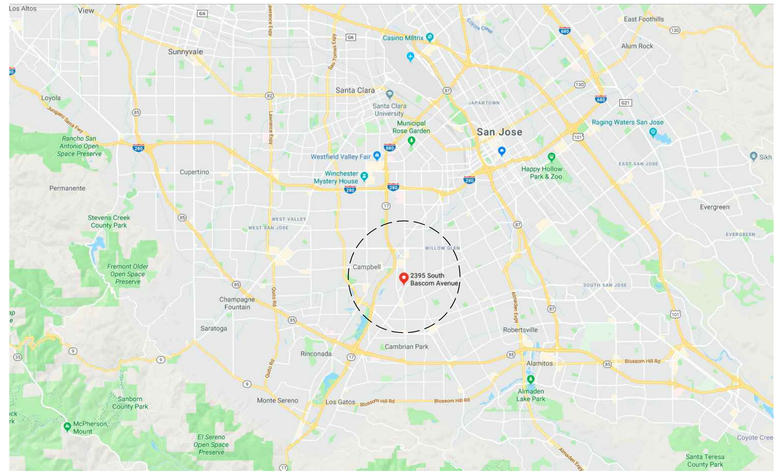
Conditional Use Permit, File No. CP19-021, for a Residential Care Facility for Elderly

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

VICINITY MAP



PROJECT DESCRIPTION

Conditional Use Permit to allow the demolition of seven existing buildings and structures, the removal of six non-ordinance size trees, and the construction of a 79-unit/89-bed, 3-story, 72,050-square foot Residential Care Facility for the Elderly licensed by the CA Department of Social Services with one level of below-grade parking on a 1.23 gross acre site at 2375 & 2395 South Bascom Avenue.

Please see the detailed project description for more information.

PROJECT DATA

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

Construction Type: VA
Occupancy Type: R-2.1 (Assisted Living Facility RCFE)

Site Area:
Site Area: 53,960 SF = 1.23 Acres
FAR: 1.33 (MAX FAR 3.50)

Building Area (GSF):

First Floor	27,450 SF
Second Floor	23,930 SF
Third Floor	20,670 SF
TOTAL	**72,050 SF**
Underground Parking	30,240 SF

Building Height:
47'-3" to the main roof ridge; 51'-3" to the entry gable ridge

Maximum Allowable Building Height 120'-0"

Onsite Parking:
Required Spaces: 39
Provided Spaces: 45

Vehicular Parking Breakdown

Standard Spaces - 9'x18':	40
ADA Spaces:	02
Clean Air Spaces - 9'x18':	01
Electric Vehicle Charging Station:	02

Additional Requirements

Motorcycle - 6'x4':	03
Bicycle:	04
Loading (10'x30'x10'):	01

Setbacks:

Setback	Required	Proposed
Front Setback	10' Max	5'-0"
Side Setback (adjacent to residential district)	10' Min	21'-0"
Side Setback (adjacent to multifamily residential district)	10' Min	12'-1"
Side Setback (adjacent to commercial use/district)	0	15'-0" / 16'-0"
Rear Setback	25' Min	25'

PROPOSED UNITS/BEDS:

Unit Mix			
Unit Type	**Units**	**Beds**	**SF**
MC - Studio	17	17	350 - 390 SF
MC - Double	7	14	430 SF
AL - Studio	38	38	450 - 490 SF
AL - 1 Bedroom	14	14	690 - 740 SF
AL - 2 Bedroom	3	6	970 - 1,090 SF
Total	**79**	**89**	**39,215**

MC - Memory Care Unit
AL - Assisted Living Unit

Building Efficiency	
Total Building SF	72,050
Leaseable Area	39,215
Efficiency Ratio	54%

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 Exterior Elevations
7.1 Exterior Elevations
7.2 Exterior Elevations
7.3 Site Sections
7.4 3D Renderings
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 Roof Plan
9.5 Enlarged Unit Plans
10.0 Landscape Plan
11.0 Photometric Site Plan

PROJECT TEAM

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

Architect / Applicant
Paul Bunton, AIA
Advocacy Development Partners
555 Peters Ave, Suite 105
Pleasanton, CA 94556
[e] paul@advocacydevpartners.com
[t] 510.612.4774

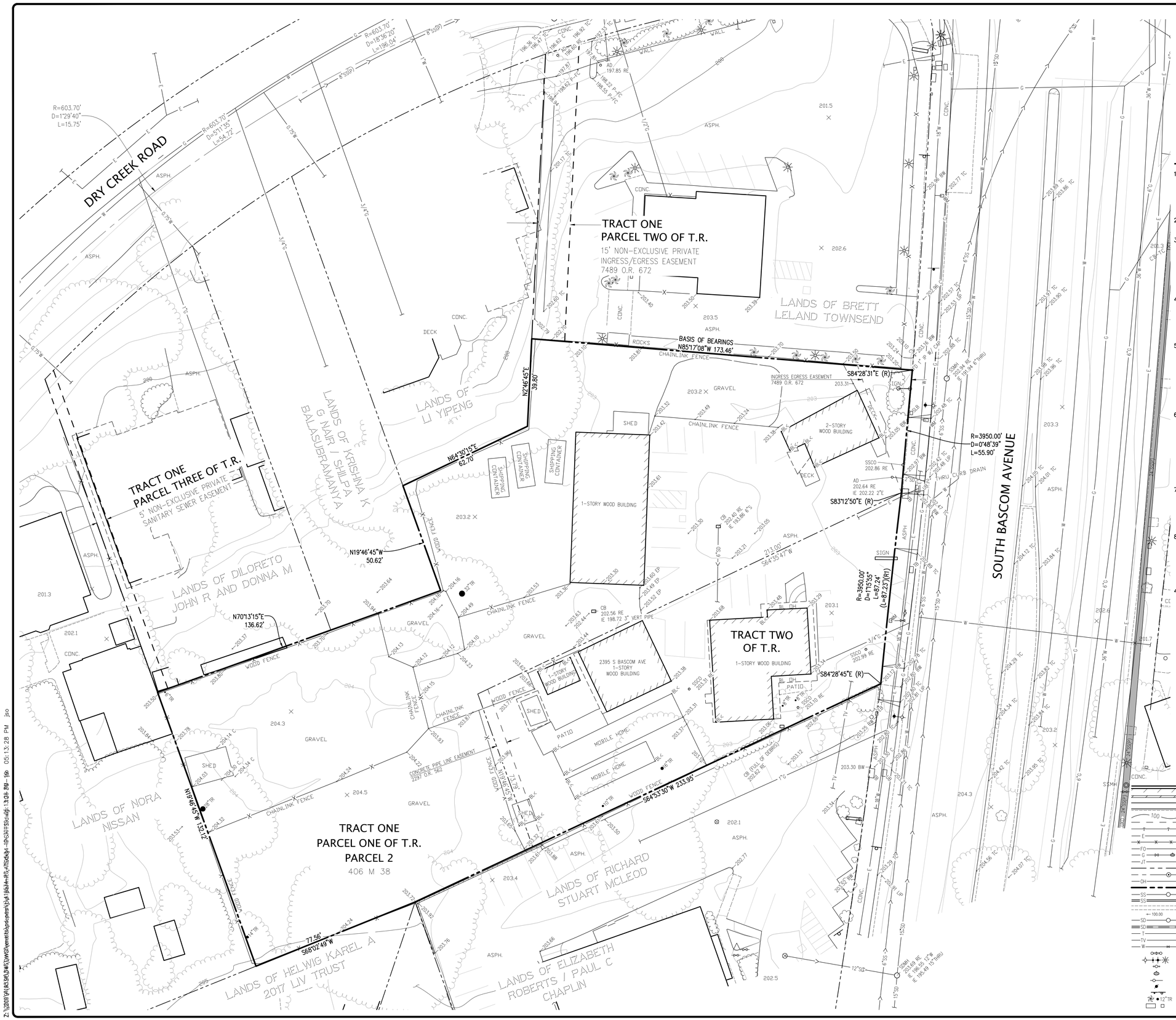
Civil Engineer
Nektarios Matheou, PE
Kier + Wright
3350 Scott Blvd., Building 22
Santa Clara, CA 95054
[e] nmatheou@kierwright.com
[t] 408.727.6665

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

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	5
LVNs (AL/MC)	Resident Care	2
Med Tech AL	Resident Care	1
Maintenance Staff	Maintenance	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
	TOTAL	**27**

The total number of staff employed in the community will be approximately 70 but will fluctuate depending on the number of residents, acuity levels of the residents and the proportion of part time vs. full time employees



NORTH

REFERENCES

(R1) = 406 PM 38

0 10 20 40 60

Scale 1" = 20'

NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 14, 2019, NUMBER NCS-950714-SA1. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. UTILITY INFORMATION HEREON IS PROGRESS AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 4-19-19, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF TELEPHONE AND FIBER OPTIC UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
4. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0243H FOR COMMUNITY NUMBER 060349 (CITY OF SAN JOSE), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "D". ACCORDING TO FEMA THE DEFINITION OF ZONE "D" IS: AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.
6. BENCHMARK:
   SANTA CLARA VALLEY WATER DISTRICT BM 1096. USCGS BRASS DISK "U176 1934" AT THE SOUTHWEST CORNER OF EAST CAMPBELL AVENUE BRIDGE OVER LOS GATOS CREEK; ON TOP OF THE SOUTHWEST WINGWALL OF THE WEST ABUTMENT OF THE BRIDGE FOR LOS GATOS CREEK; 75.5 FEET EAST OF THE EXTENDED CENTER OF POPLAR AVENUE; 19.7 FEET SOUTH OF CENTERLINE FOR CAMPBELL AVENUE; 5.9 FEET SOUTHWEST OF THE WEST END OF THE SOUTH CONCRETE GUARDRAIL; AND 1.0 FEET LOWER THAN CAMPBELL AVENUE. CITY OF CAMPBELL.
   ELEVATION= 195.24 FEET (NAVD 88 DATUM)
7. BASIS OF BEARINGS:
   THE BEARING OF NORTH 85° 17' 08" WEST TAKEN ON THE NORTHERLY LINE OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON OCTOBER 28, 1977, IN BOOK 406 OF MAPS AT PAGE 38, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
8. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
4. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1904009. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 4-7-19, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

LEGEND

	BUILDING LINE		WATER VALVE
	CONCRETE/BLOCK/RETAINING WALL	<	ANGLE POINT
	CONCRETE CURB	BL	BUILDING LINE
	CONCRETE CURB & GUTTER	BW	BACK OF WALK
100	CONTOUR LINE	CB	CATCH BASIN
	EASEMENT LINE	DWY	DRIVEWAY
	EDGE OF PAVEMENT	EB	ELECTRIC BOX
E	ELECTRIC LINE	EP	EDGE OF PAVEMENT
X X X	FENCE LINE	FD	FOUND
FO	FIBER OPTICS LINE	FH	FIRE HYDRANT
G GM	GAS LINE-VALVE & METER	IE	INVERT ELEVATION
JT	JOINT TRENCH	IP	IRON PIPE
	LOT LINE	LIP	LIP OF GUTTER
	MONUMENT/MONUMENT LINE	MH	MANHOLE
OH	OVERHEAD POWER LINE	MON	MONUMENT
	PROPERTY LINE	OH	OVERHEAD
SS	SANITARY SEWER-MANHOLE & CLEANOUT	O.R.	OFFICIAL RECORD
SS	SANITARY SEWER OVER 24"DIAMETER	P-FC	PAVEMENT FACE OF CURB
	SIDEWALK	RE	RIM ELEVATION
100.00	SPOT ELEVATION	ROW	RIGHT OF WAY
SD	STORM DRAIN-MANHOLE & CATCH BASIN	SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN OVER 24"DIAMETER	SL	STREET LIGHT
T	TELEPHONE LINE	SLB	STREET LIGHT BOX
TV	TELEVISION LINE	SSCO	SANITARY SEWER CLEAN OUT
W	WATER LINE & VALVE	SSMH	SANITARY SEWER MANHOLE
	BACKFLOW PREVENTION DEVICE	TC	TOP OF CURB
	ELECTROLIER	T.R.	TITLE REPORT
	FIRE HYDRANT	TB	TELEPHONE BOX
	GAS METER	TC	TOP OF CURB
	POST INDICATOR VALVE	UB	UNKNOWN UTILITY BOX
	POWER POLE/JOINT POLE	UKD	UNKNOWN DESTINATION
	TRAFFIC SIGN	WM	WATER METER
12"TR	TREE	WV	WATER VALVE
	UTILITY BOX		

