBSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CBSF.

Retro-Fit

The retrofit market has many possible applications for the CBSF. The CBSF can be installed by replacing an existing catch basin without having to "chase the grade," thus reducing the high cost of re piping the storm system.

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CONTECH® ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Maintenance Guidelines

Maintenance procedures for typical catch basins can be applied to the CatchBasin StormFilter (CBSF). The filter cartridges contained in the CBSF are easily removed and replaced during maintenance activities according to the following guidelines.

1. Establish a safe working area as per typical catch basin service activity.
2. Remove steel grate and diamond plate cover (weight 100 lbs. each).
3. Turn cartridge(s) counter-clockwise to disconnect from pipe manifold.
4. Remove 4" center cap from cartridge and replace with lifting cap.
5. Remove cartridge(s) from catch basin by hand or with vactor truck boom.
6. Remove accumulated sediment via vactor truck (min. clearance 13" x 24").
7. Remove accumulated sediment from cartridge bay. (min. clearance 9.25" x 11").
8. Rinse interior of both bays and vactor remaining water and sediment.
9. Install fresh cartridge(s) threading clockwise to pipe manifold.
10. Replace cover and grate.
11. Return original cartridges to Contech for cleaning.

Media may be removed from the filter cartridges using the vactor truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be reassembled and returned to Contech as appropriate.

Materials required include a lifting cap, vactor truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vactor truck must be equipped with a hose capable of reaching areas of restricted clearance. the owner may refresh spent cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the maintenance department of Contech at 503-258-3157 for more information.

Maintenance is estimated at 26 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

Mosquito Abatement

In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors.

In BMPs with standing water, which could provide mosquito breeding habitat, certain abatement measures can be taken.

1. Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
2. Regular catch basin maintenance.
3. Use of larvicides containing Bacillus thuringiensis israelensis (BTI). BTI is a bacterium toxic to mosquito and black fly larvae.

In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

Using Larvicides in the CatchBasin StormFilter

Larvicides should be used according to manufacturer's recommendations.

Two widely available products are Mosquito Dunks and Summit B.t.i. Briquets. For more information, visit http://www.summitchemical.com/mos_ctrl/d efault.htm.

The larvicide must be in contact with the permanent pool. The larvicide should also be fastened to the CatchBasin StormFilter by string or wire to prevent displacement by high flows. A magnet can be used with a steel catch basin.

For more information on mosquito abatement in stormwater BMPs, refer to the following: http://www.ucmrp.ucdavis.edu/publications/managingmosquitoesstormwater8125.pdf

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CONTECH CONSTRUCTION PRODUCTS INC. | The Stormwater Management StormFilter®

StormFilter Maintenance Guidelines

Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site, and may be required in the event of a chemical spill or due to excessive sediment loading.

Maintenance Procedures

Although there are other effective maintenance options, CONTECH recommends the following two step procedure:

1. Inspection: Determine the need for maintenance.
2. Maintenance: Cartridge replacement and sediment removal.

Inspection and Maintenance Activity Timing

At least one scheduled inspection activity should take place per year with maintenance following as warranted.

First, inspection should be done before the winter season. During which, the need for maintenance should be determined and, if disposal during maintenance will be required, samples of the accumulated sediments and media should be obtained.

Second, if warranted, maintenance should be performed during periods of dry weather.

In addition, you should check the condition of the StormFilter unit after major storms for potential damage caused by high flows and for high sediment accumulation. It may be necessary to adjust the inspection/maintenance activity schedule depending on the actual operating conditions encountered by the system.

Generally, inspection activities can be conducted at any time, and maintenance should occur when flows into the system are unlikely.

Maintenance Activity Frequency

Maintenance is performed on an as needed basis, based on inspection. Average maintenance lifecycle is 1-3 years. The primary factor controlling timing of maintenance of the StormFilter is sediment loading. Until appropriate timeline is determined, use the following:

Inspection:

One time per year

After major storms

Maintenance:

As needed

Per regulatory requirement

In the event of a chemical spill

Inspection Procedures

It is desirable to inspect during a storm to observe the relative flow through the filter cartridges. If the submerged cartridges are severely plugged, then typically large amounts of sediments will be present and very little flow will be discharged from the drainage pipes. If this is the case, then maintenance is warranted and the cartridges need to be replaced.

Warning: In the case of a spill, the worker should abort inspection activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH immediately.

To conduct an inspection:

Important: Inspection should be performed by a person who is familiar with the StormFilter treatment unit.

1. If applicable, set up safety equipment to protect and notify surrounding vehicle and pedestrian traffic.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the access portals to the vault and allow the system vent.
4. Without entering the vault, visually inspect the inside of the unit, and note accumulations of liquids and solids.
5. Be sure to record the level of sediment build-up on the floor of the vault, in the forebay, and on top of the cartridges. If flow is occurring, note the flow of water per drainage pipe. Record all observations. Digital pictures are valuable for historical documentation.
6. Close and fasten the access portals.
7. Remove safety equipment.
8. If appropriate, make notes about the local drainage area relative to ongoing construction, erosion problems, or high loading of other materials to the system.
9. Discuss conditions that suggest maintenance and make decision as to weather or not maintenance is needed.

