

# RESIDENTIAL CARE FACILITY FOR THE ELDERLY

2375 & 2395 S Bascom Ave, San Jose, CA 95008



## PROJECT DATA

**Zoning:**  
 APN: 412-25-009 & 412-25-010  
 Site Zoning: Commercial Pedestrian (AP)  
 General Plan: Neighborhood/Community Commercial  
 Urban Village: C40 S. Bascom Ave (South)  
 Proposed Use: Residential Care Facility for seven or more people

**Site Area:**  
 Site Area: 53,960 SF = 1.23 Acres  
 FAR: 2.43 (MAX FAR 3.50)

**Building Area (GSF):**

First Floor	29,230 SF
Second Floor	34,050 SF
Third Floor	34,050 SF
Fourth Floor	33,910 SF
<b>TOTAL</b>	<b>131,240 SF</b>

Underground Parking 36,100 SF

**Building Height:**  
 50'-0" Max; up to 5 stories

**Onsite Parking:**  
 1 space per first 6 units; 1 space per every 4 additional units; 1 space per employee

Required Spaces: 71  
 Provided Spaces: 71 (3 ADA including 1 van)

Clean Air Vehicles: 6  
 Motorcycle Parking: 4 Spaces (1:20 parking spaces)  
 Delivery Loading : 1 Space (10'x30'x15')  
 Bicycle: 6 Spaces (1:10 full time employees)  
 Resident/Visitor Drop off: 86 linear feet

**Setbacks:**  
 Front Setback - no minimum; 10' maximum  
 Side Setback - none; 10' adjacent to residential zones  
 Rear Setback - 25'

## DRAWING INDEX

1.0	Title Sheet
3.0	Topographic & Boundary Survey
3.1	Site Plan
4.0	Preliminary Grading, Drainage & Utility Plan
5.0	Preliminary Stormwater Control Plan
5.1	Stormwater Calculations & Details
7.0	Building Elevations
7.1	Building Elevations
7.2	Building Elevations
8.0	Existing Site Photos
9.0	Underground Parking Floor Plan
9.1	First Floor Plan
9.2	Second Floor Plan
9.3	Third Floor Plan
9.4	Fourth Floor Plan
9.5	Roof Plan
10.0	Landscape Plan - Ground Level
10.1	Landscape Plan - Roof & Patio
11.0	Site Lighting Plan

## PROJECT TEAM

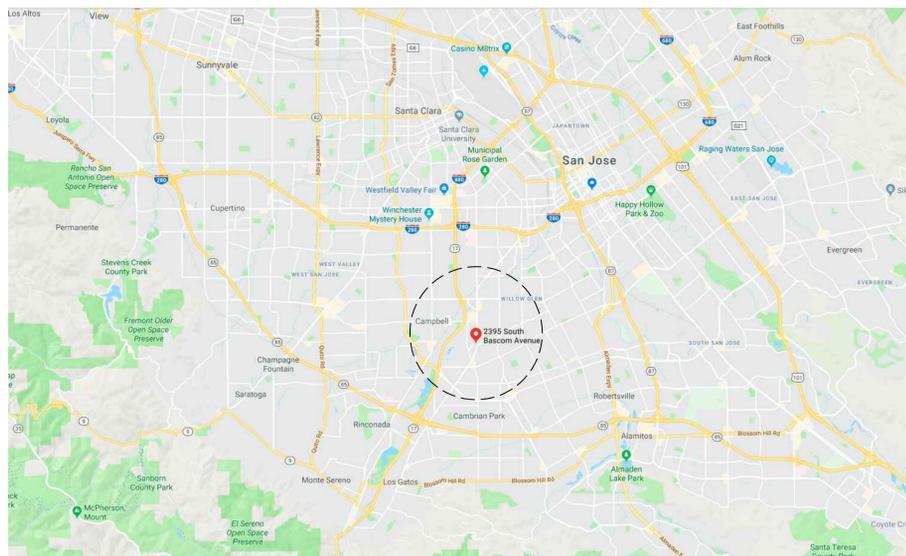
**Property Owner**  
 Bob Bombaci  
 14932 Heather Drive  
 San Jose, CA 95124

**Architect / Applicant**  
 Paul Bunton, AIA  
 Advocacy Development Partners  
 3775 Beacon Ave, Suite 229  
 Fremont, CA 94538  
 [e] paul@advocacydevpartners.com  
 [t] 510.612.4774

**Civil Engineer**  
 Nektarios Matheou, PE  
 Kier + Wright  
 3350 Scott Blvd., Building 22  
 Santa Clara, CA 95054  
 [e] nmatheou@kierwright.com  
 [t] 408.727.6665

**Landscape Architect**  
 Michael Savage  
 Savage Land Design  
 2651 E. Chapman Avenue, Suite 110  
 Fullerton, CA 92831  
 [e] savagelanddesign@att.net  
 [t] 714.878.0335

## VICINITY MAP



## PROJECT DESCRIPTION

Advocacy Development Partners is pleased to submit our application to bring a new, state of the art Residential Care Facility for the Elderly (i.e. assisted living and memory care) community at 2375-2395 S. Bascom Avenue. Our application consists of a Conditional Use Permit (CUP).

The project site is located on the west side of S Bascom Avenue approximately 150 feet south of Dry Creek Road. The subject 1.23-gross acre site is currently developed with a series of small retail buildings that have existed on the site since approximately the 1950's and 1960's. The site is surrounded by commercial and residential uses. It currently consists of a retail strip center named Dry Creek Plaza that includes various commercial uses such as a tattoo parlor, massage parlor, tuxedo rental shop, and a clothing alteration shop. To the north and south of the site are existing commercial uses including a boat dealership, a restaurant, bar, and spa. To the west is various single-family residential properties of one and two stories in height; East of the site is developed with commercial uses.

The proposed project site has an Envision San José 2040 General Plan designation of Neighborhood/Community Commercial. This designation supports a very broad range of commercial activity, including commercial uses that serve the communities, such as neighborhood serving retail services and commercial/professional office development. General office uses, hospitals, and private community gathering facilities are also allowed in this designation. The project is consistent with the Neighborhood/Community Commercial designation, as the Assisted Living and Memory Care facility functions as a commercial use that provides variety of jobs that offer daily care services for residents.

Similar to other projects recently approved by the City of San Jose, this project is classified as a commercial facility because it provides a range of daily living and medical care services, including the provision of medicine management, daily health monitoring, supervision by an on-site nurse, as well as access to entertainment, beauty salon, fitness activities and all dining facilities, including prepared meals, to on-site residents. Therefore, the project is consistent with the Commercial Lands Policy LU-4.1 or retaining commercial lands for jobs and services.

A four story structure over podium parking, approximately 131,240 square feet, is being proposed. The building will be designed architecturally from the ground up to provide for the special needs of our seniors. Clients rooms will be supplemented with common areas to promote friendships and create a sense of open community. Outdoor living spaces are provided for both the residents of the assisted living and memory care communities.

Please see the detailed project description for more detailed information.

## PROPOSED UNITS/BEDS:

Unit Mix	Unit Type	Units	Beds	SF
MC - Studio	MC - Studio	16	16	350
MC - Denver	MC - Denver	2	4	475
AL - Studio A	AL - Studio A	30	30	445
AL - Studio B	AL - Studio B	15	15	475
AL - Studio C	AL - Studio C	9	9	515
AL - Studio D	AL - Studio D	6	6	550
AL - 1 Bedroom A	AL - 1 Bedroom A	24	24	660
AL - 1 Bedroom B	AL - 1 Bedroom B	3	3	690
AL - 1 Bedroom C	AL - 1 Bedroom C	12	12	715
AL - 1 Bedroom D	AL - 1 Bedroom D	12	12	740
AL - 2 Bedroom A	AL - 2 Bedroom A	3	6	940
AL - 2 Bedroom B	AL - 2 Bedroom B	3	6	1,065
AL - 2 Bedroom C	AL - 2 Bedroom C	3	6	1,090
<b>Totals</b>		<b>138</b>	<b>149</b>	<b>79,615</b>

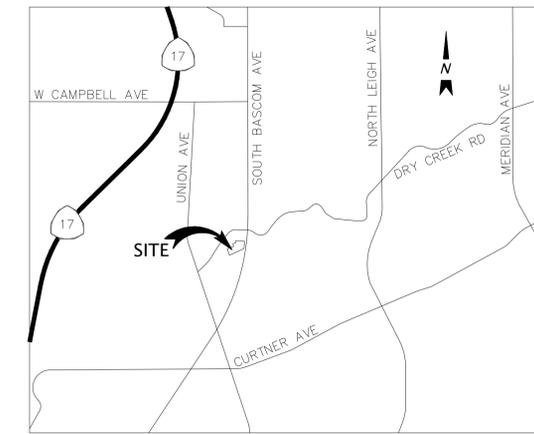
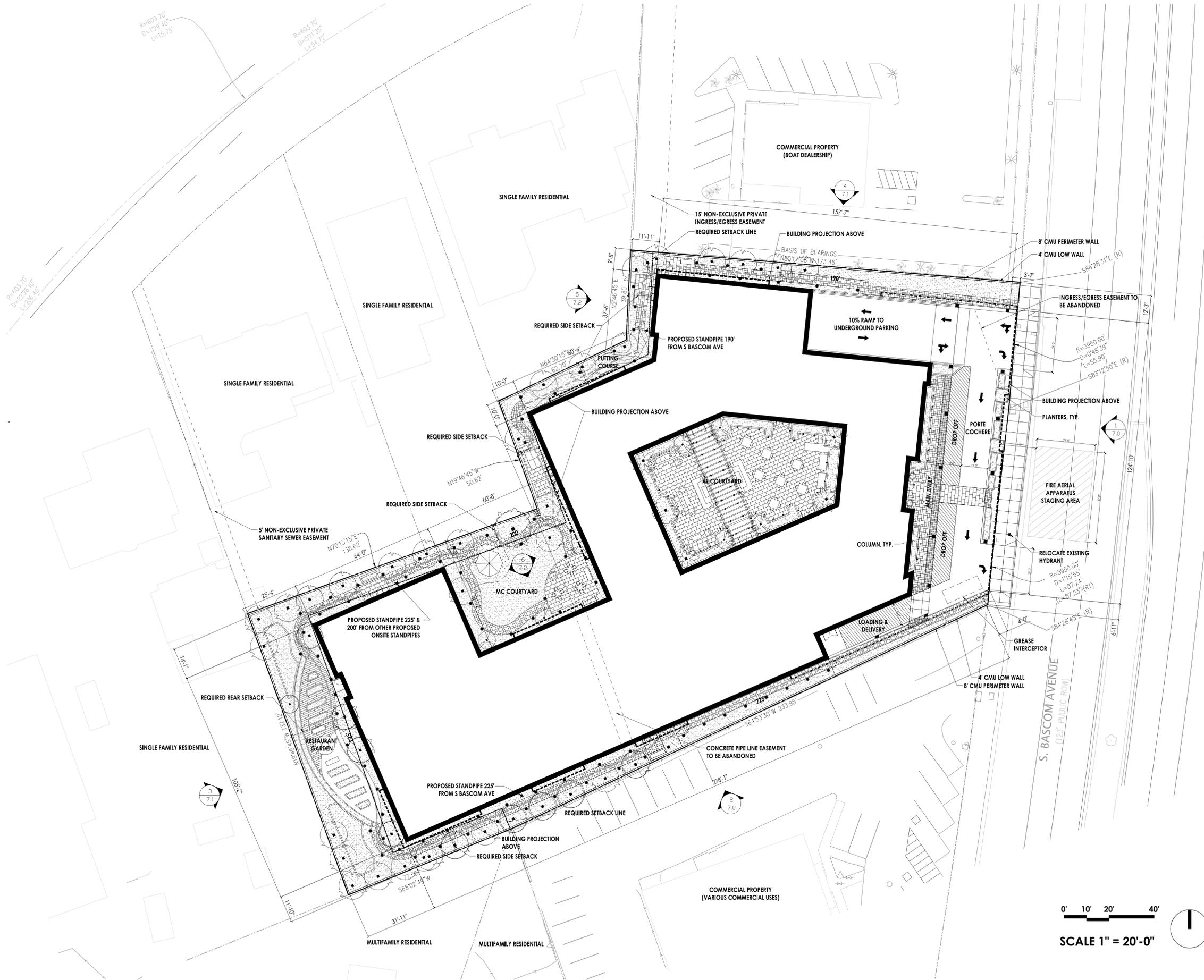
MC - MEMORY CARE UNIT  
 AL - ASSISTED LIVING UNIT