NO.	REVISION	BY

NO.	REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
fax (408) 727 5641

TOPOGRAPHIC & BOUNDARY SURVEY

OF

CONDITIONAL USE PERMIT, FILE NO. CP19-021, FOR A RESIDENTIAL CARE FACILITY FOR ELDERLY

FOR

ADVOCACY DEVELOPMENT PARTNERS, LLC

SAN JOSE CALIFORNIA

DATE	10/31/2019
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	3.0
OF	4 SHEETS

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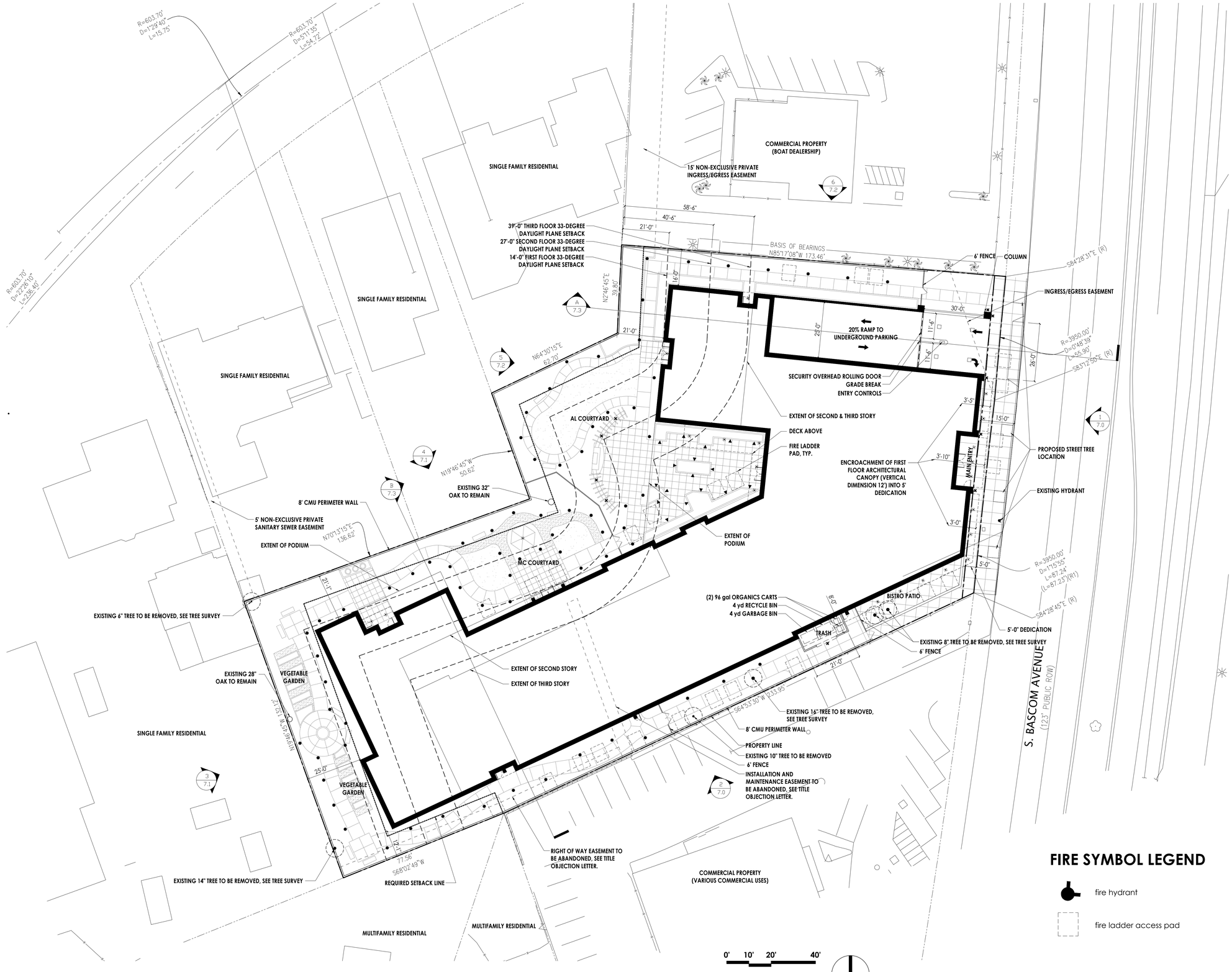
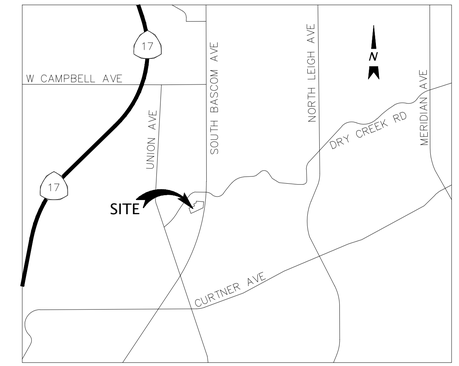




VICINITY MAP

NOT TO SCALE

SITE PLAN DATA

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

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

Dwelling Units: N/A (commercial use)

Gross SF:
Existing: 6,030 SF (All existing buildings and accessory structures will be demolished)
Proposed: 72,050 SF (does not include 30,240 SF underground parking garage)

Net SF:
Existing: 5,125 SF
Proposed: 61,262 SF

Parking & Loading:

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

Site Coverage:

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

Residential Density: N/A (commercial use)

LIGHTING FIXTURE LEGEND

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

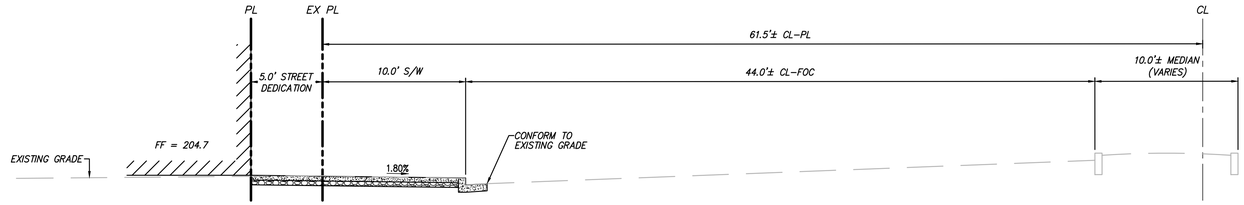
FIRE SYMBOL LEGEND

- fire hydrant
- fire ladder access pad

ADVOCACY DEVELOPMENT PARTNERS

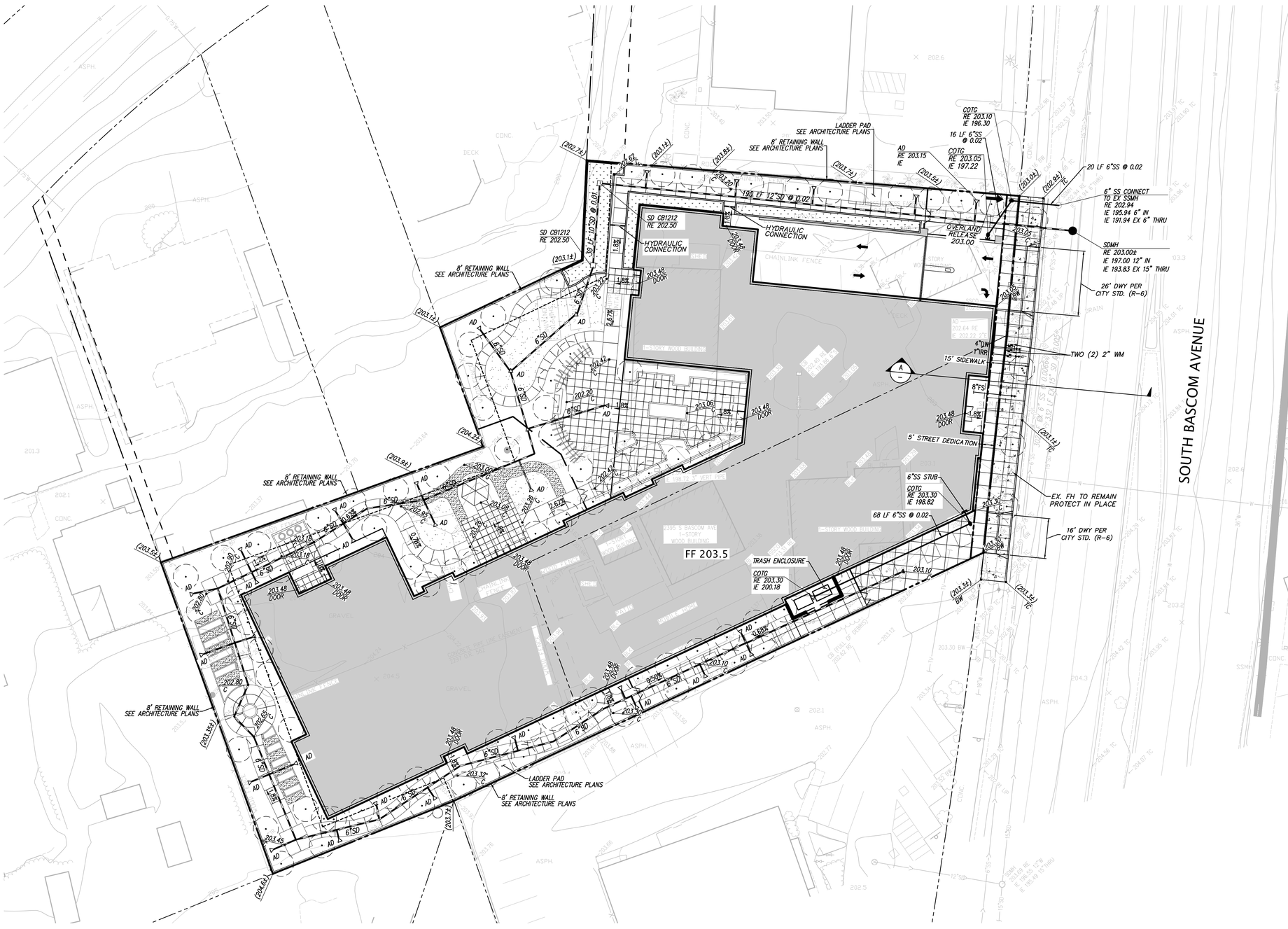
Site Plan · 3.1

Conditional Use Permit, File No. CP19-021, for a Residential Care Facility · 2375 & 2395 S. Bascom · 10/31/2019



SOUTH BASCOM AVE. (SECTION A)

1"=5'



LEGEND

PROPOSED	EXISTING	
		ASPHALT BERM
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
500	500	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		ELECTRIC LINE
		FENCE LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
PERF. PIPE		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
100.00	300.00	SPOT ELEVATION
		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
		TELEPHONE LINE
		WATER LINE & VALVE

NOTES

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

NO.	REVISION	BY

NO.	REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
fax (408) 727 5641

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

OF

CONDITIONAL USE PERMIT, FILE NO. CP19-021, FOR A RESIDENTIAL CARE FACILITY FOR ELDERLY

FOR

ADVOCACY DEVELOPMENT PARTNERS, LLC

SAN JOSE CALIFORNIA

DATE	10/31/2019
SCALE	AS SHOWN
DESIGNER	JS
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JOB NO.	A19534
SHEET	4.0
OF	4 SHEETS

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OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

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

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

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
BOB BOMBACI

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

II.C. EMAIL:
N/A

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

PROJECT SITE INFORMATION:

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

BIOTREATMENT SOIL REQUIREMENTS

- 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.

