

APPENDIX A

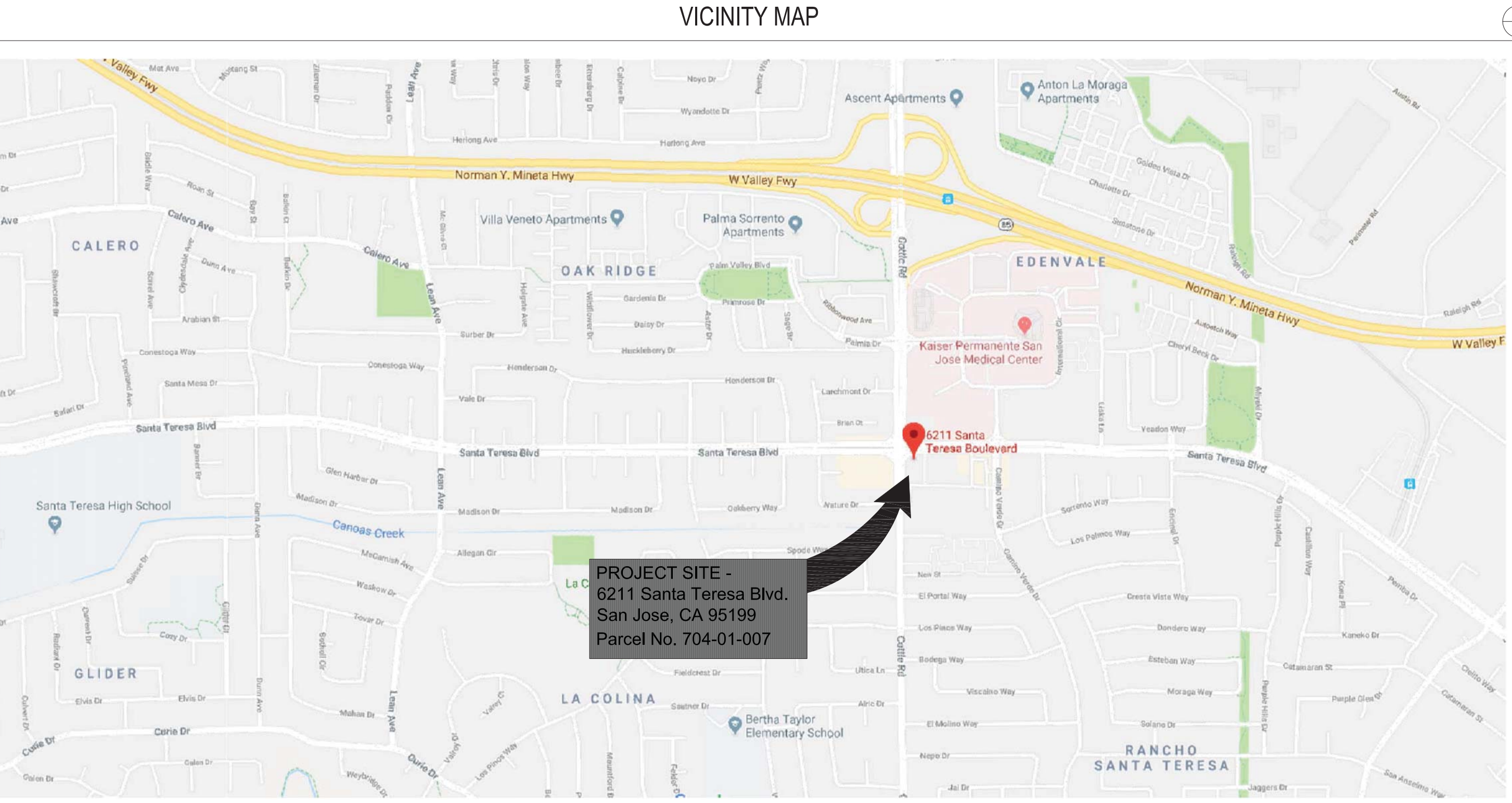
SITE PLANS

7-Eleven Convenience & 76 Fuel

WITH LATE NIGHT USE
6211 Santa Teresa Blvd.
San Jose, CA 95199



ABBREVIATIONS			
ABV	ABOVE	F.O.C	FACE OF CONCRETE
ACC. FL.	ACCESS FLOOR	F.O.F	FACE OF FINISH
ACoust.	ACOUSTICAL	F.O.S	FACE OF STUD
A.D.	AREA DRAIN	F.R.	FIRE RETARDANT
ADJ.	ADJUST	FT.	FOOT
ADJUST.	ADJUSTABLE	FTG.	FOOTING
A.F.F.	ABOVE FINISHED FLOOR	FURR.	FURRING
AGGR.	AGGREGATE	FUT.	FUTURE
AL.	ALUMINUM	F.V.	FIELD VERIFY
ALUM. AL.	ALUMINUM	F.W.C	FABRIC WALLCOVERING
ANGD.	ANGLE	GA.	GAGE
ANOD.	ANODIZED	GALV.	GALVANIZED
APPROX.	APPROXIMATE	G.I.	GALVANIZED IRON
ARCH.	ARCHITECTURAL	G.B.	GRAB BAR
AUTO.	AUTOMATIC	G.C.	GENERAL CONTRACTOR
		GEN.	GENERAL
		GL.	GLASS
		GYP.BD./GWB	GYP.SUM WALLBOARD
BD.	BOARD	H.	HIGH
B.O.	BOTTOM OF	HANDI.	HANDICAP
B.G.	BUMPER GUARD	H.B.	HOSE BIB
BL.BD.	BLACKBOARD	H.C.	HOLLOW CORE
BLK.	BLOCK	HD.	HEAD
BLKHD.	BULKHEAD	HDW.	HARDWARE
BLKG.	BLANKING	HDWD.	HARD WOOD
BLM.	BEAM	H.M.	HOLLOW METAL
BRK.	BRICK	HORIZ.	HORIZONTAL
BSMT.	BASEMENT	H.P.	HIGH POINT
BTWN.	BETWEEN	HT.	HEIGHT
B.U.	BUILT-UP	HVAC	HEAT VENT & AIR COND.
		HOL.	HOLLOW
CAB.	CABINET	I.D.	INSIDE DIAMETER
CB./TB.	CORKBORAD/ TACKBOARD	IN.	INCHES
C.B.	CATCH BASIN	INCAND.	INCANDESCENT
CEM.	CERAMIC	INSUL.	INSULATION
CER.	CERAMIC	INT.	INTERIOR
C.F.	CONTRACTOR FURNISHED	JAN.	JANITOR
C.F.G.	CORNER GUARD	J.F.	JOINT FILLER
C.H.	CORNER HEIGHT	JT.	JOINT
C.I.	CONTRACTOR INSTALLED	KIT.	KITCHEN
CIR.	CIRCLE	LAB.	LABEL
CIV.	CIVIL	LAV.	LAVATORY
C.J.	CONTROL JOINT	L.V.	LONG
C.	CENTERLINE	L.H.	LEFT HAND
CLG.	CEILING	LJ.	LIBRARY
CLG.	CLOAKING	L.L.V.	LONG LEG VERTICAL
CLO.	CLOSET	LA.	LINE
CLR.	CLEAR	L.P.	LOW POINT
C.M.U.	CONCRETE MASONRY UNIT	LGT.	LIGHTING
COMM.	COMMUNICATION	LVR.	LOUVER
COLM.	COLUMN	MAS.	MASONRY
CONC.	CONCRETE	MATL. MAT.	MATERIAL
CONN.	CONNECTION	MAX.	MAXIMUM
CONT.	CONTINUOUS	M.C.	MINERAL CORE
CONSTR.	CONSTRUCTION	MCH.	MECHANICAL
CONTR.	CONTRACTOR	MEMB.	MEMBRANE
COORD.	COORDINATE	MET. MTL.	METAL
CPT.	CARPET	MEZZ.	MEZZANINE
CSMT.	CERAMIC TILE	MFR.	MANUFACTURER
C.T.	CERAMIC TILE	MGR.	MANAGER
CTR.	CENTER	M.H.	MANHOLE
CURT.	CURTAIN	MEN.	MEN
C.W.	CURTAIN WALL	MIR.	MIRROR
Ø	DIAMETER	MISC.	MISCELLANEOUS
D.	DEPTH	MDC.	MOLDING
DBL.	DOUBLE	M.L.W.	MILWORK
DEG.	DEGREE	M.O.	MASONRY OPENING
DET.	DETAIL	MRR.	MARBLE
D.F.	DRINKING FOUNTAIN	M.T.	MARBLE THRESHOLD
DIAG.	DIAGONAL	MTD.	MOUNTED
DIFP.	DIFFUSER	MULL.	MULLION
DM.	DIMENSION	N.	NORTH
DISP.	DISPENSER	N/A.	NOT APPLICABLE
DISPO.	DISPOSAL	N.C.	NOT IN CONTRACT
DN.	DOWN	NO.	NO
DR.	DOOR	NOM.	NOMINAL
DRAP.	DRAPERY	NRC	NOISE REDUCTION COEFFICIENT
D.S.	DRAWING	NTS	NOT TO SCALE
DWG.	DRAWING	O.C.	ON CENTER
DWR.	DRAWER	O.D.	OUTSIDE DIAMETER
E.	EAST	O.P.	OWNER FURNISHED
E.F.	EACH FACE	O.H.	OVERHEAD
E.I.F.S.	EXTERIOR INSULATING FIN SYSTEM	O.I.	OWNER INSTALLED
		OPP.	OPPOSITE
E.J.,EXP. JT.	EXPANSION JOINT	PART.	PARALLEL
EL.	ELEVATION	PL.	PLATE
ELEC. ELECT.	ELECTRICAL	P.L.	PLASTIC LAMINATE
ELEV.	ELEVATOR	PLAS.	PLASTER
EMERG.	EMERGENCY	PLYWD.	PLYWOOD
ENCL.	ENCLOSURE	POL.	POLISHED
E.P.	EPOXY PAINT	PP.	PAIR
EQ.	EQUIPMENT	PRC.	PRECAST
E.W.C.	ELECTRIC WATER COOLER	PREFAB.	PREFABRICATED
EXT.	EXTERIOR	PROD.	PRODUCTION
EXTRU.	EXTRUDED	PROJ.	PROJECT
		PROP.	PROPERTY
F.A.	FIRE ALARM	PT.	PAINT
FAB.	FABRIC	P.T.	PRESSURE TREATED
F.BR.	FACE BRICK	PTD.	PAINTED
F.DR.	FLOOR DRAIN	P.T.D./D.	PAPER TOWEL DISPENSER
FDN.	FOUNDATION		PAPER TOWEL DISPENSER AND DISPOSAL COMBINATION UNIT
F.E.	FIRE EXTINGUISHER	PVC	POLYVINYL CHLORIDE
FED.	FEDERAL	PVBS	PAVERS
F.H.C.	FIRE HOSE CABINET		
FIN.	FINISH		
F.O. FIN.	FACE OF FINISH		
FR.	FRITURE		
FL.FLR.	FLOOR		
FLUOR.	FLUORESCENT		
F.N.D.	FEMININE NAPKIN DISPOSAL		
F.N.V.	FEMININE NAPKIN VENDOR		