Building Efficiency	
Total Building SF	131,240
Rentable Area	79,615
Efficiency Ratio	61%

## PEAK SHIFT EMPLOYEES:

Description	Category	Staff
RN/Director of Nursing	Resident Care	1
Resident Care Coordinator (AL)	Resident Care	1
Resident Care Coordinator (MC)	Resident Care	1
Caregiver MC	Resident Care	3
Med Tech MC	Resident Care	1
Caregiver AL	Resident Care	11
LVNs (AL/MC)	Resident Care	2
Med Tech AL	Resident Care	3
Maintenance Staff	M & O	1
Housekeeping Staff	Housekeeping	1
Cook	Dietary	3
Dietary Supervisor	Dietary	1
Activities Staff	Activities	2
Marketing Staff	Marketing	1
Receptionist/Concierge	Administrative	1
Executive Director	Administrative	1
Business Office Manager	Administrative	1
<b>TOTAL</b>		<b>35</b>





VICINITY MAP  
NOT TO SCALE

**SITE PLAN DATA**

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

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

Dwelling Units: N/A (commercial use)

Gross SF:  
Existing: 6,030 SF (All existing buildings and accessory structures will be demolished)  
Proposed: 131,240 SF (does not include 36,100 SF underground parking garage)

Net SF:  
Existing: 5,200 SF (86% - All existing buildings and accessory structures will be demolished)  
Proposed: 96,514 SF (73.5%)

Parking & Loading:

Existing:	
Standard Parking Stalls:	18
Accessible Parking Stalls:	01
<b>Total Parking Stalls:</b>	<b>19</b>
Proposed:	
Standard Parking Stalls:	44
Compact Parking Stalls:	18
Accessible Parking Stalls:	03
Clean Air Parking Stalls:	06
<b>Total:</b>	<b>71</b>
Motorcycle Parking Stalls:	04
Loading:	01
Passenger Drop-off:	86 linear feet

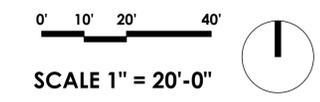
Site Coverage:

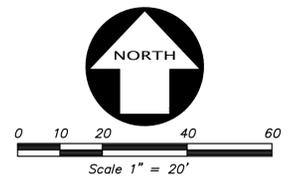
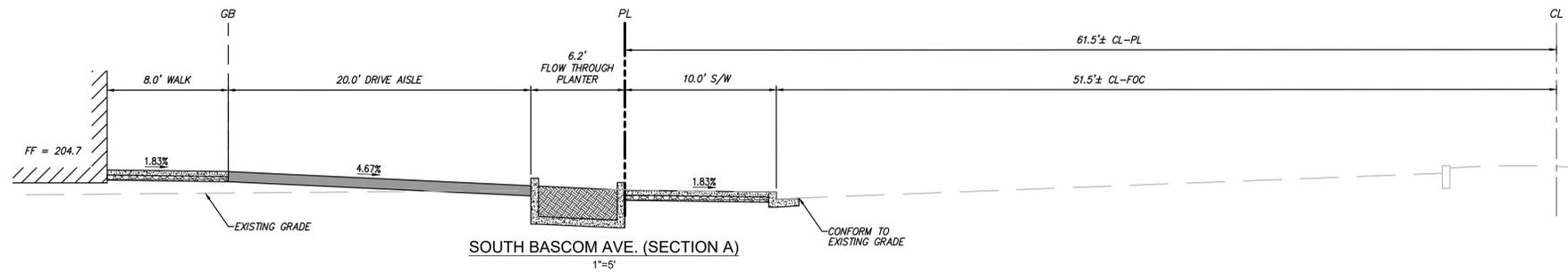
Building:	54.2%
Off-Street Parking:	N/A (underground parking garage)
Loading & Porte Cochere:	10% (at grade vehicular circulation)
Landscaping:	35.8%

Residential Density: N/A (commercial use)

**LEGEND**

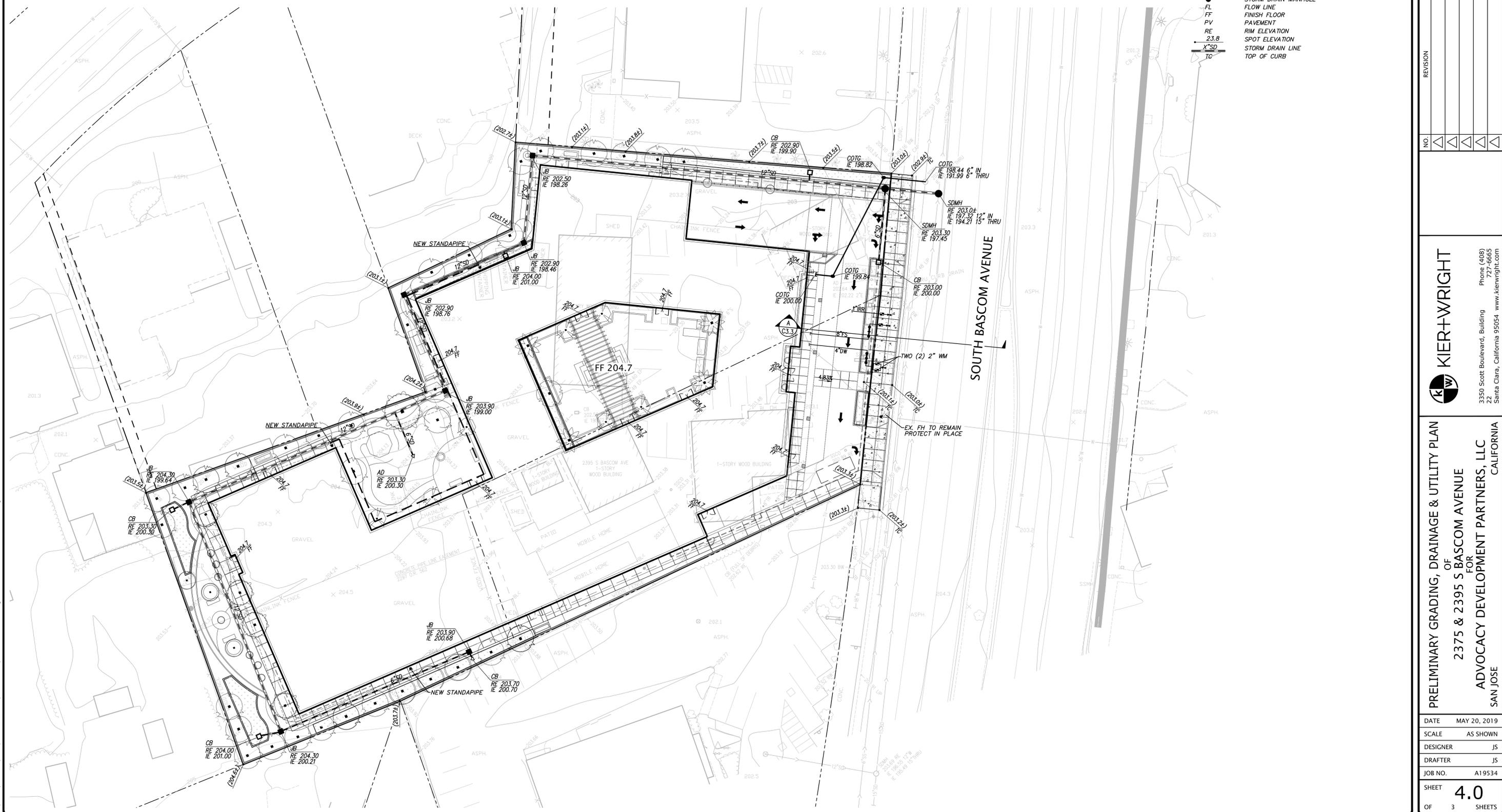
- Path Lighting
- ✕ Trellis Down Light
- ◀ Wall Light
- Standpipe





**LEGEND**

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- X'SD STORM DRAIN LINE
- TO TOP OF CURB



Z:\2019\19534\DWG\ENTITLEMENTS\PD PERMIT\19534-PC-OP.dwg 6-17-19 11:00:45 AM eong

NO.	BY	REVISION

**KIER+WRIGHT**

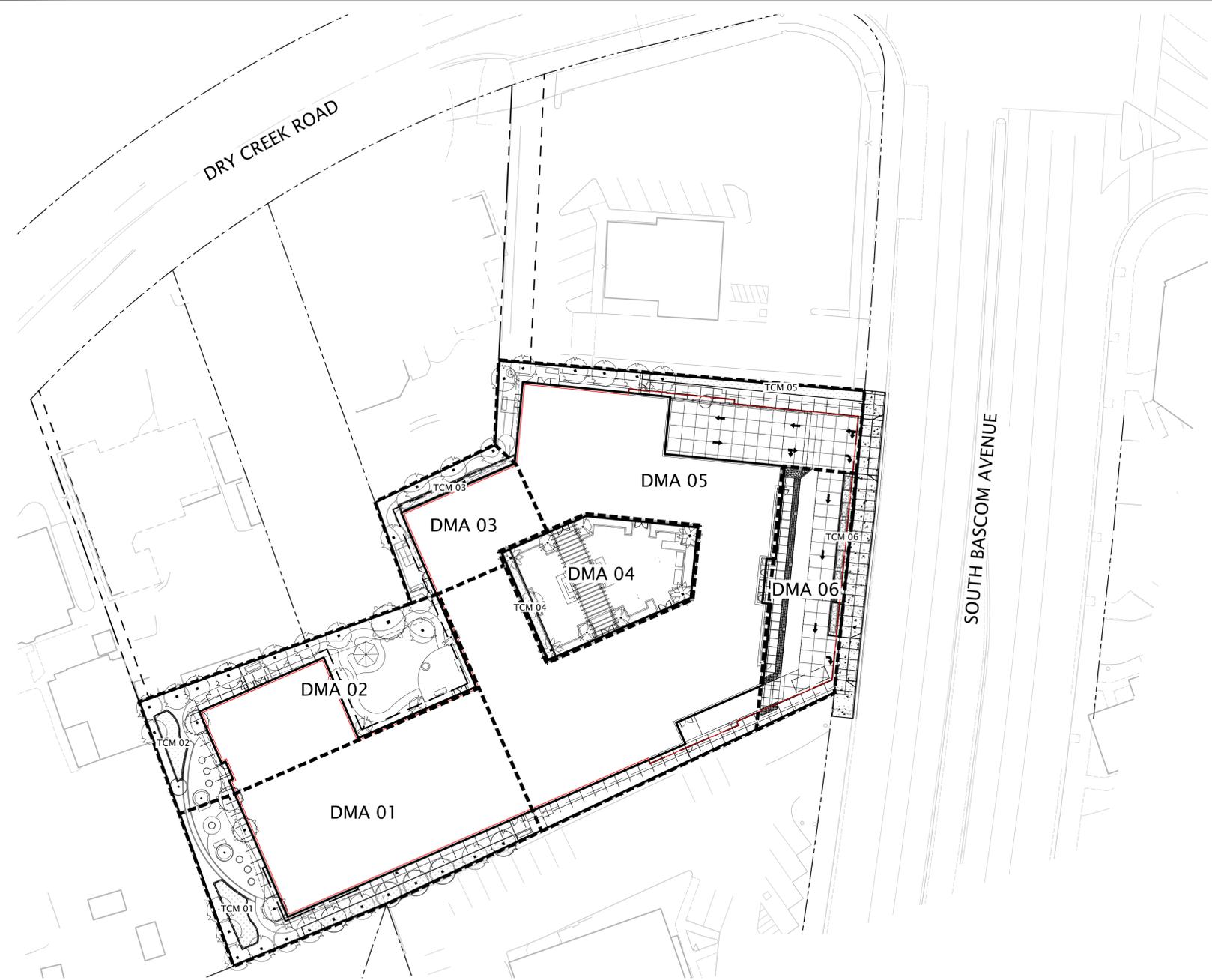
3350 Scott Boulevard, Building 22  
Santa Clara, California 95054 www.kierwright.com

