Blossom Hill Apartments

PROJECT INFORMATION

Project Name:	Blossom Hill Apartments (CP18-022 & T18-034)
Project Address:	397 Blossom Hill Road, San Jose CA 95123
Project Description:	The project is a mixed-use affordable housing development on an approximately 2-acre site located at 397 Blossom Hill Road in the City of San Jose. The proposed project includes the demolition of an approximately 32,000 square feet building, removal of two non-ordinance sized trees, and the construction of a 147 unit (distributed as follow: 102 Studios, 15 Jr. 1BRs, 15 1BRs, 13 2BR and 2 3BR) affordable housing building. The project is designed to meet the needs of disabled and seniors. The ground floor shall be 16,066 sf min and uses will include a leasable suite, office space for Catholic Charities and property management office and resident serving support spaces. Site improvements and parking will be at-grade. A Tentative Map will reconfigure one lot on an approximately 2.0 gross acre site. Two monument signs are allocated for the project as indicated per SJMC chapter 23.04.
Assesor's Parcel #:	690-25-021
Gross Site Area:	87,460.7 sf (2.008 Acres)

LAND USE DESIGNATIONS AND ZONING SETBACKS

Urban Village: Blossom Hill / Snell Urban Village
General Plan: Neighborhood/Community Commercial
Zoning: CN Commercial Neighborhood
Base Density: 25% of 770= 190 dwelling units max.

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

Max Height: 120' max per SJMC 20.80.020 (60' max per proposed Blossom Hill / Snell Urban Village Regulations)
Proposed Height: 57'

FAR: 1.37
DU / acre= 74 units / acre

UNIT MIX

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

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

Total Unit Count: 147 Units

AREA SUMMARY

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

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

AFFORDABILITY LEVELS

Studios	1BD	2BD
39 @ 30% AMI	5 @ 30% AMI	4 @ 30% AMI
39 @ 40% AMI	5 @40% AMI	4 @ 40% AMI
39 @ 50% AMI	5 @ 50% AMI	5 @ 50% AMI

LEVEL 1 USES AND AREAS

Behavioral Health Program	3,334 sf
Adult Day Program	3,264 sf
Social Service Agency	9,468 sf
Resident Common Areas	6,805 sf
TOTAL SF	**22,871 sf**

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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, Institutional Day Care Facility (I-4), Business B (out-patient clinic), A-3 (Commons), S-2 Parking Garage.

PARKING DATA

Residential Parking: (based San Jose municipal code, Table 20-210 for Very Low Income Units)

City parking requirements for affordable units per table 20-290.
Required spaces: 4 spaces
- Studio + Junior 1BR's:
  102 units x 0 spaces = 0
- 1BR's:
  43 units x 0 spaces = 0
- 2BR's:
  13 units x 0 spaces = 0
- 3BR's:
  2 units x 2 spaces = 4

Total residential spaces required: 4 spaces required
Total residential spaces provided: 52 spaces provided

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

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

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

Total Parking Spaces Required: 4+44 = 48 spaces
Total Parking Spaces Provided: 96 spaces

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

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

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

Bicycle Parking:
1 space/ 4 units (residential)
147 units / 4= 36.75= 37
Offices, business and admin.(SSA): 1 space / 4,000sf
16,066 sf/ 4000 = 3.4 = 4
Total bicycle spaces required: 41 spaces
Total spaces provided: 42 spaces

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

PROJECT ACCESSIBILITY

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

- Residential Dwelling Units with mobility features shall comply with the Fair Housing Act and CBC Chapter 11B which integrates the 2010 ADA Standards, specifically 11B-809.2-4 and on an accessible route per 11B-809.4. Per CTCAC, senior projects, 50% of the total number of units shall be provided with mobility features. This is greater than the 10% required per CTCAC for all new construction projects and the 5% required by Section 504/UFAS standards or by 11B-233.3.1.1
- Residential Dwelling Units with communication features shall comply with the Fair Housing Act and CBC Chapter 11B which integrates the 2010 ADA Standards, specifically 11B-809.5. Per CTCAC, 4% of the total number of units shall be provided with communication features. This is greater than the 2% required by Section 504/UFAS standards or by 11B-233.3.1.3
- Residential Dwelling Units with adaptable features shall comply with the Fair Housing Act and CBC Chapter 11A, Division IV, as referenced in 11B-233.3.1.2
- Common use areas for use by residents serve mobility and communication units in addition to adaptable units and so shall comply with CBC Chapter 11A and 11B. These include spaces such as program room and kitchen, program offices and exterior patios and roof terrace.
- Common use areas for use by public shall comply with CBC Chapter 11B which integrates the 2010 ADA Standards, such as manager's/ leasing office and lobby and retail/ commercial space.

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

OPEN SPACE

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

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

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

Provided common open space: 8,373 sf
Provided private open space: 409 sf

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C3.0	CONCEPTUAL STORM-WATER CONTROL PLAN
C3.1	CONCEPTUAL STORM-WATER CONTROL NOTES & DETAILS
C3.2	CONCEPTUAL STORM-WATER CONTROL NOTES & DETAILS
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PROJECT TEAM

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Email: dwu@charitieshousing.org

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Email: nhadley@land-lab.com

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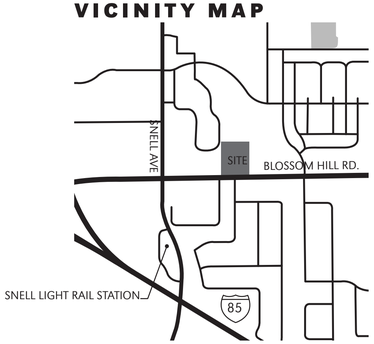
Contact: Diane Borys
Email: dborys@artscilighting.com

VICINITY MAP



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

Project 17116

06/26/18 Conditional Use Permit
11/29/18 CUP Resubmittal
03/26/19 CUP Resubmittal
08/20/19 CUP Resubmittal

Title Sheet/
Project Data

T.1

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
- UTILITY BOX (TYPE UNKNOWN)
- UTILITY MANHOLE
- UTILITY POLE
- uv — UTILITY VAULT (TYPE UNKNOWN)
- w — WATER METER
- WATER VALVE

SITE ADDRESS

397 BLOSSOM HILL ROAD
SAN JOSE, CA

DATE OF SURVEY:

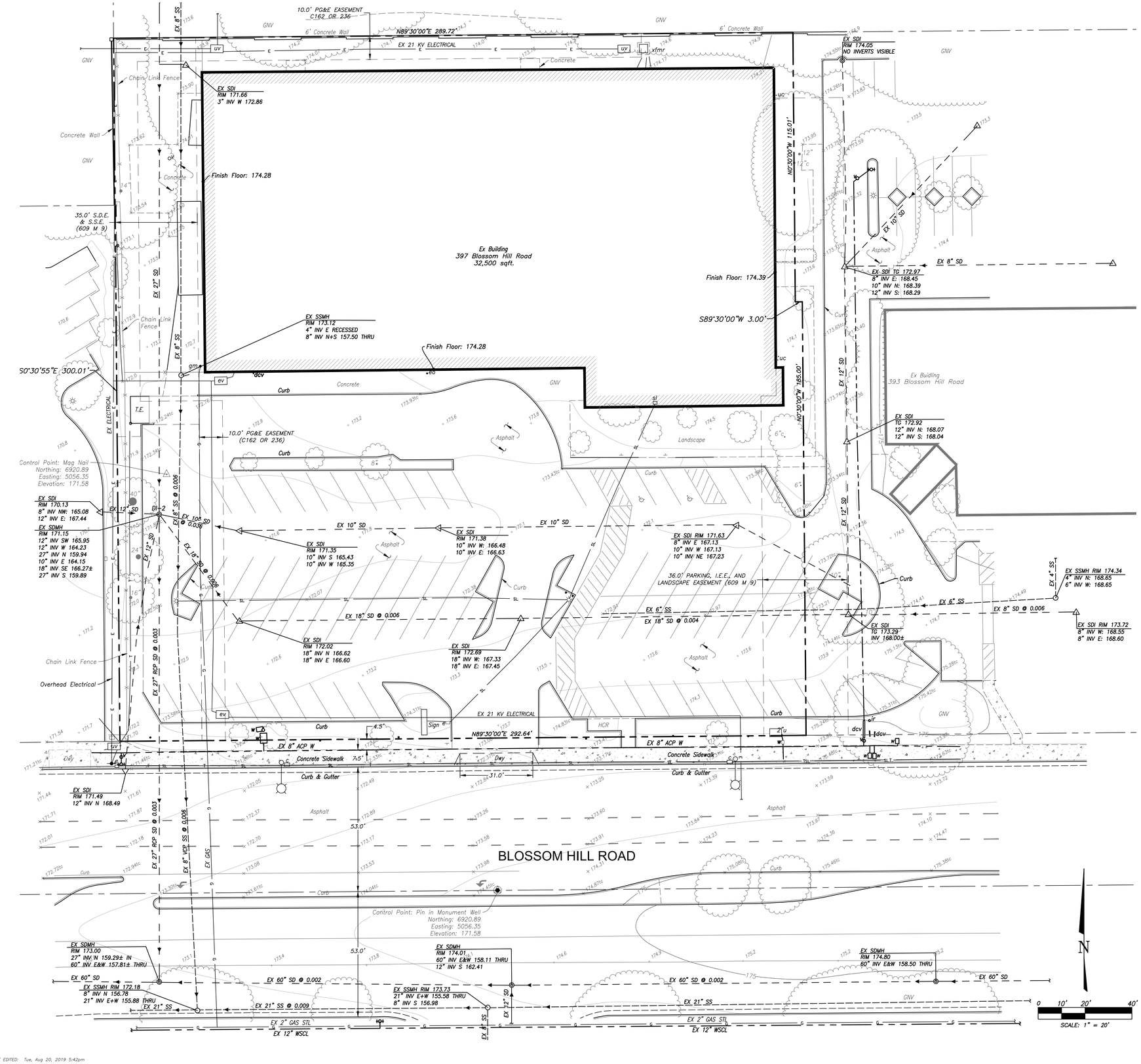
DATE OF AERIAL SURVEY: MARCH 2018
DATE OF SUPPLEMENTAL GROUND SURVEYS: APRIL 2018

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

Conditional Use Permit
397 Blossom Hill Road, San Jose, CA 95123
Charities Housing

Project 5129

08/20/19 Conditional Use Permit

EXISTING CONDITIONS

C1.0

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- UTILITY POLE
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- 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
- LIMIT OF WORK

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Charities Housing

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DEMOLITION PLAN

C1.1

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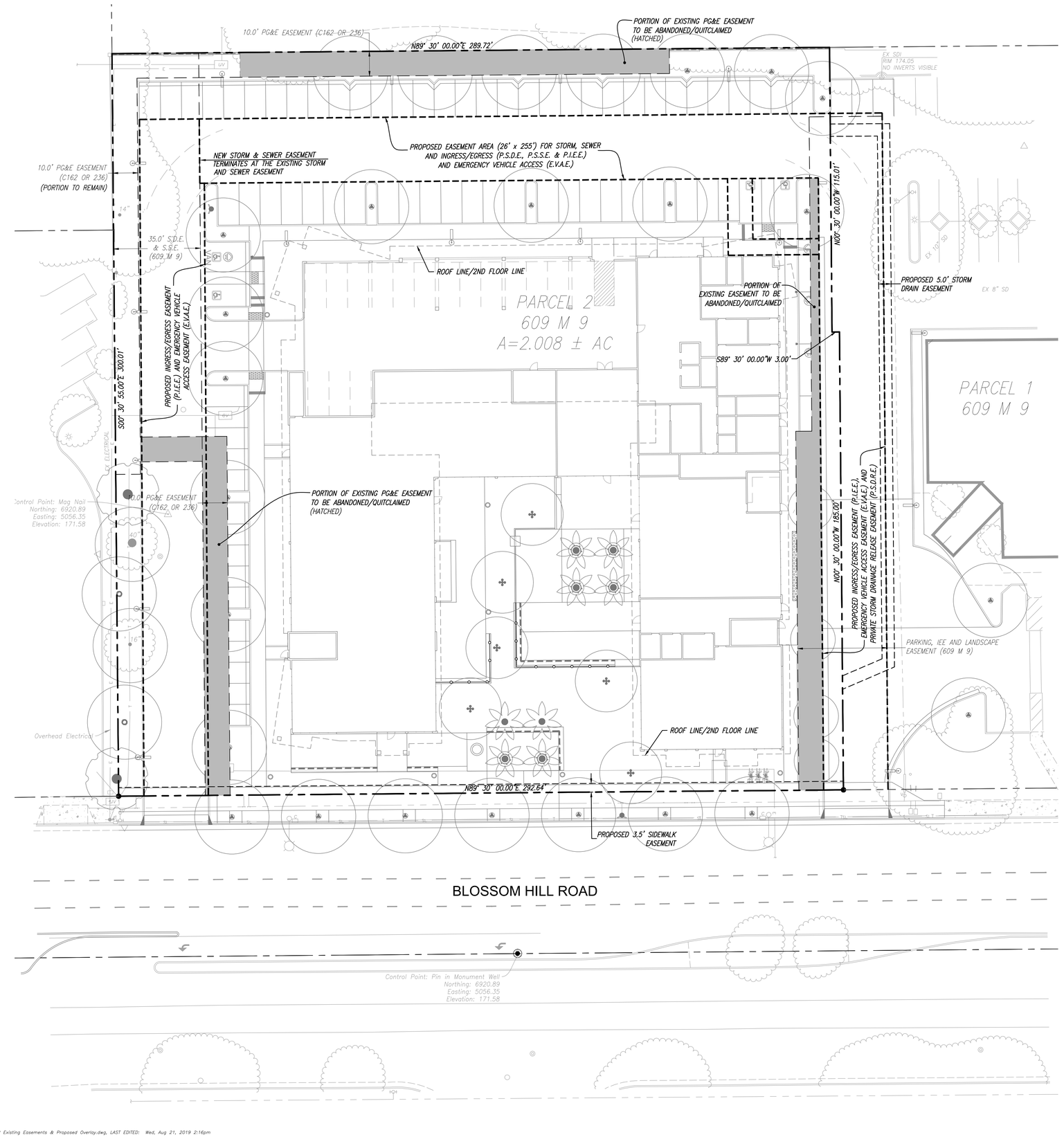

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SITE ADDRESS

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

N

0 10' 20' 40'

SCALE: 1" = 20'

EXISTING EASEMENTS & PROPOSED SITE PLAN

C1.2

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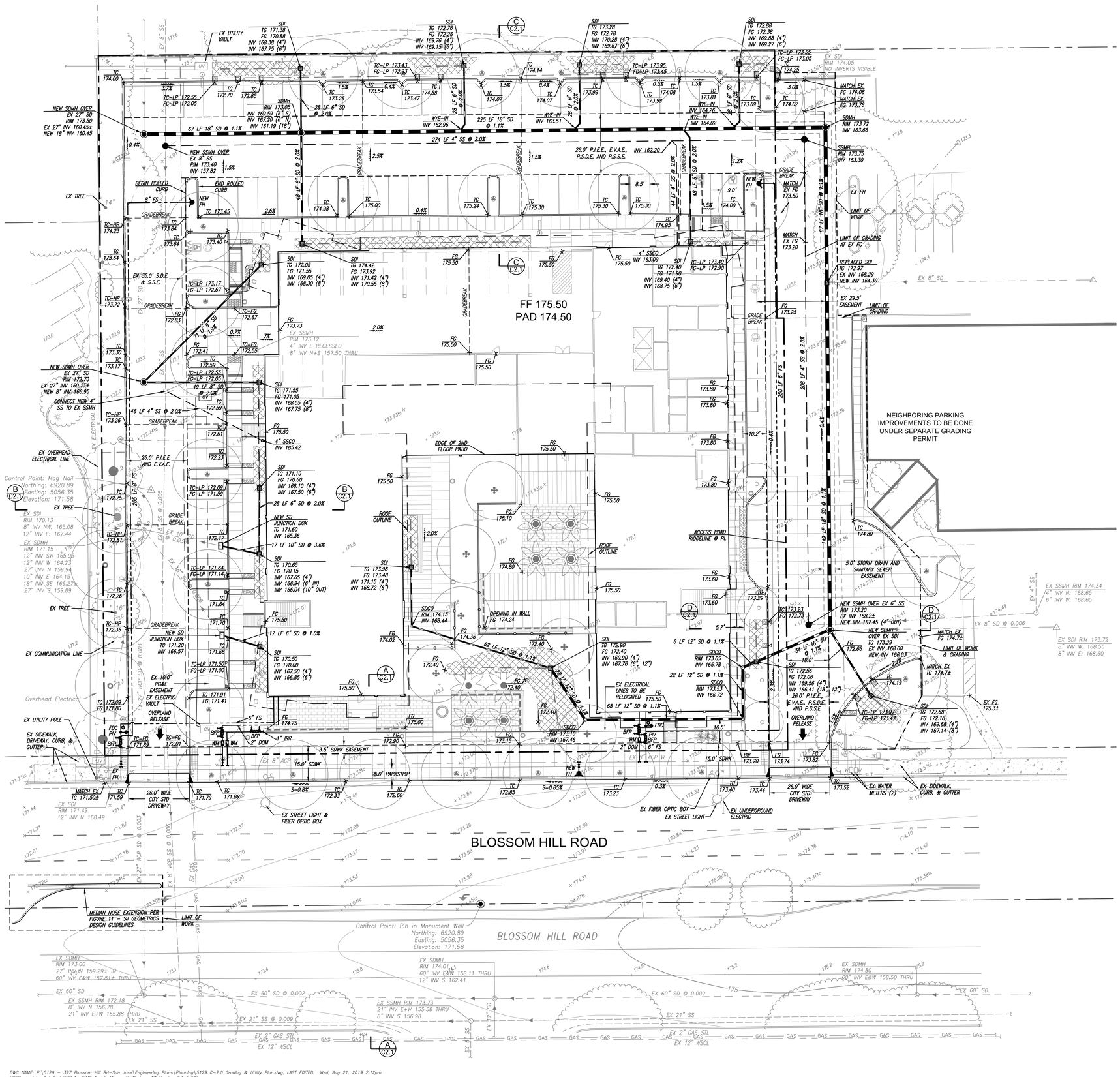

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- CENTERLINE / MONUMENT LINE, AS NOTED
- EASEMENT LINE
- CURB & GUTTER
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- PERFORATED PVC SUBDRAIN
- GAS LINE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- OVERLAND RELEASE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

EARTH WORK QUANTITIES

CUT:	2,375 CY
FILL:	0 CY
EXPORT:	2,375 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.