Maintenance Decision Tree

The need for maintenance is typically based on results of the inspection. Use the following as a general guide. (Other factors, such as regulatory requirements, may need to be considered)

1. Sediment loading on the vault floor. If >4" of accumulated sediment, then go to maintenance.
2. Sediment loading on top of the cartridge. If >1/4" of accumulation, then go to maintenance.
3. Submerged cartridges. If >4" of static water in the cartridge bay for more that 24 hrs after end of rain event, then go to maintenance.
4. Plugged media. If pore space between media granules is absent, then go to maintenance.
5. Bypass condition. If inspection is conducted during an average rain fall event and StormFilter remains in bypass condition (water over the internal outlet baffle wall or submerged cartridges), then go to maintenance.
6. Hazardous material release. If hazardous material release (automotive fluids or other) is reported, then go to maintenance.
7. Pronounced scum line. If pronounced scum line (say ≥ 1/4" thick) is present above top cap, then go to maintenance.
8. Calendar Lifecycle. If system has not been maintained for 3 years, then go to maintenance.

Assumptions:

No rainfall for 24 hours or more.

No upstream detention (at least not draining into StormFilter).

Structure is online. Outlet pipe is clear of obstruction. Construction bypass is plugged.

Maintenance

Depending on the configuration of the particular system, workers will be required to enter the vault to perform the maintenance.

Important: If vault entry is required, OSHA rules for confined space entry must be followed.

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flow is occurring.

Replacement cartridges can be delivered to the site or customers facility. Contact CONTECH for more information.

Warning: In the case of a spill, the worker should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH immediately.

To conduct cartridge replacement and sediment removal:

1. If applicable, set up safety equipment to protect workers and pedestrians from site hazards.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors (access portals) to the vault and allow the system to vent.
4. Without entering the vault, give the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault. Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Using appropriate equipment offload the replacement cartridges (up to 150 lbs. each) and set aside.
7. Remove used cartridges from the vault using one of the following methods:

Method 1:

A. This activity will require that workers enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Unscrew (counterclockwise rotations) each filter cartridge from the underdrain connector. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.

Using appropriate hoisting equipment, attach a cable from the boom, crane, or tripod to the loose cartridge. Contact CONTECH for suggested attachment devices.

Important: Cartridges containing leaf media (CSF) do not require unscrewing from their connectors. Do not damage the manifold connectors. They should remain installed in the manifold and can be capped during the maintenance activity to prevent sediments from entering the under drain manifold.

B. Remove the used cartridges (up to 250 lbs.) from the vault.

Important: Avoid damaging the cartridges during removal and installation.

C. Set the used cartridge aside or load onto the hauling truck.

D. Continue steps A through C until all cartridges have been removed.

Method 2:

A. Enter the vault using appropriate confined space protocols.

B. Unscrew the cartridge cap.

C. Remove the cartridge hood screws (3) hood and float.

D. At location under structure access, tip the cartridge on its side.

Important: Note that cartridges containing media other than the leaf media require unscrewing from their threaded connectors. Take care not to damage the manifold connectors. This connector should remain installed in the manifold and capped if necessary.

E. Empty the cartridge onto the vault floor. Reassemble the empty cartridge.

F. Set the empty, used cartridge aside or load onto the hauling truck.

G. Continue steps a through E until all cartridges have been removed.

8. Remove accumulated sediment from the floor of the vault and from the forebay. Use vacuum truck for highest effectiveness.
9. Once the sediments are removed, assess the condition of the vault and the connectors. The connectors are short sections of 2-inch schedule 40 PVC, or threaded schedule 80 PVC that should protrude about 1" above the floor of the vault. Lightly wash down the vault interior.
   a. Replace any damaged connectors.
10. Using the vacuum truck boom, crane, or tripod, lower and install the new cartridges. Take care not to damage connections.
11. Close and fasten the door.
12. Remove safety equipment.
13. Finally, dispose of the accumulated materials in accordance with applicable regulations. Make arrangements to return the used empty cartridges to CONTECH.

Material Disposal

The accumulated sediment must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals. Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads.

Sediments and water must be disposed of in accordance with applicable waste disposal regulations. Coordinate disposal of solids and liquids as part of your maintenance procedure. Contact the local public works department to inquire how they disposes of their street waste residuals.

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CONTECH® STORMWATER SOLUTIONS™

Operation and Maintenance

The Stormwater Management StormFilter®

Vault, Cast-In-Place, and Linear Units

Important: These guidelines should be used as a part of your site stormwater management plan.

Description

The Stormwater Management StormFilter® (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house rechargeable, media-filled, filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb materials such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The StormFilter is offered in multiple configurations, including vault, linear, catch basin, manhole, and cast-in-place. The vault, linear, manhole, and catch basin models utilize pre-manufactured units to ease the design and installation processes. The cast-in-place units are customized for larger flows and may be either covered or uncovered underground units.

Purpose

The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local requirements for treating runoff in compliance with the Clean Water Act.

Through independent third party studies, it has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of flow-paced flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are: suspended solids (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Sizing

The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The particular size of a StormFilter unit is determined by the number of filter cartridges (see Figure 1) required to treat this peak flow.

The flow rate through each filter cartridge is adjustable, allowing control over the amount of contact time between the influent and the filter media. The maximum flow rate through each cartridge can be adjusted to between 5 and 15 gpm using a calibrated restrictor disc at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow.