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

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

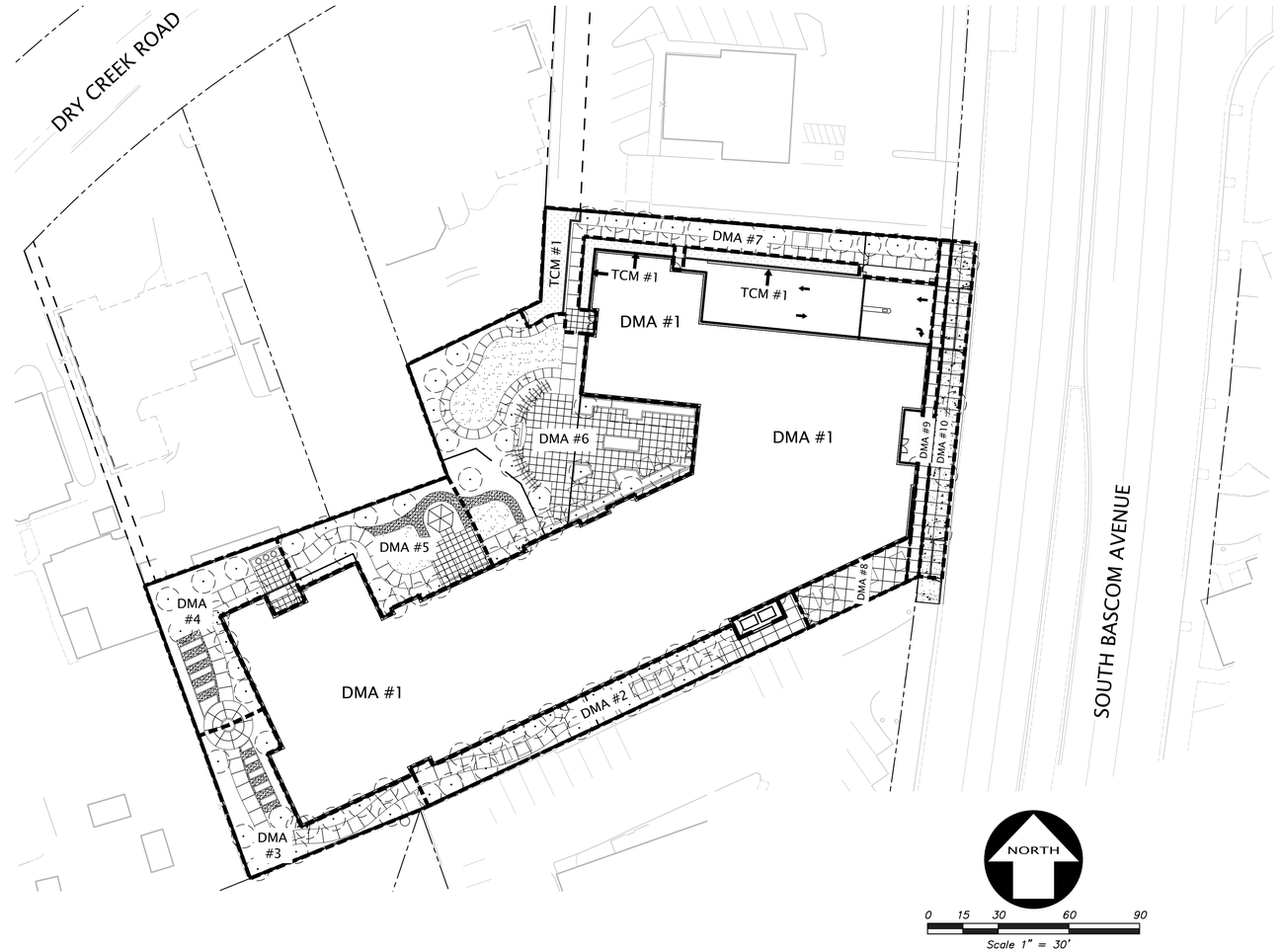
STORMWATER CONTROL NOTES

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 SWEPT 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.



NO.	REVISION	BY

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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3535 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
fax (408) 727 5641

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

DATE	10/31/2019
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TREATMENT CONTROL MEASURE SUMMARY TABLE

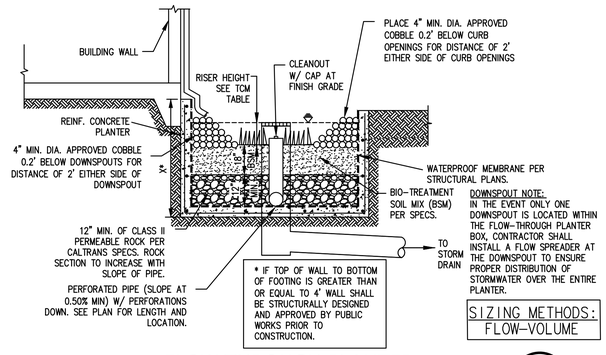
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	31,101	31,101	0	0	58.39%	877	1,052	6	2.5	3	-	-	-	-			
2	-	Onsite	Self-treating areas	LID	N/A	2,718	1,500	1,218	0	2.82%	-	-	-	-	-	-	-	-	-			
3	-	Onsite	Self-treating areas	LID	N/A	2,505	895	1,610	0	1.68%	-	-	-	-	-	-	-	-	-			
4	-	Onsite	Self-treating areas	LID	N/A	2,688	955	1,733	0	1.79%	-	-	-	-	-	-	-	-	-			
5	-	Onsite	Self-treating areas	LID	N/A	2,867	918	1,949	0	1.72%	-	-	-	-	-	-	-	-	-			
6	-	Onsite	Self-treating areas	LID	N/A	7,521	3,376	4,145	0	6.34%	-	-	-	-	-	-	-	-	-			
7	-	Onsite	Self-treating areas	LID	N/A	2,993	1,322	1,671	0	2.48%	-	-	-	-	-	-	-	-	-			
8	-	Onsite	Self-treating areas	LID	N/A	869	869	0	0	1.63%	-	-	-	-	-	-	-	-	-			
					Totals:	53,262	40,936	12,326	0	76.86%												
9	-	Offsite	Roadway Project ***	N/A	N/A	698	698	0	0	-												
10	-	Offsite	Maintenance	N/A	N/A	1,430	1,370	60	0	-												

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 flow-volume combination calculation.

*** 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.



FLOW THROUGH PLANTER

NOT TO SCALE

01

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*	*19,811*	*7,804*
STREETS & PARKING	*0*	*0*	*0*
S/W, PATIOS, PATHS ETC.	*34,756*	*11,575*	*1,746*
STREETS (PUBLIC)	*0*	*0*	*0*
STREETS (PRIVATE)	*0*	*0*	*0*
TOTAL IMPERVIOUS SURFACES:	*42,560*	*31,386*	*9,550*
PERVIOUS SURFACES			
LANDSCAPED AREAS	*11,400*	*1850*	*11,174*
PERVIOUS PAVING	*0*	*0*	*0*
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	*0*	*0*	*0*
TOTAL PERVIOUS SURFACES:	*11,400*	*1,850*	*11,174*
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			*40,936*
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			*13,024*

DMA 01 - SIZING FOR VOLUME BASED TREATMENT

A= 31,101 s.f.
Impervious Area = 31,101 s.f. **% Imperviousness= 100.00%**

MAPsite = 13.8 Correction Factor= **0.9928**
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? 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: Clay

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.577 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.577 inches (Corrected Slope for the site)

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

Adjusted UBS = 0.57285 inches

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

Design Volume = 1,484.68 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 31,101.00 sq. ft
Impervious Area = 31,101.00 sq. ft
Pervious Area = 0.00 sq. ft
Equivalent Impervious Area = 0.00 **Total Equivalent Impervious = 31,101.00** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.86424 hrs

Estimate the Surface Area = 877 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1046.32 cu. ft
Volume in Ponding Area = 438.36 cu. ft
Depth of Ponding = 0.50 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.

NO.	REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
fax (408) 727 5641

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

DATE	10/31/2019
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	5.1
OF	4 SHEETS

Z:\2019\A\A3343\9415\Dwg\Permit\Submittals\prepare\Grd Plans\Site-PID-SWM01.dwg; 1:1; By: JSO 05:13:59 PM jso

1 - EAST ELEVATION (S BASCOM FRONTAGE)

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

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

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

A - SPLIT FACE STONE VENEER

B - SMOOTH STONE CAP

C - HARDI SIDING (LIGHT GREIGE FINISH)

D - HARDI SIDING (MEDIUM GREIGE FINISH)

E - HARDI SIDING (DARK GREIGE FINISH)

F - WARM WHITE TRIM

G - WOOD ACCENT DETAILS

H - DARK BRONZE STOREFRONT, RAILING & AWNING

I - DARK BRONZE VINYL WINDOW

J - METAL & CABLE RAILING

ADVOCACY DEVELOPMENT PARTNERS

Exterior Elevations · 7.0

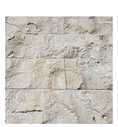
Conditional Use Permit, File No. CP19-021, for a Residential Care Facility · 2375 & 2395 S. Bascom · 10/31/2019

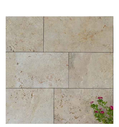
3 - WEST ELEVATION (SINGLE FAMILY RESIDENTIAL)

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

4 - NORTH COURTYARD ELEVATION (SINGLE FAMILY RESIDENTIAL)

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


A - SPLIT FACE STONE VENEER


B - SMOOTH STONE CAP

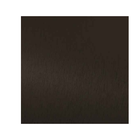
C - HARDI SIDING (LIGHT GREIGE FINISH)

D - HARDI SIDING (MEDIUM GREIGE FINISH)

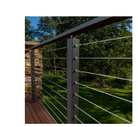
E - HARDI SIDING (DARK GREIGE FINISH)

