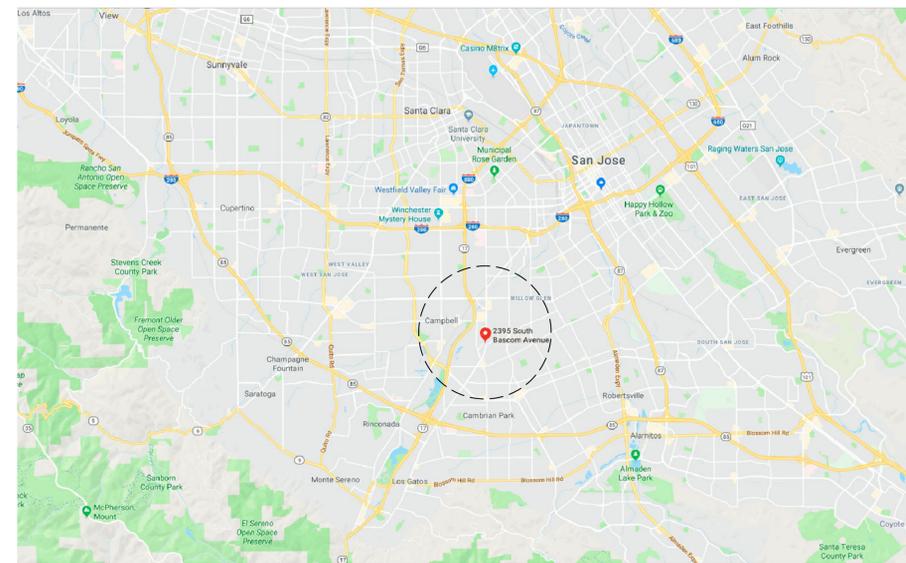


Conditional Use Permit, File No. CP19-021, for a Residential Care Facility for Elderly

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 two ordinance-size trees and four non-ordinance sized trees, and the construction of a 83-unit/93-bed, 3-story, 72,380-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 Stories 1-3; 1A Underground Parking
Occupancy Type: R-2.1 (Assisted Living Facility RCFE)

Site Area:
 Site Area: 53,960 SF = 1.23 Acres
 FAR: 1.34 (MAX FAR 3.50)

Building Area (GSF):

First Floor	27,450 SF
Second Floor	24,605 SF
Third Floor	20,325 SF
TOTAL	72,380 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: 40
 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" to Property Line and 0' to the proposed sidewalk easement
Side Setback (adjacent to residential district)	10'-0"	21'-0"
Side Setback (adjacent to commercial use/district)	0	8'-3" (at trash enclosure) / 16'-0"
Rear Setback	25' Min	25'

PROPOSED UNITS/BEDS:

Unit Type	Unit Mix		SF
	Units	Beds	
MC - Studio	17	17	350 - 390 SF
MC - Double	7	14	430 SF
AL - Studio	42	42	450 - 490 SF
AL - 1 Bedroom	14	14	690 - 740 SF
AL - 2 Bedroom	3	6	970 - 1,010 SF
Total	83	93	40,622

MC - Memory Care Unit
 AL - Assisted Living Unit

Building Efficiency	
Total Building SF	72,380
Leaseable Area	40,622
Efficiency Ratio	56%

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
10.1	Ground Level Planting Plan
10.2	Ground Level Planting Plan
10.3	Second Floor Planting Plan
10.4	Third Floor Planting Plan
10.5	Tree Removal & Mitigation 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

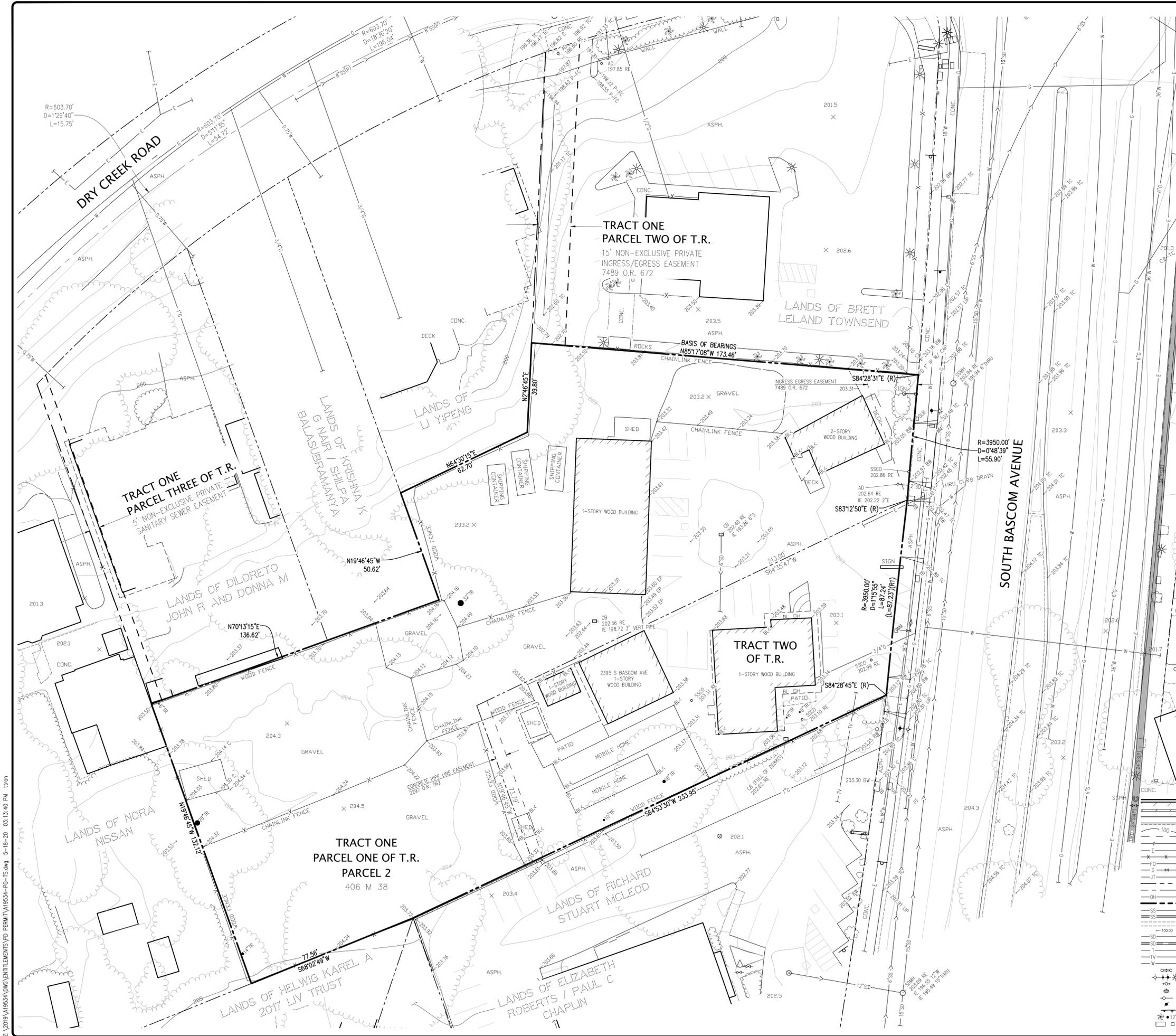
Michael Savage
 Savage Land Design
 2651 E. Chapman Avenue, Suite 110
 Fullerton, CA 92831
 [e] savagelanddesign@att.net
 [t] 714.878.0335

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

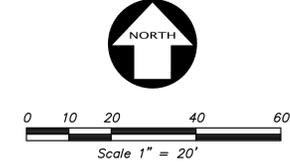
The total number of staff employed in the community will be approximately 70 but will fluctuate depending on the number of residents, acuity levels of the residents and the proportion of part time vs. full time employees





REFERENCES

(R1) = 406 PM 38



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

NOTES

- 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.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 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.
- 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.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 0608002434 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.
- 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)
- 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.
- 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.
- 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