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CONCEPTUAL GRADING & UTILITY PLAN

C2.0

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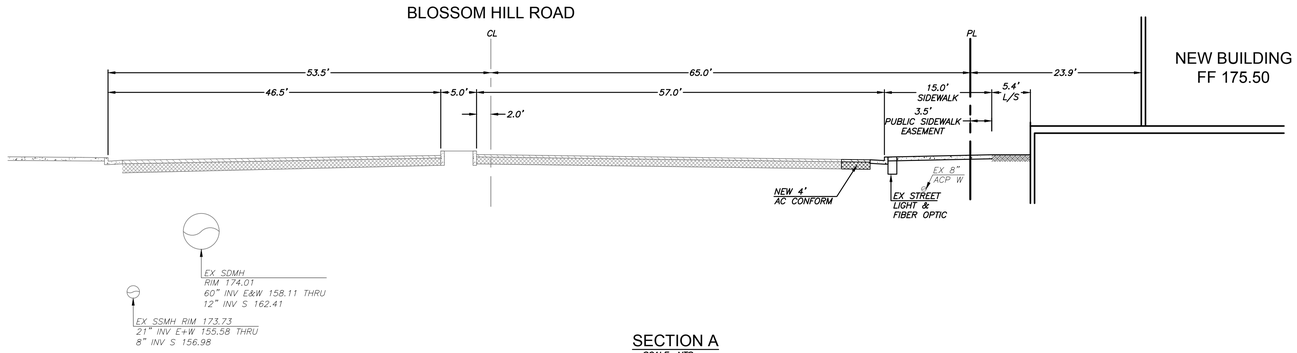
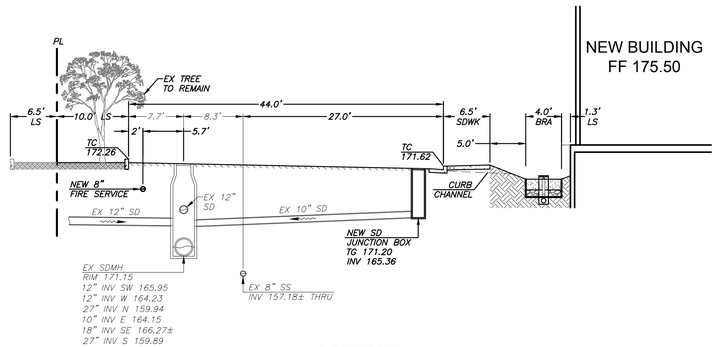
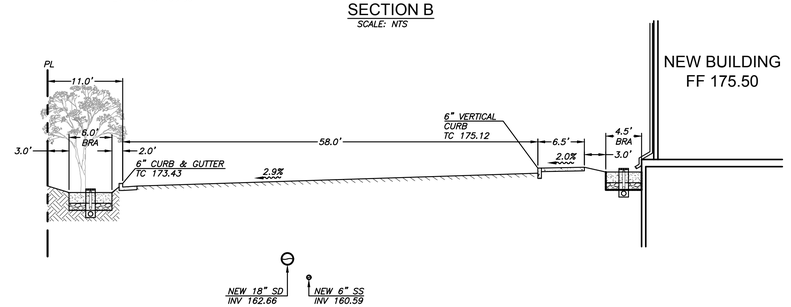


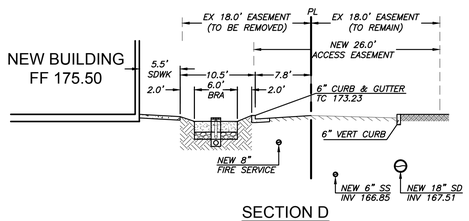
SECTION A
SCALE: NTS



SECTION B
SCALE: NTS



SECTION C
SCALE: NTS



SECTION D
SCALE: NTS

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Blossom Hill Apartments

Conditional Use Permit
397 Blossom Hill Road, San Jose, CA 95123
Charities Housing

Project 5129

08/20/19 Conditional Use Permit

SECTIONS

C2.1

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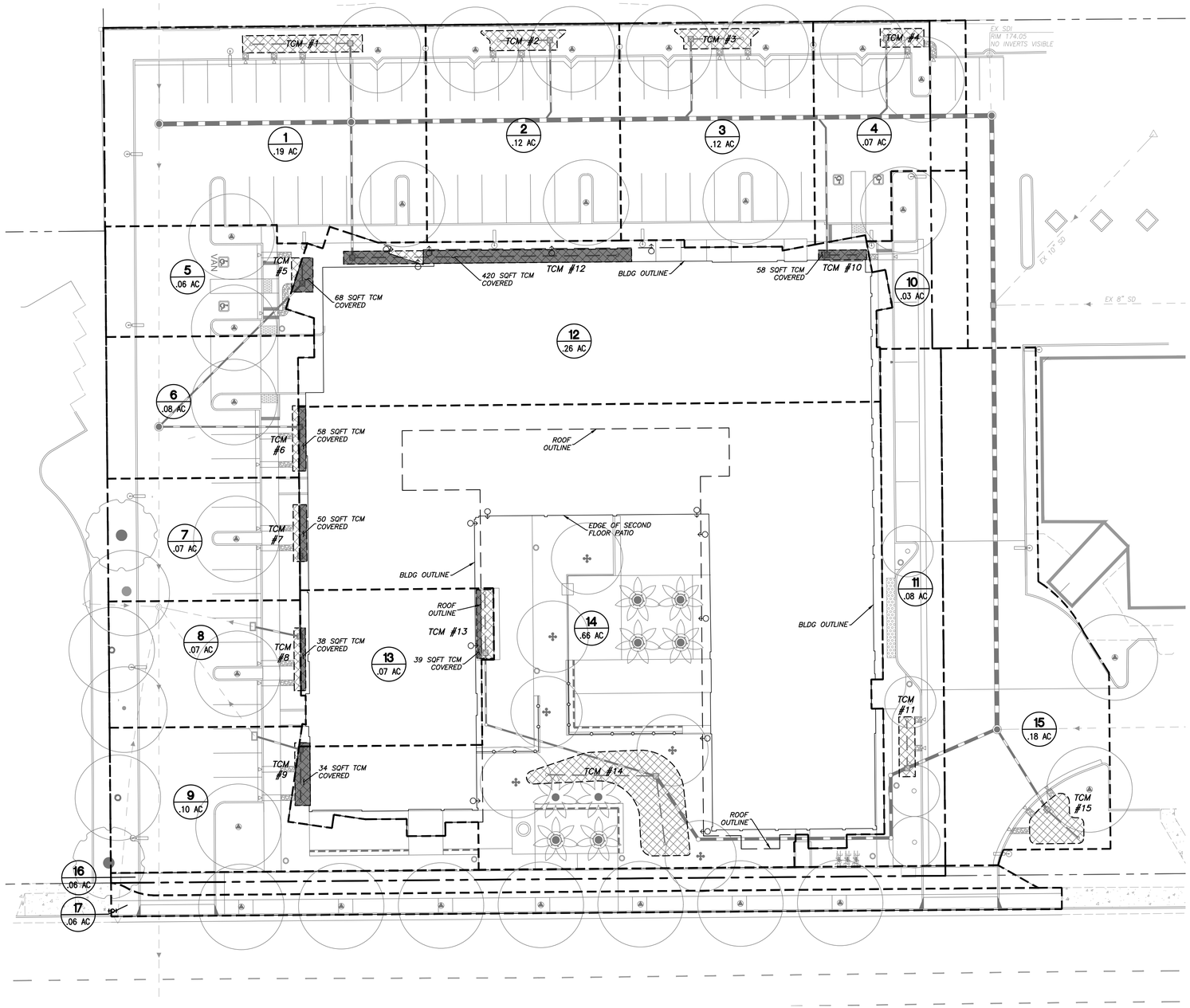
USER: danielg, AutoCad V.23.1s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)



LEGEND

DESCRIPTION

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

N

0 10' 20' 40'

SCALE: 1" = 20'

STANDARD STORMWATER CONTROL NOTES:

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

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

PROJECT USES 100% OF LID TREATMENT FOR ONSITE AREA.

BIOTREATMENT SOIL REQUIREMENTS

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

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

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: 2.22 acres

2.c. Total Existing Impervious Surfaces on site: 89688.00 sq. ft.

2.d. Total area of site that will be disturbed: 2.22 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.	Proposed Surface: To Be Replaced sq. ft. [1]	Proposed Surface: New sq. ft. [2]	RESET CALCULATIONS
2.e. IMPERVIOUS SURFACES				
Roof Area	32,500.00	35,705.00	1,123.00	
Parking	31,554.00	12,780.00	0.00	
Sidewalks, Patios, Driveways, Etc.	25,635.00	28,333.00	752.00	
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. 89689.00	e.2. 76818.00	e.3. 1875.00	e.4. 78693.00
2.f. PERVIOUS SURFACES				
Landscaped Area	6872.00	4997.00	12871.00	
Pervious Paving	00 0	0	0	Total Proposed Pervious Surface (replaced + new)
Green Roof and other Pervious Surfaces	00 0	0 0	00 0	
Online form auto-calculates **Pervious Surfaces Total**	f.1. 6872.00	f.2. 4997.00	f.3. 12871.00	f.4. 17868.00

2.g. **Percentage of Site's Impervious Area Replacement** (e.2 ÷ 2.c) X 100: Online form auto-calculates g. 85.65 %

[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:
397 BLOSSOM HILL ROAD
SAN JOSE, CA 95123

I.B. PROPERTY OWNER:
CHARITIES HOUSING

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
KATHY ROBINSON

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

II.C. EMAIL:
KROBINSON@CHARITIESHOUSING.COM

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

SOURCE CONTROL MEASURES:

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

SITE DESIGN MEASURES:

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

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PROJECT SITE INFORMATION:

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

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CONCEPTUAL STORMWATER CONTROL PLAN

C3.0

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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: Wed, Aug 21, 2019 2:21pm
USER: danielg, AutoCad V.23.1s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)

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TREATMENT CONTROL MEASURE SUMMARY TABLE

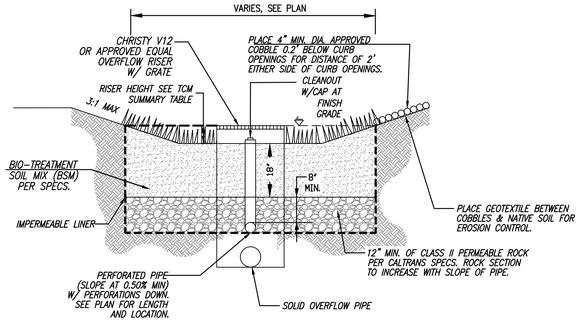
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)
1	1	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	8,164	6,148	0	2,016	9.29%	246	252	6
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,179	4,346	0	833	5.89%	174	178	6
3	3	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,305	4,415	0	890	6.04%	177	178	6
4	4	Onsite	Bioretention unlined w/ underdrain	LID	3. Flow-Volume Combo	3,462	2,752	0	710	3.94%	95.5	100	6
5	5	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	2,596	1,878	0	718	2.95%	75	90	6
6	6	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	3,387	2,595	0	792	3.85%	104	107	6
7	7	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	2,895	2,105	0	790	3.29%	84	94	6
8	8	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	2,994	2,185	0	809	3.41%	87	88	6
9	9	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	4,346	2,779	0	1,567	4.95%	111	118	6
10	10	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	1,821	1,647	0	174	2.07%	51.2	58	6
11	11	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	4,202	3,342	0	860	4.78%	116	112	6
12	12	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	11,533	11,221	0	312	13.12%	449	452	6
13	13	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	3,575	3,430	0	145	4.07%	137	145	6
14	14	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	28,421	22,672	0	5,749	32.34%	907	919	6
15	15	Offsite	Bioretention unlined w/ underdrain	LID	3. Flow-Volume Combo	7,953	7,208	0	745	-	215	246	6
16	-	Offsite	Roadway Project ***	N/A	N/A	2,513	2,513	0	0	-	-	-	-
17	-	Offsite	Maintenance	N/A	N/A	2,504	2,504	0	0	-	-	-	-
					Totals:	95,833	78,723	0	17,110	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 4% Method (Impervious Area x 0.04)

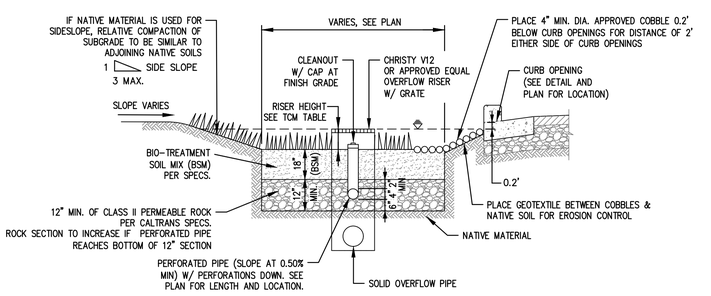
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.



TYPICAL BIORETENTION BASIN W/ LINER

SCALE: N.T.S.

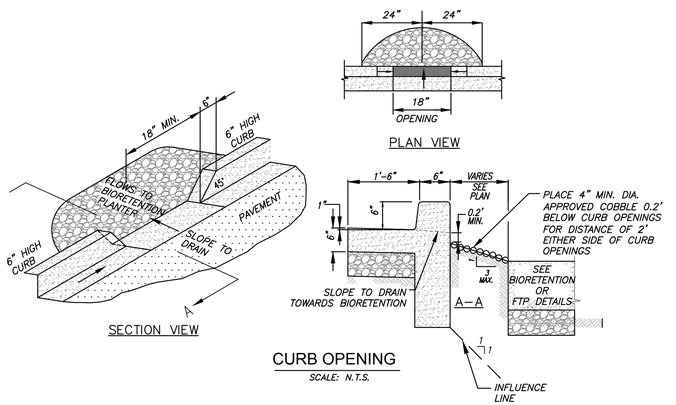
SIZING METHODS: 4%



TYPICAL BIORETENTION BASIN W/O LINER

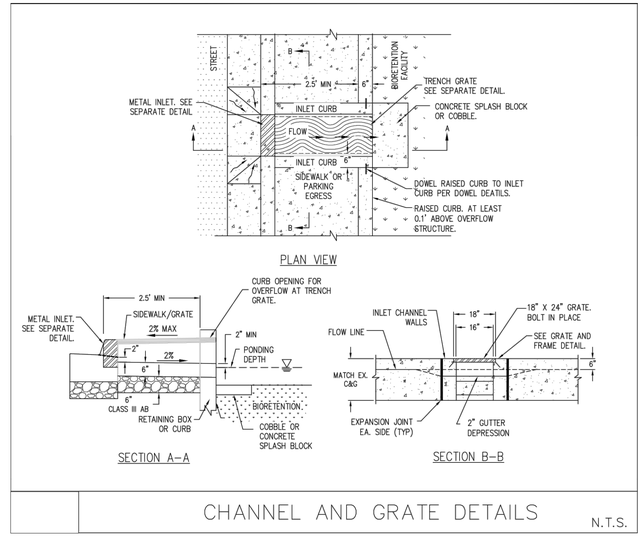
SCALE: N.T.S.

SIZING METHODS: 4%

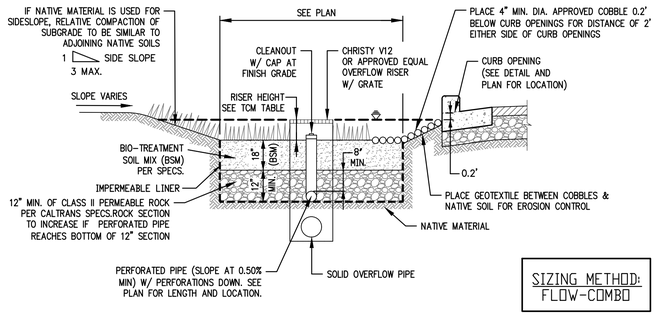


CURB OPENING

SCALE: N.T.S.



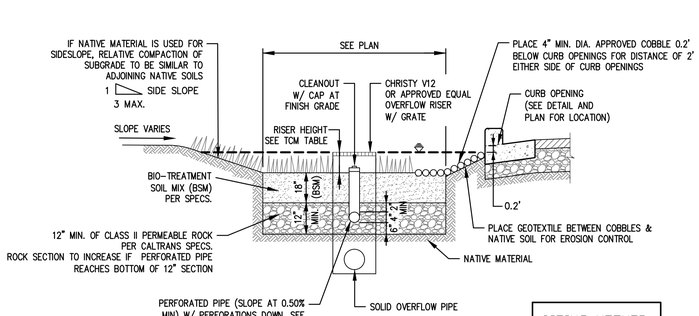
CHANNEL AND GRATE DETAILS N.T.S.



TYPICAL BIORETENTION BASIN W/ LINER

SCALE: N.T.S.

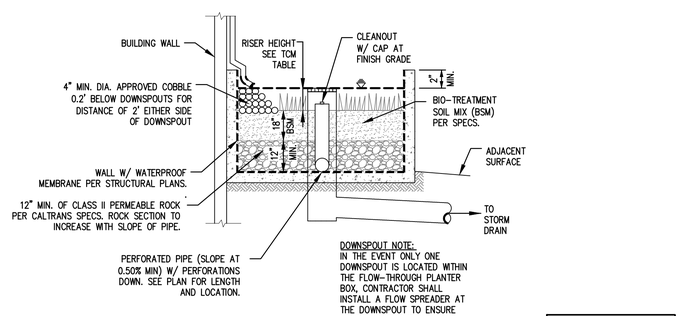
SIZING METHOD: FLOW-COMBO



TYPICAL BIORETENTION BASIN W/O LINER

SCALE: N.T.S.

SIZING METHOD: FLOW-COMBO



TYPICAL FLOW-THROUGH PLANTER (ABOVE GRADE)

SCALE: N.T.S.

SIZING METHODS: 4%

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CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS

C3.1

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: Tue, Aug 20, 2019 5:46pm
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SIZING FOR VOLUME BASED TREATMENT

DMA # 4
A= 3462 s.f.
Impervious Area = 2752 s.f. **% Imperviousness= 79.49%**

MAPsite = 14.5 Correction Factor= **1.04317**
MAPgage = 13.9
Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? **No** Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type: D

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.513424032 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.53847487 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.513424032 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.535586221 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 154.52 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 3,462 sq. ft
Impervious Area = 2,752 sq. ft
Pervious Area = 710 sq. ft
Equivalent Impervious Area = 71 sq. ft Total Equivalent Impervious = **2,823** sq. ft
Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.677931104 hrs

Estimate the Surface Area = 95.5 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 106.559342 cu. ft
Volume in Ponding Area = 47.9572829 cu. ft
Depth of Ponding = 0.5021705 ft Depth of Ponding = 6 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.

SIZING FOR VOLUME BASED TREATMENT

DMA # 10
A= 1821 s.f.
Impervious Area = 1647 s.f. **% Imperviousness= 90.44%**

MAPsite = 14.5 Correction Factor= **1.04317**
MAPgage = 13.9
Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? **No** Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type: D

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.547378913 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.571334432 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.547378913 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.571006779 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 86.65 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 1,821 sq. ft
Impervious Area = 1,647 sq. ft
Pervious Area = 174 sq. ft
Equivalent Impervious Area = 17 sq. ft Total Equivalent Impervious = **1,664** sq. ft
Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.855033897 hrs

Estimate the Surface Area = 51.2 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 60.9073898 cu. ft
Volume in Ponding Area = 25.742889 cu. ft
Depth of Ponding = 0.5027908 ft Depth of Ponding = 6 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.

SIZING FOR VOLUME BASED TREATMENT

DMA # 11
A= 4202 s.f.
Impervious Area = 3342 s.f. **% Imperviousness= 79.53%**

MAPsite = 14.5 Correction Factor= **1.04317**
MAPgage = 13.9
Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? **No** Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type: D

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.513554022 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.538600666 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.513554022 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.535721821 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 187.59 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 4,202 sq. ft
Impervious Area = 3,342 sq. ft
Pervious Area = 860 sq. ft
Equivalent Impervious Area = 86 sq. ft Total Equivalent Impervious = **3,428** sq. ft
Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.678609107 hrs

Estimate the Surface Area = 116 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 129.466107 cu. ft
Volume in Ponding Area = 58.1258176 cu. ft
Depth of Ponding = 0.50108463 ft Depth of Ponding = 6 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.