F - WARM WHITE TRIM

G - WOOD ACCENT DETAILS

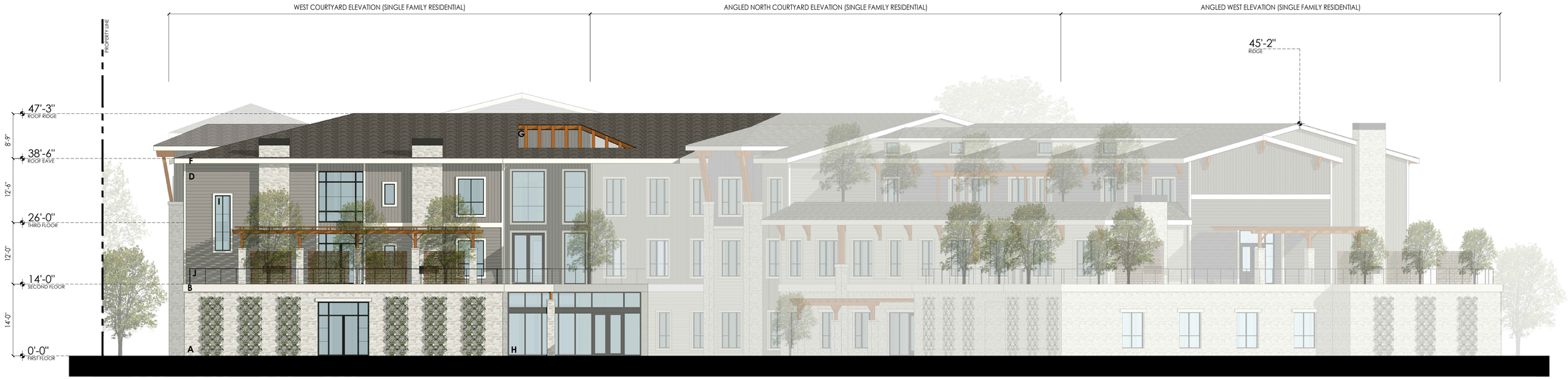

H - DARK BRONZE STOREFRONT, RAILING & AWNING

I - DARK BRONZE VINYL WINDOW


J - METAL & CABLE RAILING

ADVOCACY
DEVELOPMENT PARTNERS

Exterior Elevations · 7.1

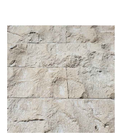


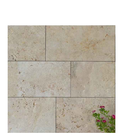
5 - WEST COURTYARD ELEVATION (SINGLE FAMILY RESIDENTIAL)

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

6 - NORTH ELEVATION (COMMERCIAL BOAT DEALERSHIP)

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


A - SPLIT FACE STONE VENEER

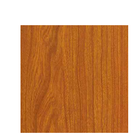

B - SMOOTH STONE CAP

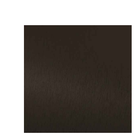
C - HARDI SIDING (LIGHT GREIGE FINISH)

D - HARDI SIDING (MEDIUM GREIGE FINISH)

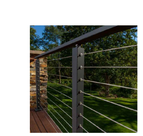
E - HARDI SIDING (DARK GREIGE FINISH)

F - WARM WHITE TRIM


G - WOOD ACCENT DETAILS

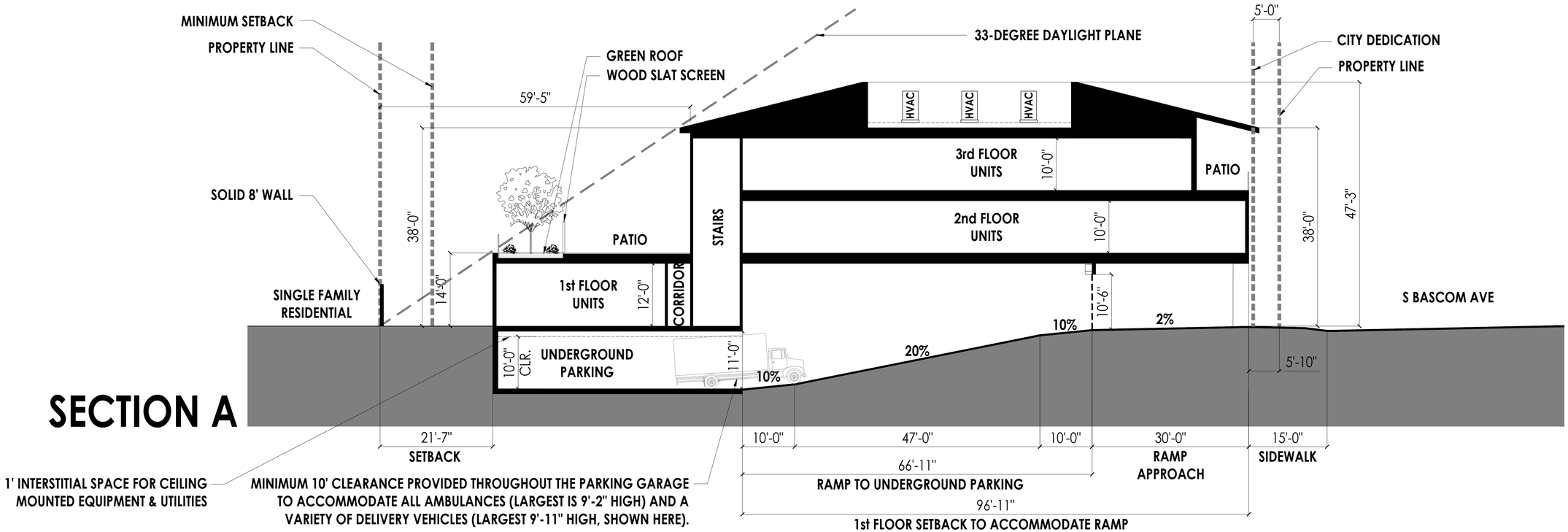

H - DARK BRONZE STOREFRONT, RAILING & AWNING

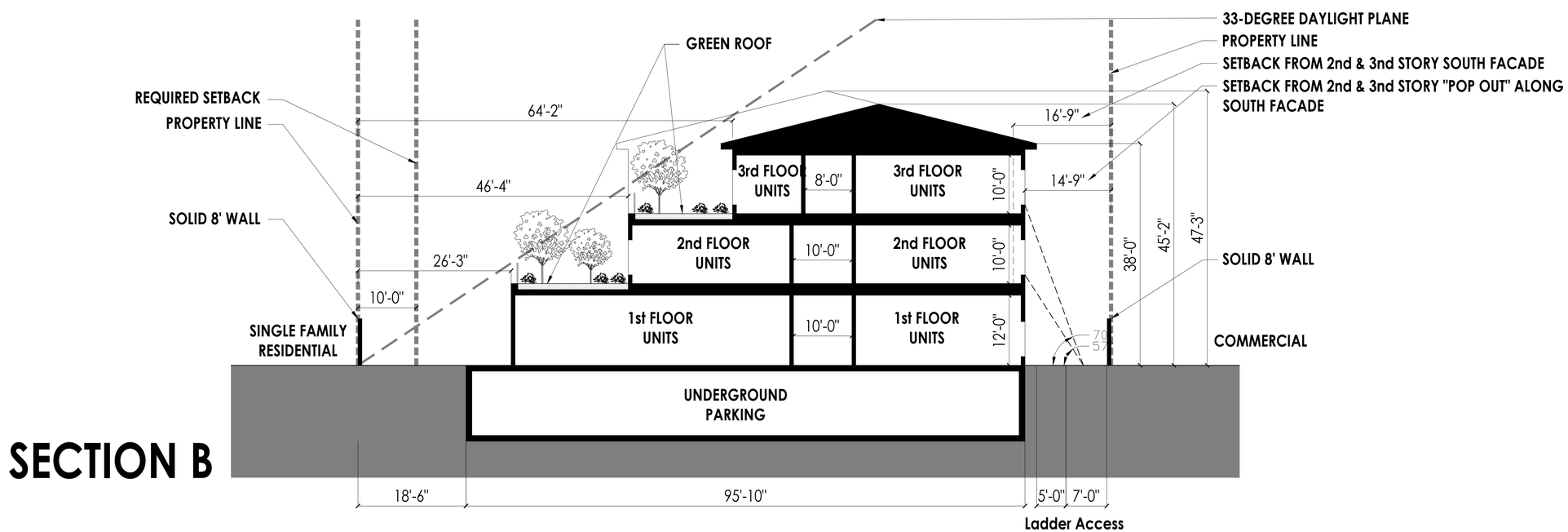
I - DARK BRONZE VINYL WINDOW


J - METAL & CABLE RAILING

ADVOCACY
DEVELOPMENT PARTNERS

Exterior Elevations · 7.2





SCALE 1" = 10'

0' 5' 10' 20'

ADVOCACY DEVELOPMENT PARTNERS

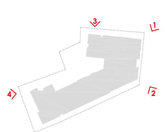
Site Sections · 7.3

VIEW 1

VIEW 2

VIEW 3

VIEW 4



ADVOCACY
DEVELOPMENT PARTNERS

Renderings · 7.4

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)

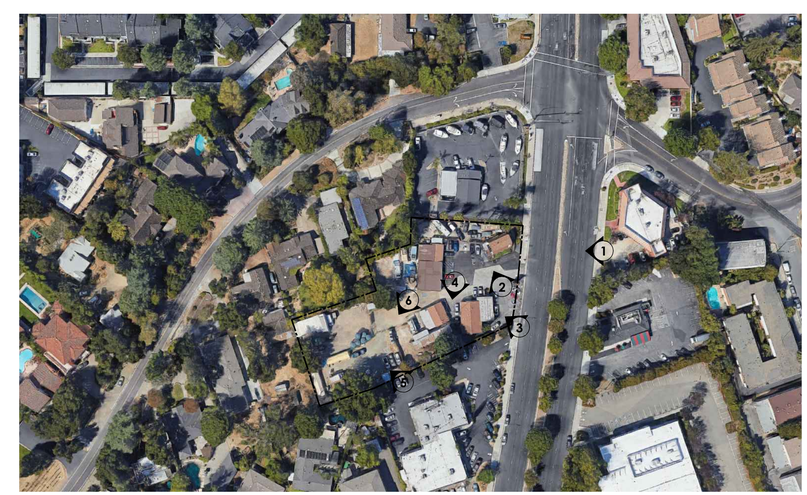
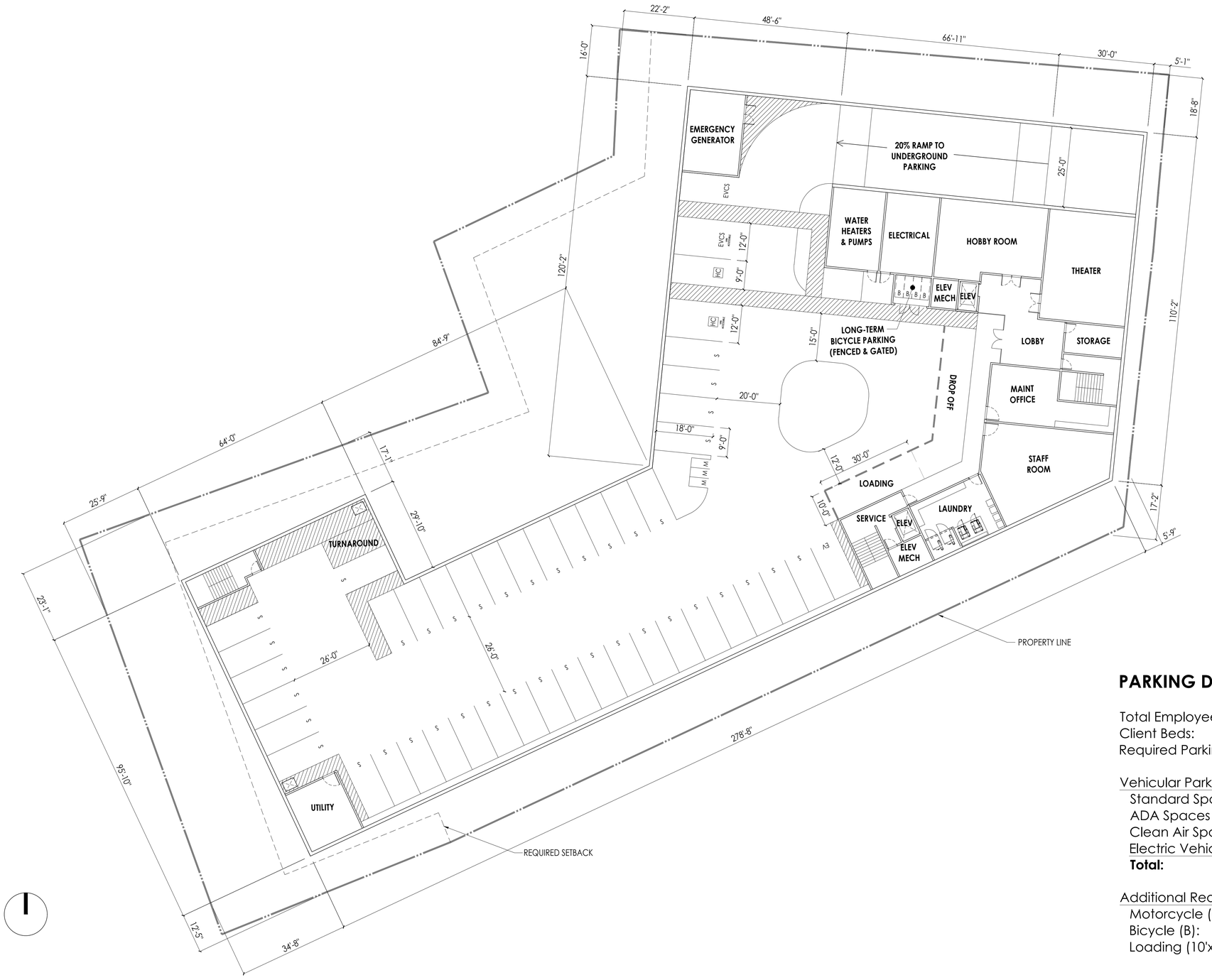