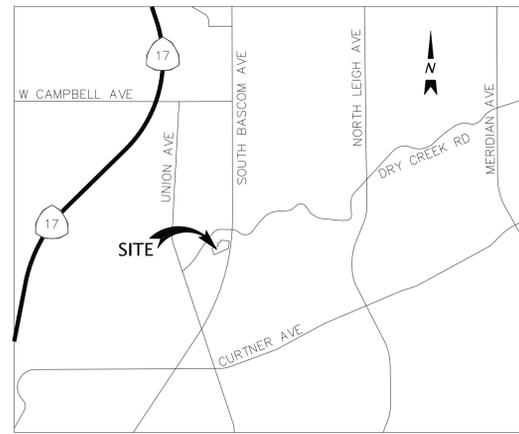
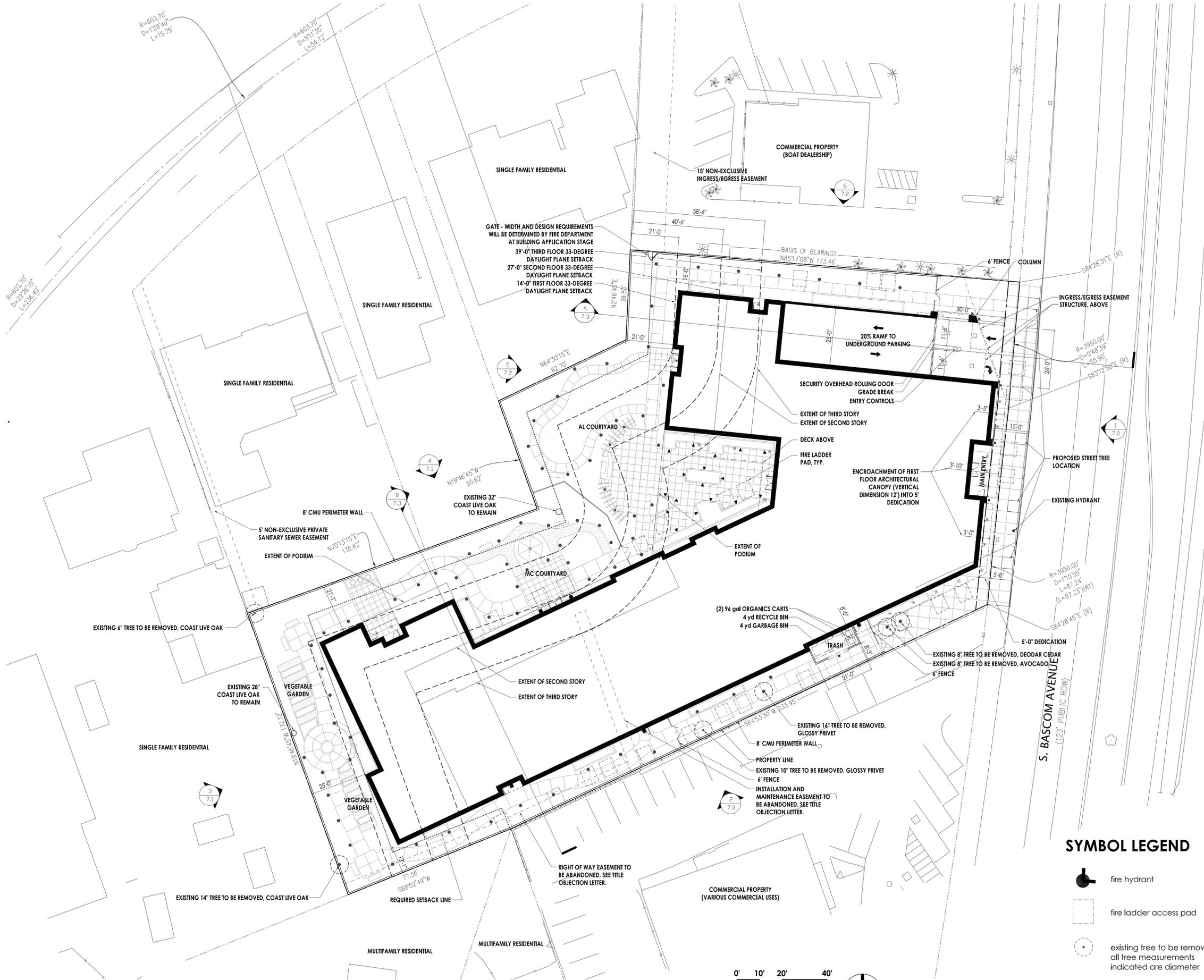
BUILDING LINE	CONCRETE BLOCK/RETAINING WALL	WATER VALVE
ANGLE POINT	CONCRETE CURB	ANGLE POINT
CONCRETE CURB & GUTTER	CONTOUR LINE	BUILDING LINE
ED	EASEMENT LINE	BL
CB	FENCE LINE	EW
DWB	FIBER OPTICS LINE	DB
DRIVEWAY	GAS LINE-VALVE & METER	EB
EDGE OF PAVEMENT	JOINT TRENCH	ED
EP	LOT LINE	EP
FOUND	MONUMENT/MONUMENT LINE	FH
FIRE HYDRANT	OVERHEAD POWER LINE	IE
INVERT ELEVATION	PROPERTY LINE	IP
IRON PIPE	SANITARY SEWER-MANHOLE & CLEANOUT	IP
LIP OF GUTTER	SANITARY SEWER OVER 24" DIAMETER	IP
MH	SIDEWALK	IP
MONUMENT	SPOT ELEVATION	IP
OH	STORM DRAIN-MANHOLE & CATCH BASIN	IP
ON	TELEPHONE LINE	IP
OFFICIAL RECORD	WATER LINE & VALVE	IP
PAVEMENT FACE OF CURB	BACKFLOW PREVENTION DEVICE	IP
RM ELEVATION	ELECTROLYZER	IP
RE	FIRE HYDRANT	IP
RIGHT OF WAY	GAS METER	IP
SDMH	POST INDICATOR VALVE	IP
SL	POWER POLE/JOINT POLE	IP
SLB	TRAFFIC SIGN	IP
SSCO	TREE	IP
SMH	UTILITY BOX	IP
TC		IP
UB		IP
UKD		IP
WM		IP
WV		IP

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Tel: (408) 727 8665
Fax: (408) 727 8641

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	07/10/2020
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	3.0

Z:\2019\A19534\DWG\ENTITLEMENTS\VD PERMIT\A19534-PC-1S.dwg 5-18-20 03:13:40 PM ttram



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: 72,380 SF (does not include 30,240 SF underground parking garage)

Net SF:
Existing: 5,125 SF
Proposed: 61,523 SF

Parking & Loading:

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

Site Coverage:

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

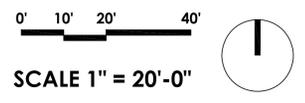
Residential Density: N/A (commercial use)

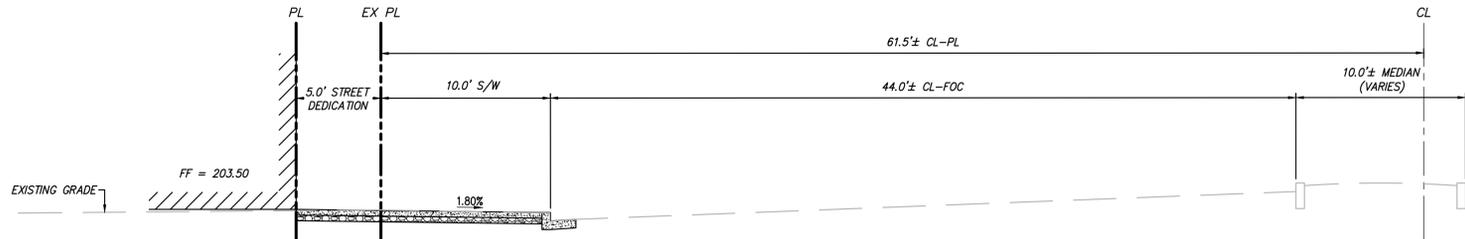
LIGHTING FIXTURE LEGEND

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

SYMBOL LEGEND

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





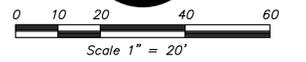
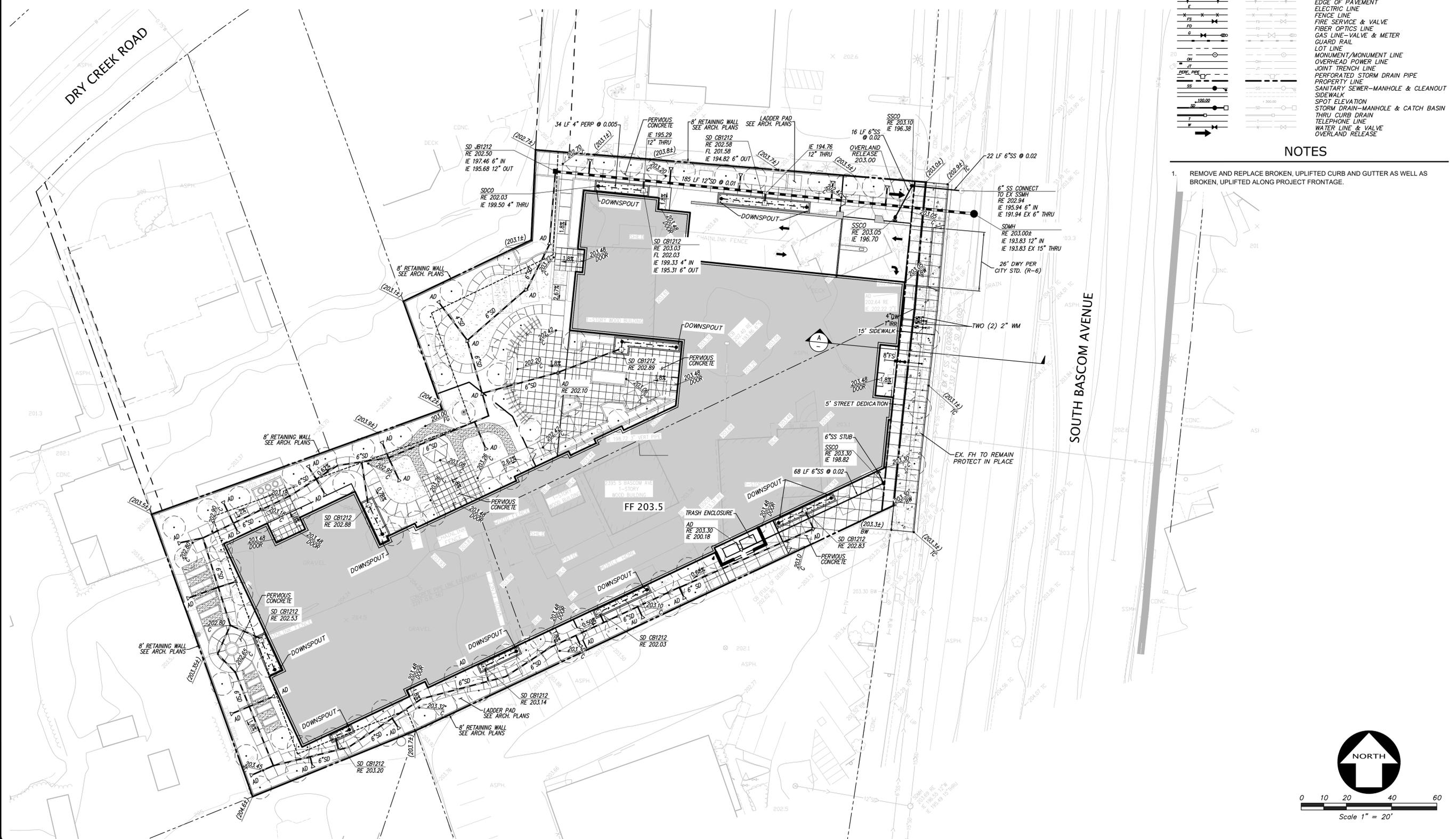
SOUTH BASCOM AVE. (SECTION A)
1"=5'

LEGEND

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

NOTES

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



Z:\2019\A19534\DWG\ENTITLEMENTS\PD PERMIT\A19534-PC.dwg 5-18-20 03:35:59 PM ltron

NO.	BY	REVISION

NO.	BY	REVISION

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727-6655
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	07/10/2020
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	4.0