Basic Function

The StormFilter is designed to siphon stormwater runoff through a filter cartridge containing media. A variety of filter media is available and can be customized for each site to target and remove the desired levels of sediments, dissolved phosphorus, dissolved metals, organics, and oil and grease. In many cases, a combination of media is recommended to maximize the effectiveness of the stormwater pollutant removal.

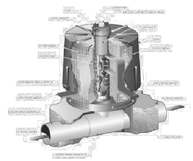

Figure 1. The StormFilter Cartridge

Priming System Function

When stormwater in the StormFilter unit enters a StormFilter cartridge, it percolates horizontally through the cartridge's filter media and collects in the center tube of the cartridge, where the float in the cartridge is in a closed (downward) position.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water (approximately 18 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the hood's scrubbing regulators.

The cartridges are connected to the under-drain manifold with a plastic connector. Since some media used is potentially buoyant, a threaded connector affixed to the under-drain manifold (with glue or other adhesive) is necessary to ensure that the cartridge isn't lifted out of place. For the heavier compost media, a slip connector is used.

The StormFilter is also equipped with flow spreaders that trap floating debris and surface films, even during overflow conditions. Depending on individual site characteristics, some systems are equipped with high and/or base flow bypasses. High flow bypasses are installed when the calculated peak storm event generates a flow that overcomes the overflow capacity of the system. This is especially important for precast systems. Base flow bypasses are sometimes installed to bypass continuous inflows caused by ground water seepage, which usually do not require treatment. All StormFilter units are designed with an overflow. The overflow operates when the inflow rate is greater than the treatment capacity of the filter cartridges.

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Charities Housing

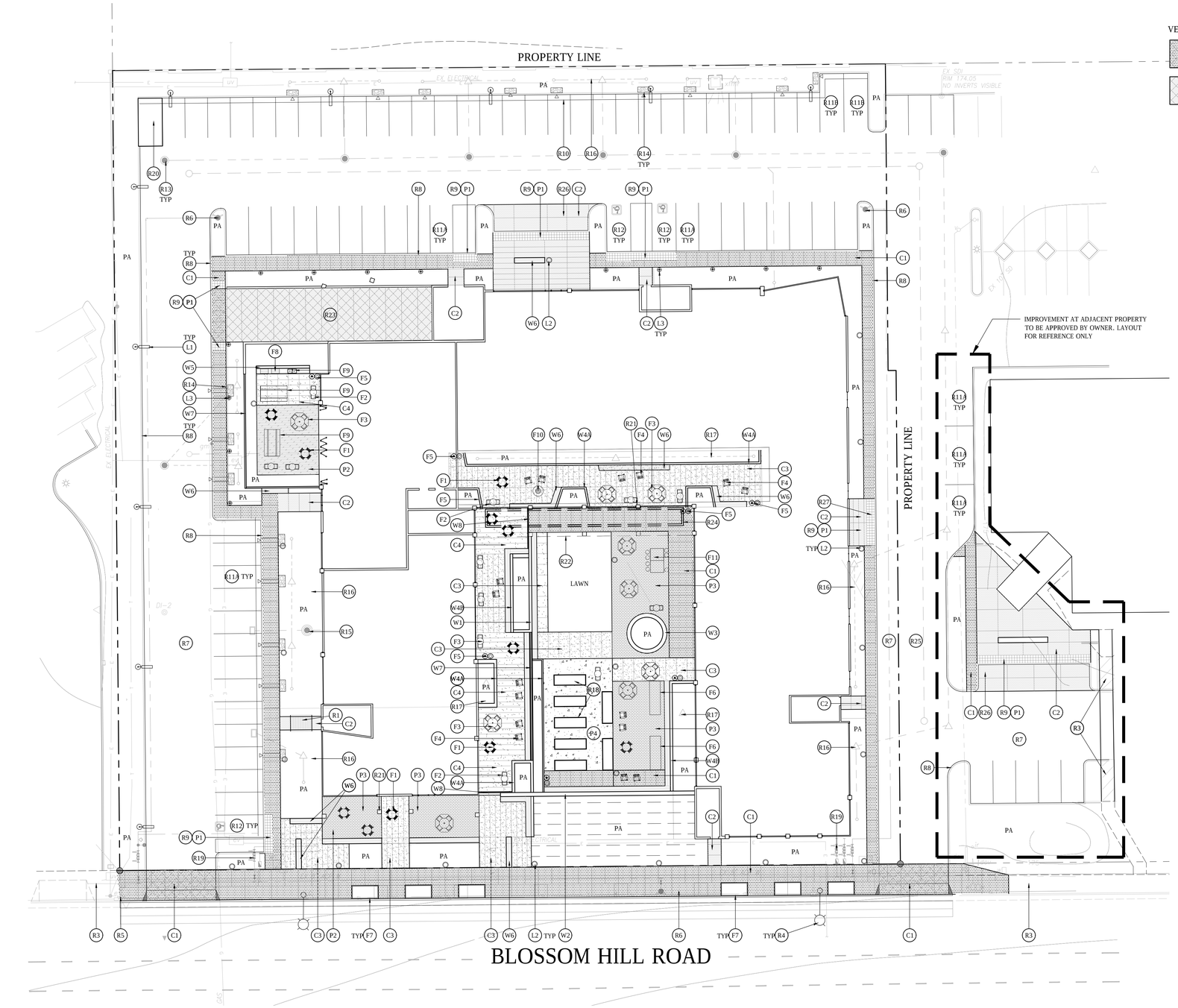
Project # 5129

06/26/18 Conditional Use Permit

CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS

C3.2

DWG NAME: P:\5129 - 397 Blossom Hill Rd-San Jose\Engineering Plans\Planning\5129 C-3.0 3.1 3.2 Stormwater Control Plan.dwg, LAST EDITED: Thu, Jun 14, 2018 5:25pm
USER: csong, AutoCad V.20.0s (LMS Tech), Microsoft Windows NT Version 6.2 (x64)