SIZING FOR VOLUME BASED TREATMENT

DMA # 15
A= 8271 s.f.
Impervious Area = 7495 s.f. **% Imperviousness= 90.62%**

MAPsite = 14.5 Correction Factor= **1.04317**
MAPgage = 13.9
Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? **No** Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type: D

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.547915246 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.571853464 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.547915246 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.571566264 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 393.95 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 8,271 sq. ft
Impervious Area = 7,495 sq. ft
Pervious Area = 776 sq. ft
Equivalent Impervious Area = 78 sq. ft Total Equivalent Impervious = **7,573** sq. ft
Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.857831319 hrs

Estimate the Surface Area = 233 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 277.447791 cu. ft
Volume in Ponding Area = 116.504257 cu. ft
Depth of Ponding = 0.50001827 ft Depth of Ponding = 6 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.

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

TABLE 2
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,

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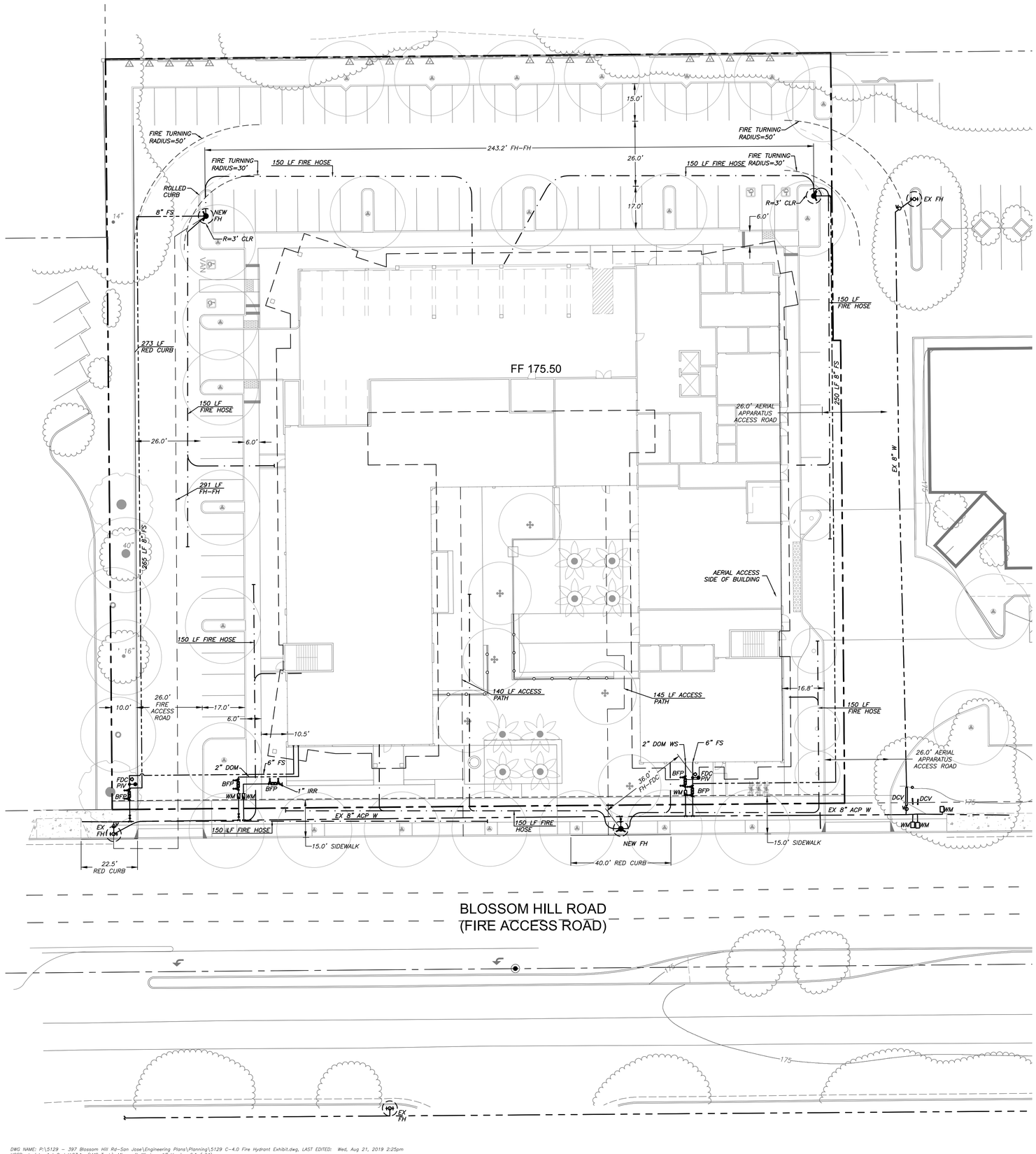
CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS

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: Tue, Aug 20, 2019 5:46pm
USER: danielg, AutoCad V.23.1s (LMS Tech), Microsoft Windows NT Version 6.1 (x64)



LEGEND & ABBREVIATIONS

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ADJACENT PARCEL
- CENTERLINE / MONUMENT LINE, AS NOTED
- EASEMENT LINE
- CURB & GUTTER
- FIRE HOSE
- WATER LINE

FIRE GENERAL NOTES

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

FIRE PROTECTION NOTES:

1. NEW BUILDING – 120,675 sq. ft.
   BLDG CONSTRUCTION TYPE – VA OVER IA
   REQUIRED FIRE FLOW – 5650 gpm
   ADJUSTED FIRE FLOW – 2850 gpm (USING 50% REDUCTION PER CFC 2016 CFC FOR SPRINKLERED BUILDING & SJFPB ORDINANCE)
   MINIMUM – 6 FIRE HYDRANTS
   AVERAGE SPACING – 300 FT. (INCREASE BY 50% TO 600 FT. BASED ON APPENDIX C TABLE C102.1 F.)
2. ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT ARE, OR, WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
3. FIRE DEPARTMENT CONNECTIONS (FDC) WILL BE PROVIDED WITHIN 100' OF THE NEAREST FIRE HYDRANT

JMH Weiss, Inc.
LAND DEVELOPMENT CONSULTANTS

#5129 - 397 Blossom Hill Road
San Jose, CA

March 20, 2019

397 Blossom Hill Road
San Jose, CA

Total Required Fire Flow Estimate - Garage & Podium Structure

Construction Type	Garage & Commercial (sf)	Residential (sf)	Total (sf)	% of Total	Fire Hydrant Calculation: Total Required Fire Flow[1] (gpm)	Fire Hydrant Calculation: Total Required Fire Flow, Prorated[2] (gpm)	Fire Sprinkler Calculation: Required Fire Flow, 25% Reduction[3] (gpm)	Fire Sprinkler Calculation: Required Fire Flow, 50% Reduction[4] (gpm)	Fire Sprinkler Calculation: Total Required Fire Flow with Reductions, Prorated[2] (gpm)
Type IA	29,889	-	29,889	24.8%	3,750	929		1,875	464
Type VA	-	90,786	90,786	75.2%	6,250	4,702		3,125	2,351
Totals	29,889	90,786	120,675		10,000	5,631			2,815
Round-Up						**5,650**			**2,850**

	2016 CFC Table C102.1
Min. number of hydrants	6
Ave. spacing between hydrants,ft	300
Max. distance from any point on street to a hydrant, ft	180

[1] San Jose Fire Flow and Hydrant Policy, Extra Hazard Occupancy or 'Full Flow'
[2] Required fire flow multiplied by % of total floor area, per San Jose Fire Department 'Fire Flow Requirements with Mixed Construction' dated 1/1/2017
[3] San Jose Fire Flow and Hydrant Policy, allowed for Ordinary Hazard Occupanies
[4] San Jose Fire Flow and Hydrant Policy, allowed for Light Hazard Occupanies

N

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

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FIRE HYDRANT EXHIBIT

C4.0

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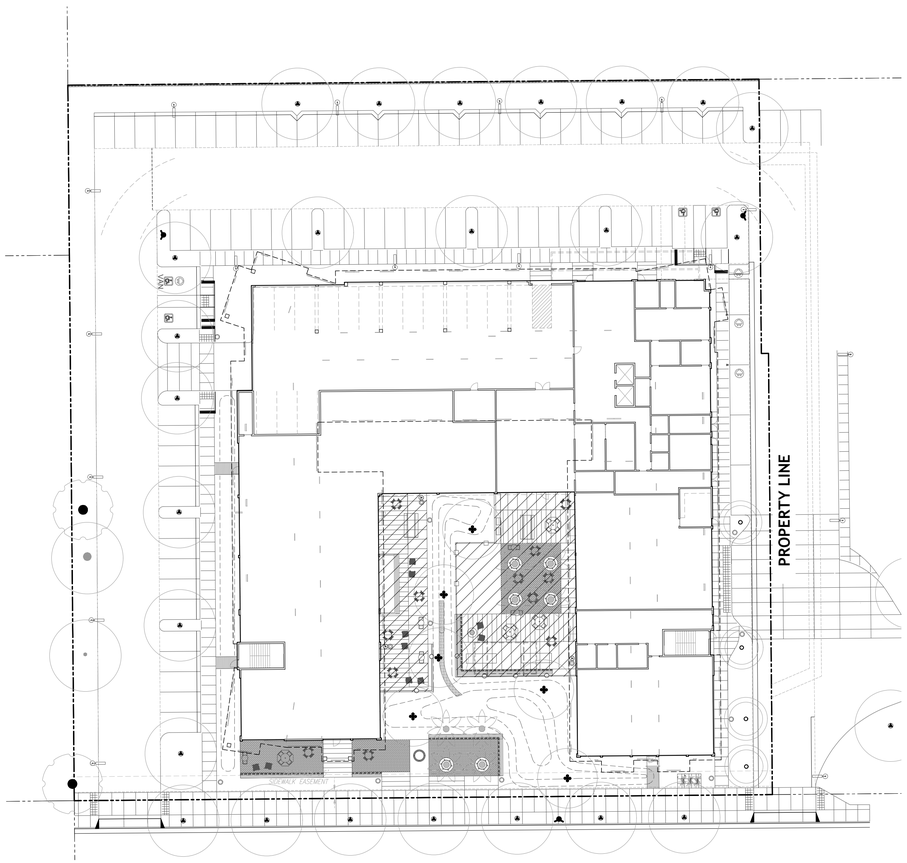
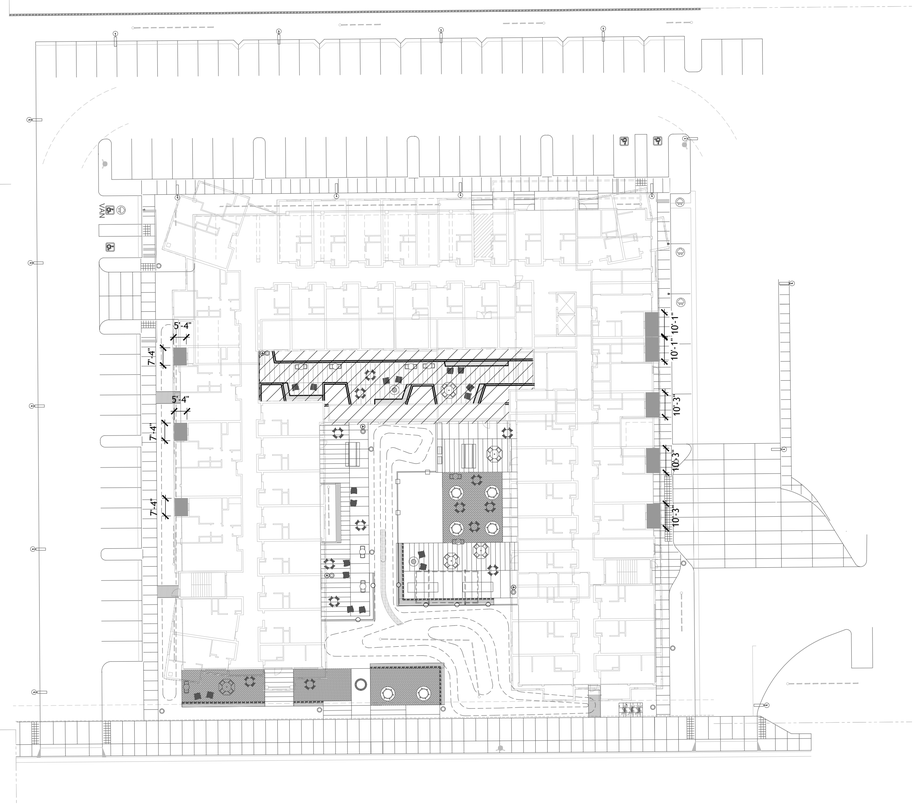


LEVEL 1



LEVEL 2

OPEN SPACE

COMMON OPEN SPACE

COMMON OPEN SPACE REQUIRED:

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

COMMON OPEN SPACE PROVIDED:

LEVEL 1	5,234 SQ. FT.
LEVEL 2	3,139 SQ. FT.
TOTAL PROVIDED	8,373 SQ. FT.

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE REQUIRED:

PER UNIT (SF)	# OF UNITS	TOTAL REQUIRED
60 SQ. FT.	74 *	4,440 SQ. FT.

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

PRIVATE OPEN SPACE PROVIDED:

LEVEL 1	0
LEVEL 2	409 SQ. FT.
TOTAL PROVIDED	409 SQ FT

COMMON OPEN SPACE

PRIVATE OPEN SPACE

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OPEN SPACE EXHIBIT

L1.00

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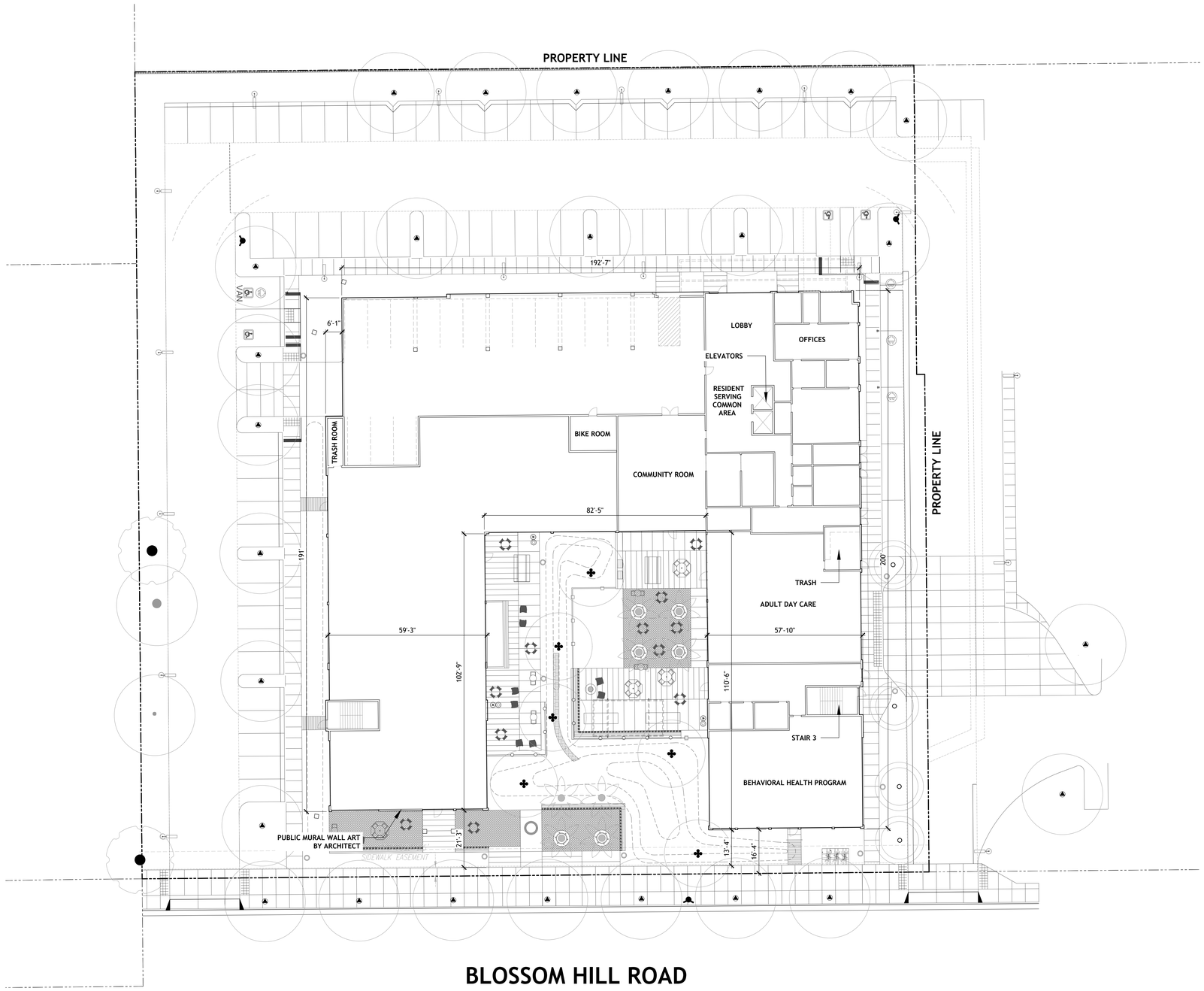