SHEET INDEX	
SITE	<ul style="list-style-type: none"> CS - Cover Sheet / Sheet Index / Vicinity Map TO-1 - Preliminary Topography & Demolition Plan GP-1 - Preliminary Grading Plan SD-1 - Preliminary Storm Drainage Plan SQ-1 - Preliminary Stormwater Control Plan SQ-2 - Preliminary Stormwater Control Details & Notes SQ-3 - Preliminary Stormwater Control Numeric Sizing Calcs L-0.1 - Preliminary Landscape Plan L-0.2 - Preliminary Landscape Elevations
ARCHITECTURAL	<ul style="list-style-type: none"> A100 - Architectural Site Plan A101 - Fire Access Site Plan A200 - Floor Plan A201 - Roof Plan A300 - Elevations (Store) A301 - Elevations (Fuel) A400 - Color Elevations (Store) A401 - Color Elevations (Fuel) A500 - Material Board
SIGNAGE	<ul style="list-style-type: none"> S-1 - Proposed Signage Plan S-2 - Proposed Signage Elevations
PHOTOMETRICS	<ul style="list-style-type: none"> PH-1 - Proposed Photometric Site Plan PH-2 - Proposed Photometric Schedules

PROJECT CONTACTS

PROJECT APPLICANT
7-Eleven, Inc.
4637 Chabot Drive, Suite 117
Pleasanton, CA 94588

DEVELOPER / DESIGNER
Smith Development & Construction Company
7803 Madison Ave.
Citrus Heights CA, 95610
CONTACT: Aleksandr Bool
916-966-7325

CIVIL ENGINEER
Mid-Valley Engineering
1117 L Street
Modesto, CA 95354
CONTACT: Derek Martis
866-526-4214

LANDSCAPE ARCHITECT
KLA, Inc.
151 N. Norlin Street
Sonoma, CA 95370
CONTACT: Tom Holloway
209-532-2856

PROPERTY OWNER
Zadco Enterprises, Inc
Kiyomars Nadersad
P.O. Box 3209
Saratoga, CA 95070

ZONING/ CODE STUDY

ZONING:
- CP - COMMERCIAL PEDESTRIAN

GENERAL PLAN:
- NCC

PARKING CALCULATIONS

PARKING REQUIREMENTS:
- MIN 2 SHORT TERM BIKE PARKING REQUIRED
- MIN 1 LONG TERM BIKE PARKING REQUIRED
- MIN 1 MOTORCYCLE PARKING REQUIRED
- MIN 16 OFF-STREET PARKING SPACES

PARKING CALCULATION:
(1.0 PARKING SPACE FOR EACH 400 SQUARE FEET OF GROSS FLOOR AREA.)

- 3,056 SF OF FLOOR AREA / 400 = 7.64 SPACES
- TOTAL = 8 SPACES

SCOPE OF WORK

* REDEVELOPMENT OF EXISTING FUELING STATION
* EXPANSION OF EXISTING BUILDING FOR CONVENIENCE USE
* NEW FUELING TANKS, CANOPY, SIGNAGE, AND LANDSCAPING

PRIOR DEVELOPMENT PERMITS:

* CP84 - 007
* CP84 - 049
* AD09 - 590
* AD06 - 511
* AD00 - 901
* AD98 - 494

PROJECT INFORMATION

SITE INFORMATION
PROJECT ADDRESS:
6211 Santa Teresa Blvd.
San Jose, CA 95199
APN: 704-01-007

LOT SIZE: ± 20,460 SF
LOT WIDTH: ± 150' x 140'
FLOOR AREA RATIO: 0.149
BUILDING FOOTPRINT: ± 3,056 SF
LANDSCAPE AREA: ± 3,620 SF
LANDSCAPE COVERAGE: ± 17.6%

PARKING INFORMATION

ADA PARKING -	1 SPACE
STANDARD PARKING -	6 SPACES
FUEL PARKING -	8 SPACES
TOTAL PARKING -	15 SPACES
- REQUIRED PARKING -	8 SPACES
MOTORCYCLE PARKING -	1 SPACE
LONG-TERM BIKE PARKING -	1 SPACE
SHORT-TERM BIKE PARKING-	2 SPACES

BUILDING INFORMATION:
BUILDING HEIGHT: 20'-6" (1-LEVEL)
BUILDING OCCUPANCY: M / B
CONSTRUCTION TYPE: V-B
SPRINKLERED: NO

AREA CALCULATIONS

MERCHANDISE	1608 SF
SALES	368 SF
STORAGE/ BACK ROOM	808 SF
OFFICE	70 SF
RESTROOM	202 SF
BUILDING TOTAL	= 3,056 SF
TRASH ENCLOSURE	175 SF

SYMBOLS LEGEND			
(777) RECEPTION	777 PARTITION TYPES	7 NOTE REFERENCE	A 777 INTERIOR ELEVATION TAG
A7 COLUMN LINE	GWB REF. CEILING PLAN MATL./CLG./HT.	7 DETAIL SHEET NUMBER	D 777 EXTERIOR ELEVATION TAG
W7 WINDOW TYPES	DIMENSIONS TO FACE OF METAL STUD, U.N.O. TO FACE OF CONCRETE, U.N.O.	7 DETAIL SHEET NUMBER	777 ENLARGED DETAIL
A777 DOOR NUMBER		7 DETAIL SHEET NUMBER	777 SECTION CUT

MATERIALS LEGEND			
BATT INSULATION	RIGID INSULATION	STEEL	PRECAST CONCRETE/STONE (ELEVATIONS)
GYP.SUM WALLBOARD (PLASTER PRECAST- ELEVATIONS)	O.S.B. (ORIENTED STRAND BOARD)	FINISHED WOOD	ROUGH WOOD BLOCKING

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1042240 - 7-ELEVEN CONDITIONAL USE PERMIT 6211 Santa Teresa Blvd. San Jose, CA 95199