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 II INTEGRAL COLOR-EXPOSED AGGREGATE FINISH	
	C4	C4	C.I.P. CONCRETE TYPE II 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	
			OTHER PAVING	
	P1	P1	TRUNCATED DOME PAVERS	
	P2	P2	LINEAR CONCRETE PAVERS ON CONCRETE BASE	
	P3	P3	PRECAST CONCRETE PEDESTAL PAVERS	
	P4	P4	DECOMPOSED GRANITE	
			WALLS/FENCES/GATES	
		W1	C.I.P. CONCRETE WALL 12" WIDTH	
		W2	C.I.P. CONCRETE RETAINING WALL 18" WIDTH	
		W3	C.I.P CONCRETE CIRCULAR PLANTER WALL 18" WIDTH	
		W4A	C.I.P CONCRETE PLANTER WALL 12" AND 18" WIDTHS	
		W4B	C.I.P CONCRETE PLANTER WALL 12" AND 18" WIDTHS W/ IPE SEAT	
		W5	C.I.P. CONCRETE BAR TOP WALL 12" WIDTH	
		W6	C.I.P. CONCRETE SEAT WALL 24" WIDTH	
		W7	WOOD FENCE	
		W8	BARN DOOR/GATE	
			SITE FURNISHINGS	
		F1	TABLES AND CHAIRS (4 TOP)	
		F2	TABLES AND CHAIRS (2 TOP)	
		F3	TABLES AND CHAIRS (4 TOP W/ UMBRELLA)	
		F4	LOUNGE CHAIR	
		F5	TRASH AND RECYCLE BINS	
		F6	BUILT IN TABLE	
		F7	TREE GRATE	
		F8	OUTDOOR GRILL	
		F9	OUTDOOR SINK	
		F10	FIRE BOWL	
		F11	PING PONG TABLE	
		F12	PICNIC TABLE	
			SITE LIGHTING	
		L1	VEHICULAR POLE LIGHT	
		L2	PEDESTRIAN POLE LIGHT	
		L3	BOLLARD	
		L4	LED STRIP LIGHT	
		L5	TREE UPLIGHT	
		L6	SIGNAGE LIGHT	

	OTHER
R1	HARDWOOD BRIDGE
R2	IPE BENCH
R3	EXISTING HARDSCAPE TO REMAIN
R4	EXISTING STREET LIGHT TO REMAIN
R5	EXISTING FIRE HYDRANT
R6	NEW FIRE HYDRANT
R7	ASPHALT
R8	6" CURB
R9	0" CURB
R10	GUTTER
R11A	PARKING STALL
R11B	VAN PARKING STALL
R12	ADA PARKING STALL
R13	STORM DRAIN MAN HOLE
R14	CURB CUT
R15	STORMWATER FILTRATION UNIT
R16	BIO DETENTION BASIN
R17	FLOW THROUGH PLANTER
R18	AREA DRAIN
R19	BACKFLOW PREVENTER
R20	TRASH ENCLOSURE
R21	ARCHITECTURAL COLUMN
R22	ARCHITECTURAL CANOPY
R23	GARAGE RAMP
R24	SECOND LEVEL PLANTER
R25	SHARED DRIVE WAY
R26	DROP OFF
R27	VAN/EMERGENCY DROP OFF
R28	VEGGIE BOX
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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Charities Housing

Project 17116

06/26/18 Conditional Use Permit

LICENSED LANDSCAPE ARCHITECT
NEIL C. HADLEY - 4554
STATE OF CALIFORNIA
Signature
11/30/19
Renewal Date
06/26/18
Date

HARDSCAPE FINISHES PLAN

L1.01

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- (A) DROP OFF
- (B) ADA PARKING
- (C) PRIVATE TERRACE W/ BBQ/PREP
- (D) GARAGE ENTRY RAMP
- (E) FRONT PORCH PLAZA
- (F) URBAN VEGGIE GARDEN
- (G) COMMUNITY TABLES
- (H) MULTI-PURPOSE OUTDOOR ROOMS
- (I) STORMWATER FLOW THROUGH PLANTER
- (J) BIOSWALE GARDEN
- (K) EMERGENCY LOADING
- (L) TREE PLANTER
- (M) TAI CHI LAWN
- (N) INDOOR OUTDOOR TERRACE
- (O) 2ND LEVEL LOOKOUT TERRACE
- (P) SHARED DRIVE

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NEIL C HADLEY 4824
STATE OF CALIFORNIA
Signature
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Renewal Date
06/26/18
Date