Phone (408) 727-6665

**PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN**  
OF  
**2375 & 2395 S BASCOM AVENUE**  
FOR  
**ADVOCACY DEVELOPMENT PARTNERS, LLC**  
SAN JOSE CALIFORNIA

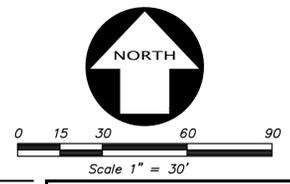
DATE	MAY 20, 2019
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	<b>4.0</b>
OF	3 SHEETS

Z:\2019\A19534\DWG\ENTITLEMENTS\PD PERMIT\A19534--PG--SWM.dwg 6-17-19 11:00:51 AM eong



**LEGEND**

- TRIBUTARY AREA LIMITS
- DMA DRAINAGE MANAGEMENT AREA
- TCM TREATMENT CONTROL MEASURE



**SITE DESIGN MEASURES**

1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS
2. CREATE NEW PERVIOUS AREAS: LANDSCAPING
3. PARKING: UNDER BUILDINGS

**SOURCE CONTROL MEASURES**

1. BENEFICIAL LANDSCAPING
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING)
4. STORM DRAIN LABELING
5. CONNECT TO SANITARY SEWER: COVERED TRASH ENCLOSURES, INTERIOR PARKING STRUCTURES

**STORMWATER CONTROL NOTES**

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

**FLOW THROUGH PLANTER MAINTENANCE PLAN**

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

**OPERATION AND MAINTENANCE INFORMATION:**

**I. PROPERTY INFORMATION:**  
 I.A. PROPERTY ADDRESS:  
 2375 & 2395 S BASCOM AVENUE  
 SAN JOSE, CA 95008

I.B. PROPERTY OWNER:  
 ADVOCACY DEVELOPMENT PARTNERS, LLC  
 3775 BEACON AVENUE, #229

**II. RESPONSIBLE PARTY FOR MAINTENANCE:**  
 II.A. CONTACT:  
 BOB BOMBACI

II.B. PHONE NUMBER OF CONTACT:  
 (408) 377-2832

II.C. EMAIL:  
 N/A

II.D. ADDRESS:  
 14932 HEATHER DRIVE  
 SAN JOSE, CA 95124-5510

**PROJECT SITE INFORMATION:**

1. SOILS TYPE: TYPE C-D

2. GROUND WATER DEPTH: -TBD FEET

3. NAME OF RECEIVING BODY: TBD

4. FLOOD ZONE: D

5. FLOOD ELEVATION (IF APPLICABLE): N/A

**BIOTREATMENT SOIL REQUIREMENTS**

- BIOTENTION 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.SANJOECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoeca.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.

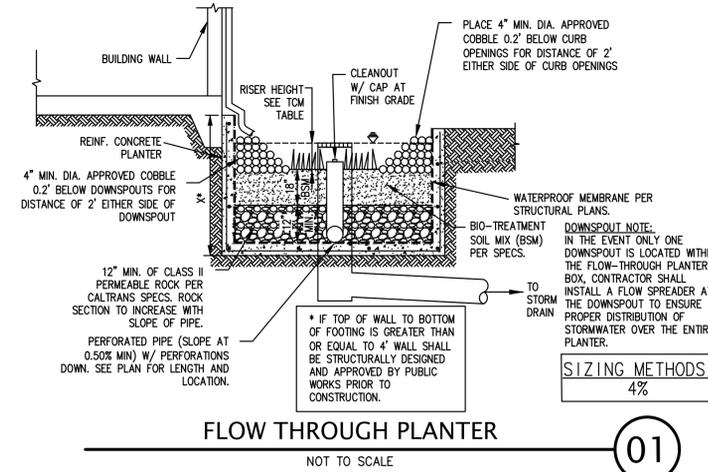
**BIOTENTION & FLOW-THROUGH PLANTER NOTES:**

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. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

<p><b>KIER+WRIGHT</b></p> <p>3350 Scott Boulevard, Building 22          Santa Clara, California 95054          Phone (408) 727-6665          www.kierwright.com</p>	<p><b>PRELIMINARY STORMWATER CONTROL PLAN</b></p> <p>OF</p> <p><b>2375 &amp; 2395 S BASCOM AVENUE</b></p> <p>FOR</p> <p><b>ADVOCACY DEVELOPMENT PARTNERS, LLC</b></p> <p>SAN JOSE CALIFORNIA</p>												
<p>DATE MAY 20, 2019</p> <p>SCALE AS SHOWN</p> <p>DESIGNER JS</p> <p>DRAFTER JS</p> <p>JOB NO. A19534</p> <p>SHEET 5.0</p> <p>OF 3 SHEETS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">BY</td> <td style="width: 50%;">NO.</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>REVISION</td> <td>NO.</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	BY	NO.			REVISION	NO.						
BY	NO.												
REVISION	NO.												

TREATMENT CONTROL SUMMARY TABLE (LID TREATMENT)

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SIMPLE, SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	OVERFLOW RISER HEIGHT (INCHES)	MEDIA TYPE	LOCATION
DMA 01	01	FLOW THROUGH PLANTER	11,725	9,509	2,216	380	380	6	BSM	TBD
DMA 02	02	FLOW THROUGH PLANTER	8,036	5,200	2,836	208	208	6	BSM	TBD
DMA 03	03	FLOW THROUGH PLANTER	3,500	2,320	1,180	93	93	6	BSM	TBD
DMA 04	04	FLOW THROUGH PLANTER	4,374	2,892	1,482	116	116	6	BSM	TBD
DMA 05	05	FLOW THROUGH PLANTER	22,301	21,373	928	855	855	6	BSM	TBD
DMA 06	06	FLOW THROUGH PLANTER	4,001	3,537	464	141	141	6	BSM	TBD



OVERALL TREATMENT AREA TOTALS

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
PROJECT PHASE NUMBER: (N/A, 1, 2, 3) N/A			
TOTAL SITE (ACRES):	1.24 [53,960 SF]	TOTAL AREA OF SITE DISTURBED (ACRES):	1.24
IMPERVIOUS SURFACES	EXISTING CONDITION OF DISTURBED AREA (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET):	
		REPLACED	NEW
BUILDING FOOTPRINT	7,804	7,804	21,454
STREETS & PARKING	0	0	0
S/W, PATIOS, PATHS ETC.	34,756	3,132	10,013
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
<b>TOTAL IMPERVIOUS SURFACES:</b>	<b>42,560</b>	<b>10,936</b>	<b>31,467</b>
PERVIOUS SURFACES			
LANDSCAPED AREAS	11,400	11,400	157
PERVIOUS PAVING	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
<b>TOTAL PERVIOUS SURFACES:</b>	<b>11,400</b>	<b>11,400</b>	<b>157</b>
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			42,403
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			11,557

NO.	BY	REVISION

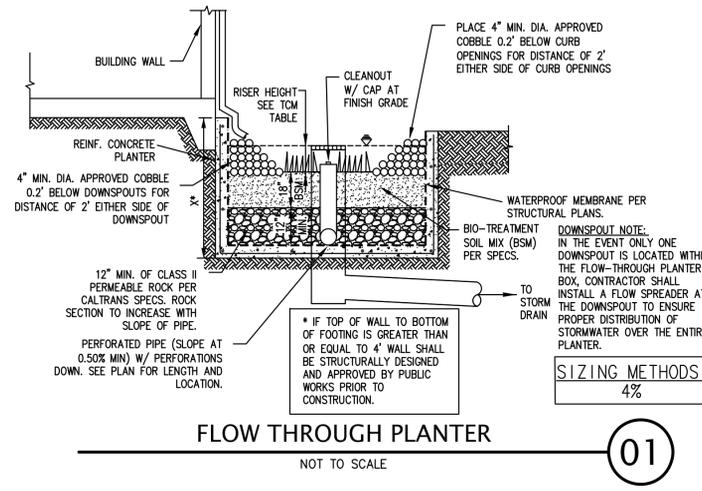
**KIER+WRIGHT**  
 3350 Scott Boulevard, Building 22  
 Santa Clara, California 95054 www.kierwright.com  
 Phone (408) 727-6665

STORMWATER CALCULATIONS & DETAILS  
 OF  
 2375 & 2395 S BASCOM AVENUE  
 FOR  
 ADVOCACY DEVELOPMENT PARTNERS, LLC  
 SAN JOSE CALIFORNIA

DATE	MAY 20, 2019
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	5.1
OF	3 SHEETS

TREATMENT CONTROL MEASURE SUMMARY TABLE																							
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments	
1	1	Onsite	Flow-Through planter concrete lined* w/ underdrain	Non-LID	2C. Flow: 4% Method **	11,725	8,670	3,055	0	21.73%	347	360	6	6	6	-	-	-	-	-	-		
2	2	Onsite	Flow-Through planter concrete lined* w/ underdrain	Non-LID	2C. Flow: 4% Method **	8,036	4,850	3,186	0	14.89%	194	210	6	6	6	-	-	-	-	-	-		
3	3	Onsite	Flow-Through planter concrete lined* w/ underdrain	Non-LID	2C. Flow: 4% Method **	3,500	2,320	1,180	0	6.49%	93	100	6	6	6	-	-	-	-	-	-		
4	4	Onsite	Flow-Through planter concrete lined* w/ underdrain	Non-LID	2C. Flow: 4% Method **	4,374	2,865	1,509	0	8.11%	115	120	6	6	6	-	-	-	-	-	-		
5	5	Onsite	Flow-Through planter concrete lined* w/ underdrain	Non-LID	2C. Flow: 4% Method **	22,325	21,345	980	0	41.37%	854	865	6	6	6	-	-	-	-	-	-		
6	6	Onsite	Flow-Through planter concrete lined* w/ underdrain	Non-LID	2C. Flow: 4% Method **	4,000	3,510	490	0	7.41%	140	145	6	6	6	-	-	-	-	-	-		
<b>Totals:</b>						53,960	43,560	10,400	0	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.  
 \*\*\*\* DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]