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BUILDING LEVEL 1

L1.00A

0 10 20 40

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BUILDING
LEVEL 2

L1.00B

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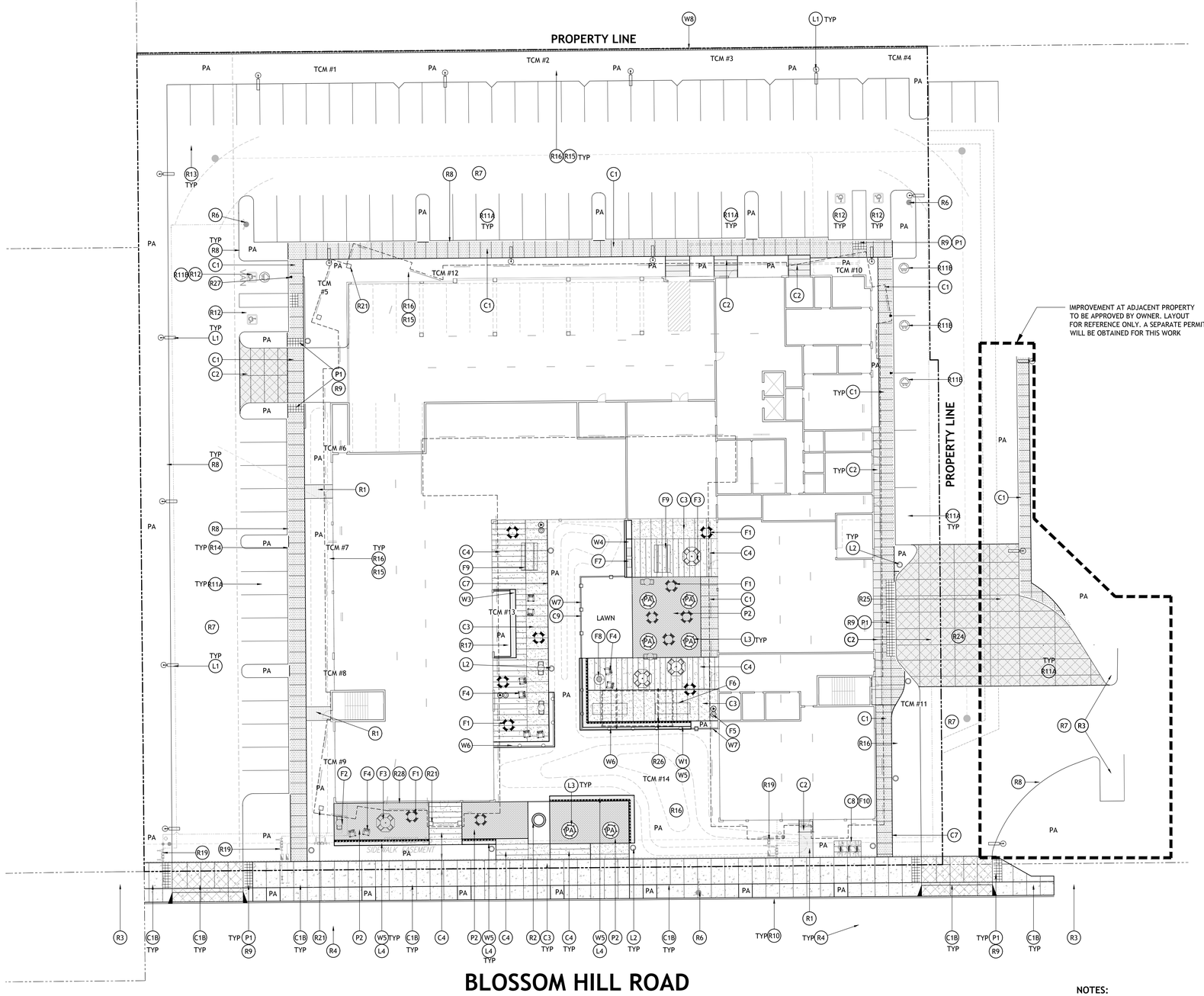

MATERIALS & PRODUCTS SCHEDULE

VEHICULAR	PEDESTRIAN		ITEM	DETAIL
			C.I.P. CONCRETE PAVING	
C1	C1	C1	C.I.P. CONCRETE TYPE I-LIGHT SAND FINISH	
C1B	C1B	C1B	C.I.P. CONCRETE TYPE - FINISH PER CITY OF SAN JOSE CITY STNDRDS.	
C2	C2	C2	C.I.P. CONCRETE TYPE II-EXPOSED AGGREGATE FINISH	
	C3	C3	C.I.P. CONCRETE TYPE III INTEGRAL COLOR-EXPOSED AGGREGATE FINISH	
	C4	C4	C.I.P. CONCRETE TYPE IV INTEGRAL COLOR-EXPOSED AGGREGATE FINISH	
	EJ	C5	⅜" HIDDEN EXPANSION JOINT	
	SJ	C6	½" SAWCUT JOINT	
		C7	THICKENED EDGE PAVING 8" DEPTH	
		C8	C.I.P. CONCRETE BAND AT BIKE RACK	
		C9	C.I.P. CONCRETE MOW CURB	
			OTHER PAVING	
	P1	P1	TRUNCATED DOME PAVERS	
	P2	P2	LINEAR CONCRETE PAVERS ON CONCRETE BASE	
	P3	P3	DECOMPOSED GRANITE	
			WALLS/FENCES/GATES	
		W1	C.I.P. CONCRETE WALL 12" WIDTH	
		W2	C.I.P CONCRETE PLANTER WALL 12" AND 18" WIDTHS	
		W3	C.I.P CONCRETE PLANTER WALL 12" AND 18" WIDTHS W/ IPE SEAT	
		W4	C.I.P. CONCRETE BBQ WALL 12" WIDTH W/ 24" COUNTER TOP	
		W5	C.I.P. CONCRETE SEAT WALL 24" WIDTH W/ IPE TOP	
		W6	GLASS FENCE - 6' H	
		W7	STEEL FENCE - 6' H.	
		W8	MASONRY WALL - 5' H.	
			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	OUTDOOR GRILL	
		F8	FIRE BOWL	
		F9	PICNIC TABLE	
		F10	BIKE RACK	
			SITE LIGHTING	
		L1	VEHICULAR POLE LIGHT	
		L2	PEDESTRIAN POLE LIGHT	
		L3	PALM TREE LIGHT	
		L4	LED STRIP LIGHT	
		L5	TREE UPLIGHT	

		OTHER
	R1	HARDWOOD BRIDGE
	R2	WATER FEATURE
	R3	EXISTING HARDSCAPE TO REMAIN
	R4	EXISTING STREET LIGHT TO REMAIN
	R5	EXISTING FIRE HYDRANT
3 / L1.04	R6	NEW FIRE HYDRANT
	R7	ASPHALT
	R8	6" CURB
	R9	0" CURB
	R10	GUTTER
	R11A	PARKING STALL
	R11B	EV CHARGING PARKING STALL
	R12	ADA PARKING STALL
	R13	STORM DRAIN MAN HOLE
	R14	CURB CUT
	R15	STORMWATER FILTRATION UNIT
	R16	BIORETENTION AREA
	R17	FLOW THROUGH PLANTER
	R18	AREA DRAIN
	R19	BACKFLOW PREVENTER
	R20	TRASH ENCLOSURE
1 / L1.04	R21	ARCHITECTURAL COLUMN
	R22	ARCHITECTURAL CANOPY
	R23	SECOND LEVEL PLANTER
	R24	SHARED DRIVE WAY
	R25	DROP OFF
	R26	SHADE CANOPY
	R27	EV CHARGING STATION
	R28	PUBLIC MURAL WALL ART
	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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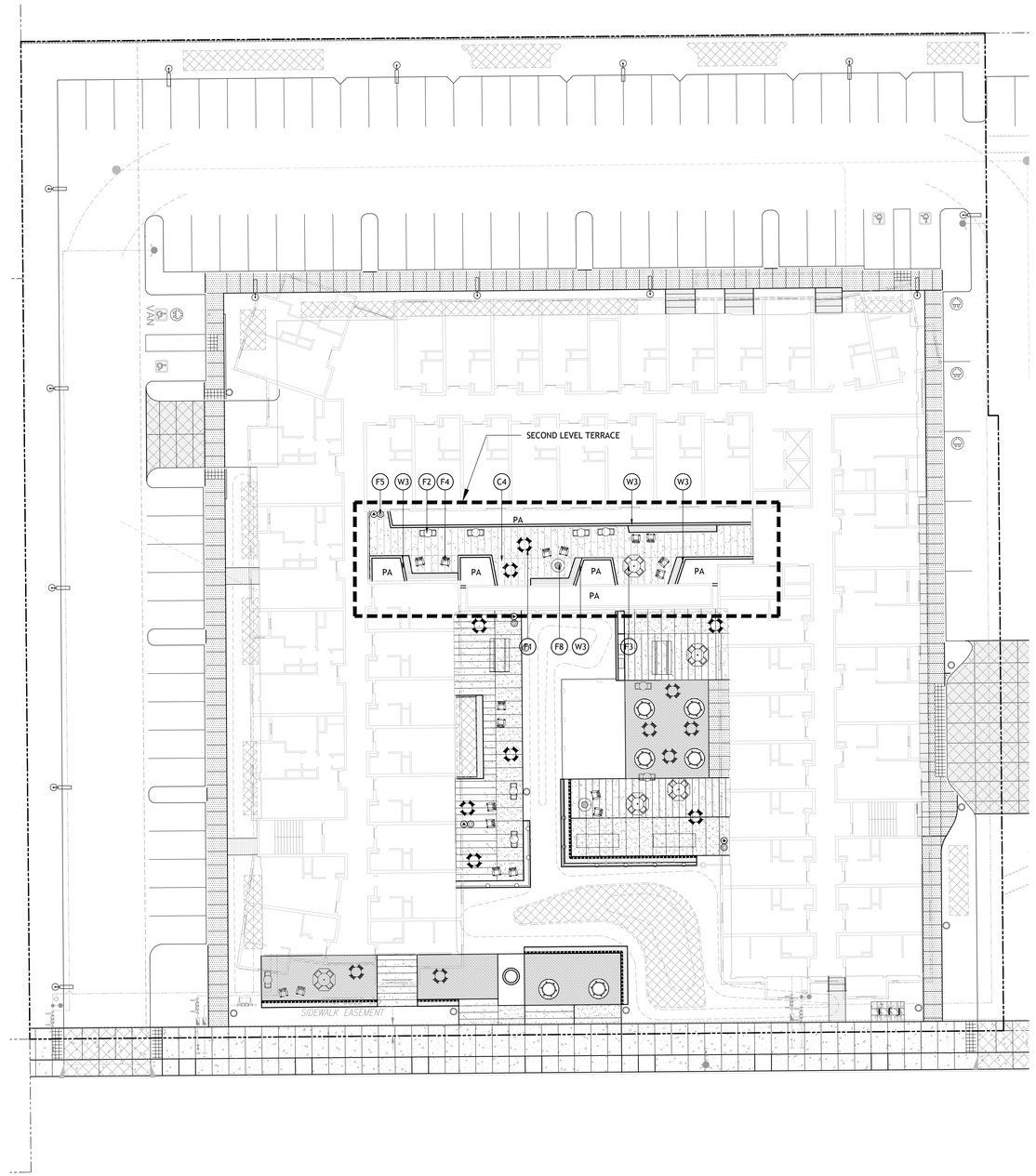
HARDSCAPE FINISHES PLAN LEVEL 1

L1.01



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F6	BUILT IN TABLE
F7	OUTDOOR GRILL
F8	FIRE BOWL
F9	PICNIC TABLE
F10	BIKE RACK

SITE LIGHTING

L1	VEHICULAR POLE LIGHT
L2	PEDESTRIAN POLE LIGHT
L3	PALM TREE LIGHT
L4	LED STRIP LIGHT
L5	TREE UPLIGHT

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R2	WATER FEATURE
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R4	EXISTING STREET LIGHT TO REMAIN
R5	EXISTING FIRE HYDRANT
R6	NEW FIRE HYDRANT
R7	ASPHALT
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R9	0" CURB
R10	GUTTER
R11A	PARKING STALL
R11B	EV CHARGING PARKING STALL
R12	ADA PARKING STALL
R13	STORM DRAIN MAN HOLE
R14	CURB CUT
R15	STORMWATER FILTRATION UNIT
R16	BIORETENTION AREA
R17	FLOW THROUGH PLANTER
R18	AREA DRAIN
R19	BACKFLOW PREVENTER
R20	TRASH ENCLOSURE
R21	ARCHITECTURAL COLUMN
R22	ARCHITECTURAL CANOPY
R23	SECOND LEVEL PLANTER
R24	SHARED DRIVE WAY
R25	DROP OFF
R26	SHADE CANOPY
R27	EV CHARGING STATION
R28	PUBLIC MURAL WALL ART
PA	PLANTING AREA

3 / L1.04

1 / L1.04

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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HARDSCAPE FINISHES PLAN LEVEL 2

L1.02

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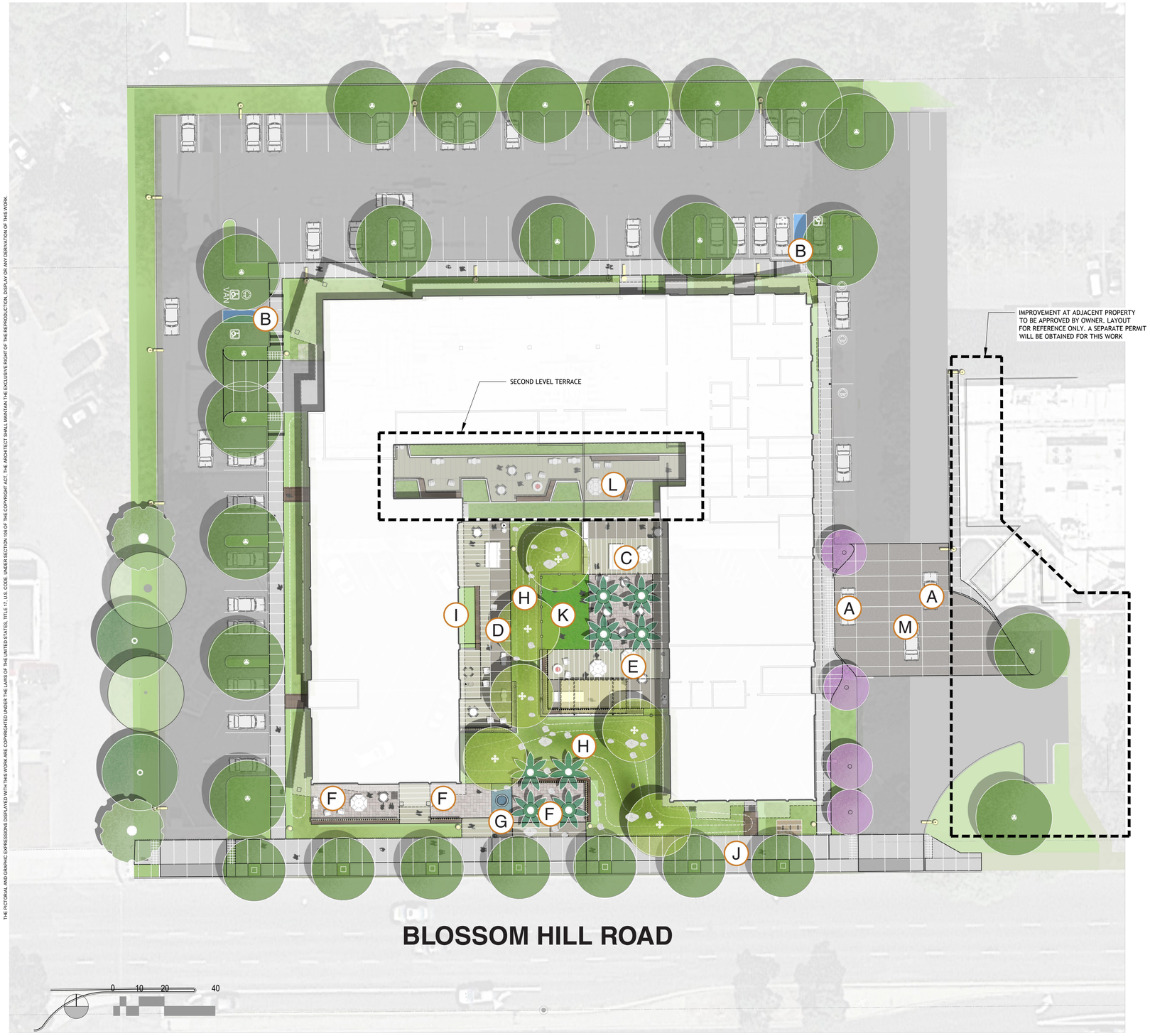

- (A) DROP OFF
- (B) ADA PARKING
- (C) DINING TERRACE W/ BBQ
- (D) TENANT PATIO
- (E) PATIO - GAME PAVILION/OUTDOOR LIVING ROOM
- (F) PUBLIC PLAZA (538 SQ FT)
- (G) WATER FEATURE (SEE L1.05 FOR 3D EXHIBIT)
- (H) BIOSWALE GARDEN (3,889 SQ FT)
- (I) STORMWATER FLOW THROUGH PLANTER
- (J) STREET TREES W/ SIDEWALK (15' WIDE)
- (K) TAI CHI LAWN
- (L) 2ND LEVEL LOOKOUT TERRACE
- (M) SHARED DRIVE

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COLORED PLAN

L1.03

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1 FRONT ENTRY WALL DESIGN PERSPECTIVE

2 ENTRY PLAZA PERSPECTIVE

3 GLASS WALL DESIGN PERSPECTIVE

4 COURTYARD PERSPECTIVE

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3D RENDERS
PLAN

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5 COURTYARD PERSPECTIVE

6 SECOND FLOOR TERRACE PERSPECTIVE

7 SECOND FLOOR TERRACE PERSPECTIVE

8 SECOND FLOOR TERRACE PERSPECTIVE

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3D RENDERS
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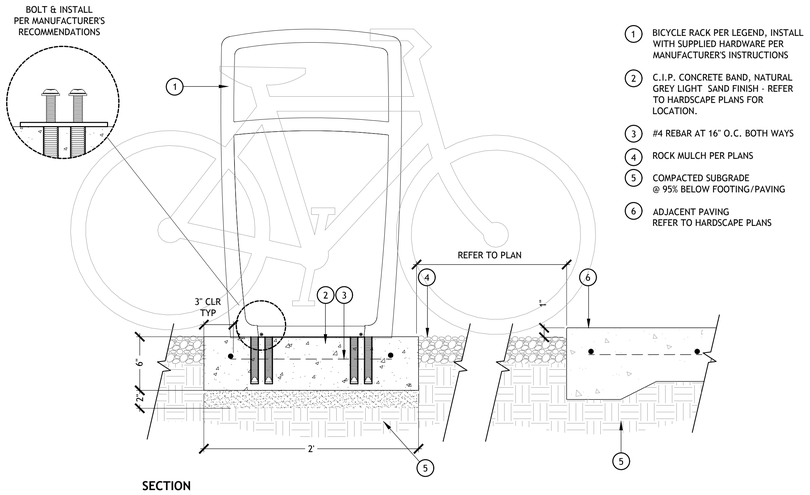
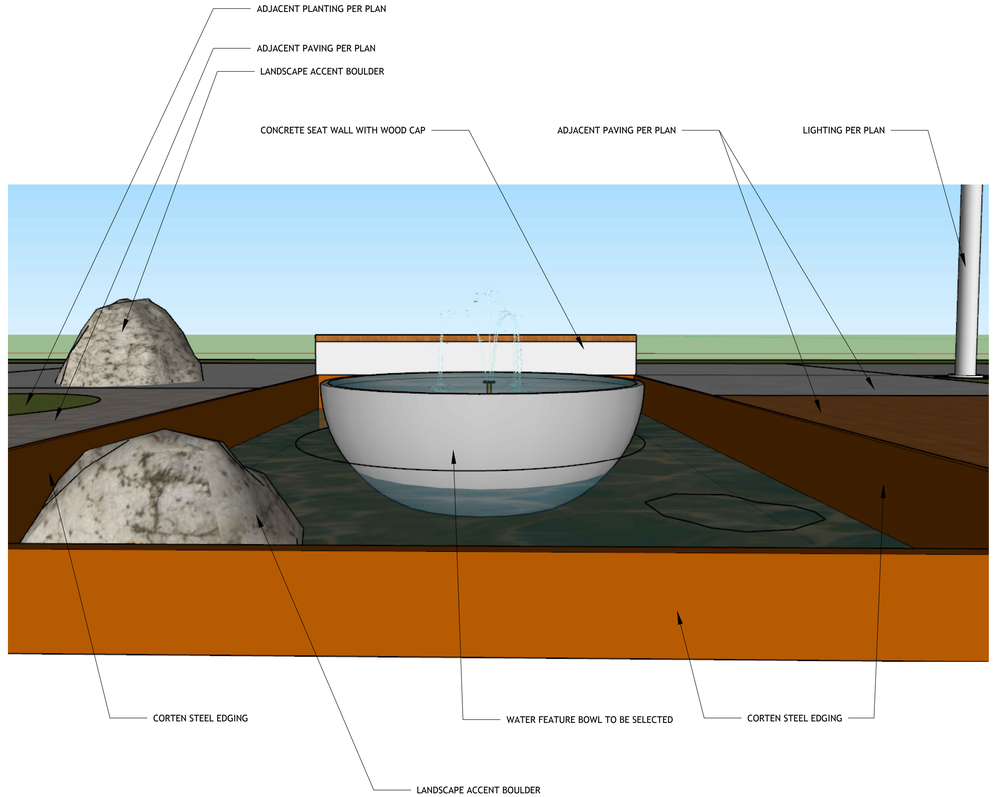


1. BICYCLE RACK PER LEGEND, INSTALL WITH SUPPLIED HARDWARE PER MANUFACTURER'S INSTRUCTIONS
2. C.I.P. CONCRETE BAND, NATURAL GREY LIGHT SAND FINISH - REFER TO HARDSCAPE PLANS FOR LOCATION.
3. #4 REBAR AT 16" O.C. BOTH WAYS
4. ROCK MULCH PER PLANS
5. COMPACTED SUBGRADE @ 95% BELOW FOOTING/PAVING
6. ADJACENT PAVING REFER TO HARDSCAPE PLANS

1 BIKE RACK

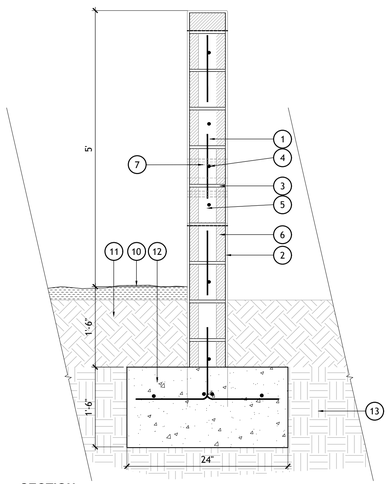
SCALE: 1 1/2"=1'



2 WATER FEATURE

SCALE: N.T.S.