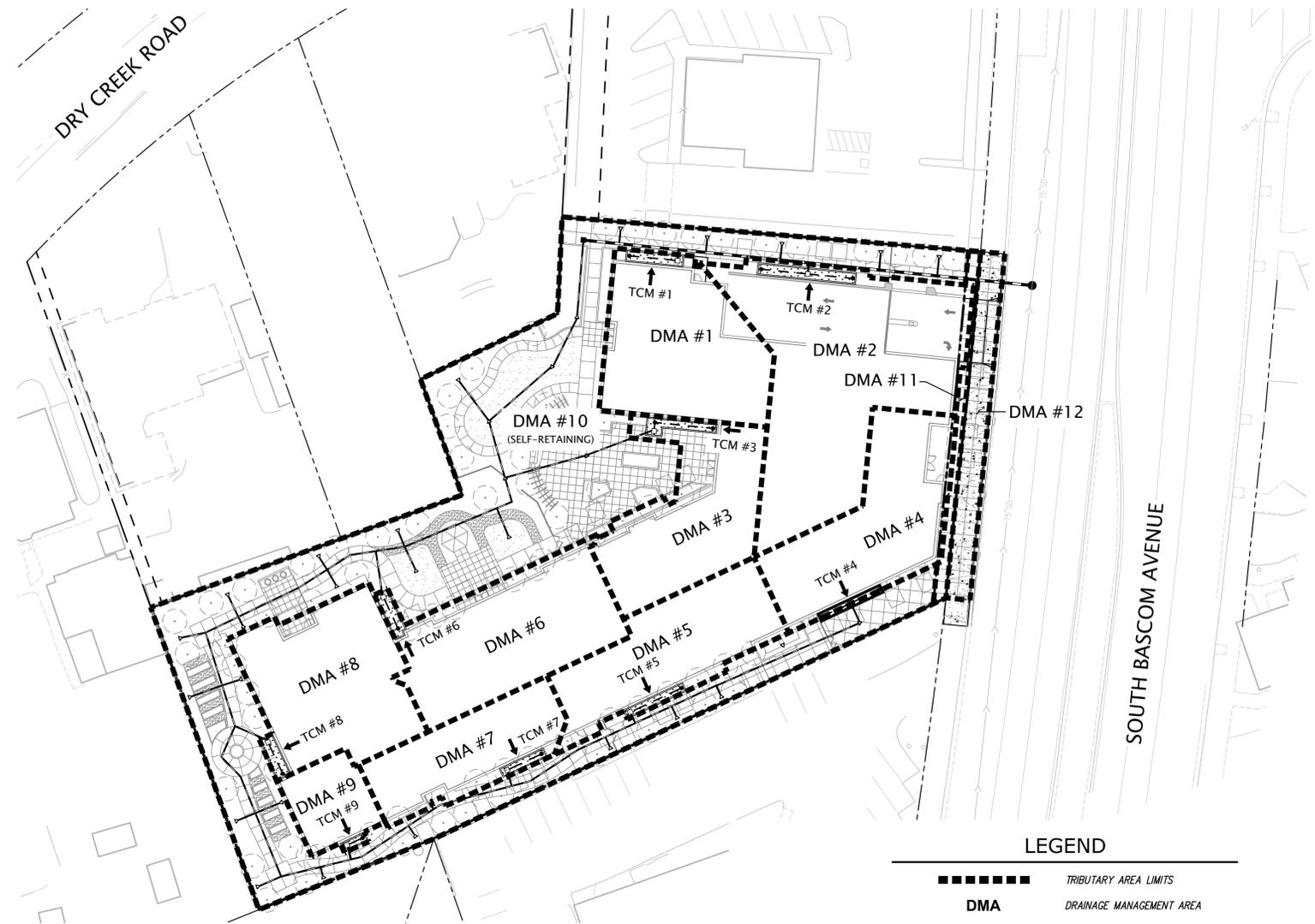
2. SURFACE DATA

- 2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): NaN
- 2.b. Total area of site: 1.24 acres
- 2.c. Total Existing Impervious Surfaces on site: 42536.00 sq. ft.
- 2.d. Total area of site that will be disturbed: 1.24 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.	Proposed Surface		RESET CALCULATIONS
		To Be Replaced sq. ft. 1	New sq. ft. 2	
2.e. IMPERVIOUS SURFACES				
Roof Area	7,804.00	20,856.00	11,639.00	
Parking	3,678.00	0.00	0.00	
Sidewalks, Patios, Driveways, Etc.	30,347.00	773.00	0.00	
Public Streets	1,430.00		466.00	
Private Streets	0.00			Total Proposed Impervious Surface (replaced + new)
Online form auto-calculates Impervious Surfaces Total	e.1. 43259.00	e.2. 21629.00	e.3. 12105.00	e.4. 33734.00
2.f. PERVIOUS SURFACES				
Landscaped Area	12105.00		9305.00	
Pervious Paving			12325.00	
Green Roof and other Pervious Surfaces				Total Proposed Pervious Surface (replaced + new)
Online form auto-calculates Pervious Surfaces Total	f.1. 12105.00	f.2. 21630.00	f.3. 21630.00	f.4. 21630.00

2.g. Percentage of Site's Impervious Area Replacement (e.2 + 2.c) X 100: Online form auto-calculates g. 50.85 %

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.



TREATMENT CONTROL MEASURE SUMMARY TABLE

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

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

NO.	BY	REVISION

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 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	07/10/2020
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	5.0

Z:\2019\A19534\DWG\ENTITLEMENTS\PD PERMIT\A19534-PC-SWM.dwg 5-18-20 03:14:01 PM ttrm

Z:\2019\19534\DWG\ENTITLEMENTS\PD_PEBMIT_19534-PC-SMM.dwg 5--18--20 03:14:04 PM ttrm

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

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

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

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

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

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

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

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

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

BY							
REVISION							
NO.							
BY							
REVISION							
NO.							
STORMWATER CONTROL CALCULATIONS OF CONDITIONAL USE PERMIT, FILE NO. CPI 9-021, FOR A RESIDENTIAL CARE FACILITY FOR ELDERLY FOR ADVOCACY DEVELOPMENT PARTNERS, LLC SAN JOSE CALIFORNIA							
DATE	07/10/2020						
SCALE	AS SHOWN						
DESIGNER	JS						
DRAFTER	JS						
JOB NO.	A19534						
SHEET	5.1						
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 Santa Clara, California 95054 (408) 727-6655 fax (408) 727-5641							

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.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.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

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

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE CONCRETE MANUFACTURER THAT THE CONCRETE MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION FROM THE NATIONAL READY MIX CONCRETE ASSOCIATION (NRMA) SHALL INSTALL THE CONCRETE AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOB SITE AT ALL TIMES DURING CONCRETE INSTALLATION.
- PROTECT THE EXCAVATED AREA FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

SITE DESIGN MEASURES

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

SOURCE CONTROL MEASURES

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

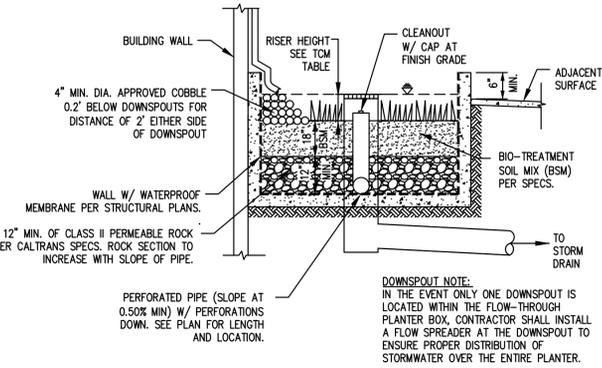
STORMWATER CONTROL NOTES

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

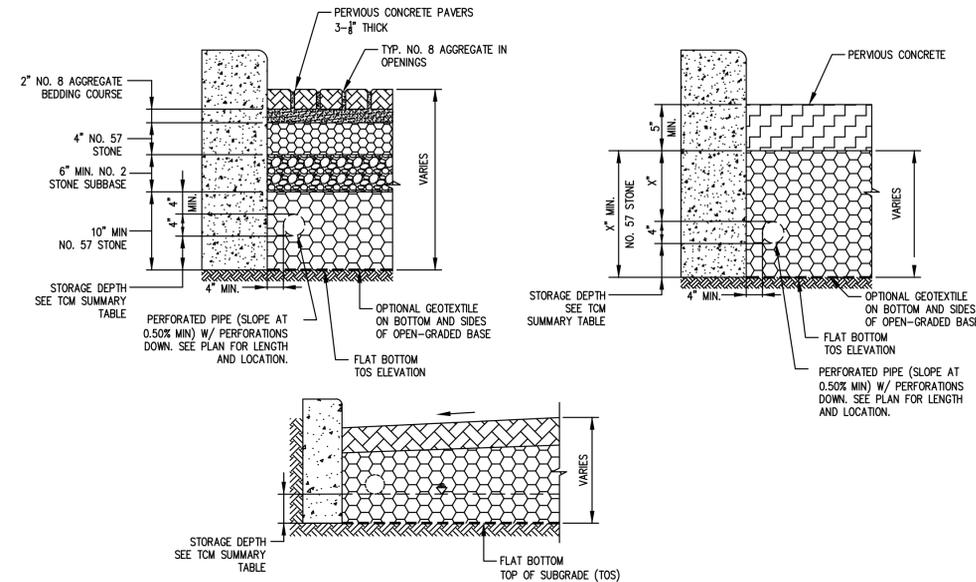
FLOW THROUGH PLANTER MAINTENANCE PLAN

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

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



FLOW THROUGH PLANTER (BELOW GRADE) 01
NOT TO SCALE



PERVIOUS PAVEMENT (SELF-RETAINING) 02
NOT TO SCALE

Z:\2019\A19534\DWG\ENTITLEMENTS\PD PERMIT A19534-PC-SUM.dwg 5-18-20 03:27:09 PM ttran

BY		REVISION							
NO.	BY	NO.	BY	NO.	BY	NO.	BY	NO.	BY

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22
 Santa Clara, California 95054
 (408) 727-6655
 fax (408) 727-5411

STORMWATER CONTROL DETAILS & NOTES

CONDITIONAL USE PERMIT, FILE NO. CPI 19-021, FOR A RESIDENTIAL CARE FACILITY FOR ELDERLY FOR ADVOCACY DEVELOPMENT PARTNERS, LLC

SAN JOSE CALIFORNIA

DATE	07/10/2020
SCALE	AS SHOWN
DESIGNER	JS
DRAFTER	JS
JOB NO.	A19534
SHEET	5.2

ANGLED SOUTH ELEVATION BEYOND (COMMERCIAL BUSINESSES & MULTI-FAMILY RESIDENTIAL)

EAST ELEVATION (S BASCOM FRONTAGE)



1 - EAST ELEVATION (S BASCOM FRONTAGE)

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

SOUTH ELEVATION (COMMERCIAL BUSINESSES & MULTI-FAMILY RESIDENTIAL)

ANGLED EAST ELEVATION (S BASCOM FRONTAGE)



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



3 - WEST ELEVATION (SINGLE FAMILY RESIDENTIAL)