COLORED PLAN

L1.02

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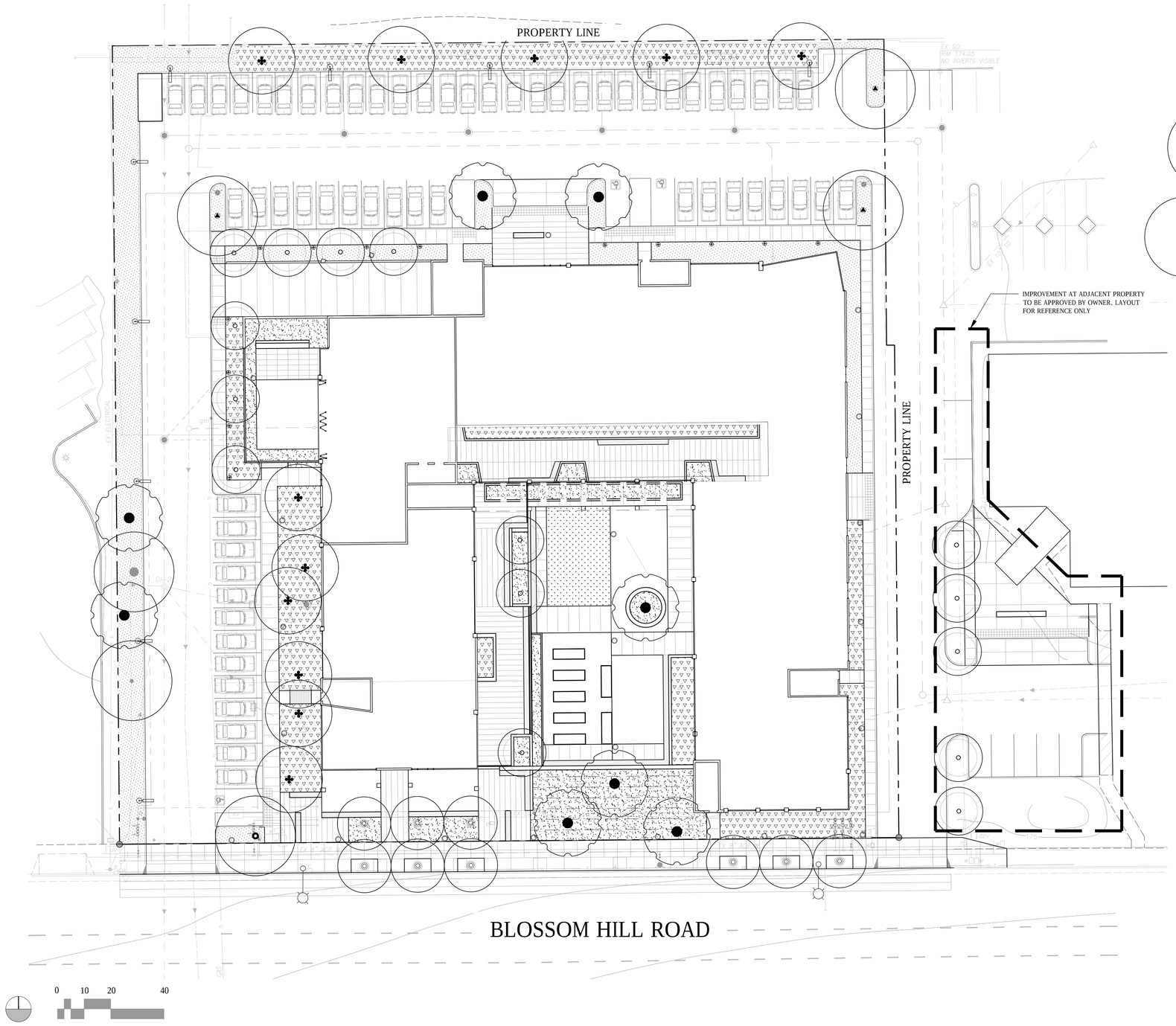

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES SUCH AS:	
	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ENGELMANNII	ENGELMANN OAK
	ULMUS PARVIFOLIA	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
	RIPARIAN/BIOSWALE MIX / PLANTS SUCH AS:	
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW
	CAREX DIVULSA	BERKELEY SEDGE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	JUNCUS PATENS	COMMON RUSH
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	MUHLENBERGIA RIGENS	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
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	SALVIA CLEVELANDII	CLEVELAND SAGE
	VERBENA LILACINA 'DE LA MINA'	DE LA MINA VERBENA
	LAWN	
	TALL FESCUE	
	VINE	
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE
	MULCH	
NOT SHOWN	ROCK MULCH - TYPE 1 SMALL	TYPE TBD
NOT SHOWN	ROCK MULCH - TYPE 2 LARGE (AT BIOSWALE AREAS)	TYPE TBD
	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 MULCH TO 3" DEPTH MIN.