Photo Location Map

EXISTING SITE PHOTOS · 8.0

ADVOCACY
DEVELOPMENT PARTNERS



0' 8' 16' 32'

SCALE 1/16" = 1'-0"

PARKING DATA

Total Employees (peak shift):	27
Client Beds:	89
Required Parking Spaces:	39

Vehicular Parking

Standard Spaces(S) - 9'x18':	40
ADA Spaces (HC):	02
Clean Air Spaces (EV) - 9'x18':	01
Electric Vehicle Charging Station (EVCS):	02
Total:	**45**

Additional Requirements

Motorcycle (M) - 6'x4':	03
Bicycle (B):	04
Loading (10'x30'x10'):	01

ADVOCACY DEVELOPMENT PARTNERS

Underground Parking Floor Plan · 9.0

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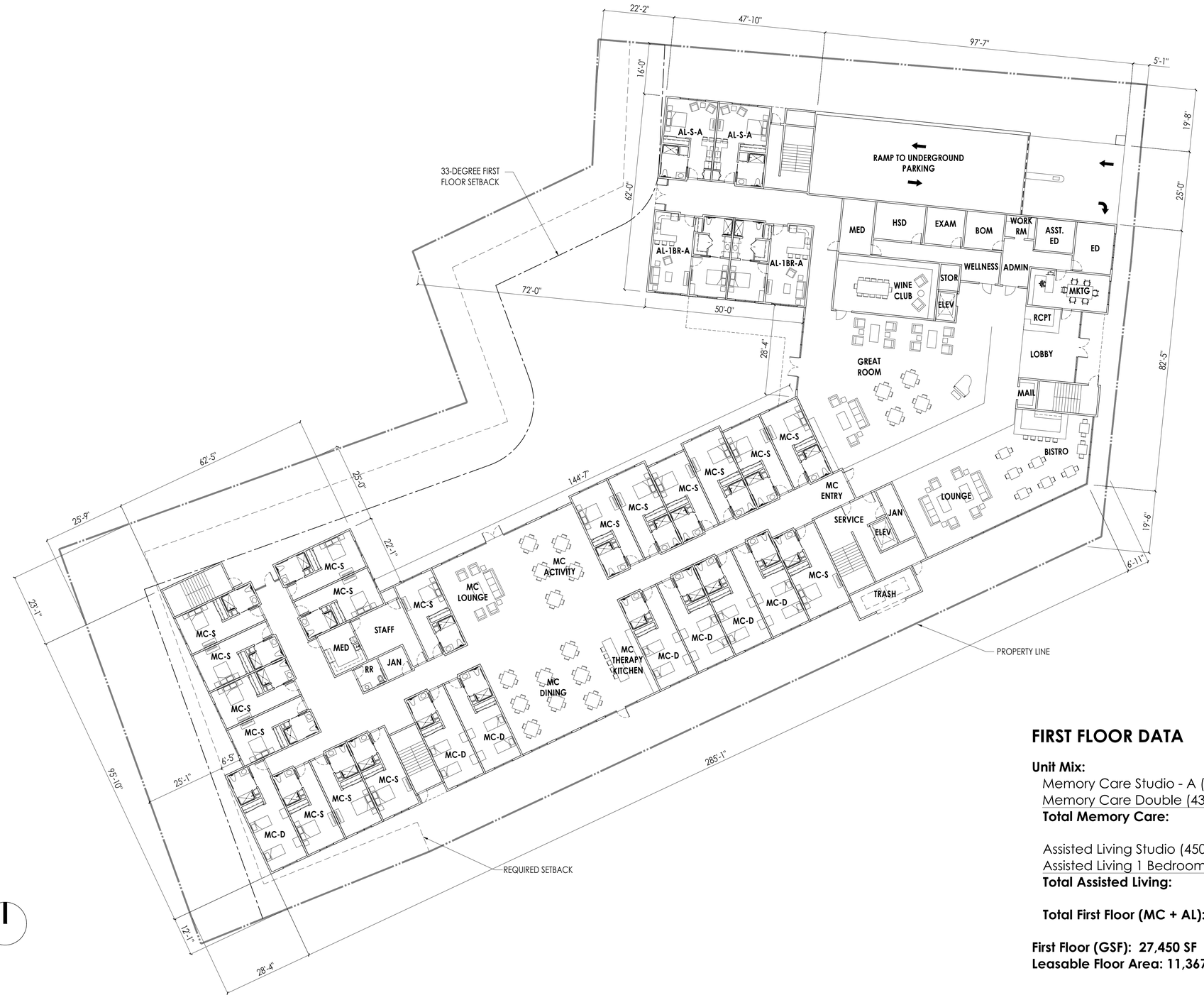


0' 8' 16' 32'

SCALE 1/16" = 1'-0"

FIRST FLOOR DATA

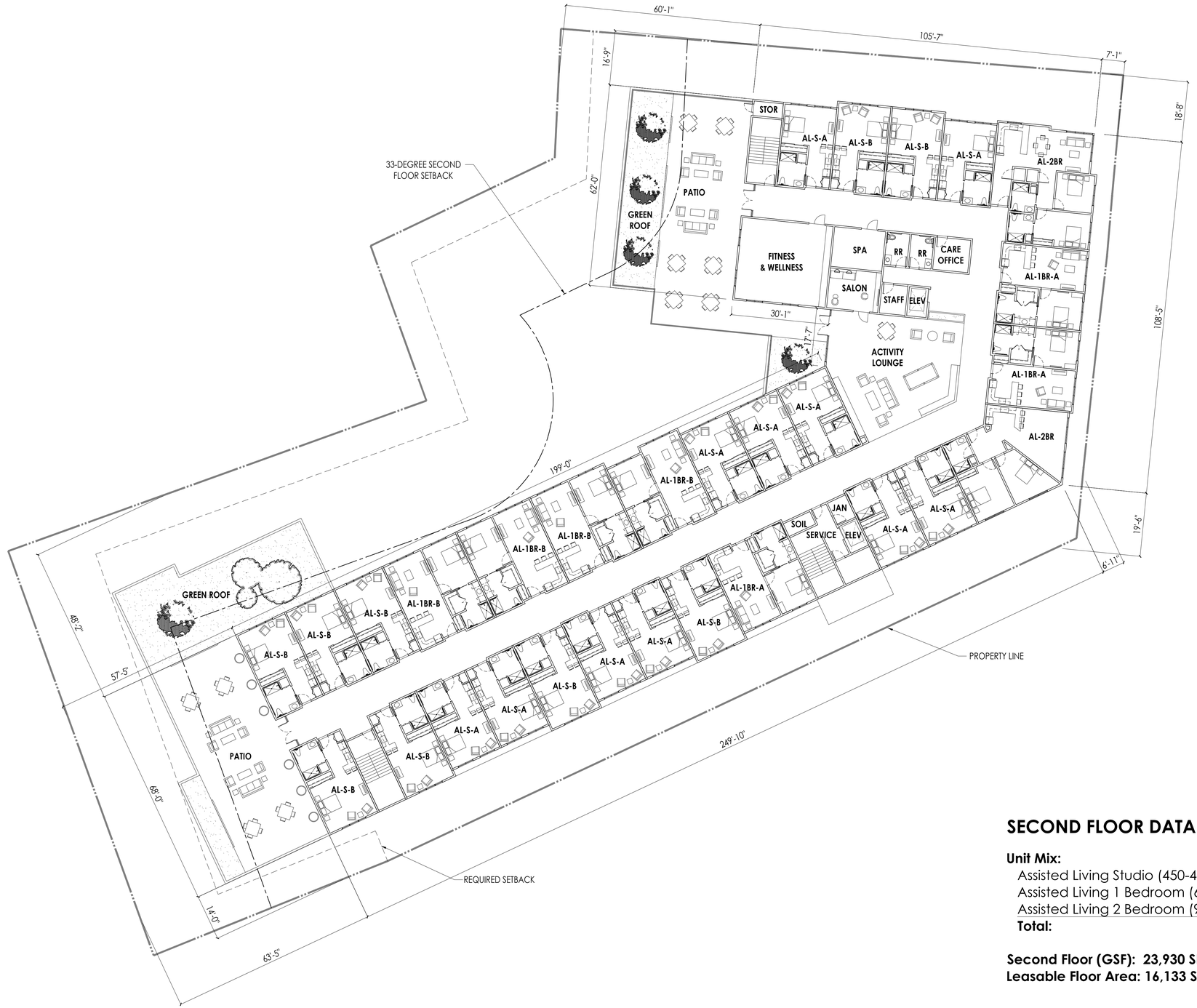
Unit Mix:

Memory Care Studio - A (350-390 SF):	17 units / 17 beds
Memory Care Double (430 SF):	07 units / 14 beds
Total Memory Care:	**24 units / 31 beds**
Assisted Living Studio (450-490 SF):	2 units / 2 beds
Assisted Living 1 Bedroom (690-740 SF):	2 units / 2 beds
Total Assisted Living:	**4 units / 4 beds**
Total First Floor (MC + AL):	**28 units / 35 beds**

First Floor (GSF): 27,450 SF
Leasable Floor Area: 11,367 SF (41%)

ADVOCACY DEVELOPMENT PARTNERS

First Floor Plan · 9.1



0' 8' 16' 32'