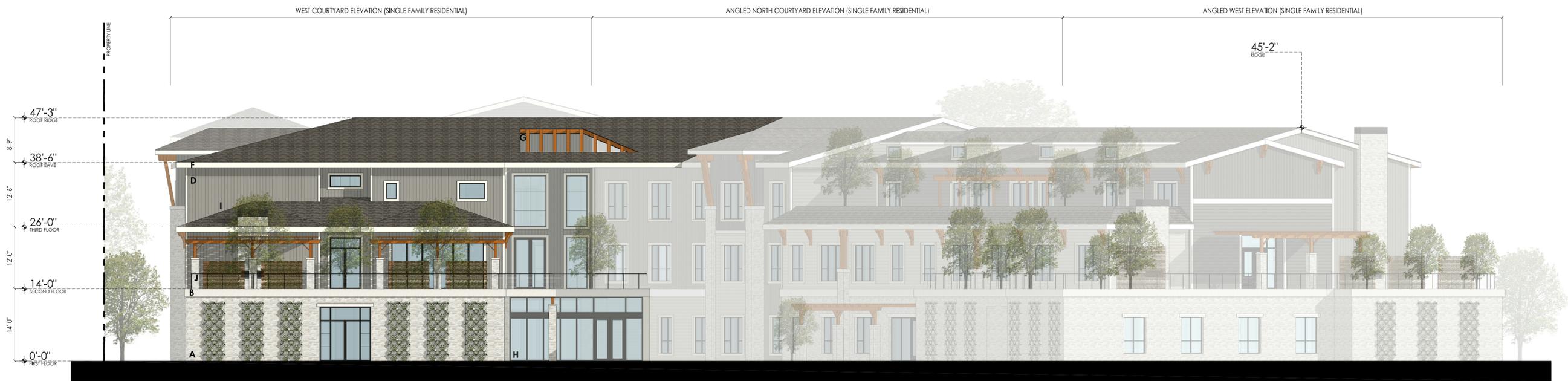
SCALE 1" = 10' 0' 5' 10' 20'



4 - NORTH COURTYARD ELEVATION (SINGLE FAMILY RESIDENTIAL)

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





5 - WEST COURTYARD ELEVATION (SINGLE FAMILY RESIDENTIAL)

SCALE 1" = 10'



6 - NORTH ELEVATION (COMMERCIAL BOAT DEALERSHIP)

SCALE 1" = 10'





VIEW 1



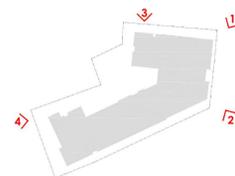
VIEW 2



VIEW 3



VIEW 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)

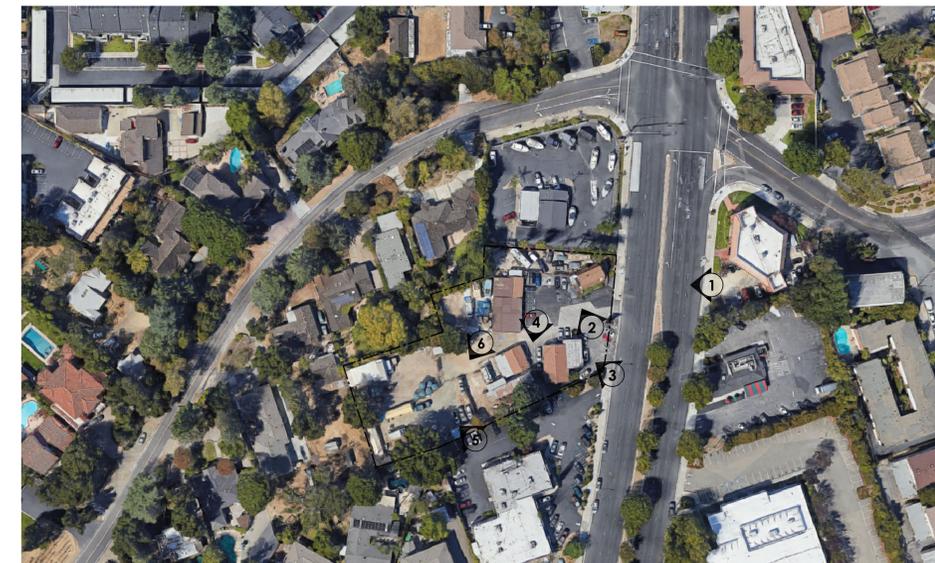
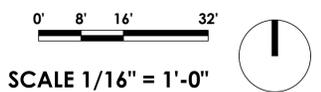
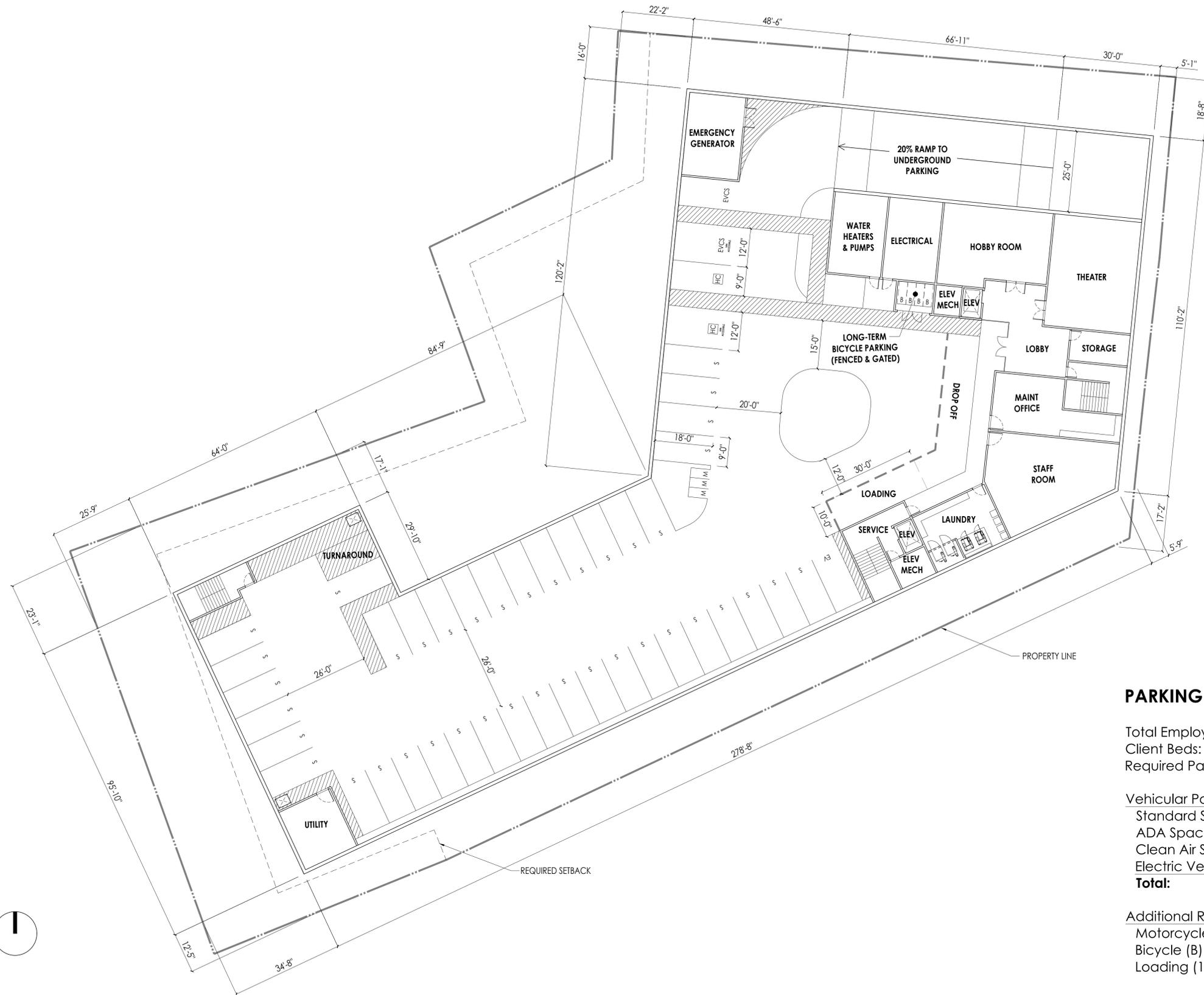


Photo Location Map



PARKING DATA

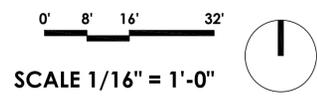
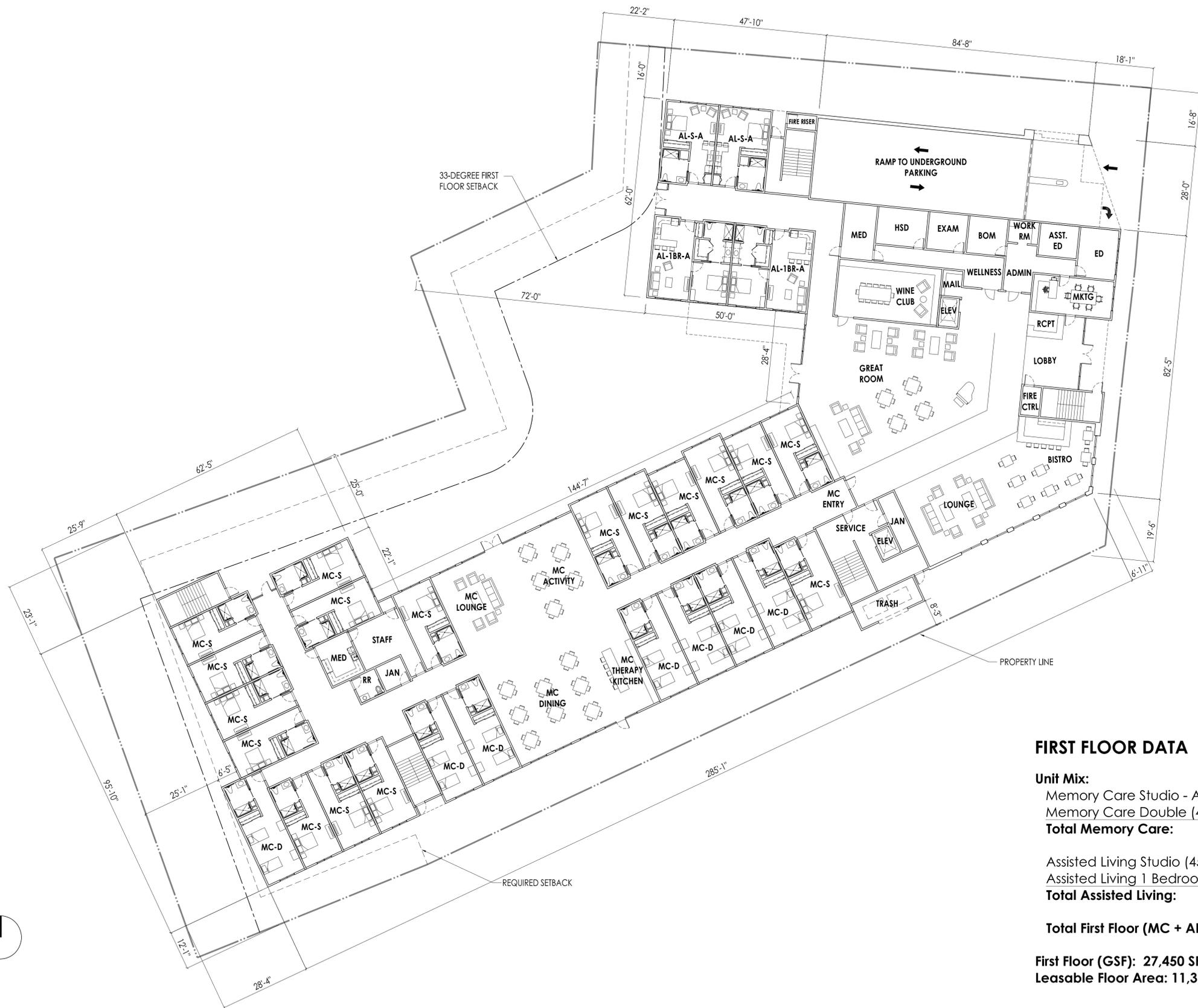
Total Employees (peak shift): 27
 Client Beds: 93
 Required Parking Spaces: 40