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L3.01

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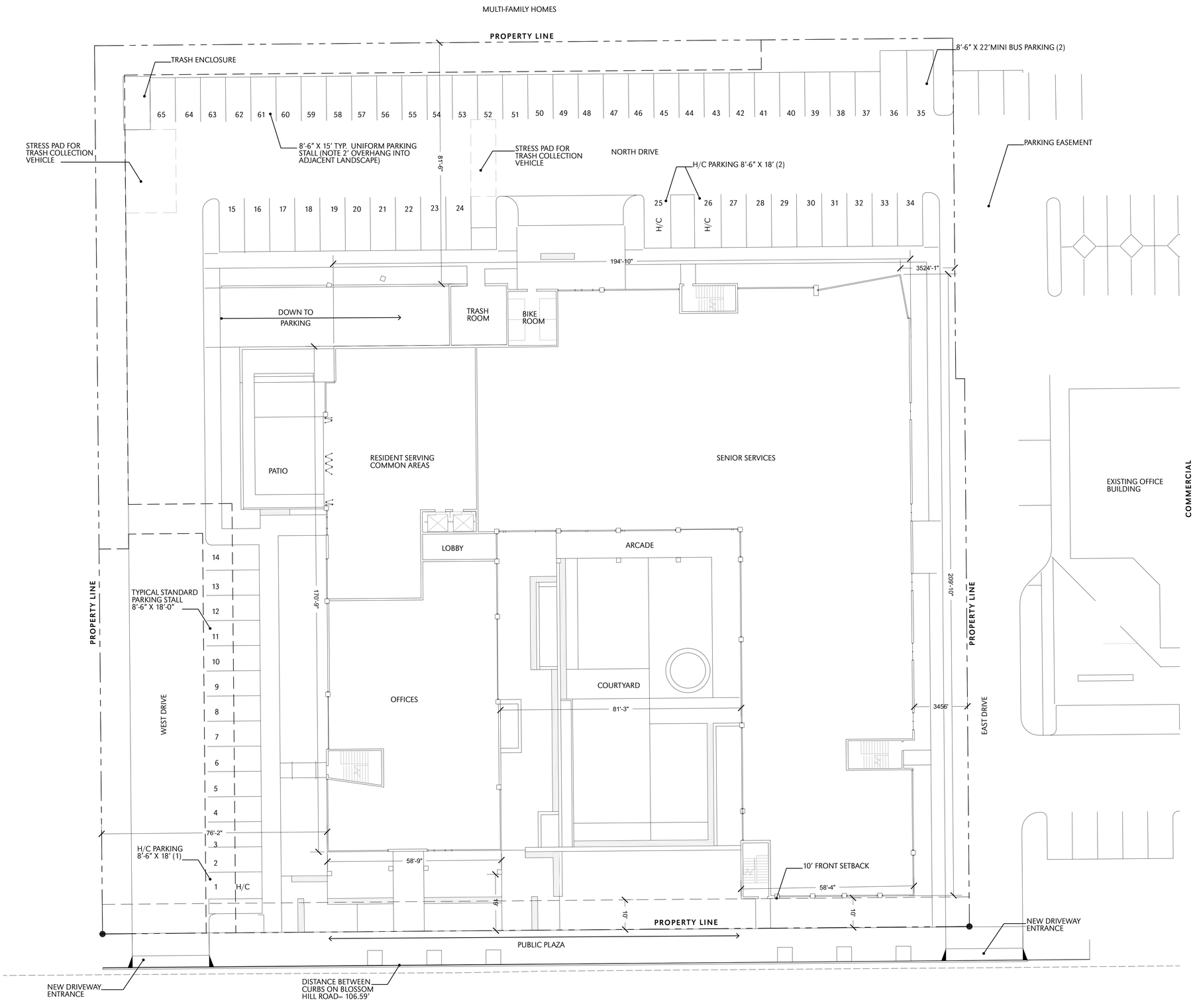

GENERAL NOTES

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.