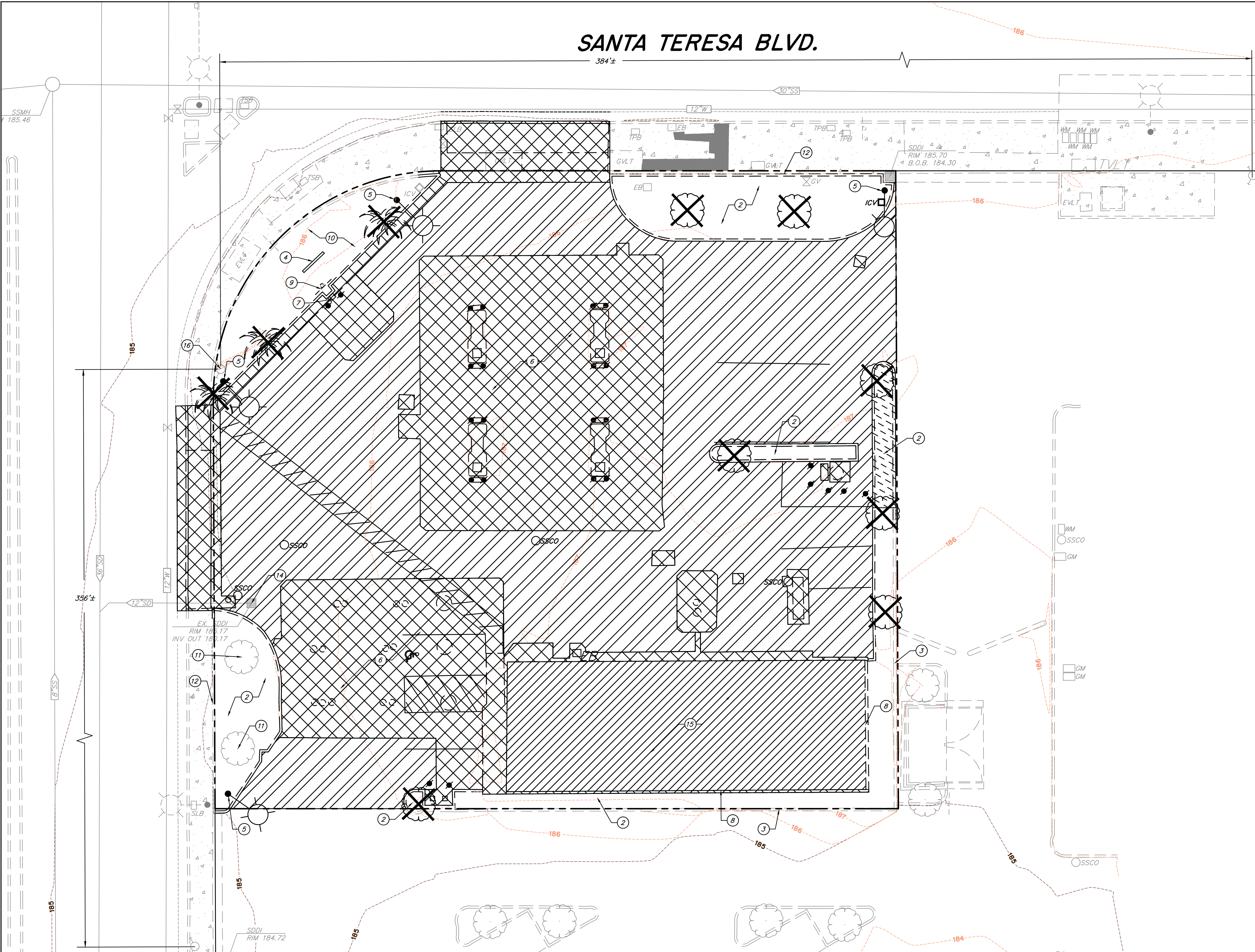
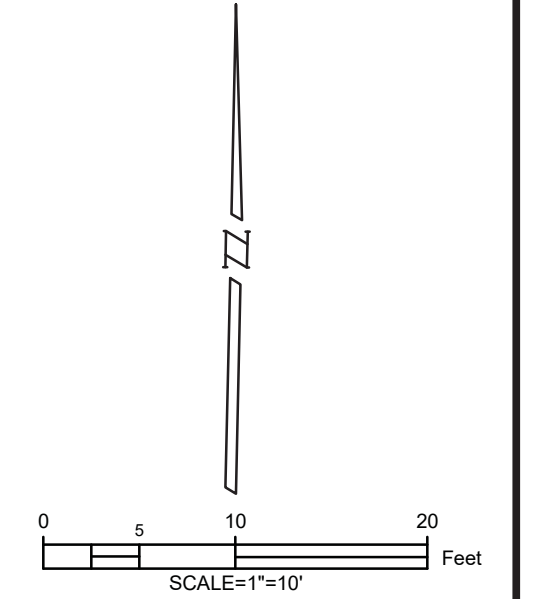
TITLE SHEET

CS

CONDITIONAL USE PERMIT

SANTA TERESA BLVD.

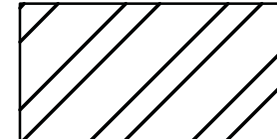
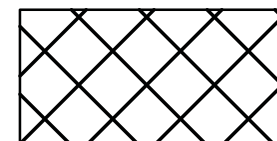

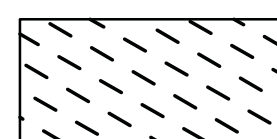

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DEMOLITION NOTES

- ① ALL EXISTING SURFACE STRUCTURES AND UTILITIES TO BE REMOVED ONSITE UNLESS OTHERWISE NOTED.
- ② ALL ONSITE LANDSCAPE PLANTERS TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
- ③ EXISTING RETAINING WALL TO REMAIN.
- ④ EXISTING MONUMENT SIGN TO BE DEMOLISHED AND REMOVED FROM SITE.
- ⑤ EXISTING LIGHT TO BE DEMOLISHED AND REMOVED FROM SITE.
- ⑥ EXISTING FUELING SYSTEM TO BE DEMOLISHED AND REMOVED FROM SITE.
- ⑦ EXISTING AIR & WATER PUMP TO DEMOLISHED AND REMOVED FROM SITE.
- ⑧ EXISTING SOUTHERN AND EASTERN WALLS OF BUILDING TO REMAIN.
- ⑨ EXISTING SIGN TO BE DEMOLISHED AND REMOVED FROM SITE.
- ⑩ EXISTING LANDSCAPE PLANTER TO REMAIN.
- ⑪ EXISTING TREE TO REMAIN.
- ⑫ EXISTING VERTICAL CURB ADJACENT TO SIDEWALK TO REMAIN.
- ⑬ TREES, SEE LANDSCAPE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- ⑭ CONTRACTOR TO INSTALL TRAFFIC RATED (H-20) SOLID GRATE.
- ⑮ EXISTING CONCRETE FOUNDATION TO REMAIN.
- ⑯ EXISTING FIRE HYDRANT TO REMAIN, SEE DISTANCE FOR NEARBY FIRE HYDRANT

DEMOLITION LEGEND

-  ASPHALT CONCRETE PAVEMENT TO BE DEMOLISHED AND REMOVED FROM SITE
-  CONCRETE TO BE DEMOLISHED AND REMOVED FROM SITE
-  EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN
-  EXISTING LANDSCAPE PLANTER TO BE DEMOLISHED
-  REMOVE EXISTING TREE FROM SITE



PRELIMINARY
NOT FOR CONSTRUCTION



NO.	DATE	REVISIONS		BY
		ISSUED	FOR	

Drawn By: RAM
 Issue Date: 01/25/19
 Job No.: NC18034
 Checked: DAM
 Design By: RAM



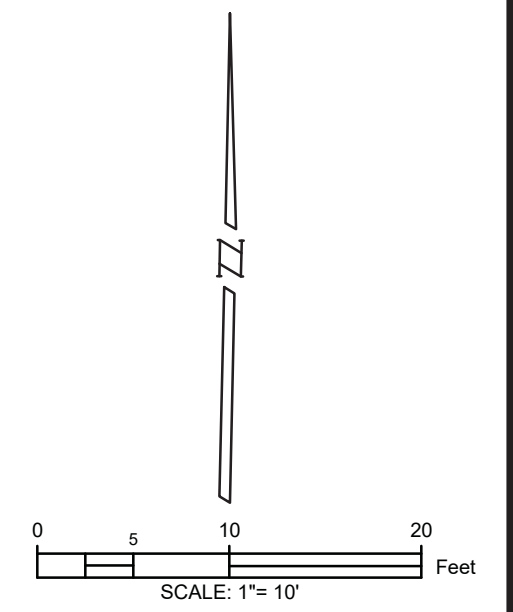
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6211 SANTA TERESA BLVD.
7-ELEVEN SAN JOSE
 PRELIMINARY TOPOGRAPHY &
 DEMOLITION PLAN
 SAN JOSE CALIFORNIA