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

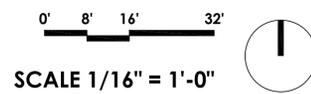
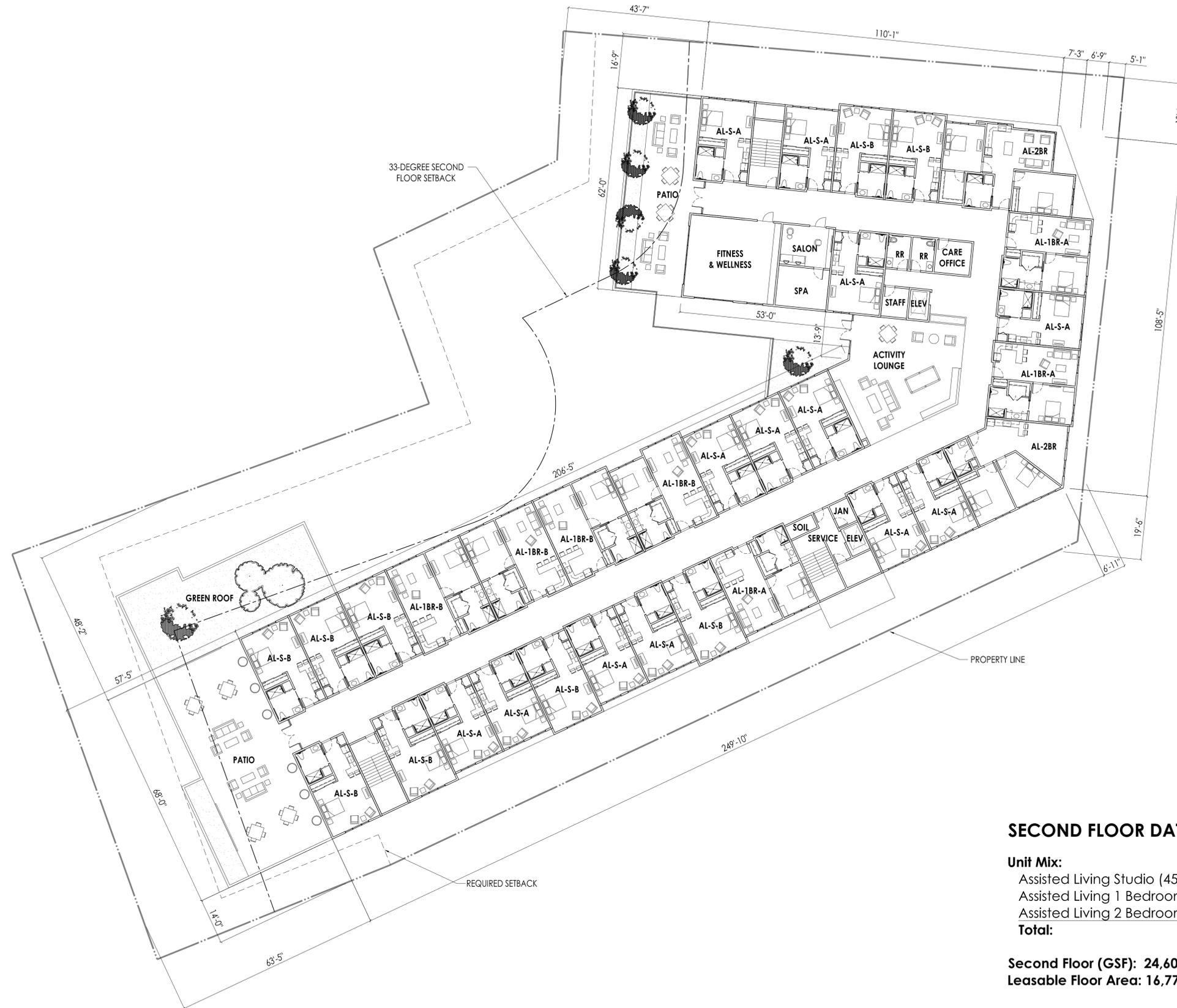
Additional Requirements

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



FIRST FLOOR DATA

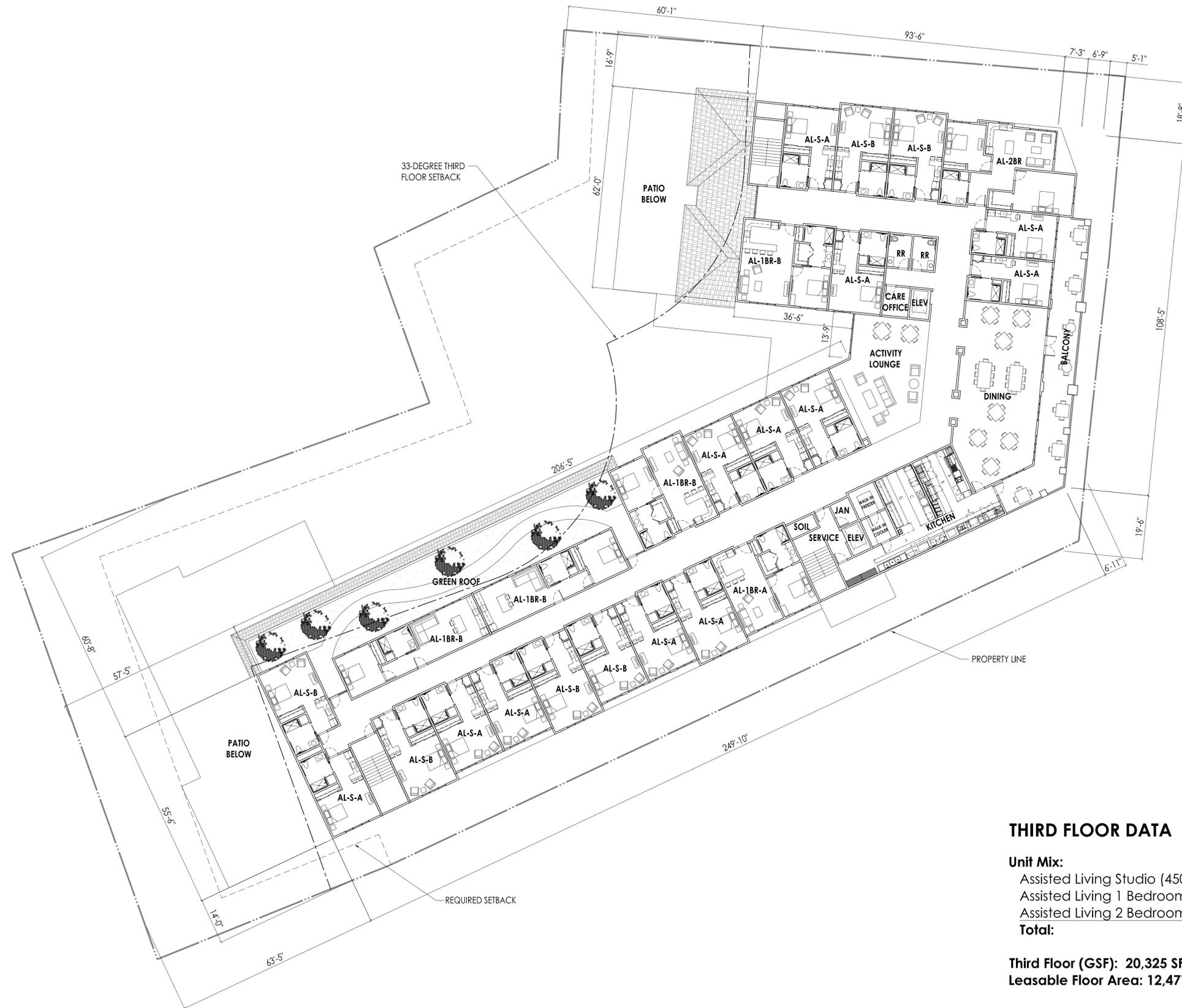
Unit Mix:	
Memory Care Studio - A (350-390 SF):	17 units / 17 beds
Memory Care Double (430 SF):	07 units / 14 beds
Total Memory Care:	24 units / 31 beds
Assisted Living Studio (450-490 SF):	2 units / 2 beds
Assisted Living 1 Bedroom (690-740 SF):	2 units / 2 beds
Total Assisted Living:	4 units / 4 beds
Total First Floor (MC + AL):	28 units / 35 beds
First Floor (GSF):	27,450 SF
Leasable Floor Area:	11,367 SF (41%)



SECOND FLOOR DATA

Unit Mix:	
Assisted Living Studio (450-490 SF):	22 units / 22 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:	31 units / 33 beds

Second Floor (GSF): 24,605 SF
Leasable Floor Area: 16,778 SF (68%)