SCALE 1/16" = 1'-0"

SECOND FLOOR DATA

Unit Mix:

Assisted Living Studio (450-490 SF):	20 units / 20 beds
Assisted Living 1 Bedroom (690-740 SF):	07 units / 07 beds
Assisted Living 2 Bedroom (970-1,090 SF):	02 units / 04 beds
Total:	**29 units / 31 beds**

Second Floor (GSF): 23,930 SF
Leasable Floor Area: 16,133 SF (67%)

ADVOCACY DEVELOPMENT PARTNERS

Second Floor Plan · 9.2

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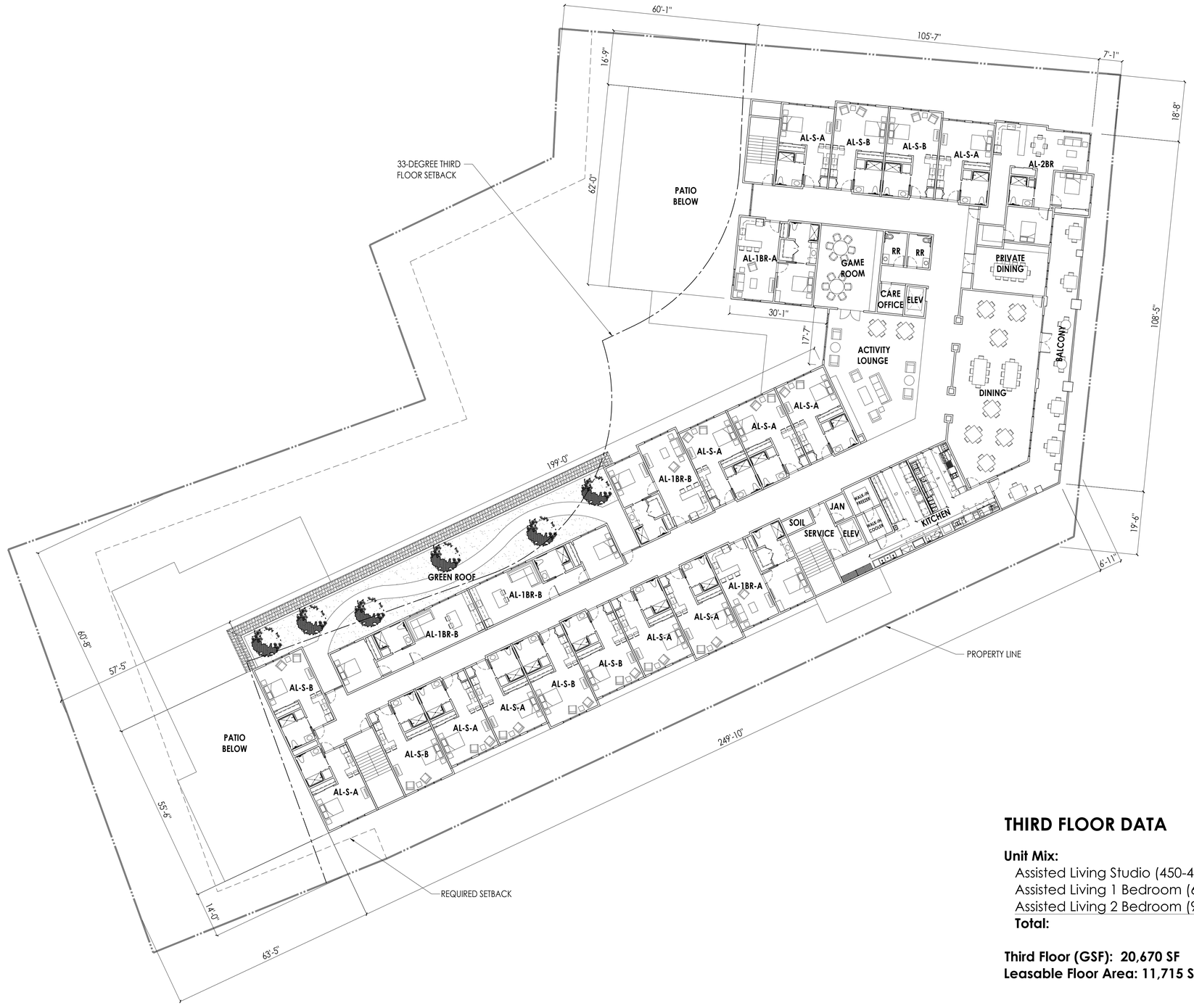

KITCHEN ZONE LEGEND

A - Cook line with exhaust hood
B - Chef's Table
C - Prep
D - Prep
E - Beverage station
F - Scullery & janitorial

0' 8' 16' 32'

SCALE 1/16" = 1'-0"

THIRD FLOOR DATA

Unit Mix:

Assisted Living Studio (450-490 SF):	16 units / 16 beds
Assisted Living 1 Bedroom (690-740 SF):	05 units / 05 beds
Assisted Living 2 Bedroom (970-1,090 SF):	01 units / 02 beds
Total:	**22 units / 23 beds**

Third Floor (GSF): 20,670 SF
Leasable Floor Area: 11,715 SF (57%)

ADVOCACY DEVELOPMENT PARTNERS

Third Floor Plan · 9.3

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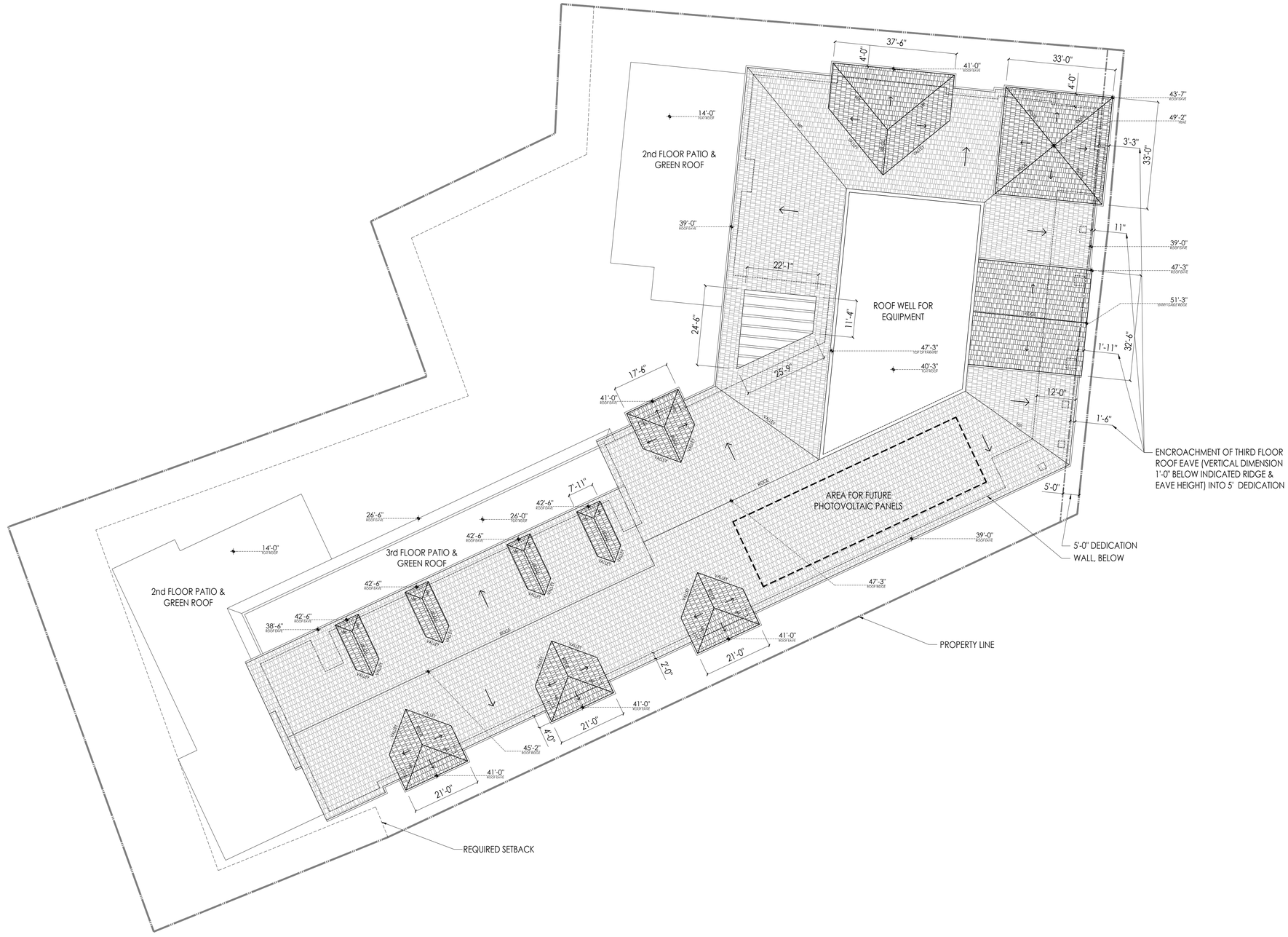
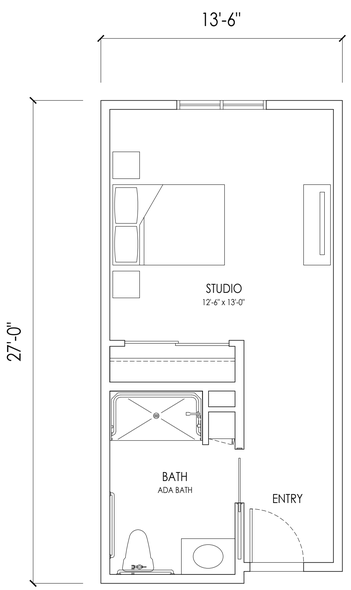


0' 8' 16' 32'

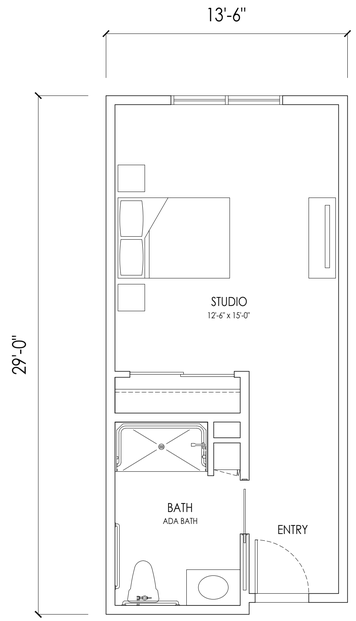
SCALE 1/16" = 1'-0"