1. 8"x4"x16" CMU BLOCK
2. 1/2" TWO COURSE STUCCO FINISH. ROUND ALL CORNERS. MATCH EXISTING ADJACENT WALL.
3. RAKED MORTAR JOINTS.
4. NO. 4 REBAR HORZ. CONT. 24" O.C.
5. NO. 4 REBAR VERT. AT 48" O.C. (ALTERNATE BENDS)
6. 8"x8"x16" CMU BLOCK, GROUT SOLID ALL CELLS
7. ROOF TILE, REFER TO LEGEND FOR TYPE
8. CMU BLOCK PILASTER. 2'-9" SQ. X 12" THK. FOOTING @ PILASSTERS W/ (4)-#4 BARS @ BTM., TYP.
9. ADJACENT METAL FENCE, REFER TO DETAIL
10. FINISHED GRADE IN PLANTING AREA
11. AMENDED NATIVE SOIL IN PLANTING AREA
12. C.I.P. CONCRETE FOOTING AND REINFORCEMENT PER STRUCTURAL ENGINEER
13. COMPACTED SUBGRADE PER SOILS REPORT



3 MASONRY WALL

SCALE: 3/4"=1'

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HARDSCAPE DETAILS

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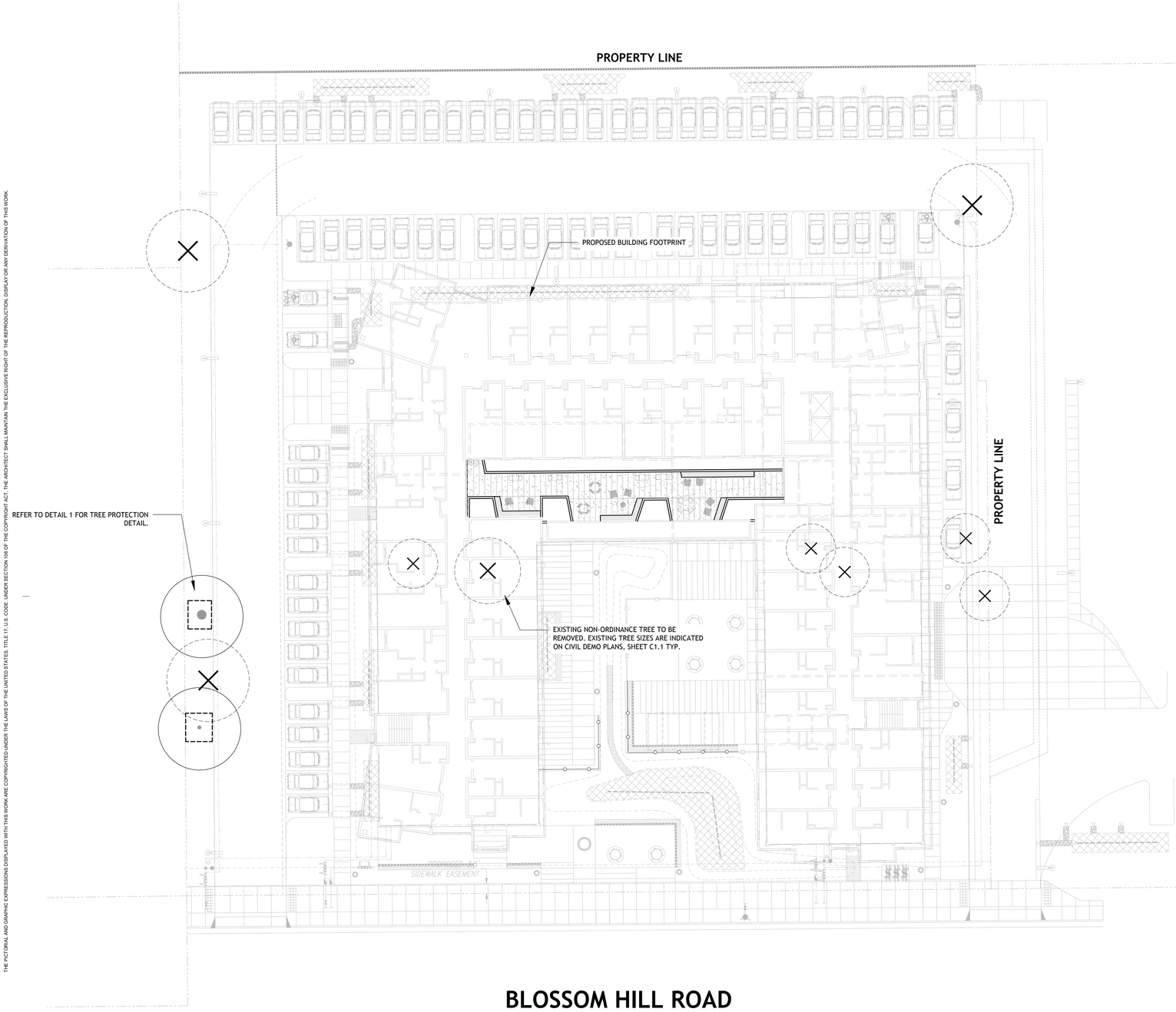
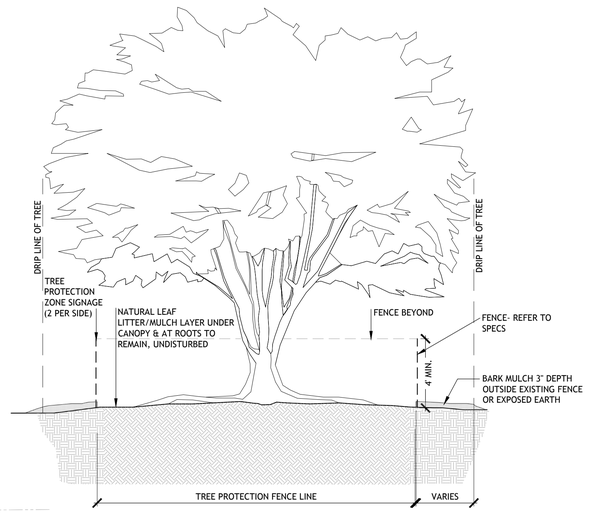


TREE PROTECTION & DEMOLITION LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SPEC SECTION
	TREES/SHRUBS:		
	EXISTING TREE/PALM TO BE PROTECTED IN PLACE	SIZE VARIES. REFER TO PLAN FOR APPROXIMATE SIZES.	
	EXISTING NON-ORDINANCE TREE TO BE REMOVED	SIZE VARIES. REFER TO CIVIL DEMO PLAN, C1.1, FOR APPROXIMATE SIZES.	
	TREE PROTECTION BARRIER	REFER TO PLAN FOR LOCATIONS	

NOTES

1. REFER TO TREE PROTECTION SPECIFICATIONS
2. ALL GROUNDCOVER AND UNMARKED UNDERSTORY PLANTS SHALL BE REMOVED. REFER TO SPECIFICATIONS
3. THERE IS NO ORDINANCE SIZED TREE BEING REMOVED ON SITE. AN ORDINANCE SIZED TREE IS A TREE THAT MEASURES 38 INCHES OR GREATER 4.5 FEET FROM THE GROUND. IF A TREE IS A MULTI-TRUNK TREE, THEN THE COMBINED MEASUREMENTS OF EACH TRUCK CIRCUMFERENCE AND 4.5 FEET FROM THE GROUND, ADD UP TO 38 INCHES OR MORE IN CIRCUMFERENCE, THE TREE IS TREATED AS AN ORDINANCE SIZED TREE. EXISTING TREE SIZES ARE SHOWN ON PLANS.
4. REMOVING EXISTING MATURE TREES ARE SUBJECT TO CITY'S TREE ORDINANCE. REFER TO CITY'S WEBSITE FOR INFORMATION ON TREE REMOVAL. PRECONSTRUCTION BAT AND BIRD SURVEYS MAY BE REQUIRED FOR MATURE TREES IN THE PROJECT AREAS.THE US FISH AND WILDLIFE SERVICE WOULD NEED TO BE CONTACTED TO IDENTIFY FEDERALLY THREATENED AND ENDANGERED SPECIES THAT MAY OCCUR AT THE PROJECT SITE.



SECTION AT TREE PROTECTION (NTS)

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

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

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

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

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

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

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

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

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TREE PROTECTION AND DEMOLITION PLAN

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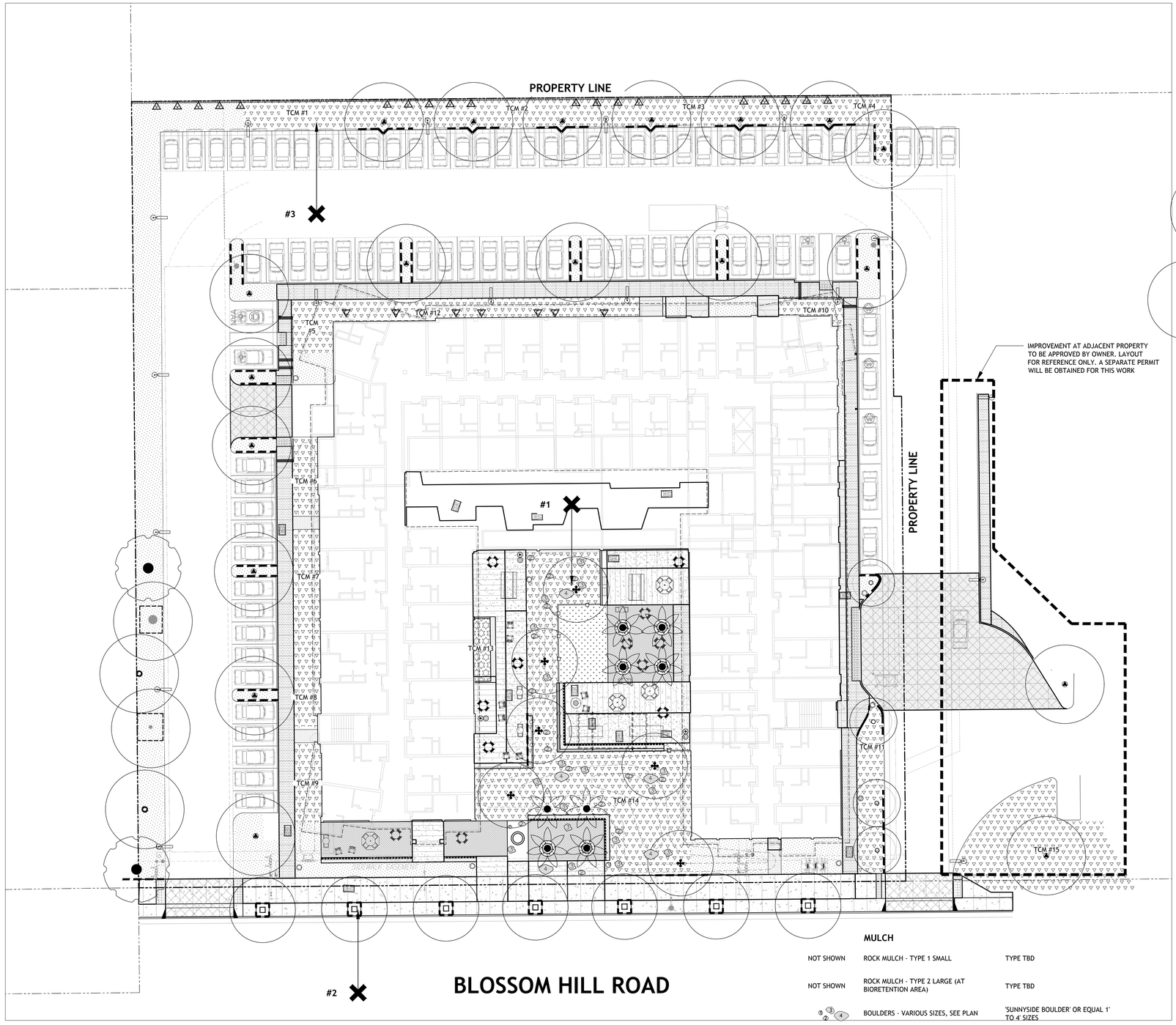

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
TREES SUCH AS:			
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5
	PHOENIX DACTYLIFERA	DATE PALM	4
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	6
	QUERCUS AGRIFOLIA	COAST LIVE OAK	2
	QUERCUS ENGELMANNII	ENGELMANN OAK	2
	ULMUS PARVIFOLIA 'EMER II'	CHINESE EVERGREEN ELM	19
	EXISTING TREE	VARIES	2
	STREET PARKWAY TREE	PER CITY OF SAN JOSE CITY STANDARDS	7
			47 TOTAL

STREET EDGE /PARKING LOT MIX / PLANTS SUCH AS:		QUANTITY
ANIGOZANTHOS SPP.	KANGAROO PAW	75% - 1 GAL. @ 30" O.C.
ALYOGYNE HUEGELII	BLUE HIBISCUS	25% - 5 GAL. @ 4' O.C.
CEANOTHUS HEARSTIORUM	SAN SIMEON CEANOTHUS	
DIANELLA TASMANICA 'VARIEGATA'	WHITE STRIPED TASMAN FLAX LILY	
HESPERALOE PARVIFLORA	RED YUCCA	
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	
MISCANTHUS TRANSMORRISONENSIS	MAIDEN GRASS	
MISCANTHUS SINENSIS	CHINESE SILVER GRASS	
PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	
SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA SAGE	

BIORETENTION AREA MIX / PLANTS SUCH AS:		QUANTITY
CAREX PANSA- BASIN/BANKS/UPLAND	DUNE SEDGE	
CAREX DIVULSA - BASIN/BANKS/UPLAND	BERKELEY SEDGE	10% - 5 GAL. @ 4' O.C.
CHONDROPETALUM TECTORUM - BASIN/BANKS/UPLAND	CAPE RUSH	
JUNCUS PATENS - BASIN/BANKS/UPLAND	COMMON RUSH	

FLOW-THROUGH PLANTER / PLANTS SUCH AS:		QUANTITY
CHONDROPETALUM TECTORUM - BASIN	CAPE RUSH	
JUNCUS PATENS - BASIN	COMMON RUSH	
CAREX PANSA- BASIN	DUNE SEDGE	

ACCENT MIX /COURTYARD MIX / PLANTS SUCH AS:		QUANTITY
AGAVE ATTENUATA 'BLUE FLAME'	BLUE FLAME AGAVE	80% - 1 GAL. @ 30" O.C.
AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	15% - 5 GAL. @ 5' O.C.
ALOE BARBADENSIS	ALOE VERA	5% - 15 GAL. @ 5' O.C.
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

SEASHORE PASPALUM

VINE

VITIS CALIFORNICA	CALIFORNIA WILD GRAPE
VIGNA CARACALLA	SNAIL VINE

MULCH

NOT SHOWN	ROCK MULCH - TYPE 1 SMALL	TYPE TBD
NOT SHOWN	ROCK MULCH - TYPE 2 LARGE (AT BIORETENTION AREA)	TYPE TBD
1 2 3 4	BOULDERS - VARIOUS SIZES, SEE PLAN	'SUNNYSIDE BOULDER' OR EQUAL 1' TO 4' SIZES

OTHER

	ROOTBARRIER (AT ALL TREES WITHIN 5' OF PAVING TYPICAL)	BIO-BARRIER
#	SOIL & PERCOLATION TEST LOCATION	QUANTITY INDICATED ON DRAWING