KITCHEN ZONE LEGEND

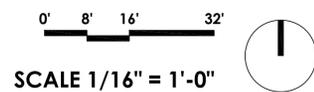
- A - Cook line with exhaust hood
- B - Chef's Table
- C - Prep
- D - Prep
- E - Beverage station
- F - Scullery & janitorial

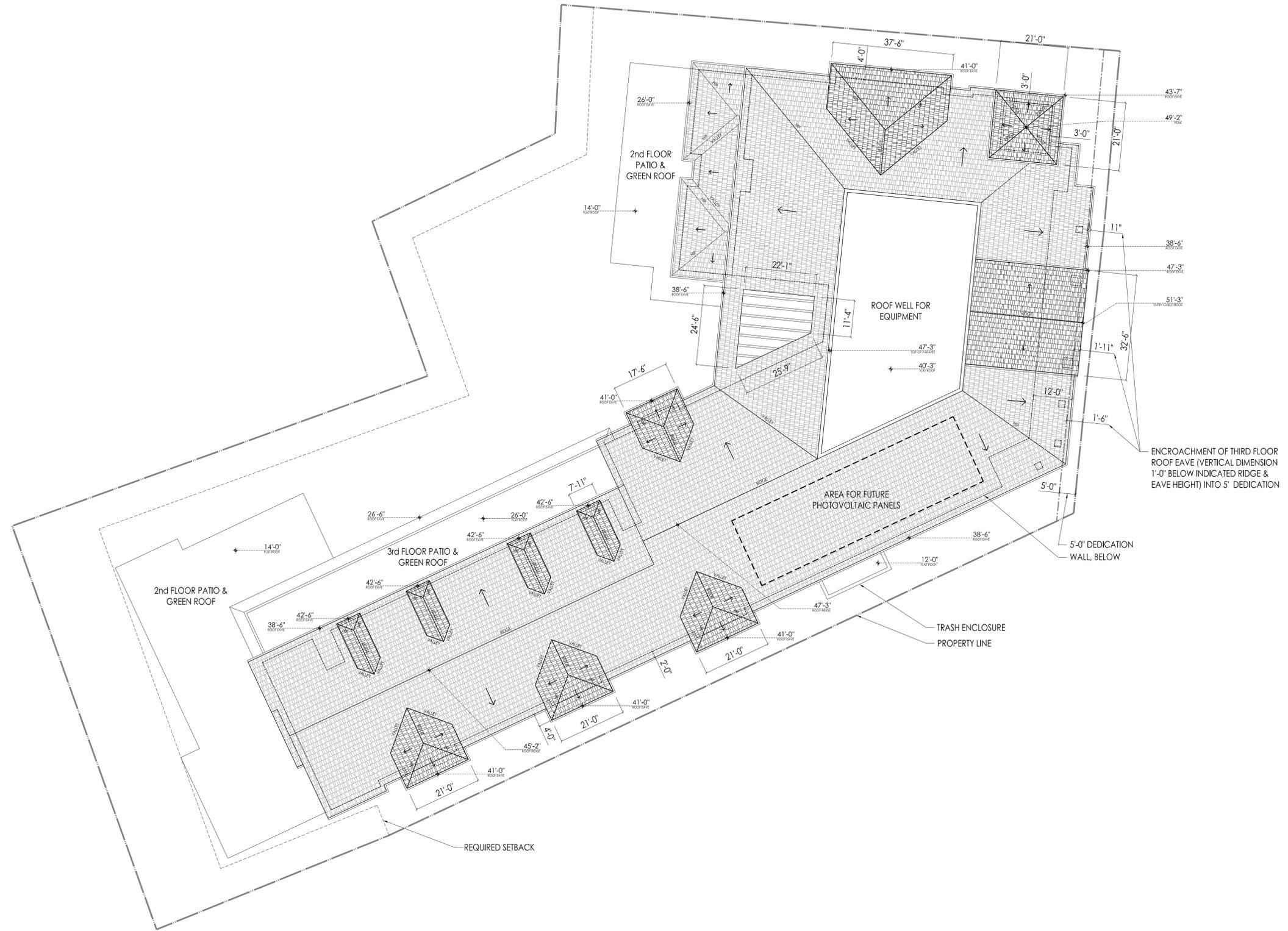
THIRD FLOOR DATA

Unit Mix:

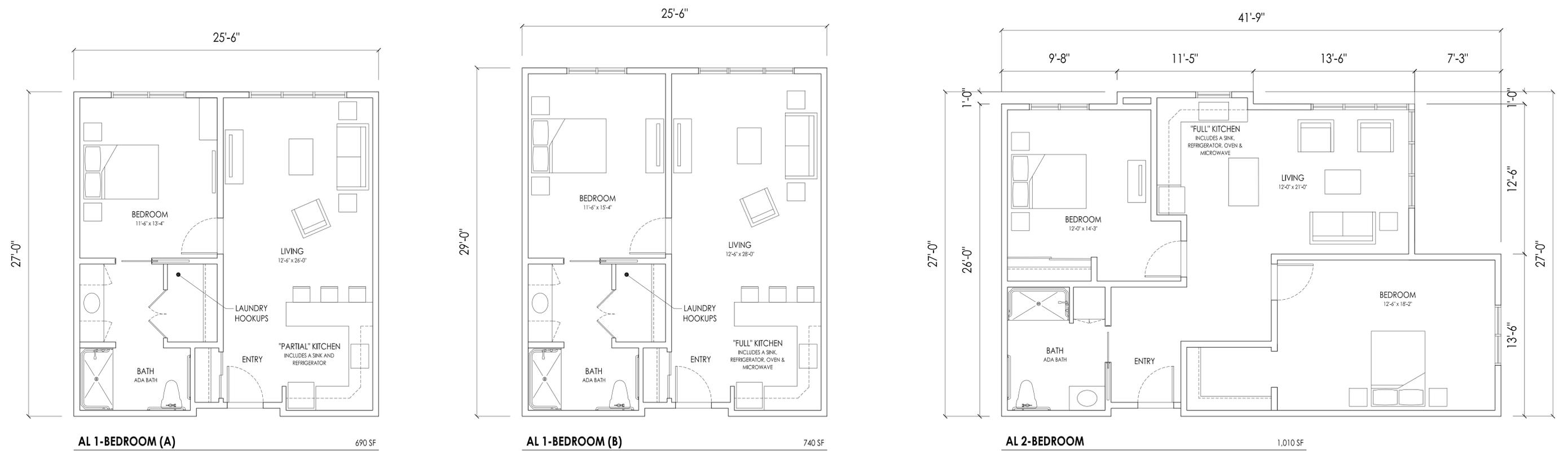
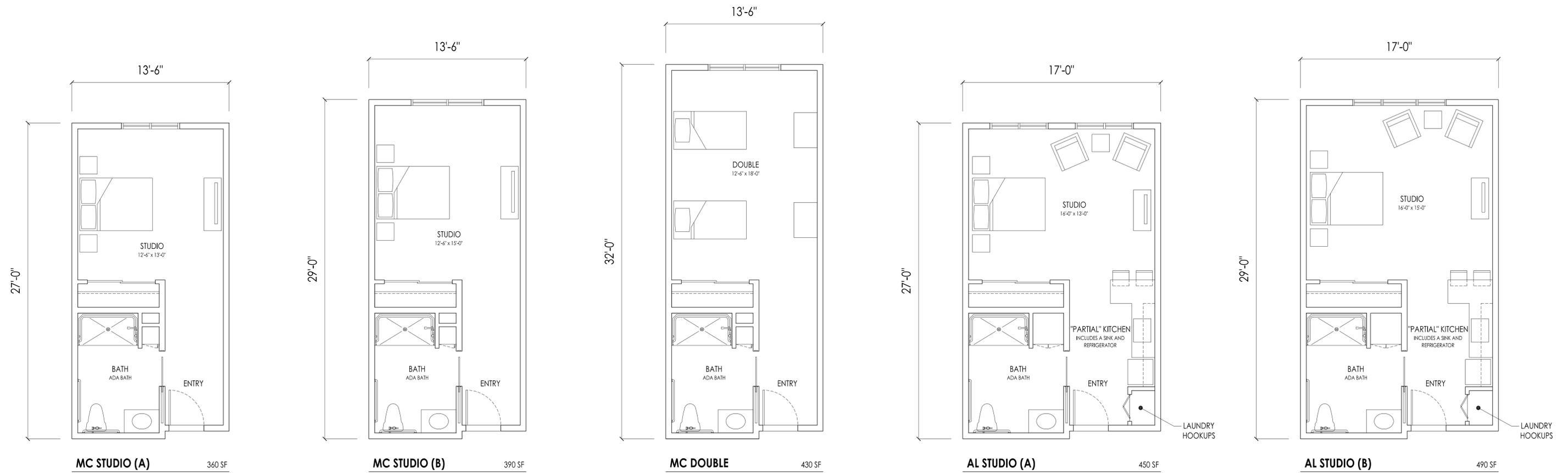
Assisted Living Studio (450-490 SF):	18 units / 18 beds
Assisted Living 1 Bedroom (690-740 SF):	05 units / 05 beds
Assisted Living 2 Bedroom (970-1,090 SF):	01 units / 02 beds
Total:	24 units / 25 beds

Third Floor (GSF): 20,325 SF
Leasable Floor Area: 12,477 SF (61%)





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



0' 2' 4' 8'
SCALE 1/4" = 1'-0"

MC - Memory Care Unit
AL - Assisted Living Unit



TOTAL QUANTITY OF NEW TREES

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



NORTH

SCALE 1/16"=1'-0"

PUTTING GREEN AND
OPEN TURF AREA

FIREPLACE WITH
TRELLIS/ SEATWALL

GAZEBO

D.G. PATH

VEGETABLE GARDEN

MATCHLINE- SEE SHEET 10.2

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

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

* NOT INCLUDED IN COUNT FOR TREE MITIGATION

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



NORTH

SCALE 1"=10'

MATCHLINE- SEE SHEET 10.1

SEE GROUND LEVEL SHEET 10.1
FOR PLANTING LEGEND

RAMP TO UNDERGROUND
PARKING

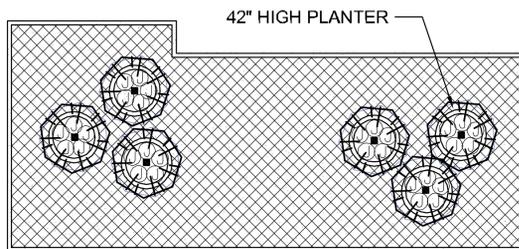


NORTH

SCALE 1"=10'

PLANTING LEGEND- SECOND FLOOR					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ SPACING		WUCOLS
SHRUBS					
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL. AT 2' O.C.		L
	ALOE STRATA	CORAL ALOE	5 GAL. AT 2' O.C.		L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL. AT 18" O.C.		L
	NATIVE GRASS AND WILDFLOWER SEED MIX		SEED		L
TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ SPACING	QUANTITY	WUCOLS
	ARBUTUS 'MARINA' MULTI TRUNK	STRAWBERRY TREE	24" BOX	11	L

UNDERPLANT WITH SEDUM MORGANIANUM
- 4" POTS AT 8" O.C.