OVERALL TREATMENT AREA TOTALS			
PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
		PROJECT PHASE NUMBER: (N/A, 1, 2, 3)	
		N/A	
TOTAL SITE (ACRES):	1.24 [53,960 SF]	TOTAL AREA OF SITE DISTURBED (ACRES):	1.24
IMPERVIOUS SURFACES	EXISTING CONDITION OF DISTURBED AREA (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET):	
		REPLACED	NEW
BUILDING FOOTPRINT	7,804	21,456	7,804
STREETS & PARKING	0	0	0
S/W, PATIOS, PATHS ETC.	34,756	12,554	1,746
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
<b>TOTAL IMPERVIOUS SURFACES:</b>	<b>42,560</b>	<b>34,010</b>	<b>9,550</b>
PERVIOUS SURFACES	LANDSCAPED AREAS	11,400	8,550
	PERVIOUS PAVING	0	0
	OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0
<b>TOTAL PERVIOUS SURFACES:</b>	<b>11,400</b>	<b>1,850</b>	<b>8,550</b>
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:		43,560	
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:		10,400	

Z:\2019\A19534\DWG\ENTITLEMENTS\VD PERMIT\A19534-PG-SWM.dwg 6--18--19 01:04:01 PM jso

BY					
REVISION					
NO.	1	2	3	4	5
BY					
REVISION					
NO.	1	2	3	4	5

**KIER+WRIGHT**  
 3350 Scott Boulevard, Building 22  
 Santa Clara, California 95054 www.kierwright.com  
 Phone (408) 727-6655

**STORMWATER CALCULATIONS & DETAILS**  
 OF  
**2375 & 2395 S BASCOM AVENUE**  
 FOR  
**ADVOCACY DEVELOPMENT PARTNERS, LLC**  
 SAN JOSE CALIFORNIA

DATE	MAY 20, 2019
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	5.1
OF	3 SHEETS



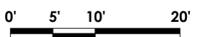
1 - EAST ELEVATION (S BASCOM FRONTAGE)

SCALE 1" = 10'



2 - SOUTH ELEVATION (COMMERCIAL BUSINESSES & MULTI-FAMILY RESIDENTIAL)

SCALE 1" = 10'

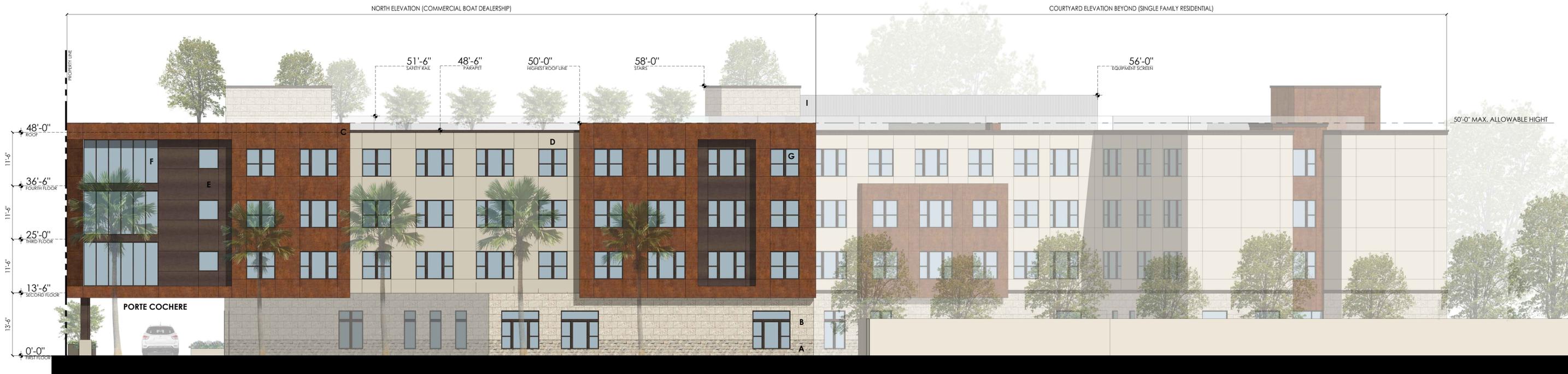


-   
**A - SPLIT FACE LIMESTONE WALL CLAD PANEL BASE**
-   
**B - SMOOTH LIMESTONE WALL CLAD PANEL**
-   
**C - METAL WALL CLAD PANEL (CORTEN STEEL FINISH)**
-   
**D - METAL WALL CLAD PANEL (LIGHT TAN FINISH)**
-   
**E - METAL WALL CLAD PANEL (DARK BRONZE METALLIC FINISH)**
-   
**F - DARK BRONZE STOREFRONT, RAILING & AWNING**
-   
**G - DARK BROWN VINYL WINDOW**
-   
**H - METAL & GLASS RAILING**
-   
**I - PERFORATED PANEL EQUIPMENT SCREEN**
-   
**J - VERTICAL GARDEN ART INSTALLATION**



3 - WEST ELEVATION (SINGLE FAMILY RESIDENTIAL)

SCALE 1" = 10' 0' 5' 10' 20'



4 - NORTH ELEVATION (COMMERCIAL BOAT DEALERSHIP)

SCALE 1" = 10' 0' 5' 10' 20'



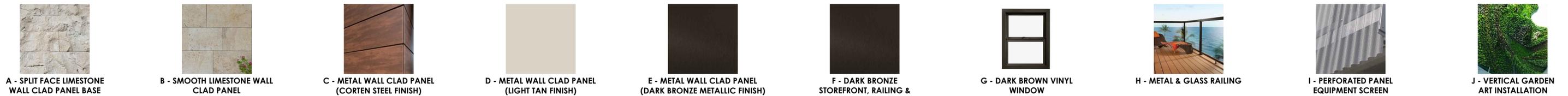


**5 - WEST INTERIOR ELEVATION (SINGLE FAMILY RESIDENTIAL)** SCALE 1" = 10' 0' 5' 10' 20'



**6 - INTERIOR COURTYARD ELEVATIONS (SINGLE FAMILY RESIDENTIAL & COURTYARD)**

SCALE 1" = 10' 0' 5' 10' 20'





1 - View of Subject Site and Surrounding Sites (All Structures on the Subject Site will be Demolished)



2 - Interior View of Subject Site looking toward the Commercial Boat Dealership (Billiards & Guru Tattoo - Buildings to be Demolished)



3 - Interior View of Subject Site (Clothing Rental - Building to be Demolished)



4 - Interior View of Subject Site (Massage - Buildings to be Demolished)



5 - Interior View of Subject Site Looking Across the Back of the Site (Contractor Storage - All Structures to be Demolished)



5 - Interior View of Subject Site Looking Towards the Back of the Property (Contractor Facilities & Storage - Buildings to be Demolished)

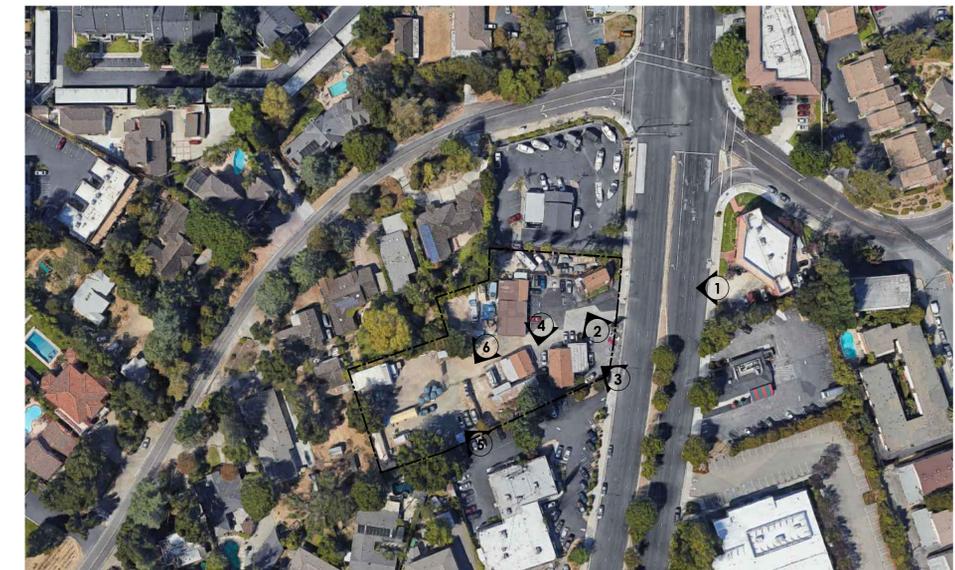
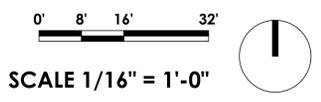
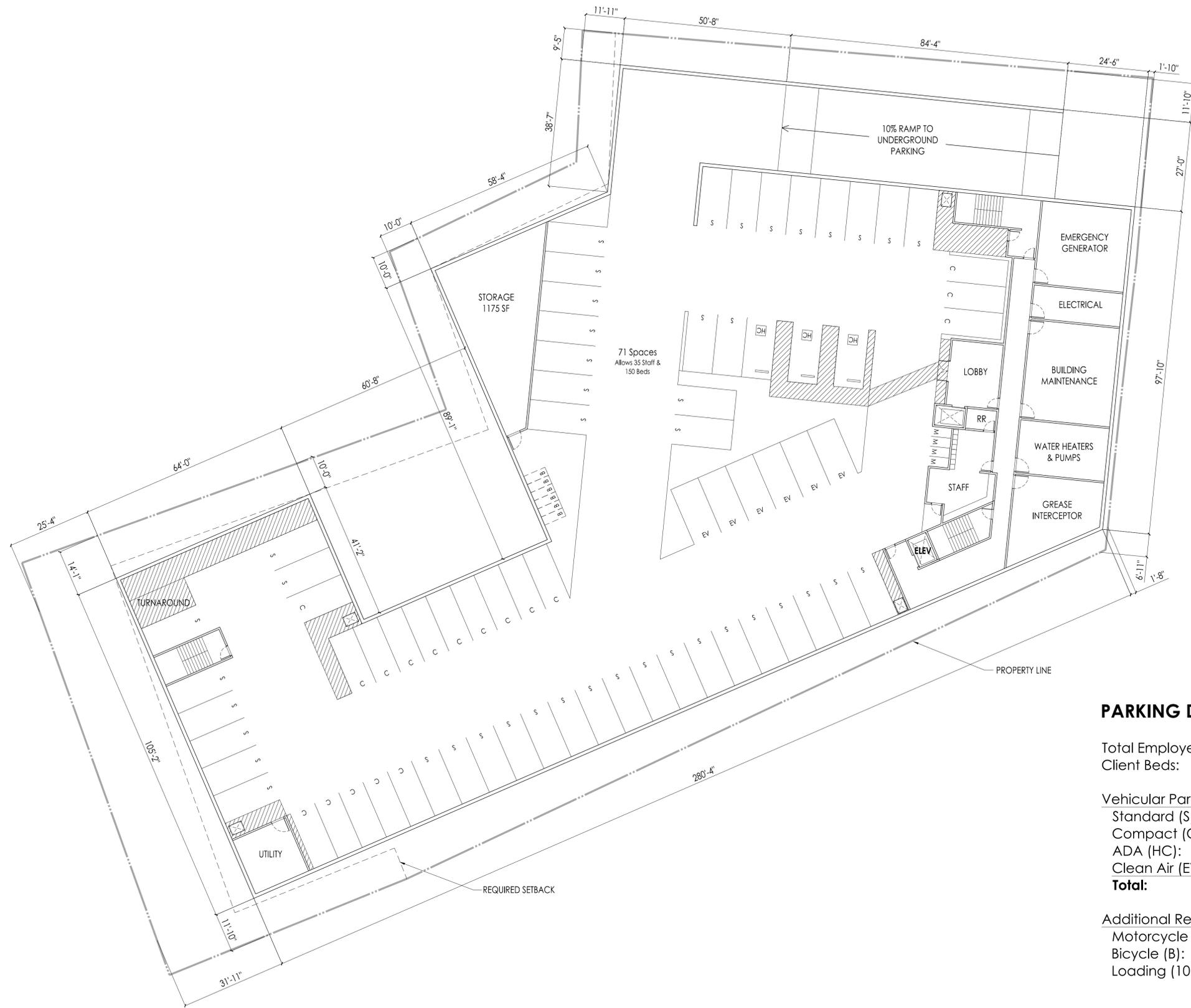