NOTES

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

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PLANTING PLAN LEVEL 1

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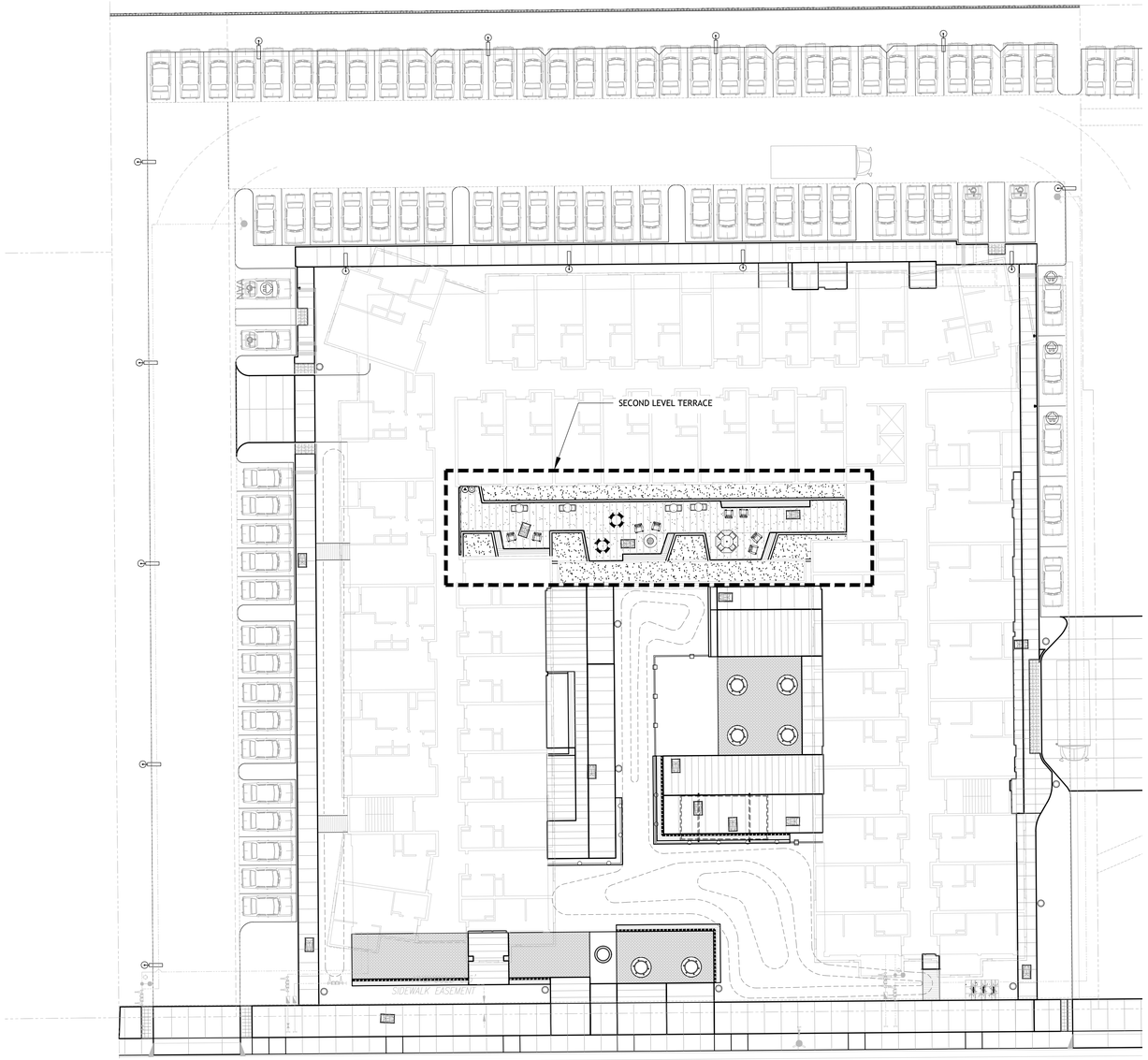

0 10 20 40

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
TREES SUCH AS:			
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5
	PHOENIX DACTYLIFERA	DATE PALM	4
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	6
	QUERCUS AGRIFOLIA	COAST LIVE OAK	2
	QUERCUS ENGELMANNII	ENGELMANN OAK	2
	ULMUS PARVIFOLIA 'EMER II'	CHINESE EVERGREEN ELM	19
	EXISTING TREE	VARIES	2
	STREET PARKWAY TREE	PER CITY OF SAN JOSE CITY STANDARDS	7
			47 TOTAL

	STREET EDGE /PARKING LOT MIX / PLANTS SUCH AS:		QUANTITY
	ANIGOZANTHOS SPP.	KANGAROO PAW	75% - 1 GAL. @ 30" O.C.
	ALYOGYNE HUEGELII	BLUE HIBISCUS	25% - 5 GAL. @ 4' O.C.
	CEANOTHUS HEARSTIORUM	SAN SIMEON CEANOTHUS	
	DIANELLA TASMANICA 'VARIEGATA'	WHITE STRIPED TASMAN FLAX LILY	
	HESPERALOE PARVIFLORA	RED YUCCA	
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	
	MISCANTHUS TRANSMORRISONENSIS	MAIDEN GRASS	
	MISCANTHUS SINENSIS	CHINESE SILVER GRASS	
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	
	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA SAGE	

	BIORETENTION AREA MIX / PLANTS SUCH AS:		QUANTITY
	CAREX PANSA- BASIN/BANKS/UPLAND	DUNE SEDGE	
	CAREX DIVULSA - BASIN/BANKS/UPLAND	BERKELEY SEDGE	10% - 5 GAL. @ 4' O.C.
	CHONDROPETALUM TECTORUM - BASIN/BANKS/UPLAND	CAPE RUSH	
	JUNCUS PATENS - BASIN/BANKS/UPLAND	COMMON RUSH	

	FLOW-THROUGH PLANTER / PLANTS SUCH AS:		QUANTITY
	CHONDROPETALUM TECTORUM - BASIN	CAPE RUSH	
	JUNCUS PATENS - BASIN	COMMON RUSH	
	CAREX PANSA- BASIN	DUNE SEDGE	

	ACCENT MIX /COURTYARD MIX / PLANTS SUCH AS:		QUANTITY
	AGAVE ATTENUATA 'BLUE FLAME'	BLUE FLAME AGAVE	80% - 1 GAL. @ 30" O.C.
	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	15% - 5 GAL. @ 5' O.C.
	ALOE BARBADENSIS	ALOE VERA	5% - 15 GAL. @ 5' O.C.
	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	
	SEASHORE PASPALUM	

	VINE	
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE
	VIGNA CARACALLA	SNAIL VINE

	MULCH		
NOT SHOWN	ROCK MULCH - TYPE 1 SMALL	TYPE TBD	
NOT SHOWN	ROCK MULCH - TYPE 2 LARGE (AT BIORETENTION AREA)	TYPE TBD	
① ② ③ ④	BOULDERS - VARIOUS SIZES, SEE PLAN	'SUNNYSIDE BOULDER' OR EQUAL 1' TO 4' SIZES	

	OTHER	
	ROOTBARRIER (AT ALL TREES WITHIN 5' OF PAVING TYPICAL)	BIO-BARRIER
#	SOIL & PERCOLATION TEST LOCATION	QUANTITY INDICATED ON DRAWING

NOTES

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3. INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES.

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PLANTING
PLAN LEVEL 2

L3.02

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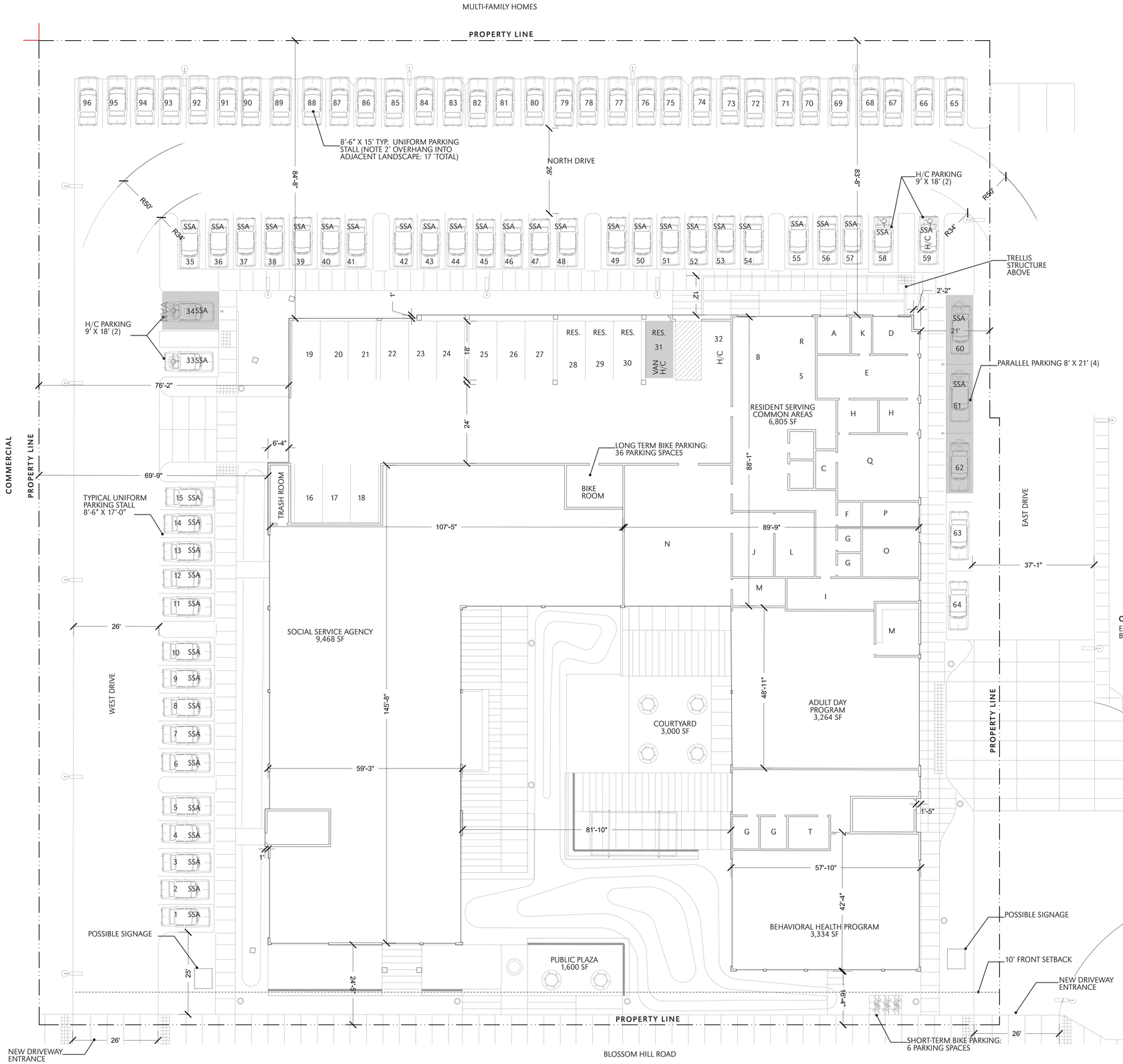

GENERAL NOTES

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.
4. All future signage to be per SJMC chapter 23.04.

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

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

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

b) Per table 5.106.5.3.:

44 commercial parking spaces: 2 spaces capable of support

Total spaces capable of support: **4 spaces regular + 1 ADA space**

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

LEGEND

A	POLICE
B	ENTRY LOBBY / MAIL
C	ELEVATOR MACHINE ROOM
D	SERVICE COORDINATOR OFFICE
E	OPEN OFFICE
F	SHOWERS
G	RESTROOM
H	CONFERENCE ROOM
I	TRASH ROOM
J	KITCHEN
K	COPY ROOM / FILES
L	PANTRY
M	STORAGE
N	COMMUNITY ROOM
O	BOILER
P	ELECTRICAL ROOM
Q	CASE MANAGERS FOR PSH UNITS
R	WAITING AREA
S	SECURITY DESK
T	CLOSET

PARKING LEGEND

SSA	SOCIAL SERVICE AGENCY PARKING STALL
RES	RESIDENTIAL PARKING STALL

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Charities Housing

Project 17116

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03/26/19 CUP Resubmittal
08/20/19 CUP Resubmittal

north

scale 1/16" = 1' - 0"

Site Plan / Level 1 Plan

A1.0

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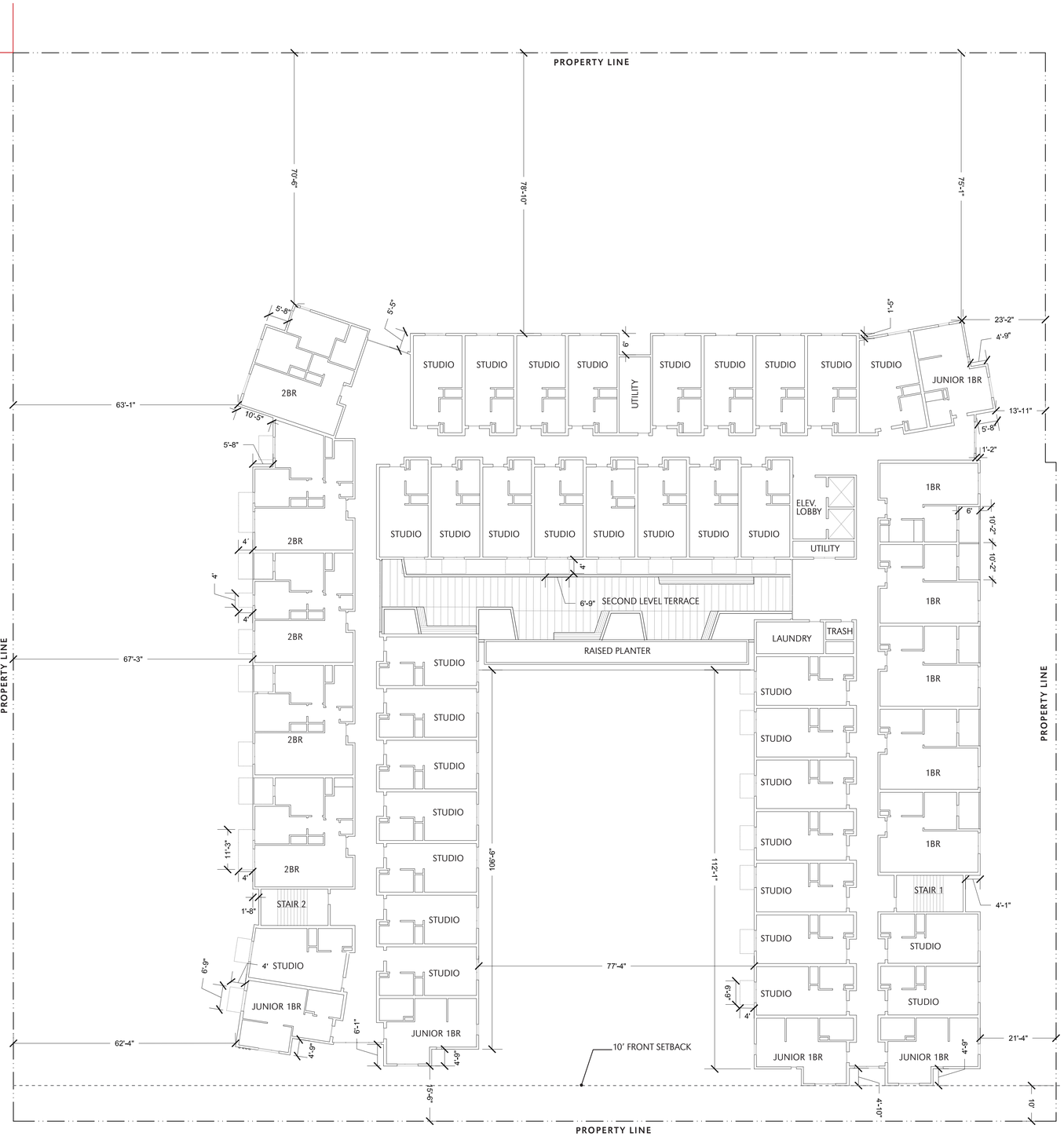

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north

scale 1/16" = 1' - 0"

Level 2 Plan

A1.1

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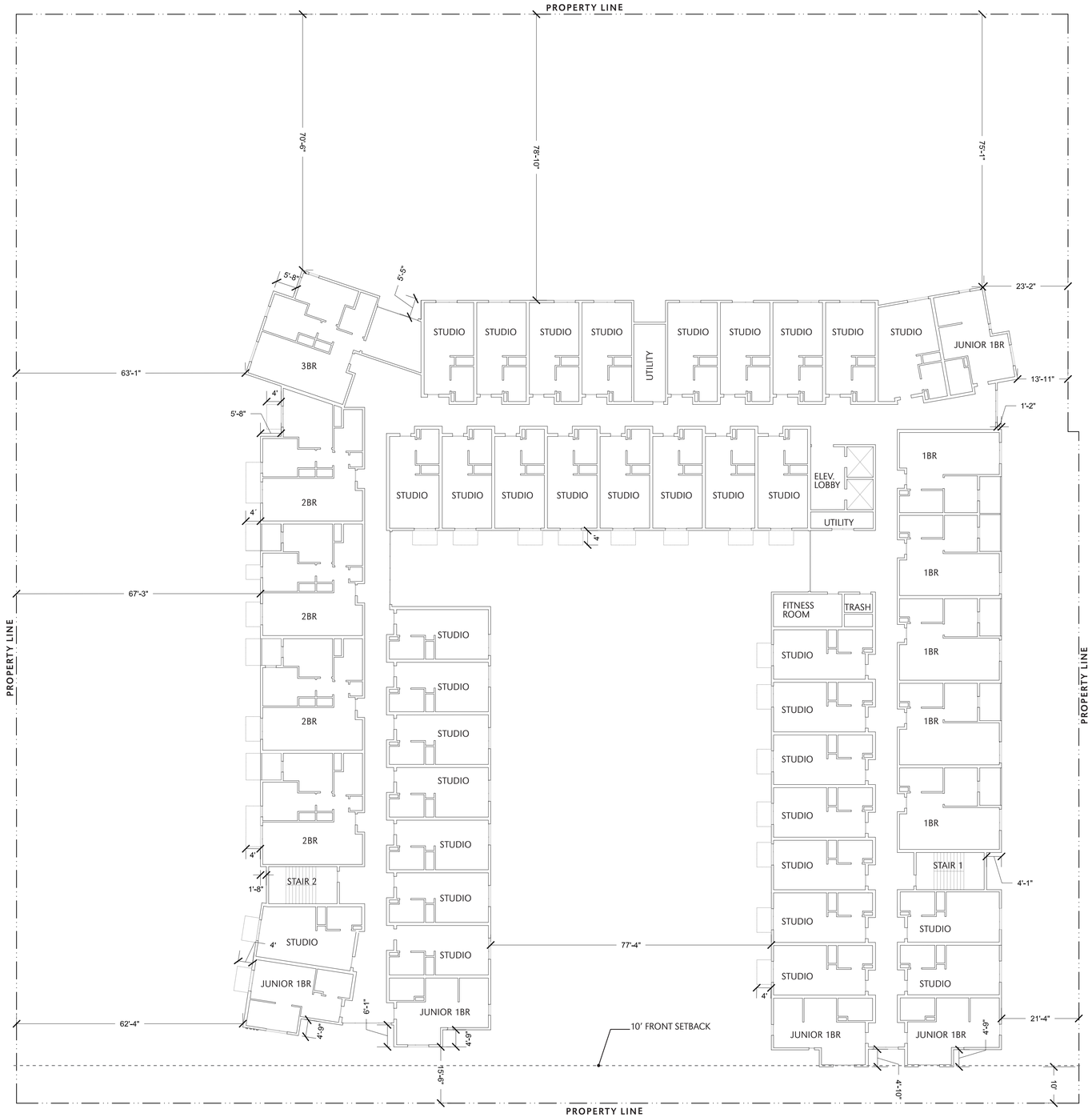