DWG. T01
 SHEET 1 OF 6

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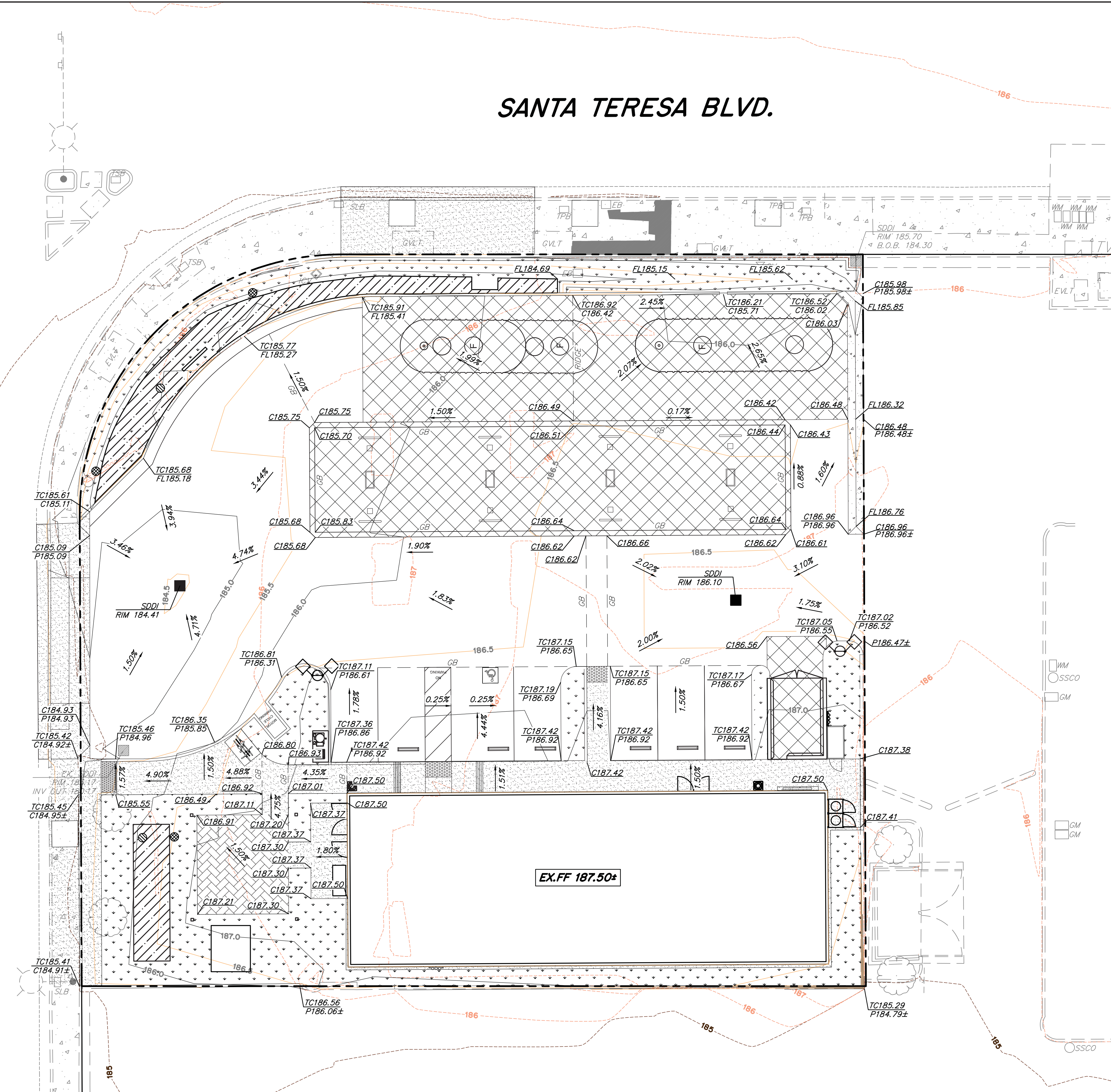


GENERAL NOTES

1. THIS PRELIMINARY GRADING PLAN SHALL BE USED FOR THE PURPOSES OF ENTITLEMENT ONLY.
2. THIS PROJECT SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. THIS PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATION "D", AS PER FEMA MAP PANEL NO.06085C0406H DATED 5/18/09 FOR SANTA CLARA COUNTY.
4. ALL PROPOSED CONSTRUCTION SHALL BE PER CITY OF SAN JOSE STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
5. PROPOSED CONTOUR INTERVALS SHOWN AT 0.5 FOOT INTERVALS.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
7. POSITIVE DRAINAGE AWAY FROM BUILDING SHALL BE A MINIMUM OF 1.5% UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO MATCH EXISTING ELEVATION AT PROPERTY LINE.
9. TRASH ENCLOSURE TO BE CONNECTED TO SANITARY SEWER.

LEGEND

- OVERFLOW INLET
- BUBBLE-UP STRUCTURE
- DRAINAGE INLET
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISHED GROUND MAJOR CONTOUR
- FINISHED GROUND MINOR CONTOUR
- BIORETENTION PLANTER
- LANDSCAPE
- CONCRETE FLATWORK
- STRUCTURAL CONCRETE
- PERMEABLE PAVERS
SEE LANDSCAPE PLANS BY OTHERS



COTTLE ROAD



PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS				
NO.	DATE	ISSUED FOR	BY	

Drawn By: RAM
Issue Date: 01/25/19
Job No.: NC18034
Checked: DAM
Design By: RAM



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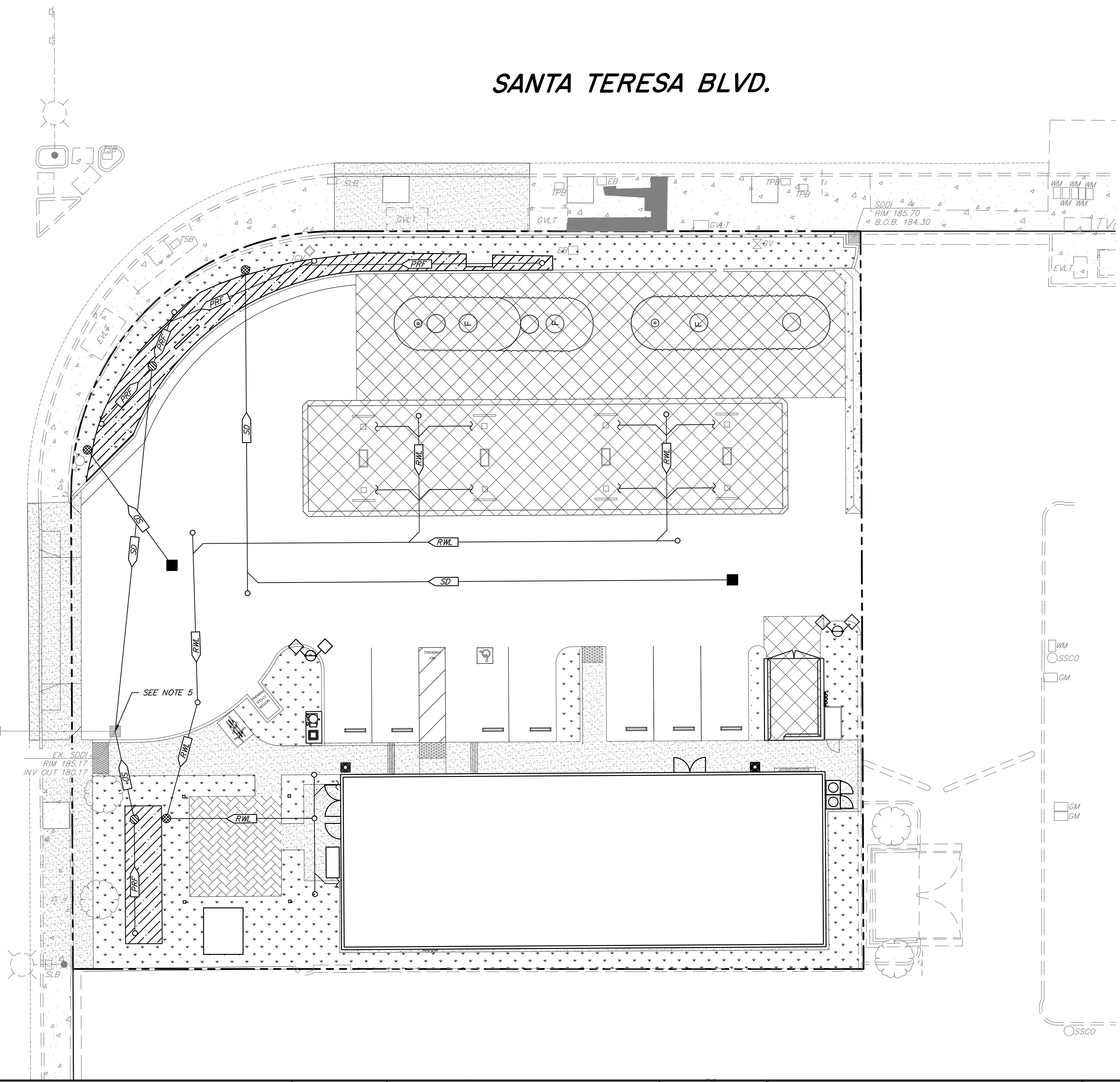
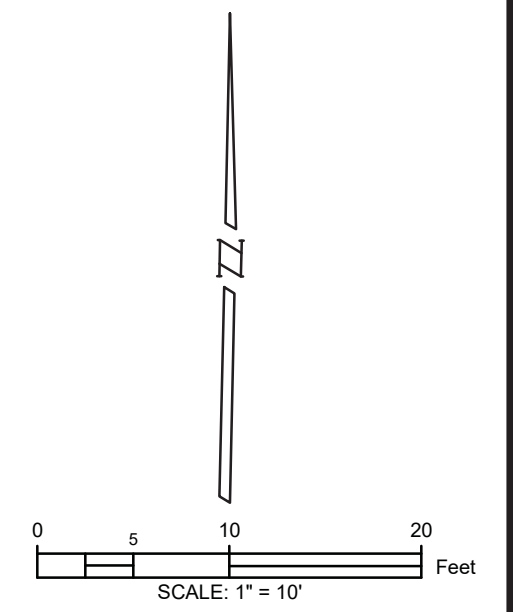
6211 SANTA TERESA BLVD.
7-ELEVEN SAN JOSE
PRELIMINARY GRADING PLAN
SAN JOSE CALIFORNIA