Photo Location Map



**PARKING DATA**

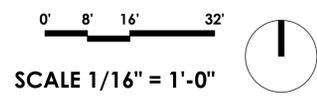
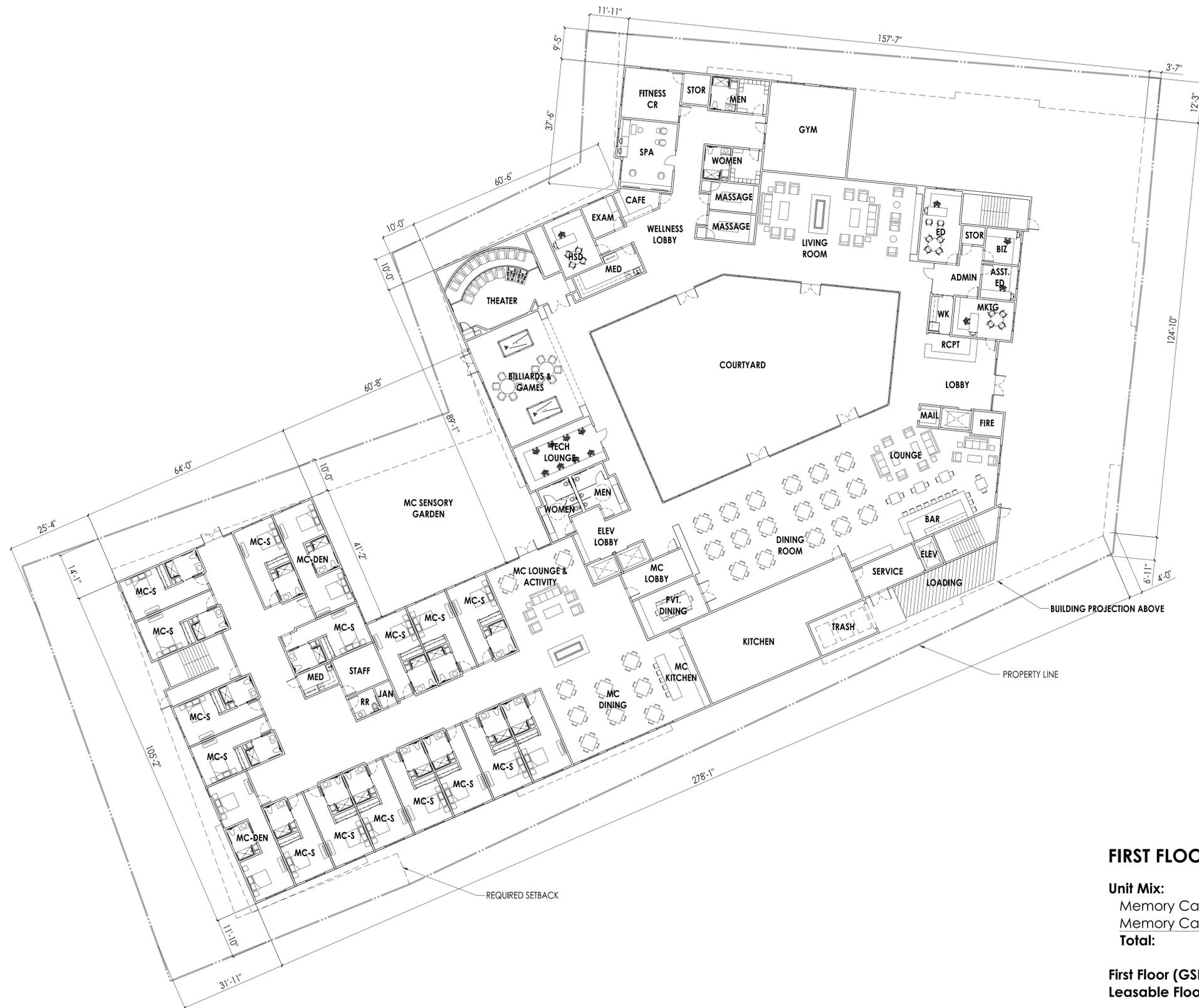
Total Employees (peak shift): 35  
 Client Beds: 149

Vehicular Parking

Standard (S) - 9'x18':	44
Compact (C) - 8'x18':	18
ADA (HC):	03
Clean Air (EV) - 9'x18':	06
<b>Total:</b>	<b>71</b>

Additional Requirements

Motorcycle (M) - 6'x4':	04
Bicycle (B):	06
Loading (10'x30'):	01 (located at ground level)

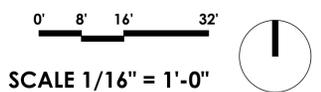
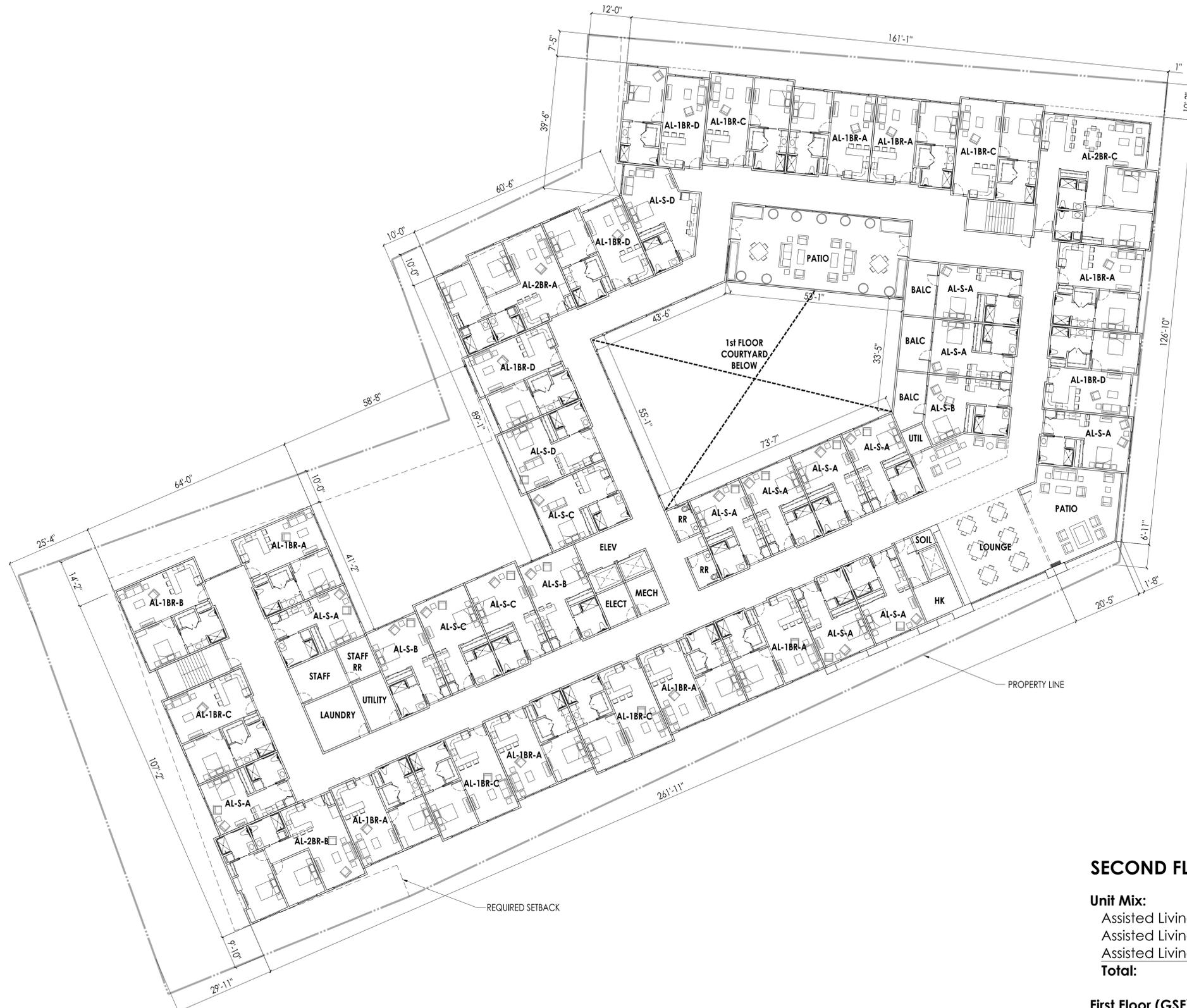


**FIRST FLOOR DATA**

**Unit Mix:**

Memory Care Studio (350 SF):	16 units / 16 beds
Memory Care Denver (475 SF):	02 units / 04 beds
<b>Total:</b>	<b>18 units / 20 beds</b>