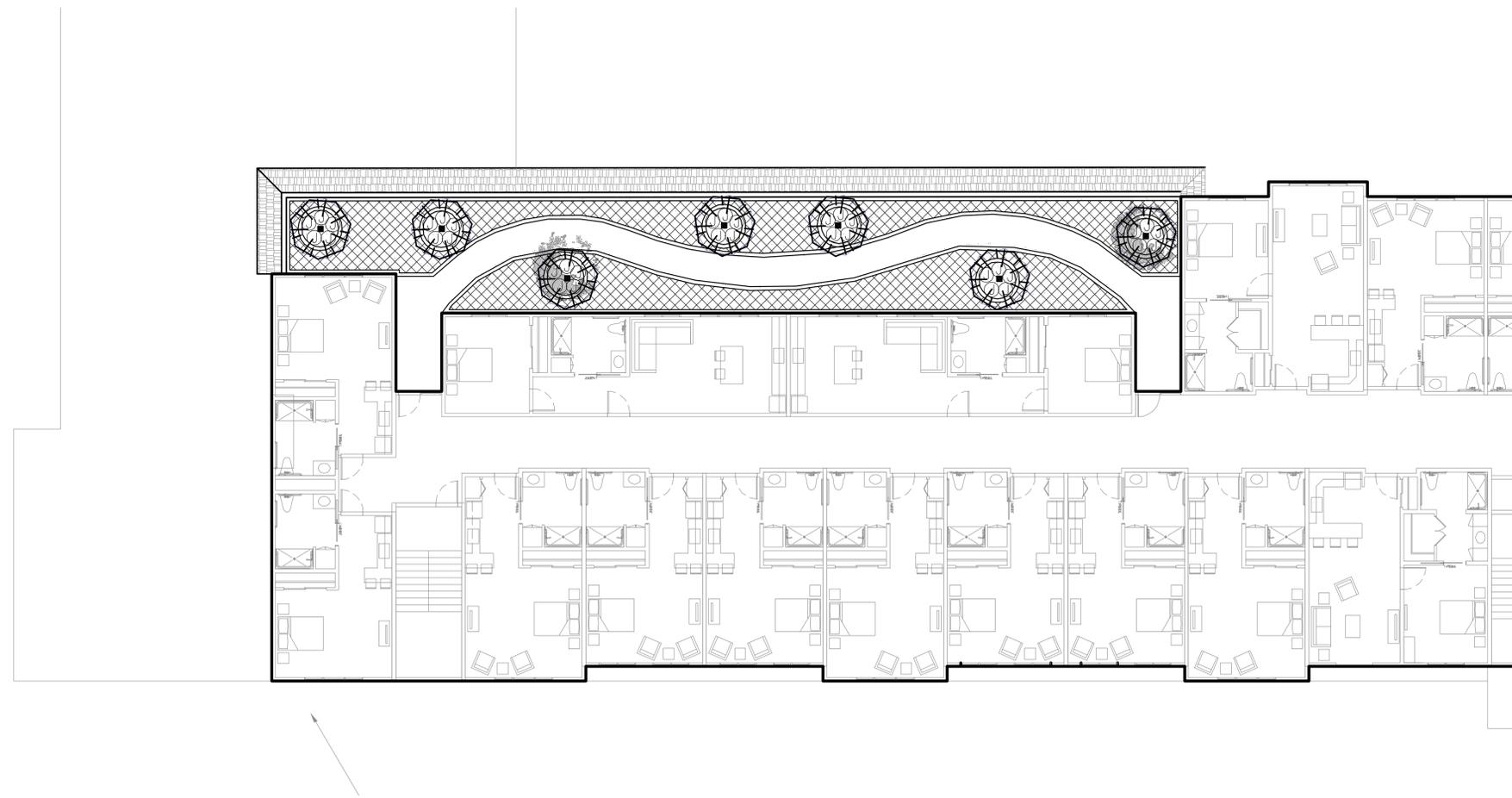
42" HIGH PLANTER



NORTH

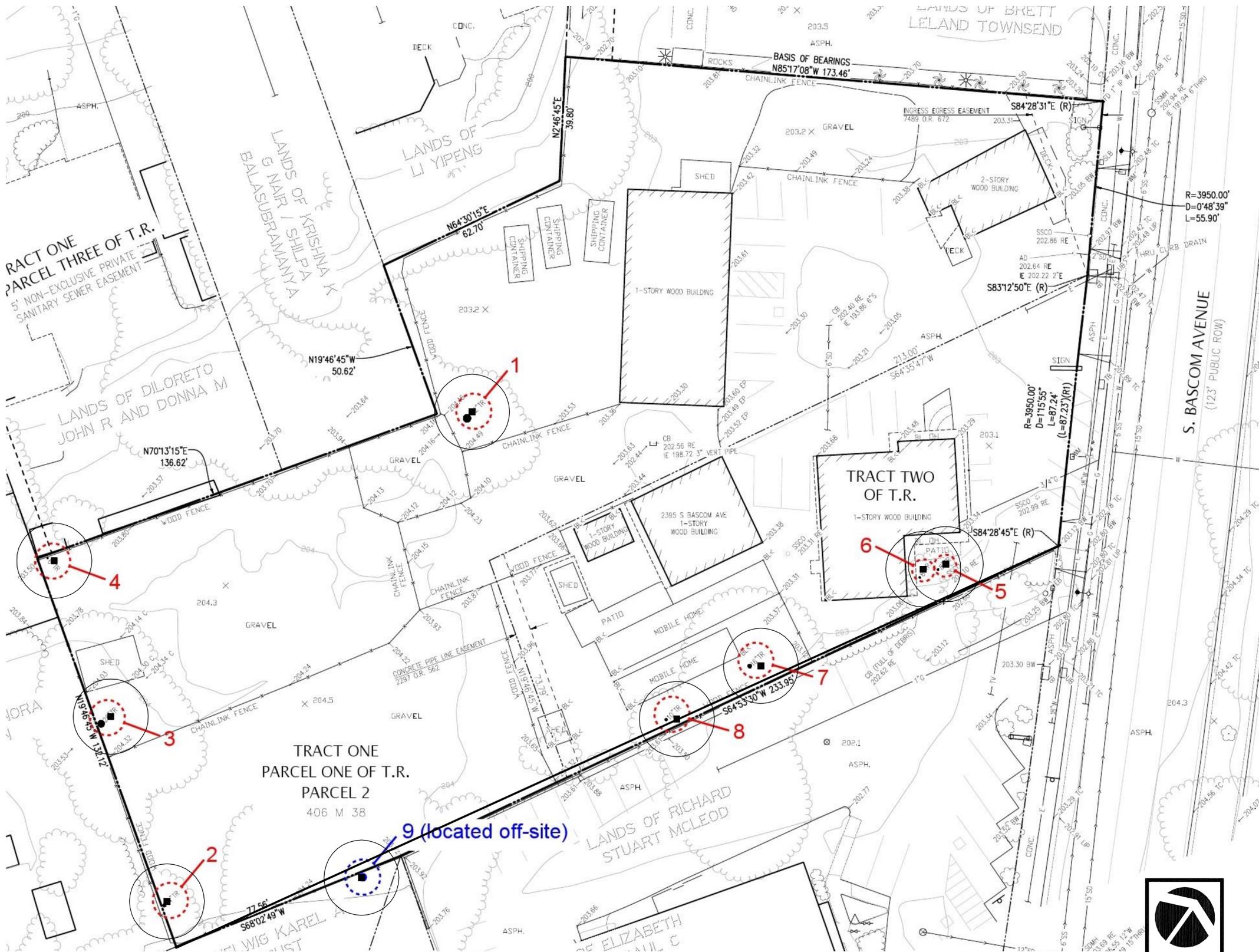
SCALE 1"=10'

PLANTING LEGEND- SECOND FLOOR					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ SPACING	QUANTITY	WUCOLS
SHRUBS					
Ⓝ	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL. AT 18" O.C.		L
▨	NATIVE GRASS AND WILDFLOWER SEED MIX		SEED		L
TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ SPACING	QUANTITY	WUCOLS
Ⓢ	ARBUTUS 'MARINA' MULTI TRUNK	STRAWBERRY TREE	24" BOX	7	L



NORTH

SCALE 1"=10'



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

ORDINANCE SIZE TREE

ORDINANCE SIZE TREE

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

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

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

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

REFER TO 2375-2395 BASCOM AVE. TREE RECOMMENDATIONS PREPARED BY

NICHOLAS WAGES - BAY AREA TREE SPECIALISTS
 405-506-2831 MOBILE 408-836-9147 OFFICE
 NICK.BAYAREATREESPECIALISTS@GMAIL.COM
 542 W. CAPITOL EXPWY #287 SAN JOSE, CA 95136

1 NATIVE ORDINANCE-SIZE TREES WILL BE REMOVED. 1X5=5 15-GALLON REPLACEMENT TREES REQUIRED.

((3) QUERCUS AGRIFOLIA (24"BOX) ARE PROVIDED ON THE PLANTING PLAN)

1 NON-NATIVE ORDINANCE-SIZED TREES WILL BE REMOVED, WHICH REQUIRES 1X4=4 15-GALLON REPLACEMENT TREES

((82) TOTAL NON-NATIVE TREES ARE PROVIDED ON THE PLANTING PLAN)

3 NON-NATIVE NON-ORDINANCE SIZE TREES (19" TO 38" IN CIRCUMFERENCE) WILL BE REMOVED, WHICH REQUIRES 3X2 = 6, 15 GALLON REPLACEMENT TREES

((82) TOTAL NON-NATIVE TREES ARE PROVIDED ON THE PLANTING PLAN)

1 NON-NATIVE NON-ORDINANCE SIZE TREES (<19" IN CIRCUMFERENCE) WILL BE REMOVED, WHICH REQUIRES 1X1=1 15 GALLON REPLACEMENT TREES

((82) TOTAL NON-NATIVE TREES ARE PROVIDED ON THE PLANTING PLAN)

NOTES
 TREES TO BE REMOVED 2, 4-8



NORTH

SCALE 1/16"=1'-0"

BLD10N Type A RAB Outdoor

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info LED Info

Type	Constant Current	Watts	10.00W
200V	0.21A	Color Temp	4000K (Neutral)
240V	0.14A	Color Accuracy	90 CRI
240V	0.14A	L70 lifespan	100,000
277V	0.14A	Lamp Life	1.2M
Input Watts	12.00W	Efficiency	99 LPW
Efficiency	92%		

Technical Specifications

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

ADA Compliance: 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 rebate from DLC Member Utilities. DLC Product Code: PLR030424.