DWG. GP1
SHEET 2 OF 6

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SANTA TERESA BLVD.

COTTLE ROAD

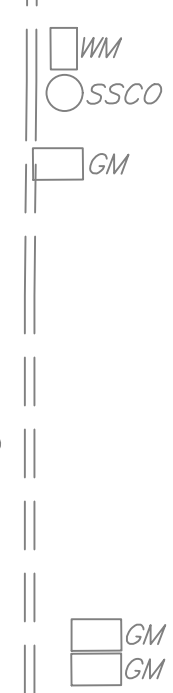


GENERAL NOTES

1. THIS PRELIMINARY STORM DRAINAGE PLAN SHALL BE USED FOR THE PURPOSES OF ENTITLEMENT ONLY.
2. THIS PROJECT SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. THIS PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATION "D", AS PER FEMA MAP PANEL NO.06085C0406H DATED 5/18/09 FOR SANTA CLARA COUNTY.
4. TRASH ENCLOSURE TO BE CONNECTED TO SANITARY SEWER.
5. INSTALL TRAFFIC-RATED SOLID COVER ON EXISTING DRAIN INLET.

LEGEND

- OVERFLOW INLET
- BUBBLE-UP STRUCTURE
- DRAINAGE INLET
- CLEANOUT



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		ISSUED FOR	BY

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 PRELIMINARY STORM DRAINAGE PLAN
 SAN JOSE CALIFORNIA

DWG. SD1
 SHEET 3 OF 6

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SANTA TERESA BLVD.

GENERAL NOTES

DMA 1 CONSISTS OF ASPHALT PAVEMENT AND CONCRETE FLATWORK WITHIN THE PARKING AREA AND DRIVE AISLES. THIS DRAINAGE AREA IS TREATED BY THE BIORETENTION PLANTER LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY. THROUGH A SERIES OF PIPES, THE TREATED STORMWATER IS ULTIMATELY DISCHARGED INTO THE CITY STORM SYSTEM VIA THE 12" OUTLET FROM THE EXISTING DRAINAGE INLET LOCATED AT THE NORTHERN MOST DRIVEWAY ENTRANCE ALONG COTTLE ROAD.

DMA 2 CONSISTS OF THE FUEL DISPENSING CANOPY, THE BUILDING ROOF, THE PEDESTRIAN SEATING AREA, AND THE TRANSFORMER PAD. THIS DRAINAGE AREA IS TREATED BY THE BIORETENTION PLANTER LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY. THROUGH A SERIES OF PIPES, THE TREATED STORMWATER IS ULTIMATELY DISCHARGED INTO THE CITY STORM SYSTEM VIA THE 12" OUTLET FROM THE EXISTING DRAINAGE INLET LOCATED AT THE NORTHERN MOST DRIVEWAY ENTRANCE ALONG COTTLE ROAD.

DMA 3 CONSISTS OF THE ONSITE LANDSCAPING, SELF-TREATING AREAS, INFILTRATE, EVAPOTRANSPIRATION, AND OTHER NATURAL PROCESSES HELP TO REMOVE POLLUTANTS FROM STORMWATER. A SELF-TREATING AREA ONLY TREATS THE RAIN FALLING ON ITSELF AND DOES NOT RECEIVE STORMWATER FROM OTHER AREAS.

STORMWATER CONTROL NOTES

DEPTH TO GROUND WATER 10-20 FEET, PER FIGURE A-1 IN APPENDIX A OF THE C.3 STORMWATER HANDBOOK.

SOIL TYPE: SILT LOAM, SOILS GROUP B, PER FIGURE B-1 IN APPENDIX B OF THE C.3 STORMWATER HANDBOOK.

SITE IS NOT IN 100 YEAR FLOOD ZONE AREA. (FEMA)

SOURCE CONTROL MEASURES WILL INCLUDE: COVERED WASTE AREA, CURBS PREVENTING SURFACE WATER FROM LEAVING THE SITE PRIOR TO TREATMENT, "NO DUMPING" PLACARDS ON DRAINAGE INLETS. FOR ADDITIONAL SOURCE CONTROL MEASURES SEE SHEET 5.

RECEIVING BODY OF WATER: SAN FRANCISCO BAY VIA GUADALUPE RIVER.

POST CONSTRUCTION INSPECTION AND MAINTENANCE: TBD.

BIORETENTION AREA PLANTING SHALL CONFORM TO THE C.3 STORMWATER HANDBOOK. SEE LANDSCAPE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.

STORMWATER AREAS

SEE SHEET 6 FOR COMPLETE DETAILS ON SURFACE CALCULATIONS.

LEGEND

	DMA 1		BIORETENTION
	DMA 2		
	DMA 3 (SELF-TREATING)		