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Blossom Hill Apartments

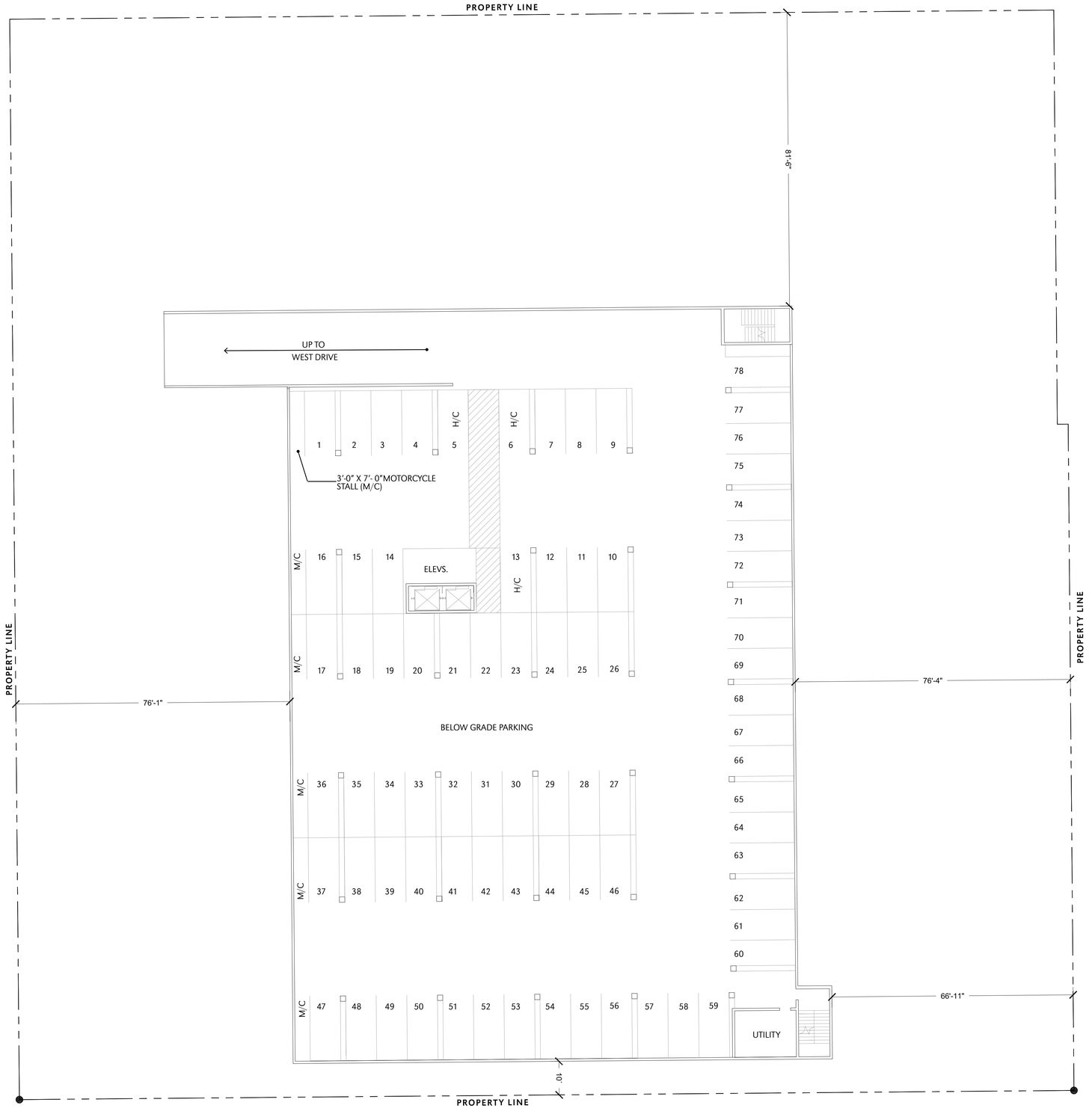
397 Blossom Hill Road, San Jose, CA 95123
Charities Housing

Project 17116

06/26/18 Conditional Use Permit

Site Plan/
Level 1 Plan

A1.0



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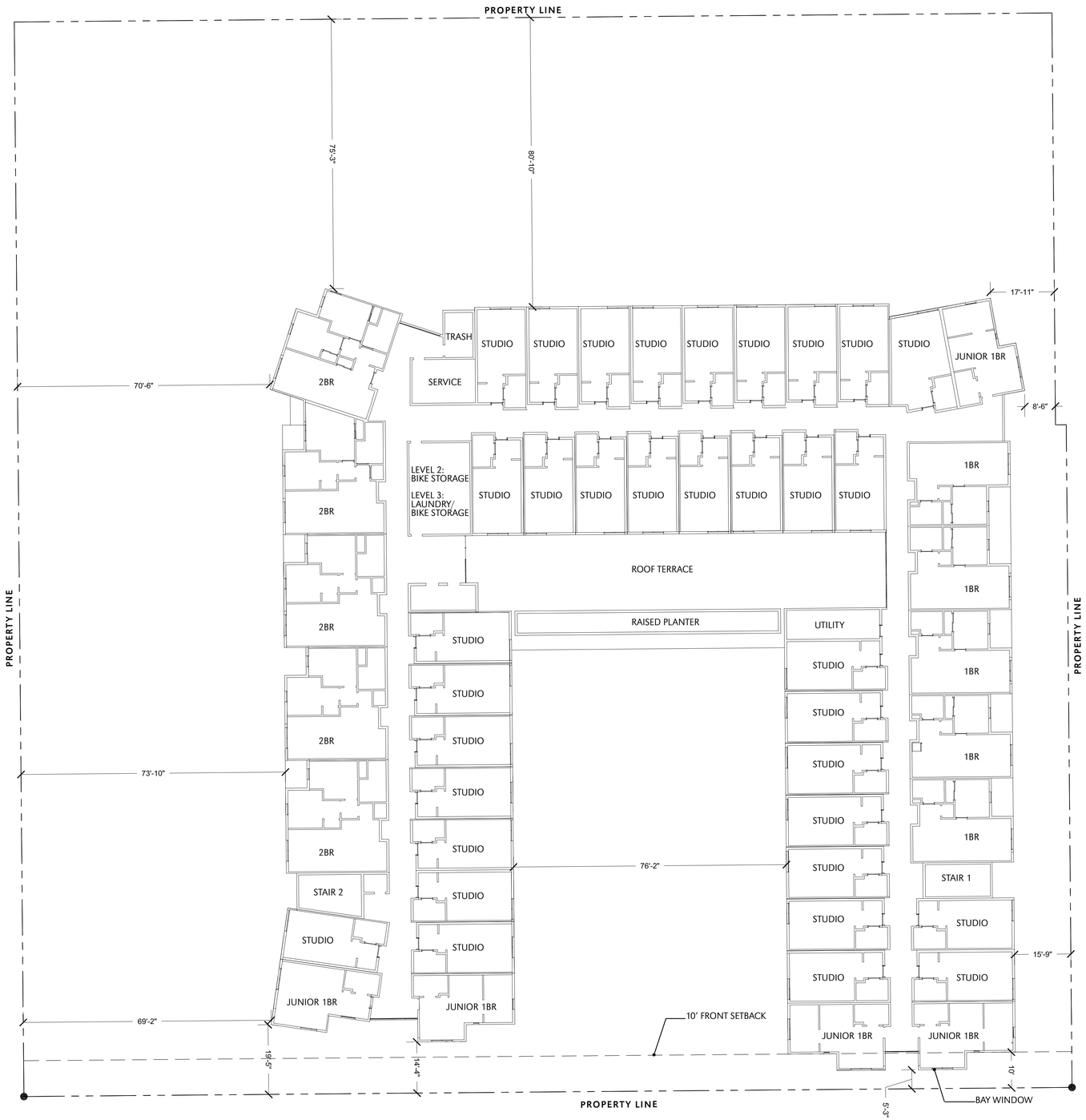
Level -1
Plan