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north

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Level 3 Plan

A1.2

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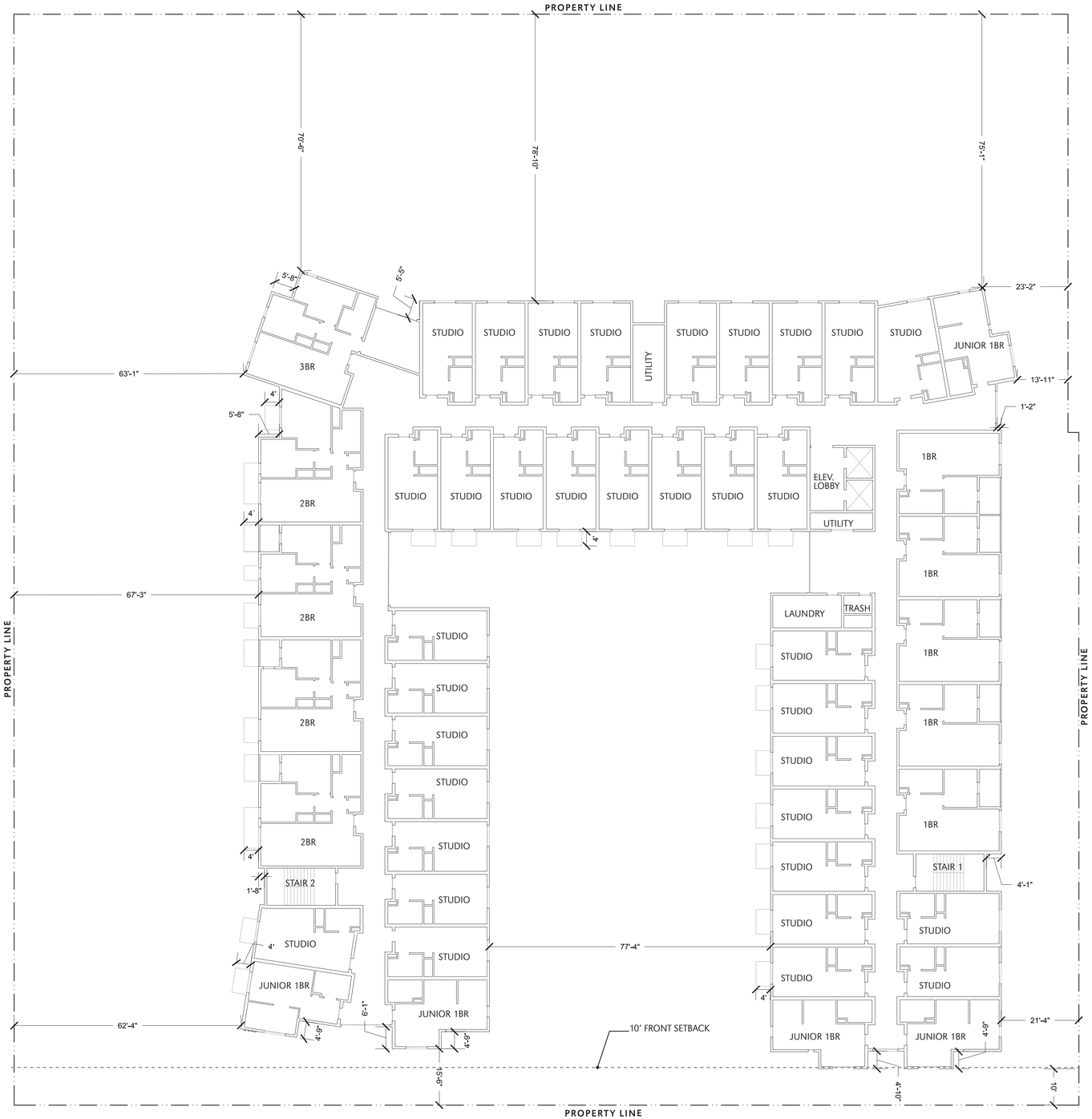

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north

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Level 4 Plan

A1.3

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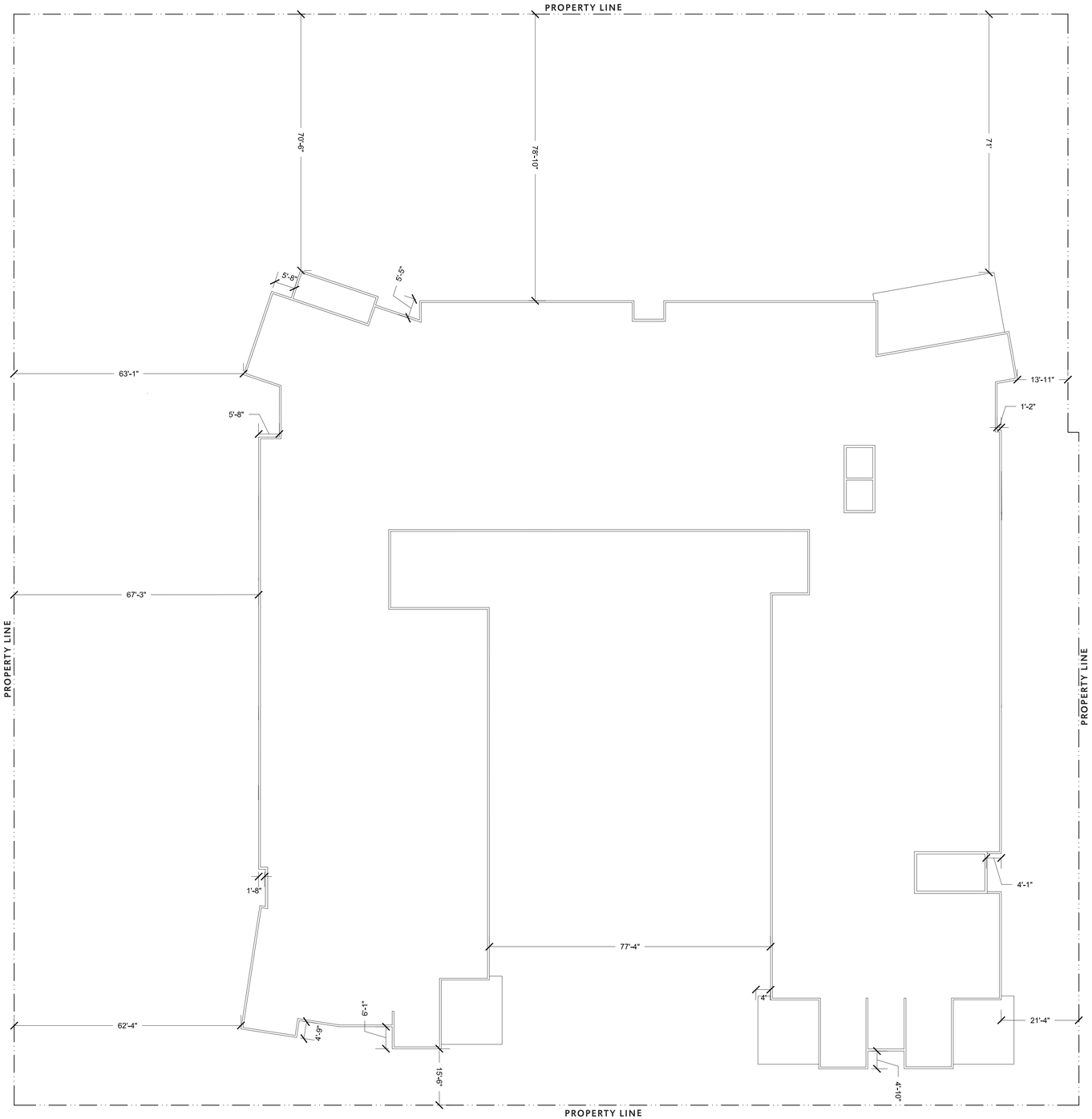

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north

scale 1/16" = 1' - 0"

Roof Plan

A1.4

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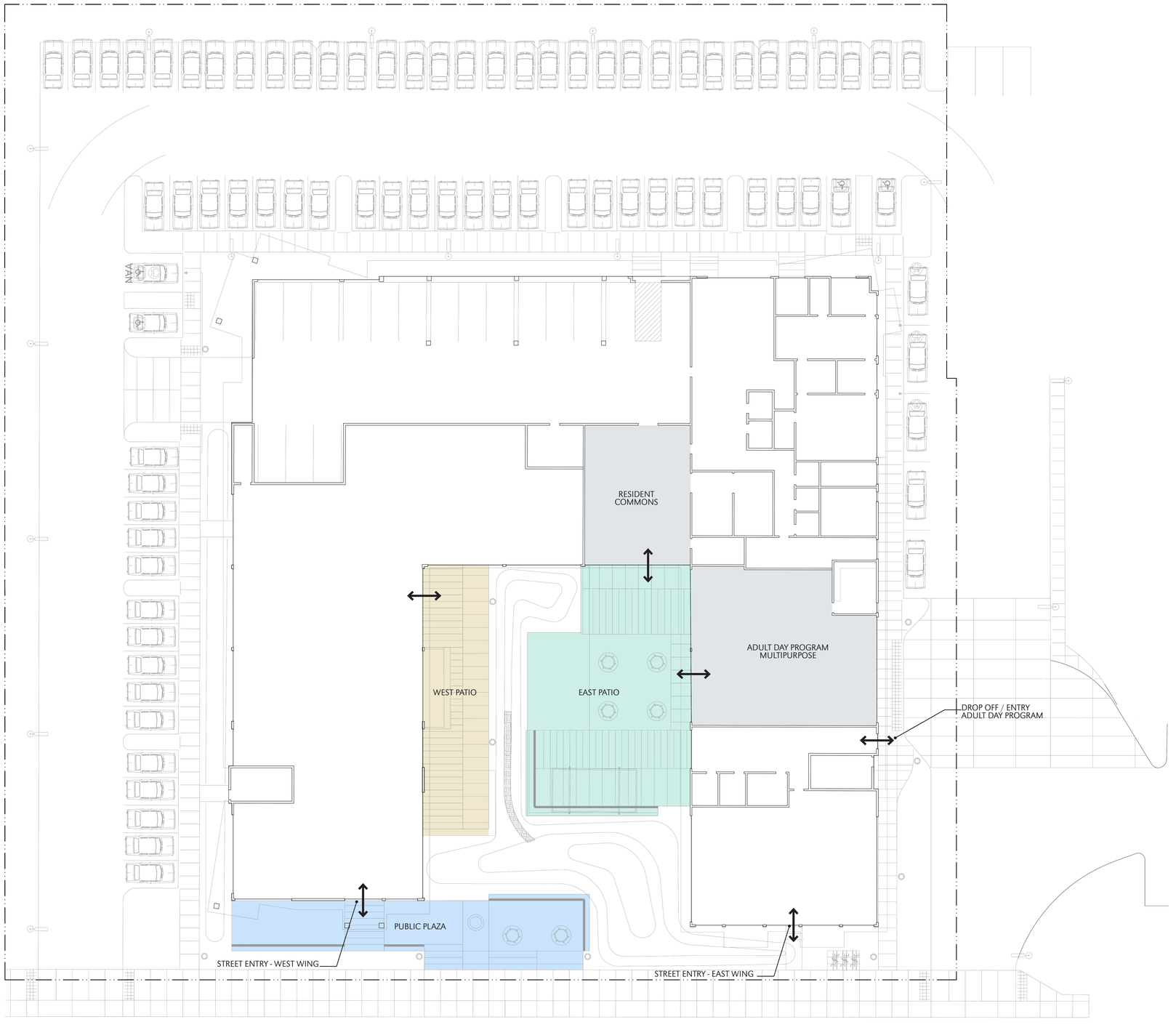

OPEN SPACE DIAGRAM NOTES

The project provides a public plaza at the Southwest along Blossom Hill Boulevard. Fixed seating and public art will be included here and possibly a fountain.

The courtyard is animated with two patios. The West patio serves the tenant in the West wing and is exclusively accessed from that suite. The East patio is shared between the adult day-program provider and the residents. This patio is accessed via the residential commons (meeting room) and the adult day-program multi purpose room. Property management will designate hours of use for the two groups. The East and West patios have no direct access to the public sidewalk.

north

scale 1/16" = 1' - 0"

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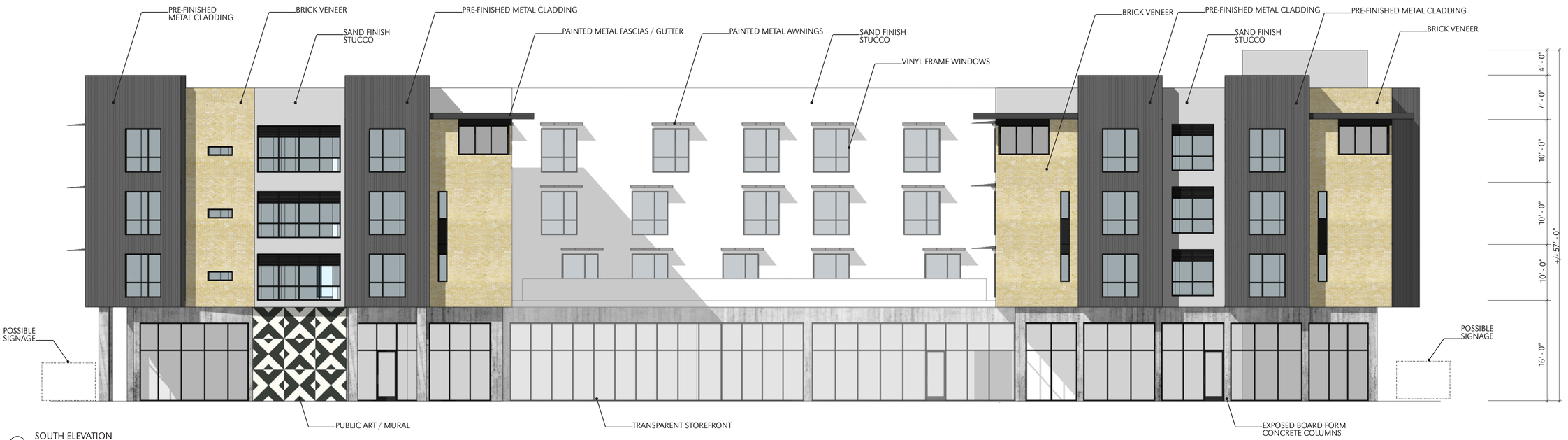
Open Space Diagram

A1.5



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

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

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North and South Bldg. Elevations (Color)

A2.0

1 EAST ELEVATION

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

2 WEST ELEVATION

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

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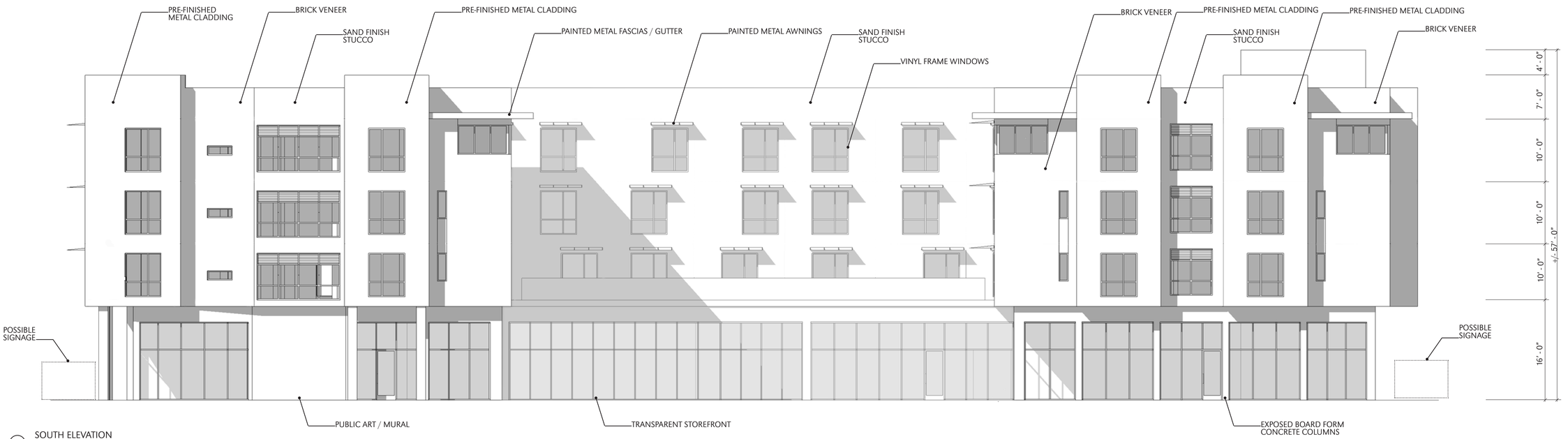
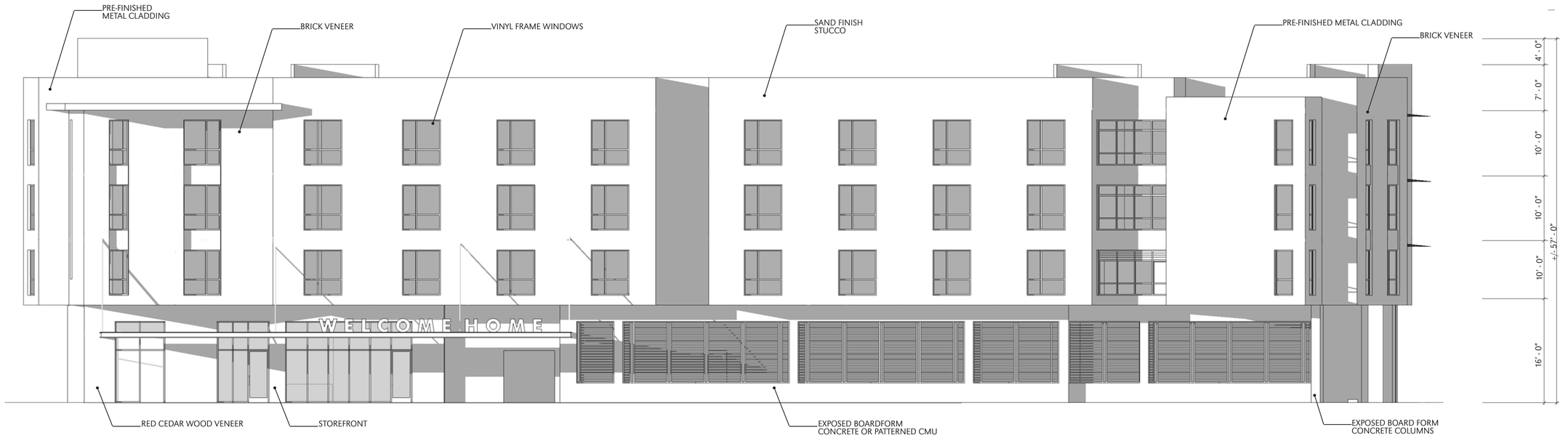
East and West Bldg. Elevations (Color)

A2.1



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



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

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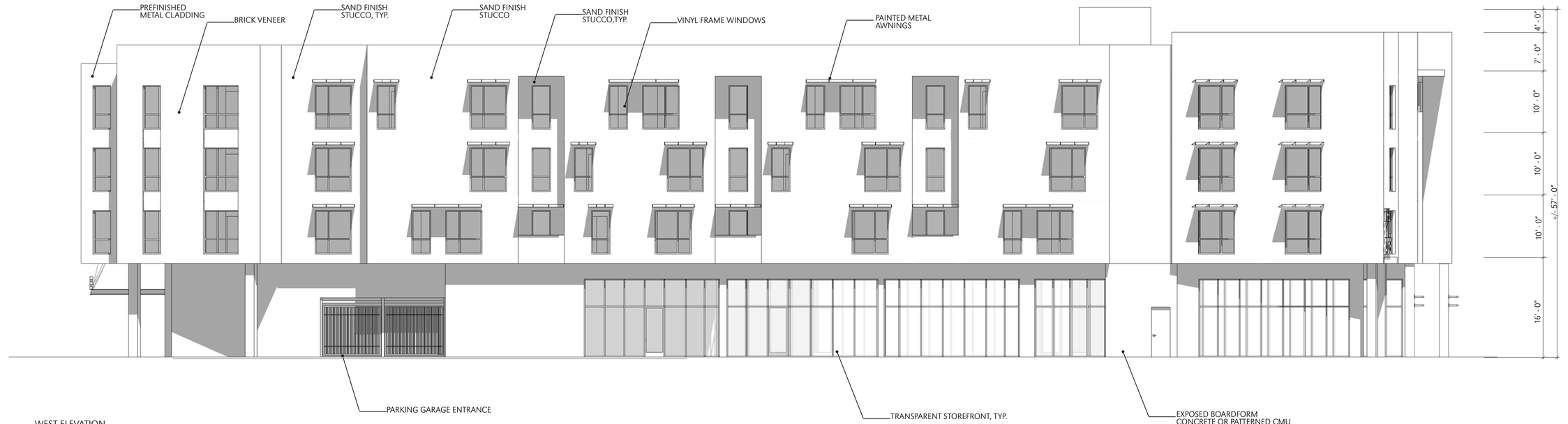
North and South Bldg. Elevations (Lines)