2. SURFACE DATA

2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): N/A

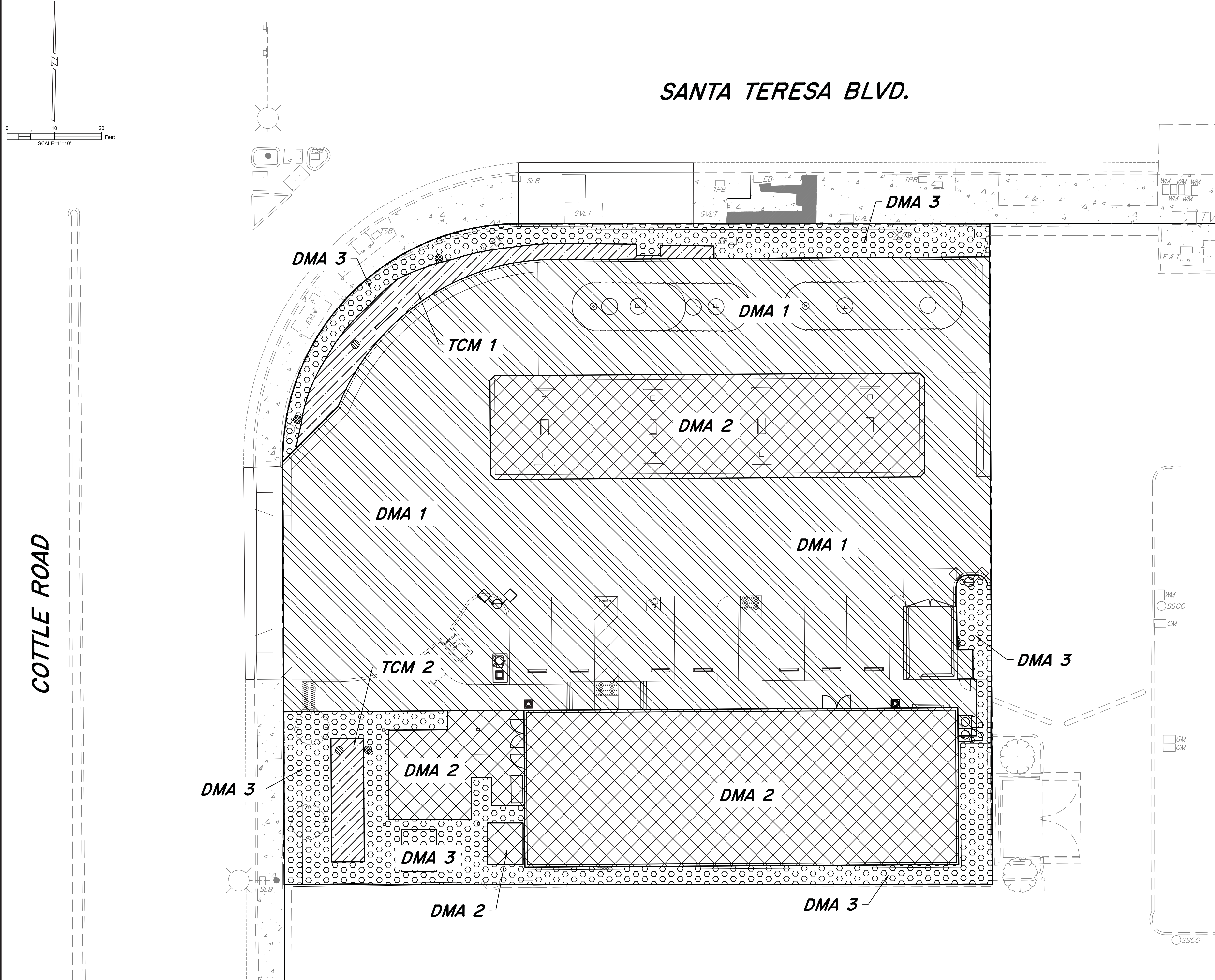
2.b. Total area of site: 0.469 acres

2.c. Total Existing Impervious Surfaces on site: 17684 sq. ft.

2.d. Total area of site that will be disturbed: 0.469 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.	To Be Replaced sq. ft. ¹	New sq. ft. ²	
2.e. IMPERVIOUS SURFACES				
Roof Area	4925	5254		Total Proposed Impervious Surface (replaced + new)
Parking	12435	8967	650	
Sidewalks, Patios, Driveways, Etc.	324	1563	601	
Public Streets				
Private Streets				
Online form auto-calculates Impervious Surfaces Total	e.1. 17684	e.2. 15784	e.3. 1251	e.4. 17035
2.f. PERVIOUS SURFACES				
Landscaped Area	2774	1991	844	Total Proposed Pervious Surface (replaced + new)
Pervious Paving				
Green Roof and other Pervious Surfaces			588	
Online form auto-calculates Pervious Surfaces Total	f.1. 2774	f.2. 1991	f.3. 1432	f.4. 3423
2.g. Percentage of Site's Impervious Area Replacement (e.2 ÷ 2.c) X 100: Online form auto-calculates g. 89.26 %				

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.



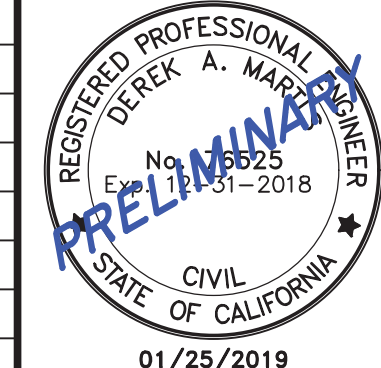
COTTLE ROAD



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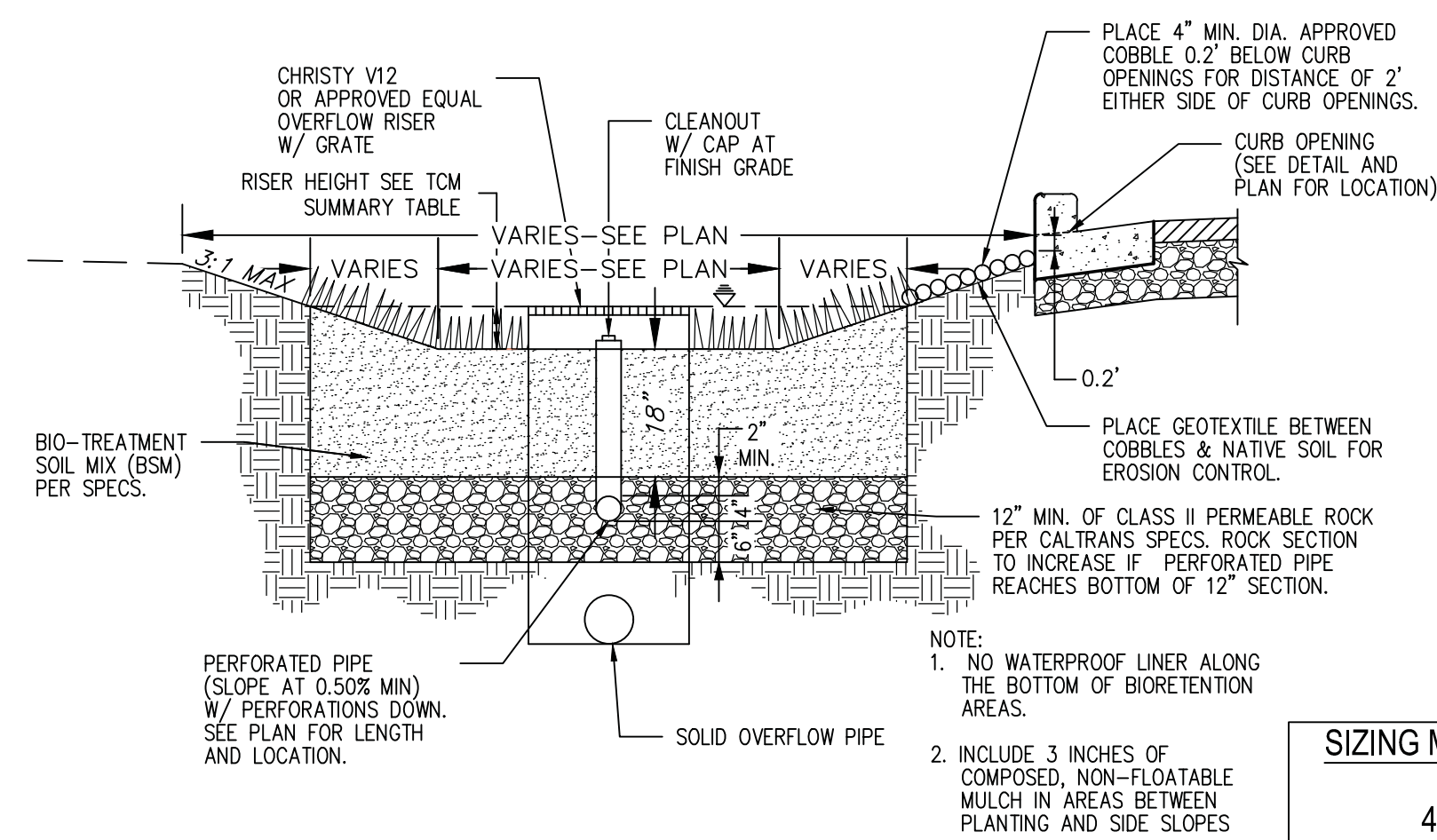
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Issue Date:	01/25/19	NO.	DATE	ISSUED FOR	BY
Job No.:	NC18034				
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Design By:	RAM				