ADVOCACY DEVELOPMENT PARTNERS

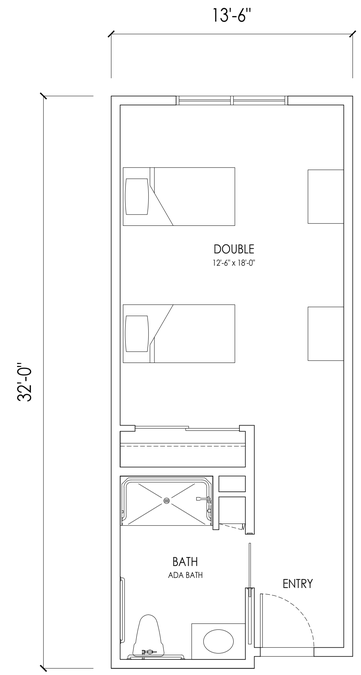
Roof Plan · 9.4



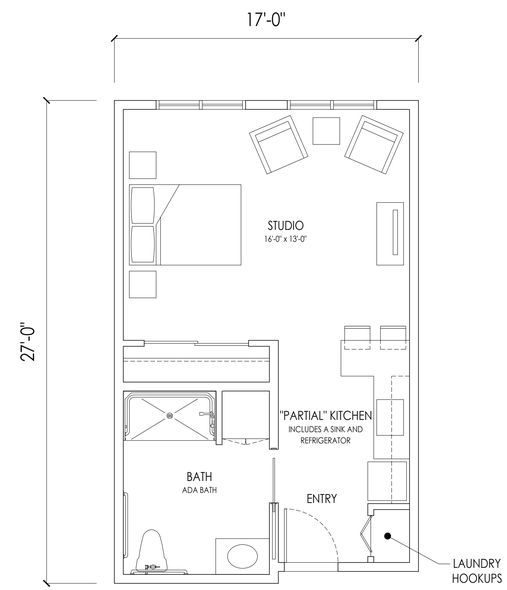
MC STUDIO (A) 360 SF



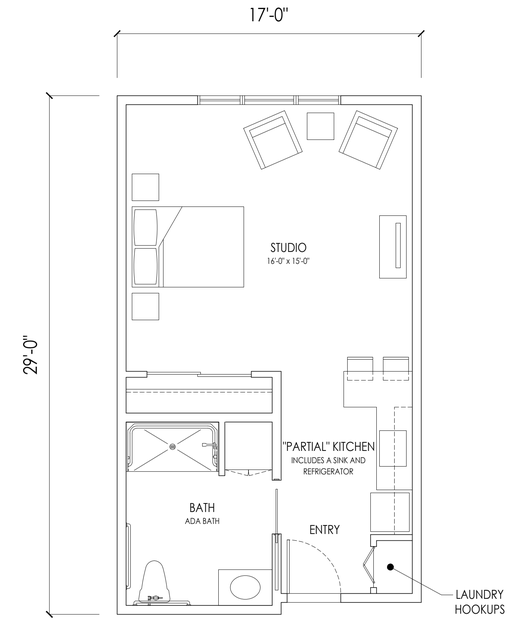
MC STUDIO (B) 390 SF



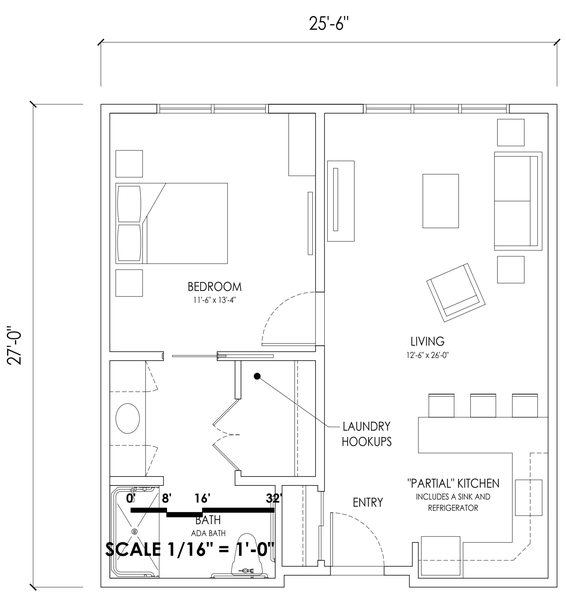
MC DOUBLE 430 SF



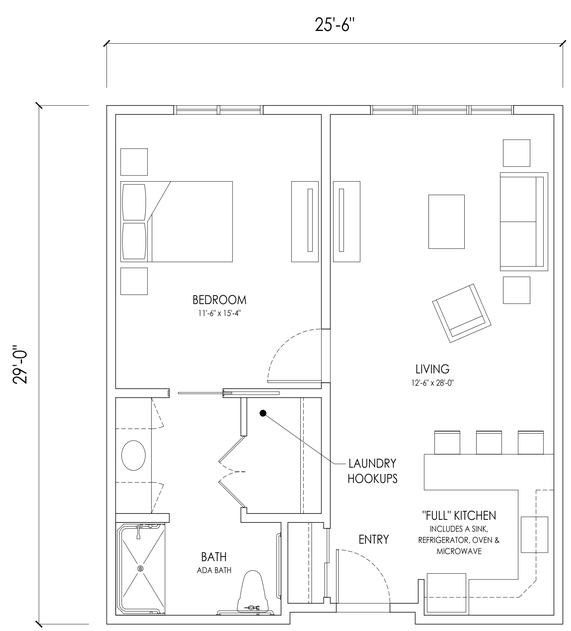
AL STUDIO (A) 450 SF



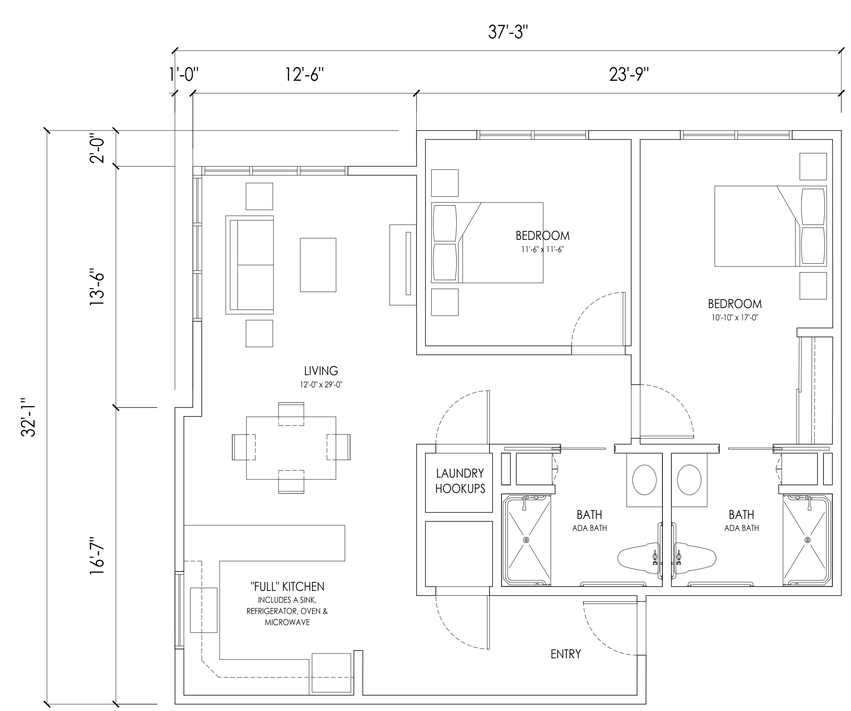
AL STUDIO (B) 490 SF



AL 1-BEDROOM (A) 690 SF



AL 1-BEDROOM (B) 740 SF



AL 2-BEDROOM 1,090 SF

MC - Memory Care Unit
AL - Assisted Living Unit

ADVOCACY
DEVELOPMENT PARTNERS

Enlarged Unit Plans · 9.5

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NORTH

SCALE 1/16"=1'-0"

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	WUCOLS
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"-48" BOX	M
	GREVILLEA ROBUSTA	SILK OAK	24"-48" BOX	L
	HYMENOSPORUM FLAVUM	SWEETSHADE TREE	24" BOX	M
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN RED BUD	24" BOX	M
	EXISTING OAK TREE			VL
	PHOENIX DACTYLIFERA	DATE PALM	18" BTH	L
	FRUIT TREE VARIETY	CITRUS, PEACH, PLUM	24" BOX	M
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	L
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX -48" BOX	H

NOTE:
STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.

PLANTING LEGEND

SHRUBS / PERENNIALS		(BIORENTION AREA PLANTS)	
AGAPANTHUS VAR.	AGAPANTHUS	HELLEBORUS X HYBRIDUS VAR.	HELLEBORE
AGAVE SP.	AGAVE SPECIES	HEUCHERA VAR.	HEUCHERA VARIETIES
ALOE SP.	ALOE SPECIES	OPHIOPOGON SP.	MONDO GRASS
SEDUM SP.	SEDUM SPECIES	GAURA LINDHEIMERI VAR.	GAURA
SEMPERVIVUM SP.	SEMPERVIVUM SPECIES	HEMEROCALLIS VAR.	DAY LILY
ECHEVERIA SP.	ECHEVERIA SPECIES	STACHYS BYZANTINA	LAMB'S EAR
ANIGOZANTHOS SP.	KANGAROO PAW SPECIES	COLEONEMA PULCHELLUM	DIOSMA
ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE	MISCANTHUS VAR.	JAPANESE SILVER GRASS
BACCHARIS SP.	COYOTE BUSH	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM
DIANELLA SP.	FLAX LILY	HOSTA VAR.	HOSTA
HETEROMELES ARBUTIFOLIA	TOYON	ACUBA SP.	ACUBA SPECIES
JUNCUS PATENS	CALIFORNIA GRAY RUSH	FATSIA JAPONICA	PAPER PLANT
LAVANDULA SP.	LAVENDER SPECIES	DICKSONIA ANTARCTIA	TASMANIAN TREE FERN
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	PHILODENDRON XANADU	PHILODENDRON XANADU
LIRIOPE SP.	LILYTURF	NANDINA VAR.	HEAVENLY BAMBOO
MAHONIA SP.	MAHONIA SPECIES	CAMELIA VAR.	JAPANESE CAMELLIA
MUHLENBERGIA RIGENS	MUHLENBERGIA RIGENS	HARDENBERGIA VIOLACEA	LILAC VINE
PHORMIUM TENAX	NEW ZEALAND FLAX	JASMINUM MESNYI	PRIMROSE JASMINE
PHILODENDRON 'XANADU'	XANADU PHILODENDRON	LONICERA SP.	HONEYSUCKLE
PITTOSPORUM SP.	MOCK ORANGE	JASMINUM POLYANTHUM	PINK JASMINE
ROSMARINUS SP.	ROSEMARY VARIETIES	LEPTOSPERMUM SP.	TEA TREE SPECIES
SALVIA GREGGII	AUTUMN SAGE	AZALEA VAR.	AZALEA VARIETIES
WESTRINGIA FRUTICOSA	COAST ROSEMARY	MYRTUS SP.	MYRTUS SPECIES
ABELIA X GRANDIFLORA	GLOSSY ABELIA	VIBURNUM VAR.	VIBURNUM VARIETIES
ROSA VAR.	ROSE VARIETIES	HETEROMELES ARBUTIFOLIA	TOYON

PLANTING LEGEND

BIORENTION AREA PLANTS	
ARISTIDA PURPUREA	PURPLE THREE-AWN
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CAREX DIVULSA (C. TUMULICOLA)	BERKELEY SEDGE
CAREX PANSA	DUNE SEDGE
FESTUCA CALIFORNICA	CALIFORNIA FESCUE
JUNCUS PATENS	CALIFORNIA GREY RUSH
MUHLENBERGIA RIGENS	DEER GRASS

CONDITIONAL USE PERMIT, FILE NO. CP19-021
FOR A RESIDENTIAL CARE FACILITY FOR ELDERLY

LANDSCAPE CONCEPT PLAN - GROUND LEVEL 10.0
OCTOBER 31, 2019

BLED10N

Type A

RAB | Outdoor

42" high rectangular Bollard with (1) 10 Watt (equivalent to a 70 Watt HPS) LED fixture for low level lighting applications. Great for pathway lighting! IESNA Full Cutoff. Fully Shielded optics. 5-year, no-compromise warranty.