A2.2

1 EAST ELEVATION

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



2 WEST ELEVATION

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

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East and West Bldg. Elevations (Lines)

A2.3

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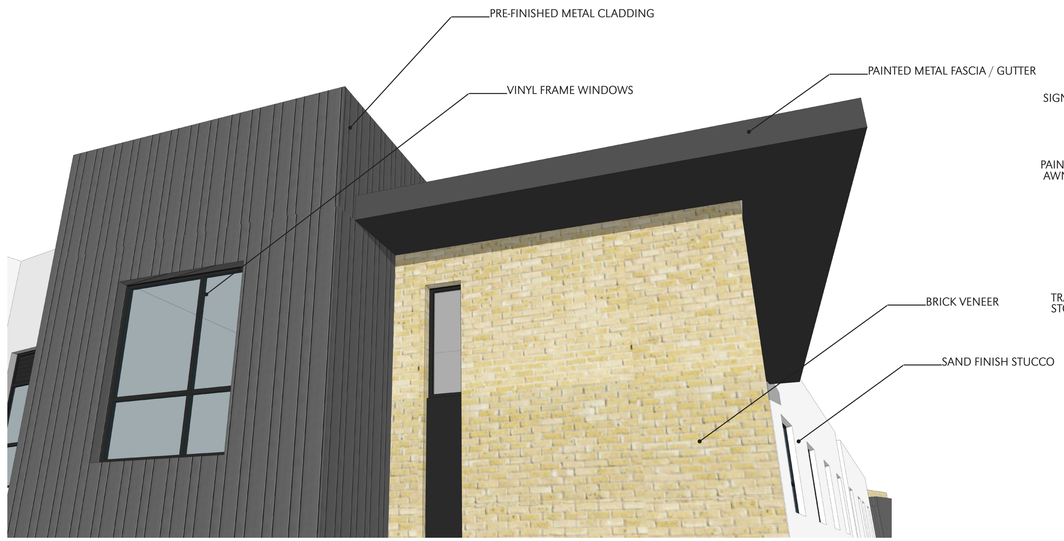

B

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North Perspective and Closeups

A2.4

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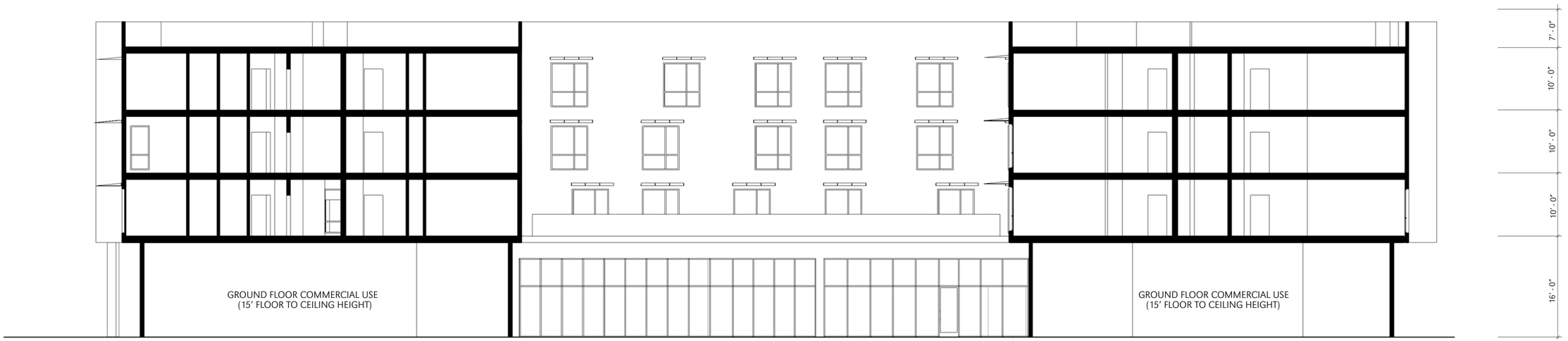

1 SECTION A - A'
SCALE: 1/8" = 1' - 0"

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

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Building Sections

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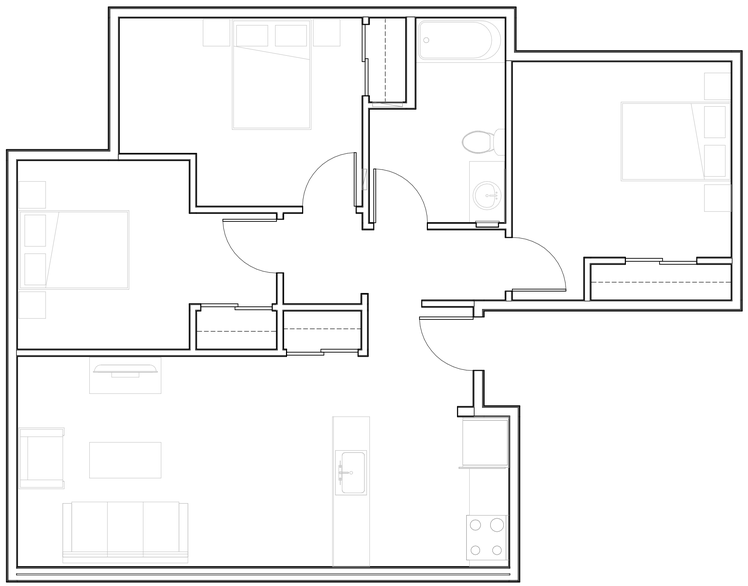
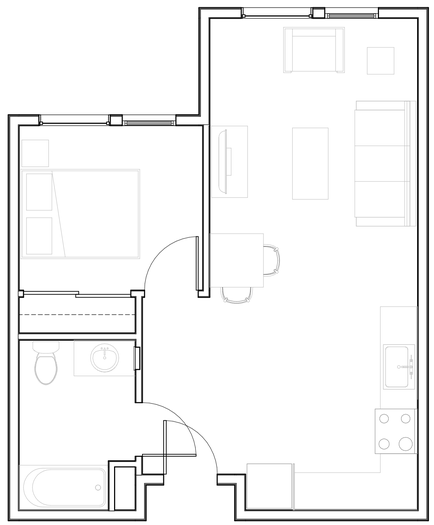
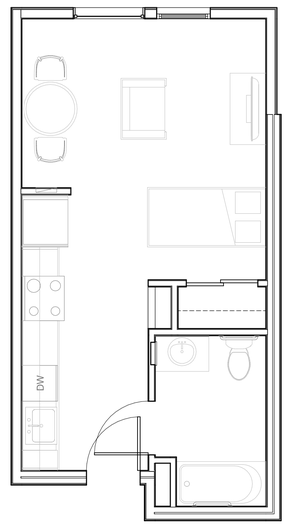


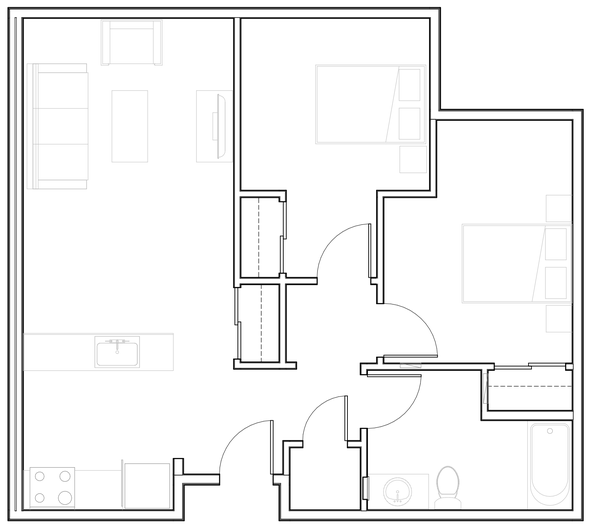
5 Enlarged - 3 BR Manager's
1/4" = 1'-0"



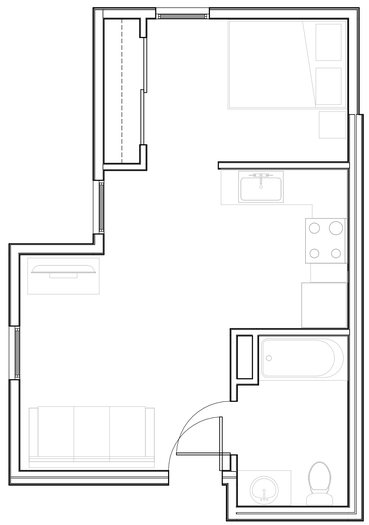
3 Enlarged - 1 BR
1/4" = 1'-0"



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



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



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

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Enlarged Unit Plans

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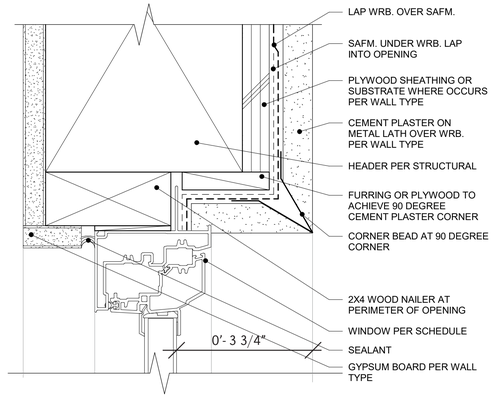


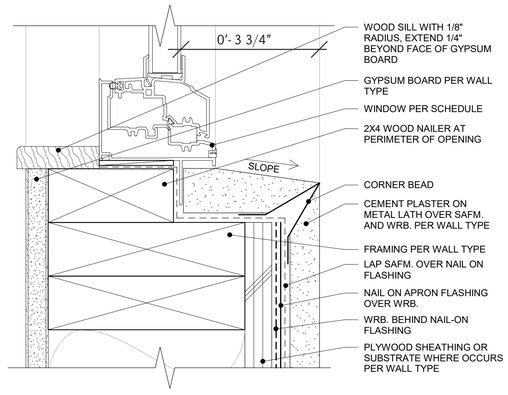
Window - Recessed Nail-On Head at Plaster

6" = 1'-0"

3

Detail Notes - Doors and Windows

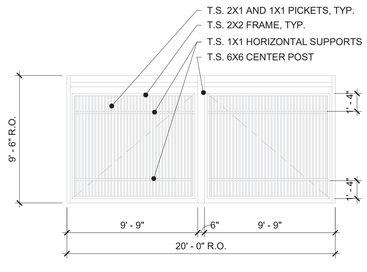
1. Note to contractor for recessed nail on window fin:
   - A. All framed openings associated with this detail shall be oversized both vertically and horizontally to allow for rough openings as required for windows, wood nailing and furring at the perimeter.
   - B. Nail on fin shall not exceed 1 3/8".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



Window - Recessed Nail-On Sill at Plaster

6" = 1'-0"

2

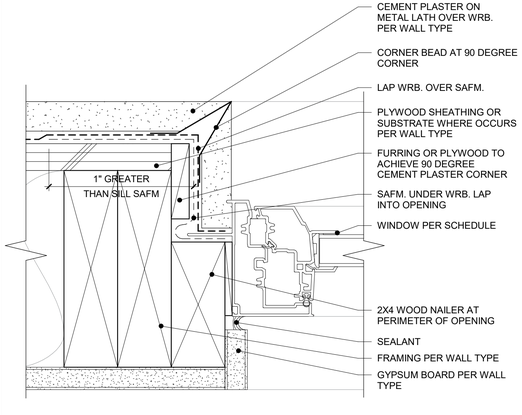


NOTES:
1. ALL STEEL TO BE HOT-DIPPED GALVANIZED FINISH.
2. OVERHEAD OPERATION
3. ENTRY ACTIVATED BY SENSOR IN CAR, EXIT ACTIVATED BY MOTION SENSOR

Garage Gate Elevation

3/16" = 1'-0"

4



Window - Recessed Nail-On Jamb at Plaster

6" = 1'-0"

1

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Details

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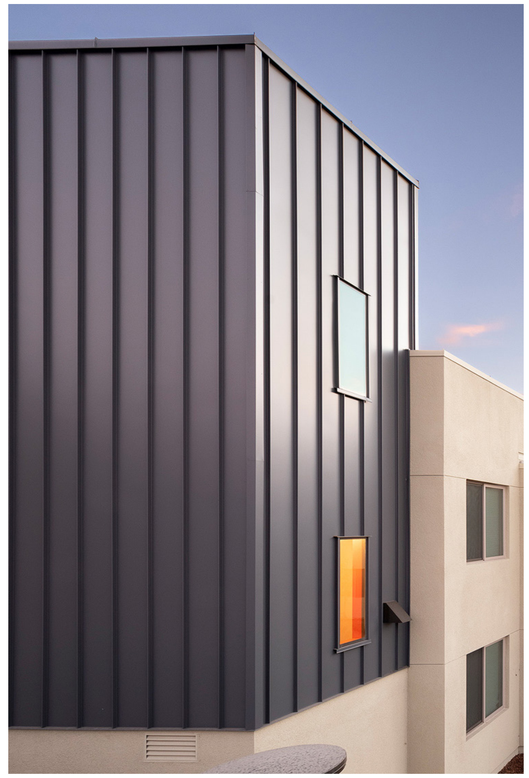
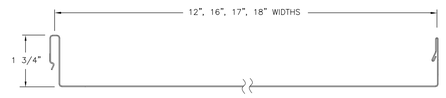
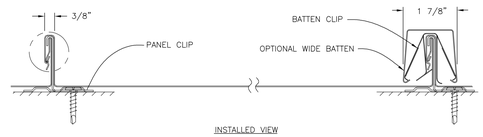
3 LONG-TERM BICYCLE STORAGE RACKS



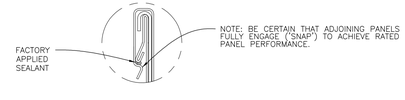
1 METAL CLADDING AT 2112 MONTEREY ROAD, SAN JOSE



DESIGN SPAN HP PANEL



INSTALLED VIEW



2 METAL CLADDING DETAILS

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T 619.2359262 F 619.2350522

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

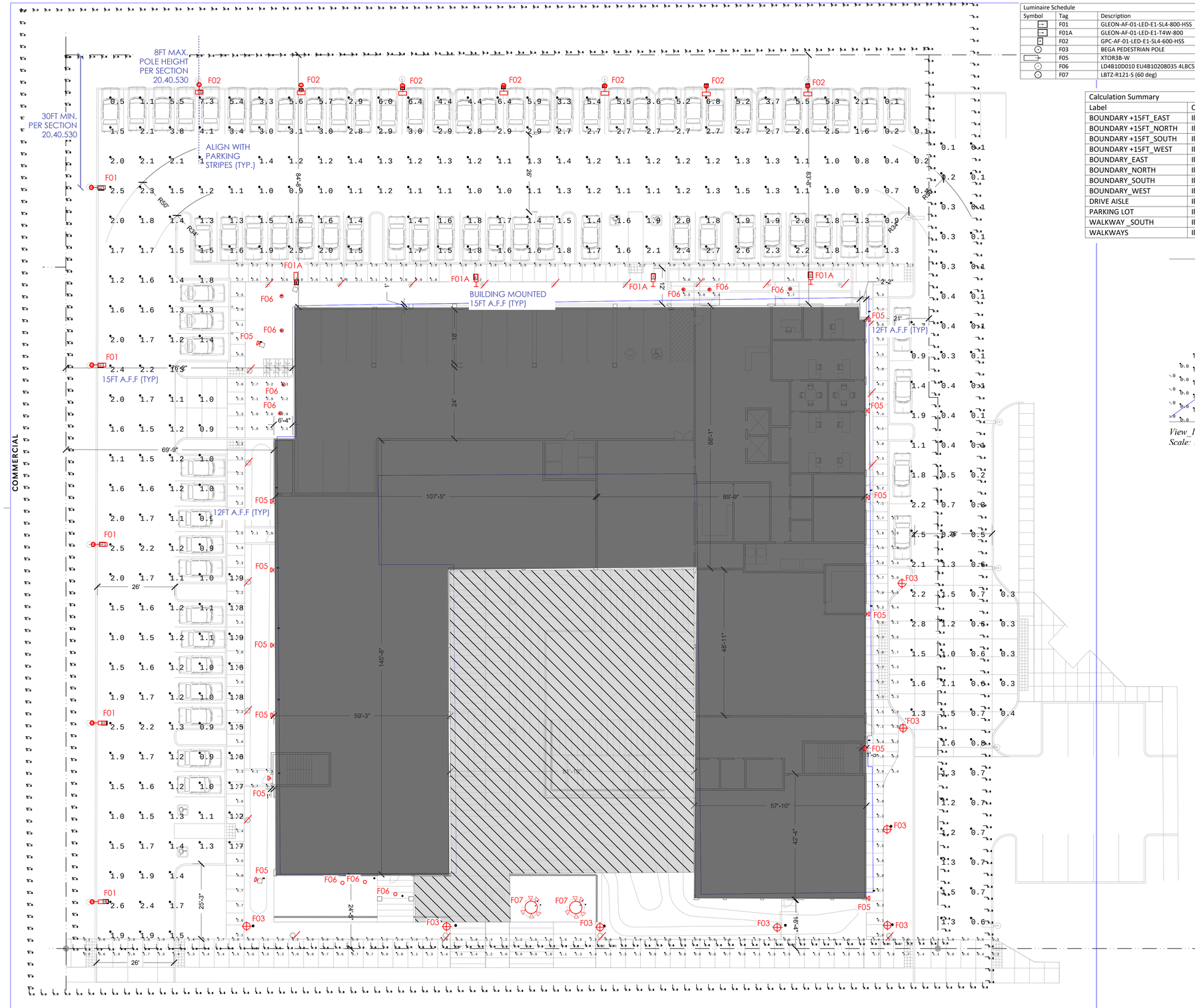
Project 17116

xx/xx/18 Conditional Use Permit
11/29/18 CUP Resubmittal
03/26/19 CUP Resubmittal
08/20/19 CUP Resubmittal

Details

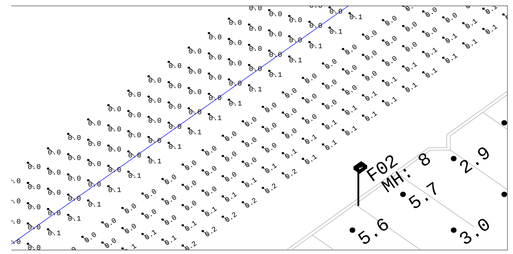
A5.1

MULTI-FAMILY HOMES



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

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



View_1:ISO_NORTH
Scale: 1 inch= 10 Ft.

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

north

scale 1/16" = 1' - 0"

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Site Plan / Photometric Study

E1.0