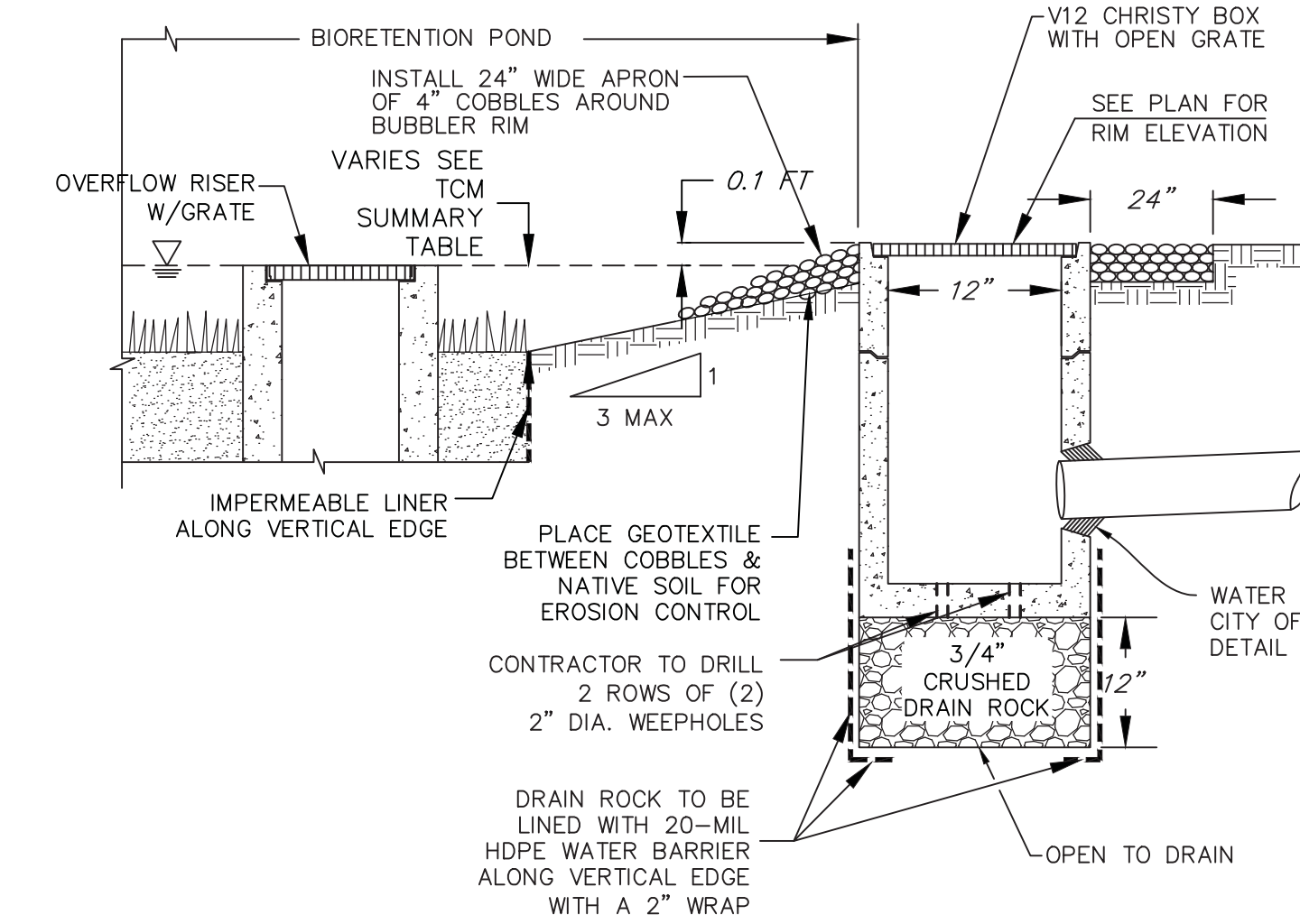
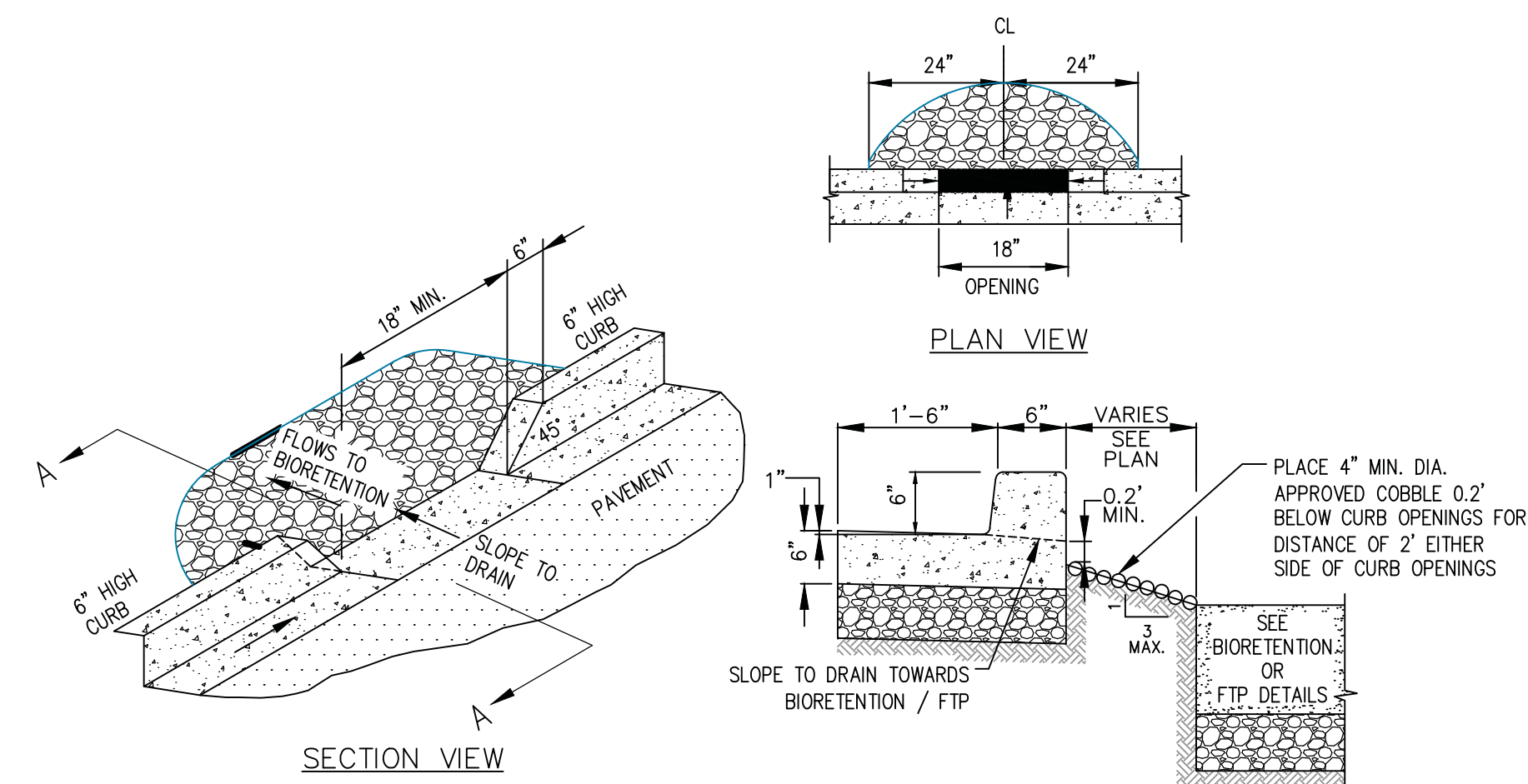
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6211 SANTA TERESA BLVD.
7-ELEVEN SAN JOSE
PRELIMINARY STORMWATER CONTROL PLAN
SAN JOSE CALIFORNIA

DWG. **SQ1**
SHEET **4** OF **6**



SIZING METHOD:
4%



5 BIORETENTION BASIN W/O LINER

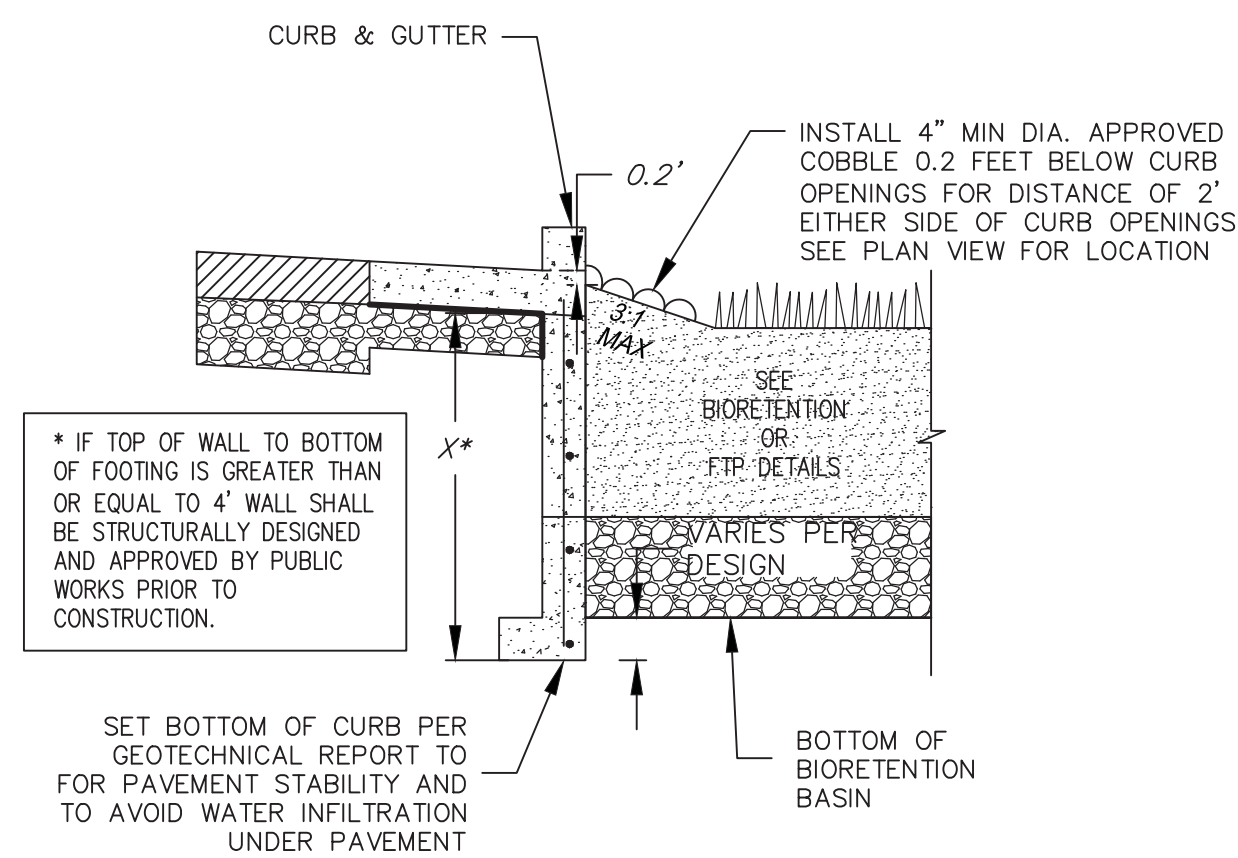
N.T.S.