**First Floor (GSF): 29,230 SF**  
**Leasable Floor Area: 6,650 SF (23%)**

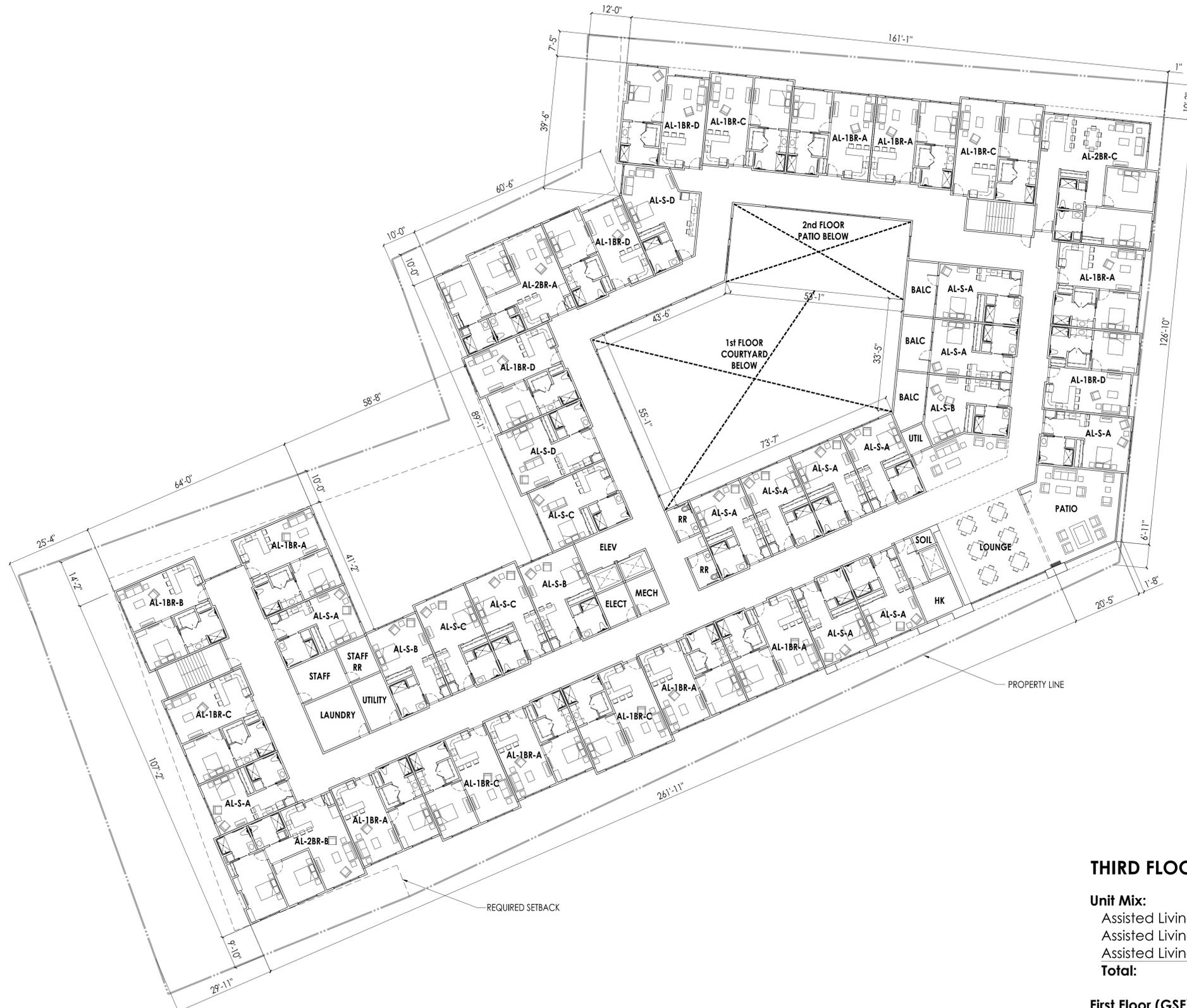


**SECOND FLOOR DATA**

**Unit Mix:**

Assisted Living Studio (445-550 SF):	19 units / 19 beds
Assisted Living 1 Bedroom (660-740 SF):	18 units / 18 beds
Assisted Living 2 Bedroom (940-1,090 SF):	03 units / 06 beds
<b>Total:</b>	<b>40 units / 43 beds</b>

**First Floor (GSF): 34,050 SF**  
**Leasable Floor Area: 24,355 SF (72%)**



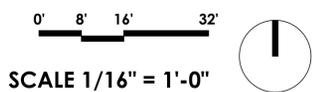
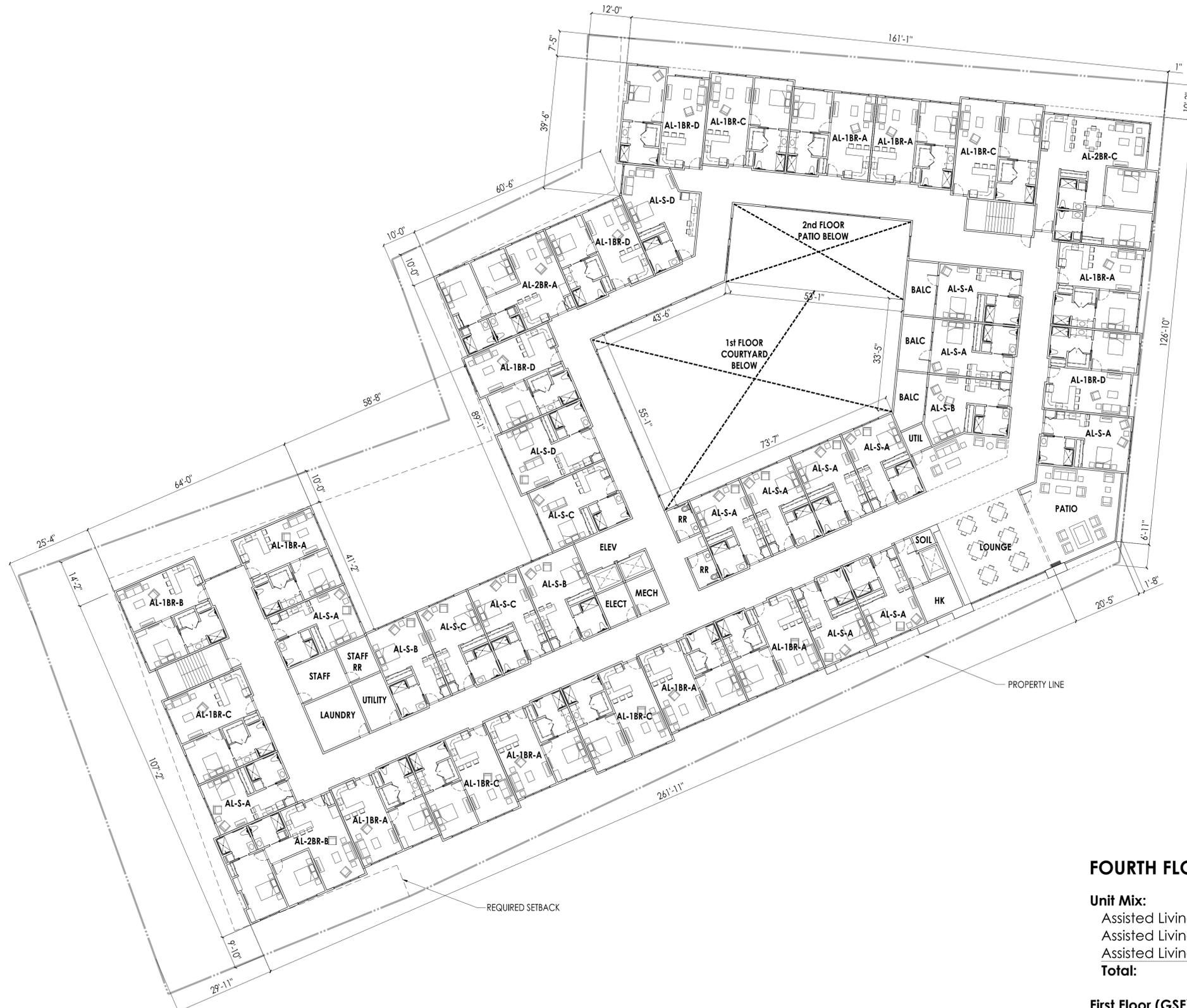
0' 8' 16' 32'  
 SCALE 1/16" = 1'-0"

**THIRD FLOOR DATA**

**Unit Mix:**

Assisted Living Studio (445-550 SF):	19 units / 19 beds
Assisted Living 1 Bedroom (660-740 SF):	18 units / 18 beds
Assisted Living 2 Bedroom (940-1,090 SF):	03 units / 06 beds
<b>Total:</b>	<b>40 units / 43 beds</b>

**First Floor (GSF): 34,050 SF**  
**Leasable Floor Area: 24,355 SF (72%)**

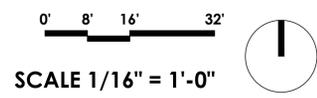
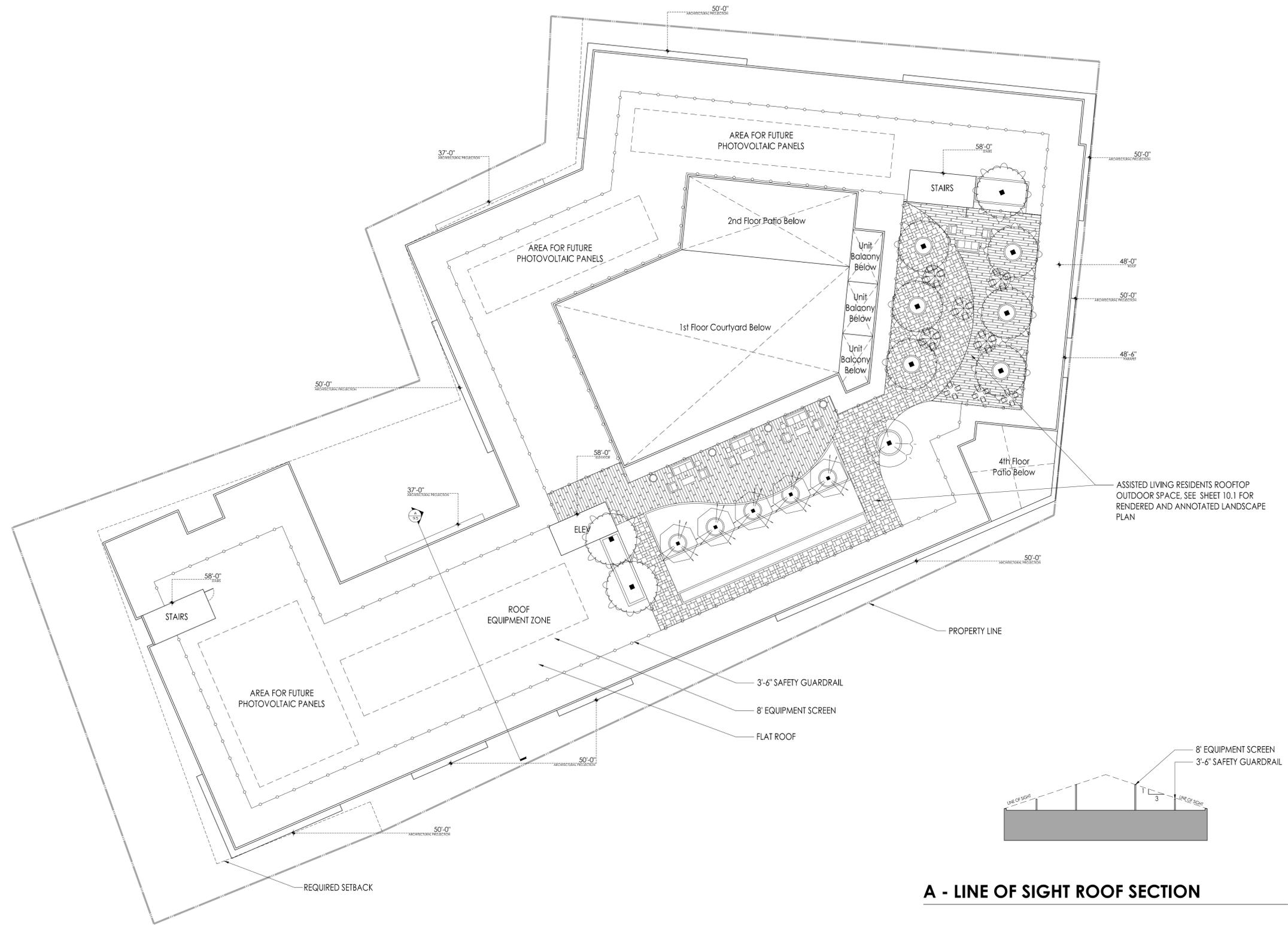