A1.1



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Levels 2-3
Plan
(similar)

A1.2

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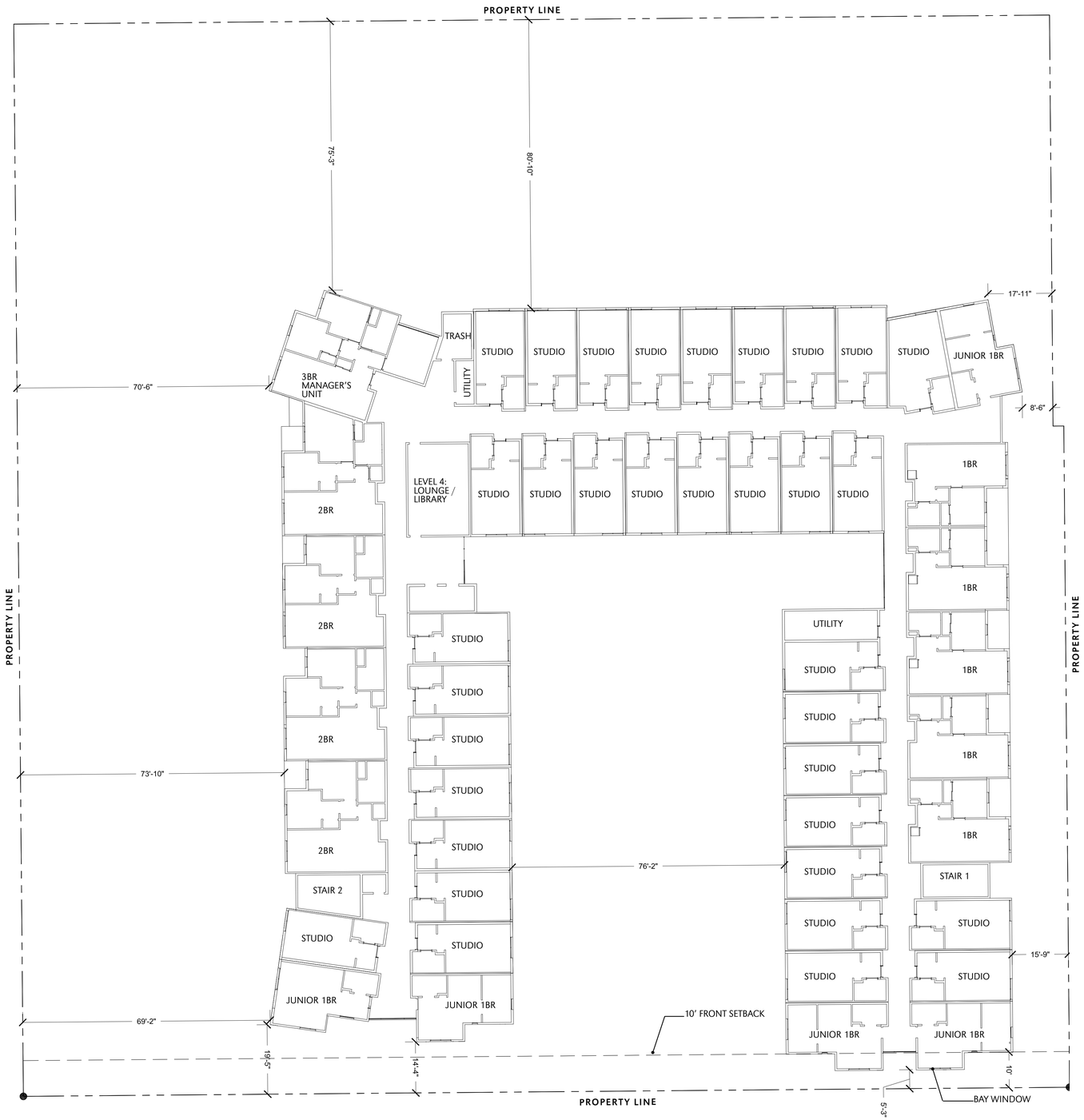

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Level 4 Plan

A1.3

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

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

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North & South Bldg. Elevations

A2.0

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

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

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East & West Bldg. Elevations

A2.1