Construction: Precision die-cast aluminum housing.

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

LED Characteristics: LED: Multi-chip, long-life LED. Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and T82 calculations.

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

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

Need help? Tech help line: (888) 733-5888. Email: customersupport@lighting.com. Website: www.lighting.com. Copyright © 2019 NAB Lighting. All Rights Reserved. Note: Specifications are subject to change at any time without notice. Page 1 of 2

Forever Bright Type B RAB Outdoor

Project: _____ Type: _____
Prepared By: _____ Date: _____

Model: SPJ-BCH1
Finish: Rusty

Recessed Fixture

DESCRIPTION:

Material: Cast Brass
Engine: FB-DWREC-70-B-2700K
Lumens: 1200K
Color Temp: 2700K
LED: None

Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-BCH1	R	2W	125	2700K	0-15V

www.spjlighting.com

SLIM12N Type C/D RAB Outdoor

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info LED Info

Type	Constant Current	Watts	12.00W
200V	0.21A	Color Temp	4000K (Neutral)
240V	0.14A	Color Accuracy	90 CRI
240V	0.14A	L70 lifespan	100,000
277V	0.14A	Lamp Life	1.2M
Input Watts	12.00W	Efficiency	121 LPW
Efficiency	95%		

Technical Specifications

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

ADA Compliance: 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 rebate from DLC Member Utilities. DLC Product Code: PLR030424.

Construction: Precision die-cast aluminum housing.

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

LED Characteristics: LED: Multi-chip, long-life LED. Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and T82 calculations.

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

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

SLIM12N Type C/D RAB Outdoor

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info LED Info

Type	Constant Current	Watts	12.00W
200V	0.21A	Color Temp	4000K (Neutral)
240V	0.14A	Color Accuracy	90 CRI
240V	0.14A	L70 lifespan	100,000
277V	0.14A	Lamp Life	1.2M
Input Watts	12.00W	Efficiency	121 LPW
Efficiency	95%		

Technical Specifications

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

ADA Compliance: 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 rebate from DLC Member Utilities. DLC Product Code: PLR030424.

Construction: Precision die-cast aluminum housing.

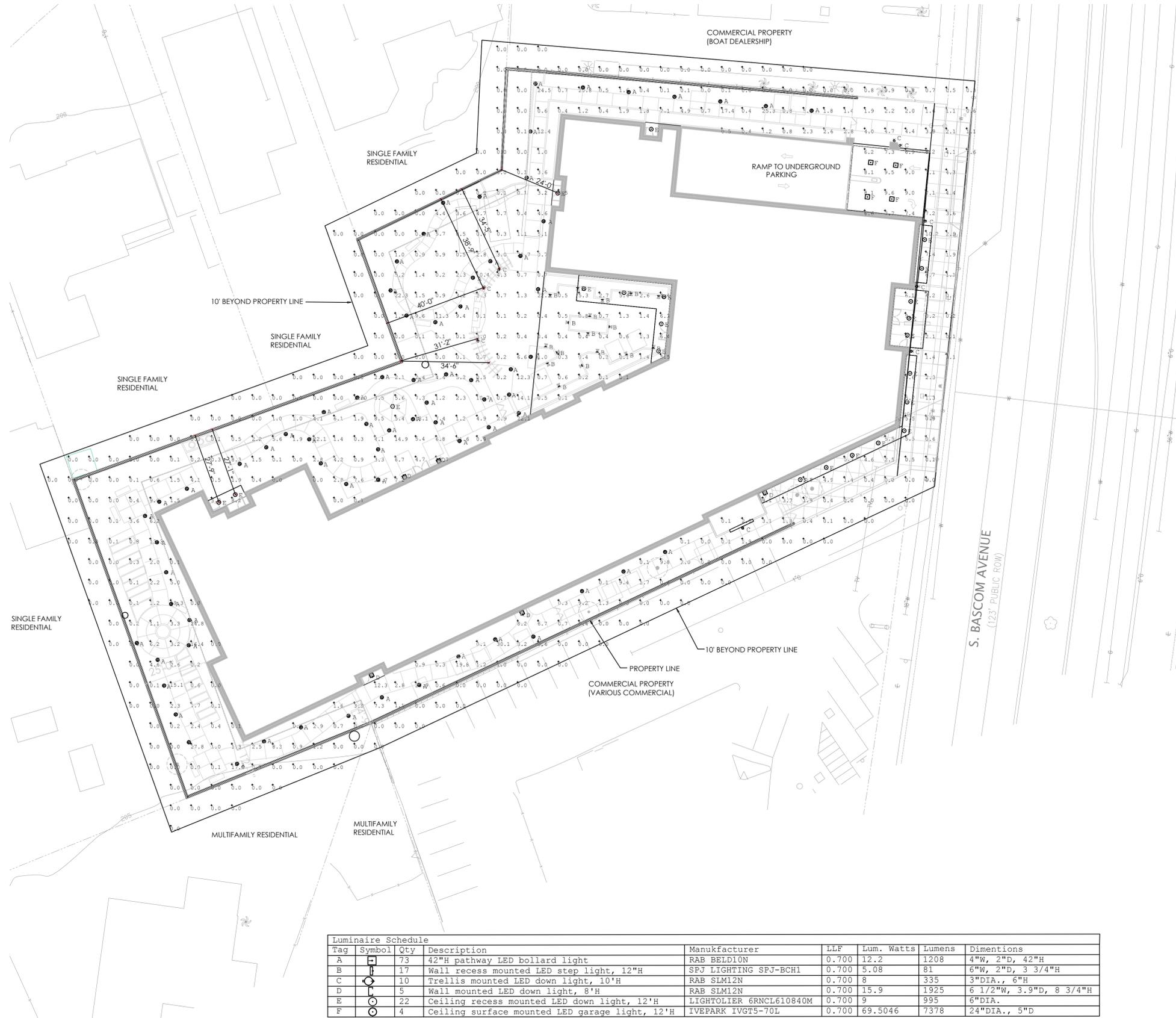
Green Technology: Mercury and UV free. RAB-compliant components.

LED Characteristics: LED: Multi-chip, long-life LED. Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and T82 calculations.

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

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

Need help? Tech help line: (888) 733-5888. Email: customersupport@lighting.com. Website: www.lighting.com. Copyright © 2019 NAB Lighting. All Rights Reserved. Note: Specifications are subject to change at any time without notice. Page 1 of 2



Tag	Symbol	Qty	Description	Manufacturer	LLF	Lum. Watts	Lumens	Dimensions
A	□	73	42"H pathway LED bollard light	RAB BELD10N	0.700	12.2	1208	4"W, 2"D, 42"H
B	■	17	Wall recess mounted LED step light, 12"H	SPJ LIGHTING SPJ-BCH1	0.700	5.08	81	6"W, 2"D, 3 3/4"H
C	◇	10	Trellis mounted LED down light, 10"H	RAB SLM12N	0.700	8	335	3"DIA., 6"H
D	⌋	5	Wall mounted LED down light, 8"H	RAB SLM12N	0.700	15.9	1925	6 1/2"W, 3.9"D, 8 3/4"H
E	○	22	Ceiling recess mounted LED down light, 12"H	LIGHTOLIER 6RNCLE10840M	0.700	9	995	6"DIA.
F	⊙	4	Ceiling surface mounted LED garage light, 12"H	IVEPARK IVGT5-70L	0.700	69.5046	7378	24"DIA., 5"D

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Plan 1	Illuminance	Fc	2.66	30.1	0.0	N.A.	N.A.

SLIM12N Type C/D RAB Outdoor

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info LED Info

Type	Constant Current	Watts	12.00W
200V	0.21A	Color Temp	4000K (Neutral)
240V	0.14A	Color Accuracy	90 CRI
240V	0.14A	L70 lifespan	100,000
277V	0.14A	Lamp Life	1.2M
Input Watts	12.00W	Efficiency	121 LPW
Efficiency	95%		

Technical Specifications

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

ADA Compliance: 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 rebate from DLC Member Utilities. DLC Product Code: PLR030424.

Construction: Precision die-cast aluminum housing.

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

LED Characteristics: LED: Multi-chip, long-life LED. Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and T82 calculations.

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

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

Need help? Tech help line: (888) 733-5888. Email: customersupport@lighting.com. Website: www.lighting.com. Copyright © 2019 NAB Lighting. All Rights Reserved. Note: Specifications are subject to change at any time without notice. Page 1 of 2

LIGHTOLIER Downlighting
by @ignify

Calculate LED 6" gen 3
CEROL Round Downlight

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

Complete luminaire - Frame - Engine - Trim - Accessories included

Frame

Series	Installation	Voltage/Options
BR	Recessed	120V/277V (specify for frame base options)
BR	Surface Mount	120V/277V (specify for frame base options)

Engine

Series	Lumens	CR	CCT	Beam	Dimming	Voltage
CR	1200lm	80	2700K	30°	0-10V	120V/277V
CR	1200lm	80	3000K	30°	0-10V	120V/277V
CR	1200lm	80	4000K	30°	0-10V	120V/277V

Trim

Series	Appearance	Style	Finish	Phone
CR	Black	Recessed	Black	White
CR	Black	Surface	Black	White

Accessories: **CA80T** - 48" In-rod for use in recessed trim installations (sold with a recessed trim). **CA80T** - 48" In-rod for use in recessed trim installations (sold with a recessed trim). **CA80T** - 48" In-rod for use in recessed trim installations (sold with a recessed trim). **CA80T** - 48" In-rod for use in recessed trim installations (sold with a recessed trim).

IVEPARK Type F RAB Outdoor

Edge-lit technology provides uniform, low-glare distribution

Offered in 7500lm (65W), 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

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

Seamless sensor integration - no unsightly arms or sensors required

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

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