**FOURTH FLOOR DATA**

**Unit Mix:**

Assisted Living Studio (445-550 SF):	19 units / 19 beds
Assisted Living 1 Bedroom (660-740 SF):	18 units / 18 beds
Assisted Living 2 Bedroom (940-1,090 SF):	03 units / 06 beds
<b>Total:</b>	<b>40 units / 43 beds</b>

First Floor (GSF): 34,050 SF  
 Leasable Floor Area: 24,355 SF (72%)

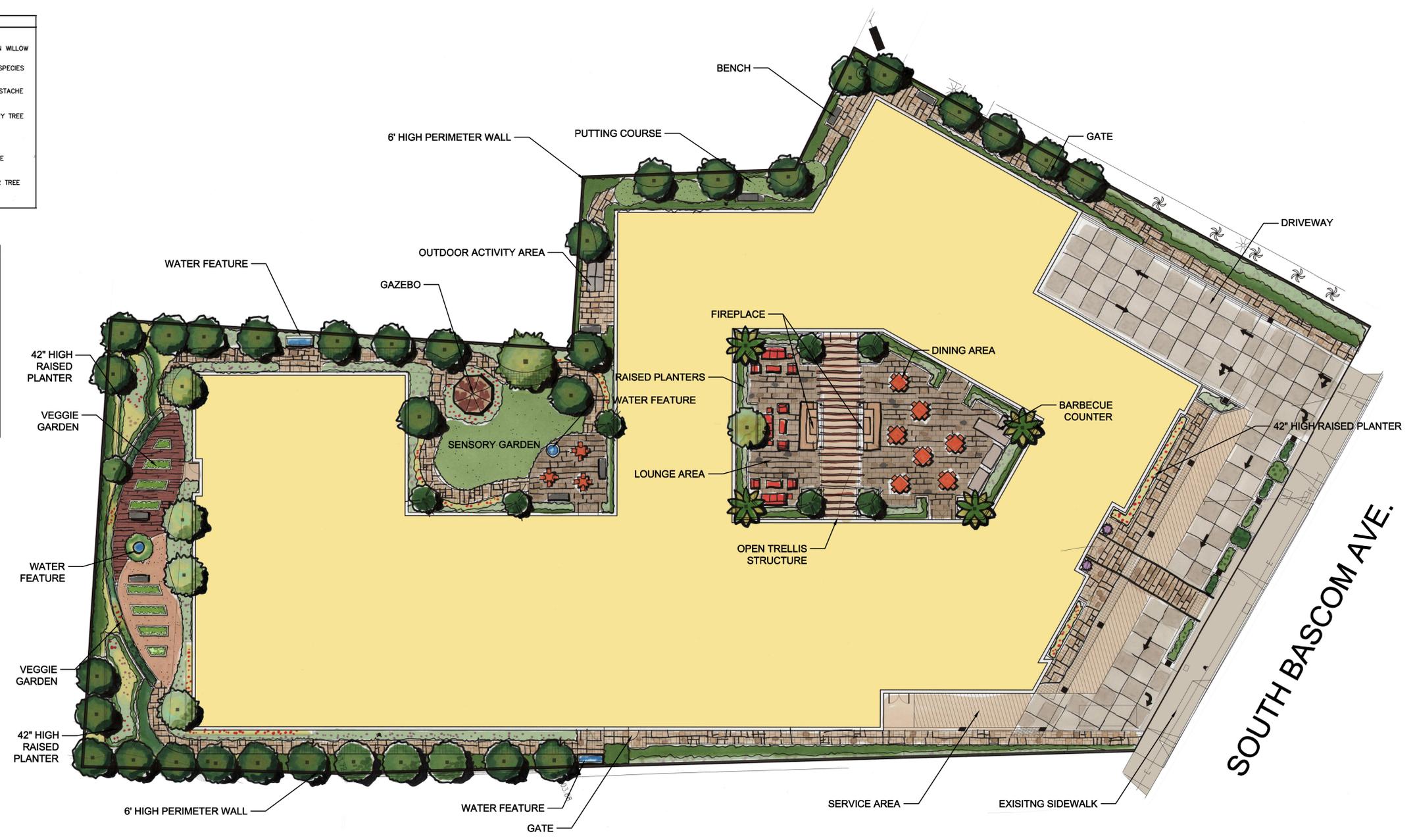


**A - LINE OF SIGHT ROOF SECTION**

TREES					
	PLATANUS RACEMOSA	WESTERN SYCAMORE		GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	CUPRESSUS SEMPERVIRENS	CYPRESS TREE		MAGNOLIA SP.	MAGNOLIA SPECIES
	LIRIODENDRON TULIPIFERA	TULIP TREE		PISTACIA CHINENSIS	CHINESE PISTACHE
	QUERCUS SP.	OAK SPECIES		ARBUTUS MARINA	STRAWBERRY TREE
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD		CHITALPA TASHKENTENSIS	CHITALPA
	PINUS SP.	PINE SPECIES		HYMENOSPORUM FLAVUM	SWEETSHADE
				GINKGO BILOBA	MAIDENHAIR TREE

	CERCIS SP.	CERCIS SPECIES		CHAMAEROPS HUMILIS	CHAMAEROPS VARIETIES
	ACER PALMATUM	JAPANESE MAPLE		WASHINGTONIA VAR.	WASHINGTONIA PALM
	LAGERSTROEMIA	GRAPE MYTLE		LIVISTONIA SP.	FOUNTAIN PALM
	BETULA NIGRA	RIVER BIRCH		JUBAEA CHILENSIS	CHILEAN WINE PALM
	FRUIT TREES			SYAGRUS ROMANZOFFIANA	QUEEN PALM

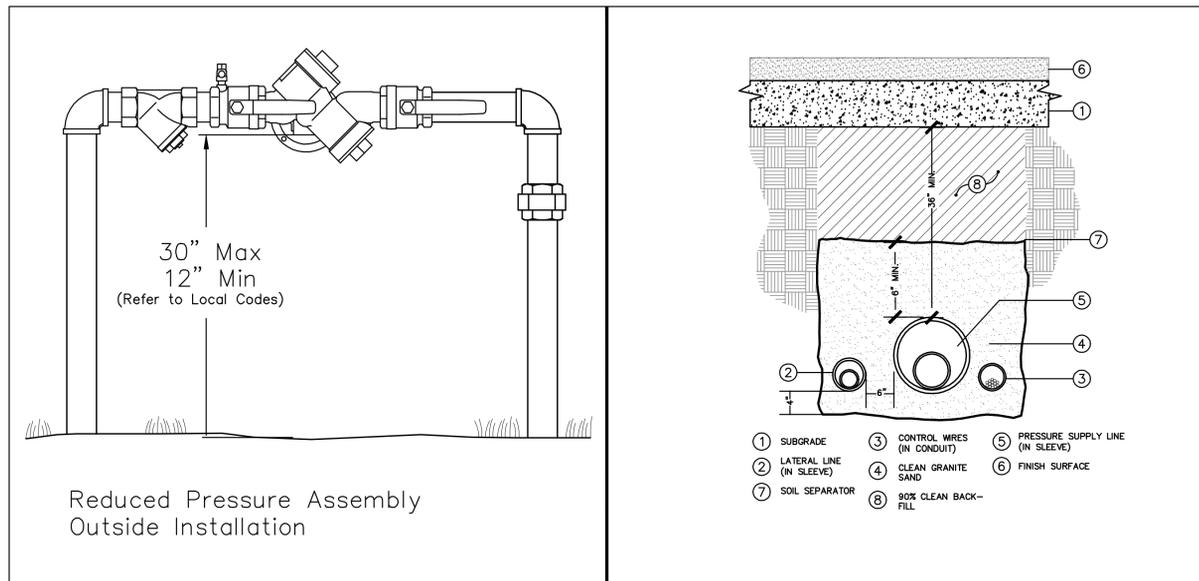
PLANTING LEGEND			
SHRUBS / PERENNIALS			
AGAPANTHUS VAR.	AGAPANTHUS	HELLEBORUS X HYBRIDUS VAR.	HELLEBORE
AGAVE SP.	AGAVE SPECIES	ARMERIA MARITIMA	SEA THRIFT
ALOE SP.	ALOE SPECIES	DAPHNE ODORA	DAPHNE
SEDUM SP.	SEDUM SPECIES	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
SEMPERVIVUM SP.	SEMPERVIVUM SPECIES	HEUCHERA VAR.	HEUCHERA VARIETIES
ECHEVERIA SP.	ECHEVERIA SPECIES	OPHIPOGON SP.	MONDO GRASS
ANIGOZANTHOS SP.	KANGAROO PAW SPECIES	GAURA LINDHEIMERI VAR.	GAURA
ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE	ALSTOEMERIA VAR.	PERUVIAN LILY
BACCHARIS SP.	COYOTE BUSH	HEMEROCALLIS VAR.	DAY LILY
DIANELLA SP.	FLAX LILY	STACHYS BYZANTINA	LAMB'S EAR
HETEROMELES ARBUTIFOLIA	TOYON	COLEONEMA PULCHELLUM	DIOSMA
JUNCUS PATENS	CALIFORNIA GRAY RUSH	MISCANTHUS VAR.	JAPANESE SILVER GRASS
LAVANDULA SP.	LAVENDER SPECIES	BOUTELOUA GRACILIS	BLUE GRAMA GRASS
LIGUSTRUM SP.	LIGUSTRUM SPECIES	MYOPORUM SP.	MYOPORUM SP.
LIRIOPE SP.	LILYTURF	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT
MAHONIA SP.	MAHONIA SPECIES	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO
MUHLENBERGIA SP.	MUHLENBERGIA SPECIES	HOSTA VAR.	HOSTA
PHORMIUM TENAX	NEW ZEALAND FLAX	ACUBA SP.	ACUBA SPECIES
PHILODENDRON 'XANADU'	XANADU PHILODENDRON	HEUCHERELLA VAR.	HEUCHERELLA VARIETIES
PITTIOSPORUM SP.	MOCK ORANGE	FATSIA SP.	PAPER PLANT
ROSMARINUS SP.	ROSEMARY VARIETIES	ASPLENIUM SP.	ASPLENIUM SPECIES
SALVIA SP.	SAGE SPECIES	POLYSTICHUM SP.	POLYSTICHUM SPECIES
WESTRINGIA FRUTICOSA	COAST ROSEMARY	DICKSONIA ANTARCTIA	TASMANIAN TREE FERN
ABELIA X GRANDIFLORA	GLOSSY ABELIA	PHILODENDRON XANADU	PHILODENDRON XANADU
ROSA VAR.	ROSE VARIETIES	NANDINA VAR.	HEAVENLY BAMBOO
LEPTOSPERMUM SP.	TEA TREE SPECIES	CAMELIA VAR.	JAPANESE CAMELLIA
AZALEA VAR.	AZALEA VARIETIES	HARDENBERGIA WOLACEA	LILAC VINE
RIBES SP.	RIBES SPECIES	JASMINUM MESNYI	PRIMROSE JASMINE
ARCTOSTAPHYLOS SP.	MANZANITA SPECIES	GELSEMIUM SEMPERVIRENS	JESSAMINE
MYRTUS SP.	MYRTUS SPECIES	BIGNONIA SP.	BIGNONIA
VBURNUM VAR.	VBURNUM VARIETIES	LONICERA SP.	HONEYSUCKLE
		JASMINUM POLYANTHUM	PINK JASMINE