Color: Bronze | Weight: 14.7 lbs

Project: | Type: A

Prepared By: | Date:

Driver Info

Type	Constant Current
120V	0.21A
208V	0.14A
240V	0.12A
277V	N/A
Input Watts	12.20W
Efficiency	82%

LED Info

Watts	10.00W
Color Temp	4000K (Neutral)
Color Accuracy	83 CRI
L70 Lifespan	100,000
Lumens	1,208
Efficacy	99 LPW

Technical Specifications

Listings

UL Listed:
Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:
Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Lumen Maintenance:
The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Junction Box:
Junction Box Not Included

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)

Housing:
Precision die-cast aluminum housing, lens frame

Mounting:
42" Bollard

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Anchor Bolt:
The anchor bolts for the BLED have the following dimensions 1/2 - 13 x 12 1/4" long with 2 3/4" hook.Available online in pdf file.

Green Technology:
Mercury and UV free. RoHS-compliant components.

Other

Patents:
The design of the BLED is protected by patents in Canada Pat. 135,163, U.S. Pat. D558,050 and patents pending in China and Taiwan.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of 5 years from the date of shipment delivery to the end user. Excluding coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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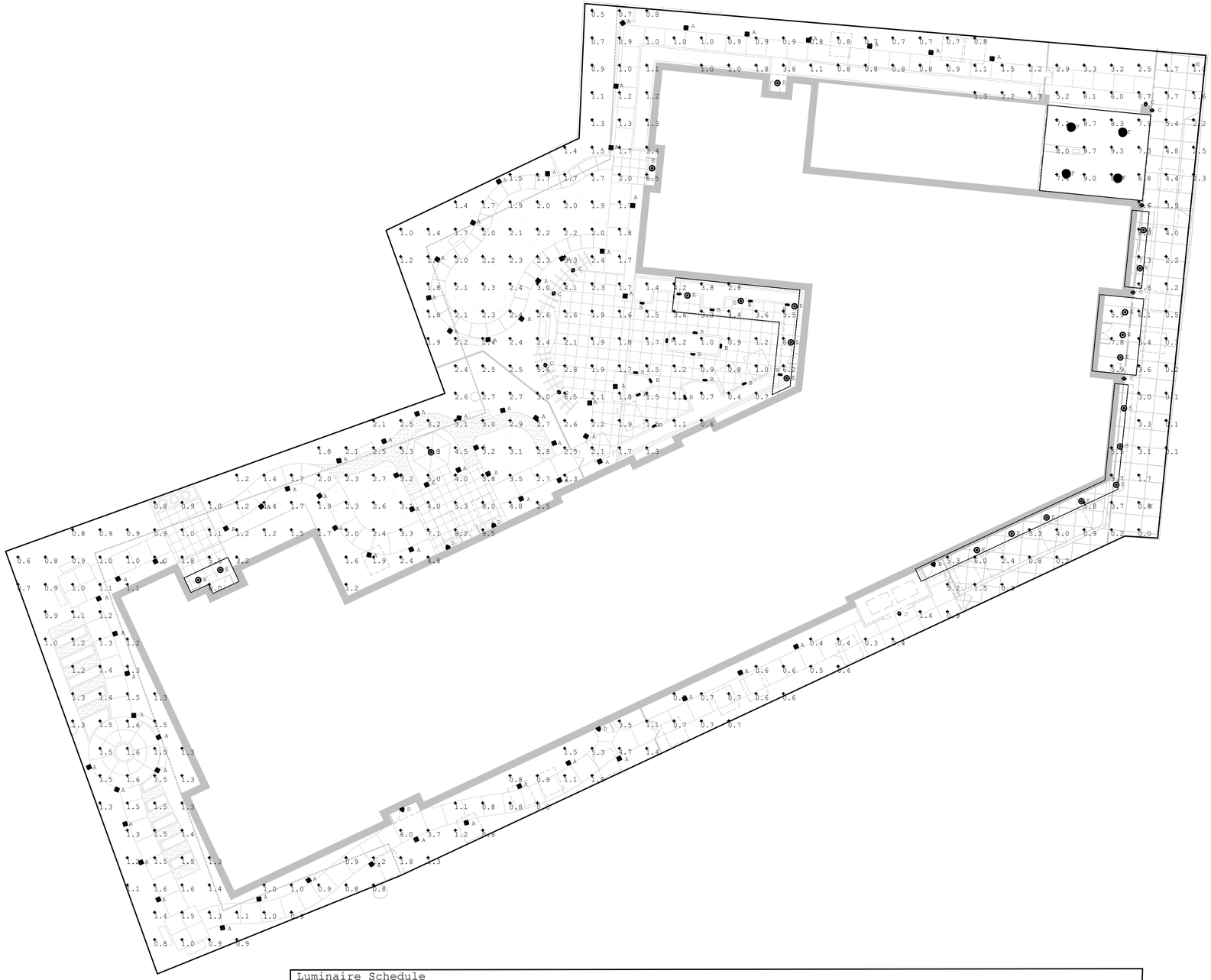


SPJ-BCH1

Type B

Model: SPJ-BCH1
Finish: Rusty

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".

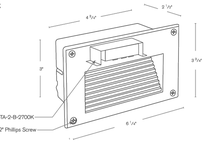
Electrical: Available in 9-15v or 120V

Labels: ETL Standard Wet Label
C-ETL

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



Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-BCH1	R	2W	125	2700K	9-15V
	R = Rusty W = Blue AL = Aged Brass BRB = Matte Bronze SB = Satin Brass	SW = Sun Blind B = Black R = Rusty PBZP = PBZ Polished PBSB = PBZ Satin	2W 3W 5W 7W 10W	125 250 400 500	2700K 3000K 4000K 5000K	9-15V 120V

WWW.SPJLIGHTING.COM

SLIM12N

Type C/D

RAB | Outdoor

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze | Weight: 4.2 lbs

Project: | Type: C/D

Prepared By: | Date:

Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15.90W
Efficiency	75%

LED Info

Watts	12.00W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000
Lumens	1,825
Efficacy	121.1 LPW

Technical Specifications

Listings

UL Listed:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:
SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.DLC Product Code: PGJBD3AQ

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:
Up to 8 ft

Lens:
Tempered glass lens

Reflector:
Specular thermoplastic

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:
Multi-chip, long-life LED

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

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LIGHTOLIER by Ⓛlightfy

Downlighting
Calculite LED 6" gen 3
CSRDL Round Downlight

Calculite LED 6" generation 3 features industry leading visual comfort, excellent uniform illumination over time, and patented installation flexibility.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Complete luminaire = Frame + Engine + Trim + Accessories (optional)

Type E

example: 6FNIP

Frame

Series	Installation	Voltage / Options
6R 6" Non-IC Round	**N** New construction **R** Remodeler	— Universal 120/277V (specify for Power Over Ethernet) **EM** Emergency (see page 2 for details and limitations)* **IP** Interact Pro ready (for 0-10V engine only) — Universal 120/277V (specify for Power Over Ethernet) **IP** Interact Pro ready (for 0-10V engine only) **LC** Chicago Plenum **3** 347V (not compatible with ELV dimming)* **3IP** 347V with Interact Pro (for 0-10V engine only) **3** 347V (not compatible with ELV dimming)

Engine

example: C6LS830NZTOU

Series	Lumens	CRI	CCT	Beam	Dimming	Voltage
C6L Calculite LED 6"	**10** 1000lm **15** 1500lm **20** 2000lm **25** 2500lm **30** 3000lm **35** 3500lm **40** 4000lm (210 only) **60** 6000lm (210 only)	**8** 80CRI **9** 90CRI	**27** 2700K **30** 3000K **35** 3500K **40** 4000K	**N** Narrow (40°) **M** Medium (64°) **W** Wide (96°)	**ZT0** 0-10V 1% **SDL** Sensa LED Solo 0-10V 0.1% **D** Dali 0.1% **DMX** DMX1 EcoSystem (hwk-in-track) **DM6** Digital Multidimming	**U** Universal 120/277V/347V
					E ELV (for up to 2000W only)	**1** 120V
					P Power over Ethernet (PoE)	**E** Ethernet 48V DC (only compatible with 90CRI, 2700K, 3000K configuration)

Trim

example: C6RDLCCP

Series	Aperture	Style	Finish	Flange
C6 Calculite LED 6"	**R** Round	**DL** Downlight **SL** Shower light (non-conductive)*	**BK** Black (smooth) **CL** Specular clear **CC** Comfort clear **CD** Comfort clear diffuse **CZ** Champagne bronze **WH** White (matte) **WH** White (matte) **WH** White (matte)	**W** White (matte) **P** Polished (matches aperture) **F** Flangeless (requires CA6RFT) **W** White (matte) **F** Flangeless (requires CA6RFT) — Not applicable

Accessories

CA6RFT Mud-in ring for use in flangeless trim installations (ordered with a flangeless trim)
CA6IM Field installable EM pack (for use with new construction frame only)
C6RVPWH IP65 Rated vandal proof matte white accessory mounts onto flangeless trims (C4RXLY) and new construction frame only
AWS AcuLuma multi-sensor (optional accessory for PoE configurations)
SWZDT SpaceWise wireless controller with (two) time functionality (compatible with all 0-10V options, see SWZDT spec sheet)
SWJNT Interact Office Accessory (for use with Lightolier Interact Pro products)

1. Emergency (EM) frame includes emergency battery with ceiling and reflector mountable test switch (see page 2 for details and limitations)
2. Not for use in fire rated assemblies unless approved by manufacturer (see page 2 for details)
3. Non-conductive flush mount lens with pre-molded gasket (matte white non-conductive flange sets diffuse lens that is flush with the flange).

interact ready.

IVEPARK™

Type F

- Edge-lit technology provides uniform, low-glare distribution
- Offered in 7500lm (*69W*), 5500lm (*45W*) and 3600lm (*28W*) models
- Uplight models available
- Several mounting options available: Surface (*standard*), trunnion, wall, and universal pole mount (*accessories*)
- Motion sensor and Lightcloud® Controller options available
- IP66 rated for protection against limited dust and water ingress
- 100,000-Hour LED lifespan

RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

The IVEPARK's super-sleek design makes for a significantly lower profile.

Seamless sensor integration - no unsightly arms or sidecars required.

IVEPARK fixture is available in two color options: bronze or white

Uplight models help eliminate the "cave effect" of dark ceiling spots

Luminaire Schedule							
Tag	Symbol	Qty	Description	Manukfacturer	LLF	Lum. Watts	Lumens
A		73	42"H pathway LED bollard light	RAB BELD10N	0.700	12.2	1208
B		17	Wall recess mounted LED step light, 12"H	SPJ LIGHTING SPJ-BCH1	0.700	5.08	81
C		10	Trellis mounted LED down light, 10'H	RAB SLM12N	0.700	8	335
D		5	Wall mounted LED down light, 8'H	RAB SLM12N	0.700	15.9	1925
E		22	Ceiling recess mounted LED down light, 12'H	LIGHTOLIER 6RNCL610840M	0.700	9	995
F		4	Ceiling surface mounted LED garage light, 12'H	IVEPARK IVGT5-70L	0.700	69.5046	7378

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Plan	Illuminance	Fc	2.33	9.7	0.0	N.A.	N.A.

ADVOCACY DEVELOPMENT PARTNERS

PHOTOMETRIC SITE PLAN · 11.0

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