NORTH

SCALE 1/16"=1'-0"

# LANDSCAPE CONCEPT PLAN - GROUND LEVEL 10.0

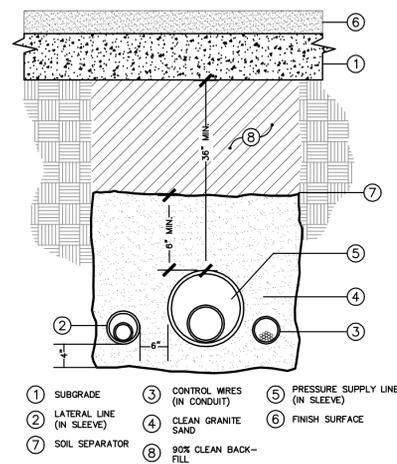


FEBCO MODEL 825Y

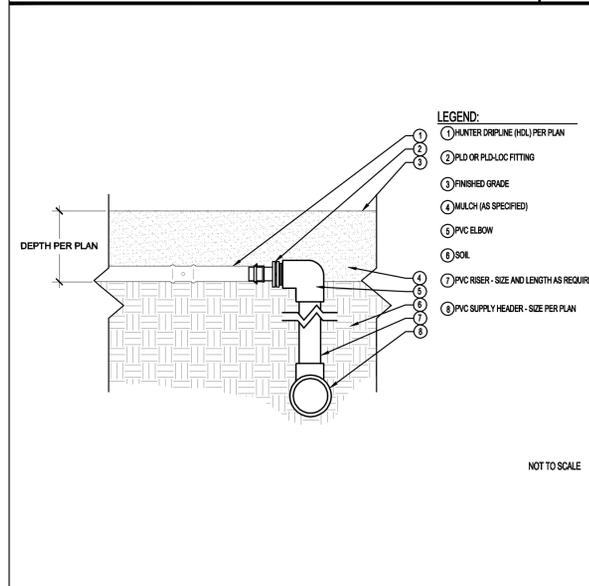
P

TRENCHING UNDER HARDSCAPE

F



- ① SUBGRADE
- ② LATERAL LINE (IN SLEEVE)
- ③ SOIL SEPARATOR
- ④ CONTROL WIRES (IN CONDUIT)
- ⑤ CLEAN GRANITE SAND
- ⑥ PRESSURE SUPPLY LINE (IN SLEEVE)
- ⑦ FINISH SURFACE
- ⑧ 90% CLEAN BACK-FILL

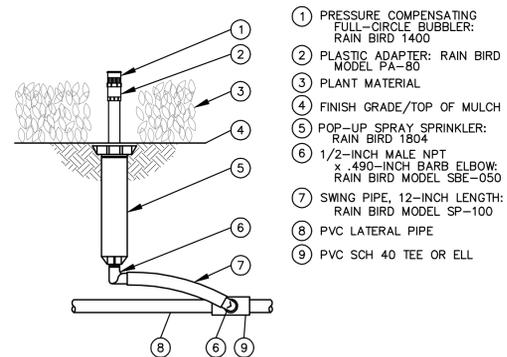


DRIP VALVE ASSEMBLY

H

POP UP BUBBLER HEAD

D



- ① PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
- ② PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- ③ PLANT MATERIAL
- ④ FINISH GRADE/TOP OF MULCH
- ⑤ POP-UP SPRAY SPRINKLER: RAIN BIRD 1504
- ⑥ 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- ⑦ SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- ⑧ PVC LATERAL PIPE
- ⑨ PVC SCH 40 TEE OR ELL

- \*ALL ON PODIUM PIPING SHALL BE TYPE K COPPER TUBING
- \*ALL OFF PODIUM PIPING SHALL BE SCHEDULE 40.
- \*ALL LATERAL LINES SHALL BE CLASS 200
- \*DRIPLINE SHALL BE HUNTER HDL PLASTIC TUBING

## STANDARD IRRIGATION DETAILS



## SECOND FLOOR PATIO



## ROOF TOP



NORTH

SCALE 1/16"=1'-0'



### Forever Bright

#### SPECIFICATION FEATURES

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 9-15V
- Labels:** ETL Standard Wet Label  
C-ETL

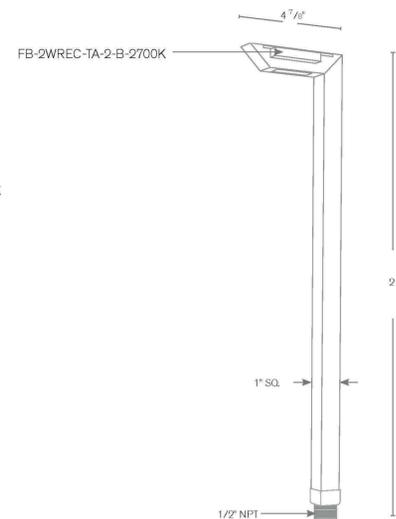


Model: **SPJ-SQ100-1**  
Finish: PVD Graphite

#### Contemporary Path Light

#### DESCRIPTION

- Model#:** SPJ-SQ100-1
- Material:** Solid Brass
- Electrical:** 9-15V
- Engine:** FB-2WREC-TA-2-B-2700K
- Lumens:** 125
- Color Temp:** 2700K
- Mounting:** 1/2" NPT
- LED:** Nichia



### Forever Bright

#### SPECIFICATION FEATURES

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 12V or 120V
- Labels:** ETL Standard Wet Label  
C-ETL

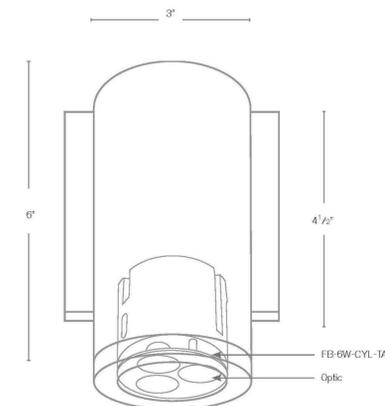


Model: **SPJ-LW-7-DOWNLIGHT**

#### Up / Down Accent

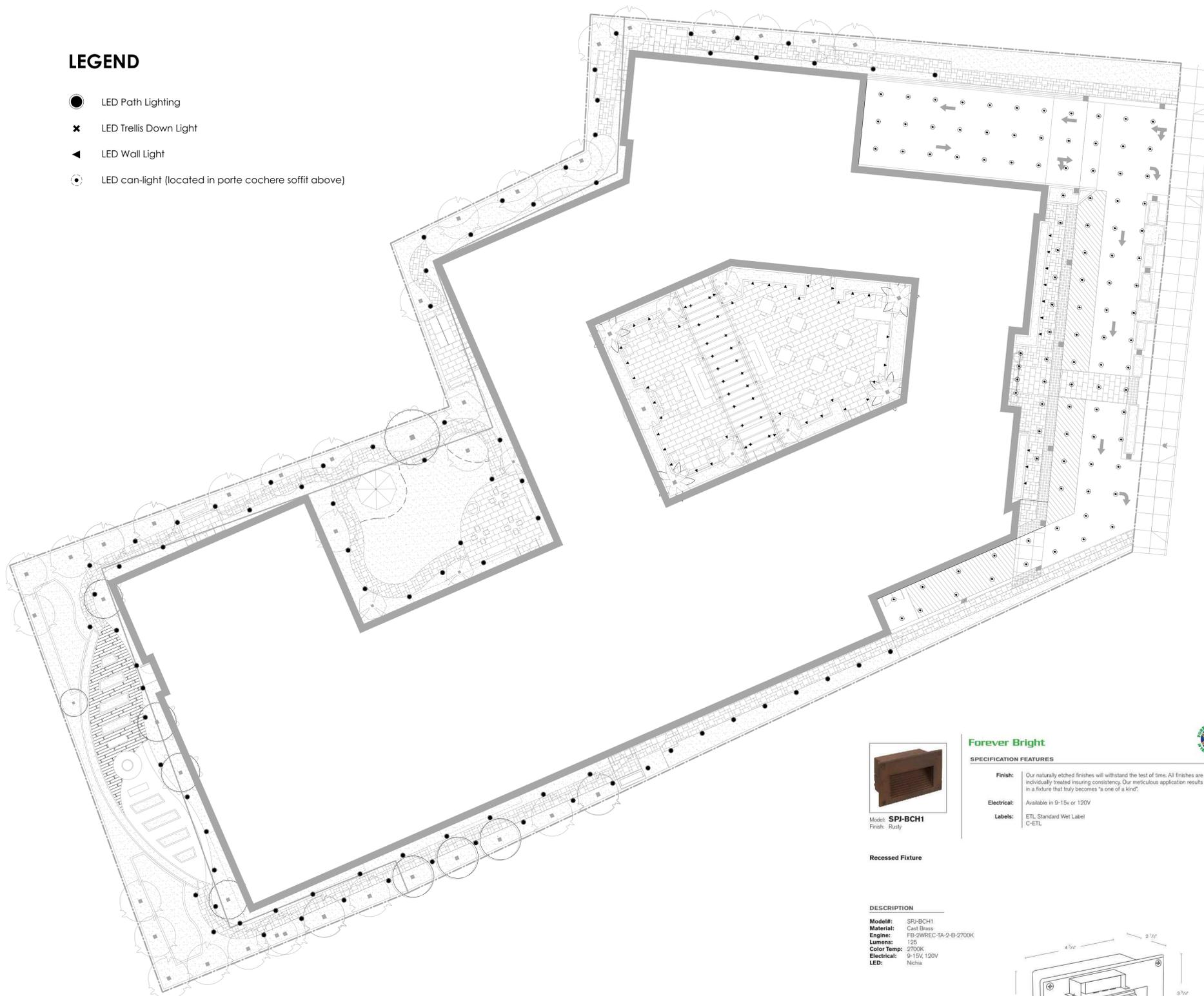
#### DESCRIPTION

- Model#:** SPJ-LW-7-DOWNLIGHT
- Material:** Solid Brass
- Finish:** Aged Brass
- Electrical:** 12V or 120V
- Engine:** FB-6W-CYL-TA16
- Lumens:** 300
- Color Temp:** 2700K
- Optic:** Spot, Flood, Wide Flood, Wide Angle Flood
- Mounting:** Surface Mount



### LEGEND

- LED Path Lighting
- ✕ LED Trellis Down Light
- ◀ LED Wall Light
- LED can-light (located in porte cochere soffit above)



0' 8' 16' 32'

SCALE 1/16" = 1'-0"



Model: **SPJ-BCH1**  
Finish: Rusty

#### Recessed Fixture

#### DESCRIPTION

- Model#:** SPJ-BCH1
- Material:** Cast Brass
- Engine:** FB-2WREC-TA-2-B-2700K
- Lumens:** 125
- Color Temp:** 2700K
- Electrical:** 9-15V, 120V
- LED:** Nichia

### Forever Bright

#### SPECIFICATION FEATURES

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 9-15v or 120V
- Labels:** ETL Standard Wet Label  
C-ETL