7 CURB OPENING

N.T.S.

8 BUBBLER BOX DETAIL

N.T.S.



9 CURB ADJACENT TO BIORETENTION

N.T.S.

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](http://www.sanjooseca.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
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

SOURCE CONTROL MEASURES:

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - COVERED TRASH/ RECYCLING ENCLOSURES.
 - ~~INTERIOR PARKING STRUCTURES.~~
 - ~~WASH AREAS/RACKS.~~
 - ~~POOLS, SPAS, FOUNTAINS.~~
 - ~~COVERED LOADING DOCKS AND MAINTENANCE BAYS.~~
 - ~~PUMPED GROUNDWATER.~~
- SERVICE STATIONS/ FUELING AREAS (MUST INCLUDE ALL FOUR BELOW):
 - GRADE FUELING AREAS TO PREVENT PONDING.
 - USE CONCRETE FOR THE FUEL AREA SURFACE.
 - SEPARATE THE FUELING AREA FROM THE REST OF THE SITE BY A GRADE BREAKS THAT PREVENT RUN-ON.
 - COVER THE FUELING AREAS WITH A CANOPY EXTENDING A MINIMUM OF TEN FEET FROM EACH PUMP.
- INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
 - ~~STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING AS APPROPRIATE.~~
 - ~~DIRECT PONDING WATER TO THE SANITARY GENERAL ON-SITE TREATMENT SYSTEM(S) OR TO OFF-SITE DISPOSAL.~~
 - ~~INSTALL BERMS OR CURBS TO PREVENT RUNOFF FROM THE STORAGE/PROCESSING AREAS.~~
 - ~~SEGREGATE POLLUTANT GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE MANAGEMENT AREAS AND PROVIDE TREATMENT.~~
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.
- OTHER:

OPERATION AND MAINTENANCE INFORMATION:

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS:
6211 SANTA TERESA BLVD.
SAN JOSE, CA 95119
 - PROPERTY OWNER:
ZADCO ENTERPRISES INC.
- RESPONSIBLE PARTY FOR MAINTENANCE:
 - CONTACT:
MICHELLE SCOTT
 - PHONE NUMBER OF CONTACT:
(972) 828-4281
 - EMAIL:
MICHELLE.SCOTT@7-11.COM
 - ADDRESS:
6211 SANTA TERESA BLVD.
SAN JOSE, CA 95119

PROJECT SITE INFORMATION:

- SOILS TYPE: SILT LOAM, SOILS GROUP B
- GROUND WATER DEPTH: 10-20 FEET
- NAME OF RECEIVING BODY: SAN FRANCISCO SOUTH BAY
- FLOOD ZONE: ZONE "D", FEMA PANEL #06085C0406H
- FLOOD ELEVATION (IF APPLICABLE): N/A

SITE DESIGN MEASURES:

- ~~PROTECT EXISTING TREES, VEGETATION, AND SOIL.~~
- ~~PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.~~
- ~~REDUCE EXISTING IMPERVIOUS SURFACES.~~
- ~~CREATE NEW IMPERVIOUS AREAS.~~
- LANDSCAPING
 - PARKING STALLS.
 - WALKWAYS AND PATIOS.
 - EMERGENCY VEHICLE ACCESS.
 - PRIVATE STREETS AND SIDEWALKS.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- ~~CLUSTER STRUCTURES/PAVEMENT.~~
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
- PARKING:
 - ~~ON TOP OF OR UNDER BUILDINGS.~~
 - NOT PROVIDED IN EXCESS OF CODE.
- ~~RAINWATER HARVESTING AND USE (E.G., RAIN BARREL, CISTERN CONNECTED TO ROOF DRAINS).~~
- ~~INSTALL A GREEN ROOF ON ALL OR A PORTION OF THE ROOF.~~
- ~~PROTECTED RIPARIAN AND WETLAND AREAS/ BUFFERS.~~



PRELIMINARY
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Drawn By: RAM
Issue Date: 01/25/19
Job No.: NC18034
Checked: DAM
Design By: RAM

REVISIONS				
NO.	DATE	ISSUED FOR	BY	



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6211 SANTA TERESA BLVD.
7-ELEVEN SAN JOSE
PRELIMINARY STORMWATER CONTROL
DETAILS & NOTES
SAN JOSE CALIFORNIA

DWG. **SQ2**
SHEET **5**
OF **6**

SIZING FOR VOLUME BASED TREATMENT

DMA # 1
 A= 11325 s.f.
 Impervious Area = 11325 s.f. % Imperviousness= **100.00%**

MAPsite = 16.5 Correction Factor= 1.1871
 MAPgage = 13.9

Clay (D): Sandy Clay (D): Clay Loam (D):
 Silt Loam/Loam (B): x 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 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:

S= 2.00%
 UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58142857 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.690185 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 651.36 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 11,325 sq. ft
 Impervious Area = 11,325 sq. ft
 Pervious Area = 0 sq. ft
 Equivalent Impervious Area = 0 sq. ft Total Equivalent Impervious = 11,325 sq. ft

Rainfall intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 3.450925 hrs

Estimate the Surface Area = 335 sq. ft (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 481.69161 cu. ft
 Volume in Ponding Area = 169.67048 cu. ft
 Depth of Ponding = 0.506479 ft Depth of Ponding = 6.1 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
 If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
 If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 2
 A= 5698 s.f.
 Impervious Area = 5698 s.f. % Imperviousness= **100.00%**

MAPsite = 16.5 Correction Factor= 1.1871
 MAPgage = 13.9

Clay (D): Sandy Clay (D): Clay Loam (D):
 Silt Loam/Loam (B): x 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 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:

S= 2.65%
 UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58235714 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.6912873 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 328.25 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 5,698 sq. ft
 Impervious Area = 5,698 sq. ft
 Pervious Area = 0 sq. ft
 Equivalent Impervious Area = 0 sq. ft Total Equivalent Impervious = 5,698 sq. ft

Rainfall intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 3.4564363 hrs

Estimate the Surface Area = 170 sq. ft (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 244.8309 cu. ft
 Volume in Ponding Area = 83.415329 cu. ft
 Depth of Ponding = 0.4906784 ft Depth of Ponding = 5.9 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	TCM #	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Bioretention Area Provided (s.f.)	Bioretention Area Required (s.f.)	Bioretention Lined or Unlined	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.)	Location
1	1	BIORETENTION	11,325	11,325	0	449	335	Unlined	6.0	0.50	0.50	N/A	N/A	N/A	N/A	N/A	N/A	Onsite
2	2	BIORETENTION	5,698	5,698	0	181	170	Unlined	6.0	0.50	0.50	N/A	N/A	N/A	N/A	N/A	N/A	Onsite
3	N/A	SELF-TREATING	2,777	0	2,777	N/A	N/A	Unlined	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Onsite
Totals:			20,430	17,023	2,777	630												

*Sizing for Bioretention Area Required calculated using the Flow Combo Method
 **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.



PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS				
NO.	DATE	ISSUED FOR	BY	

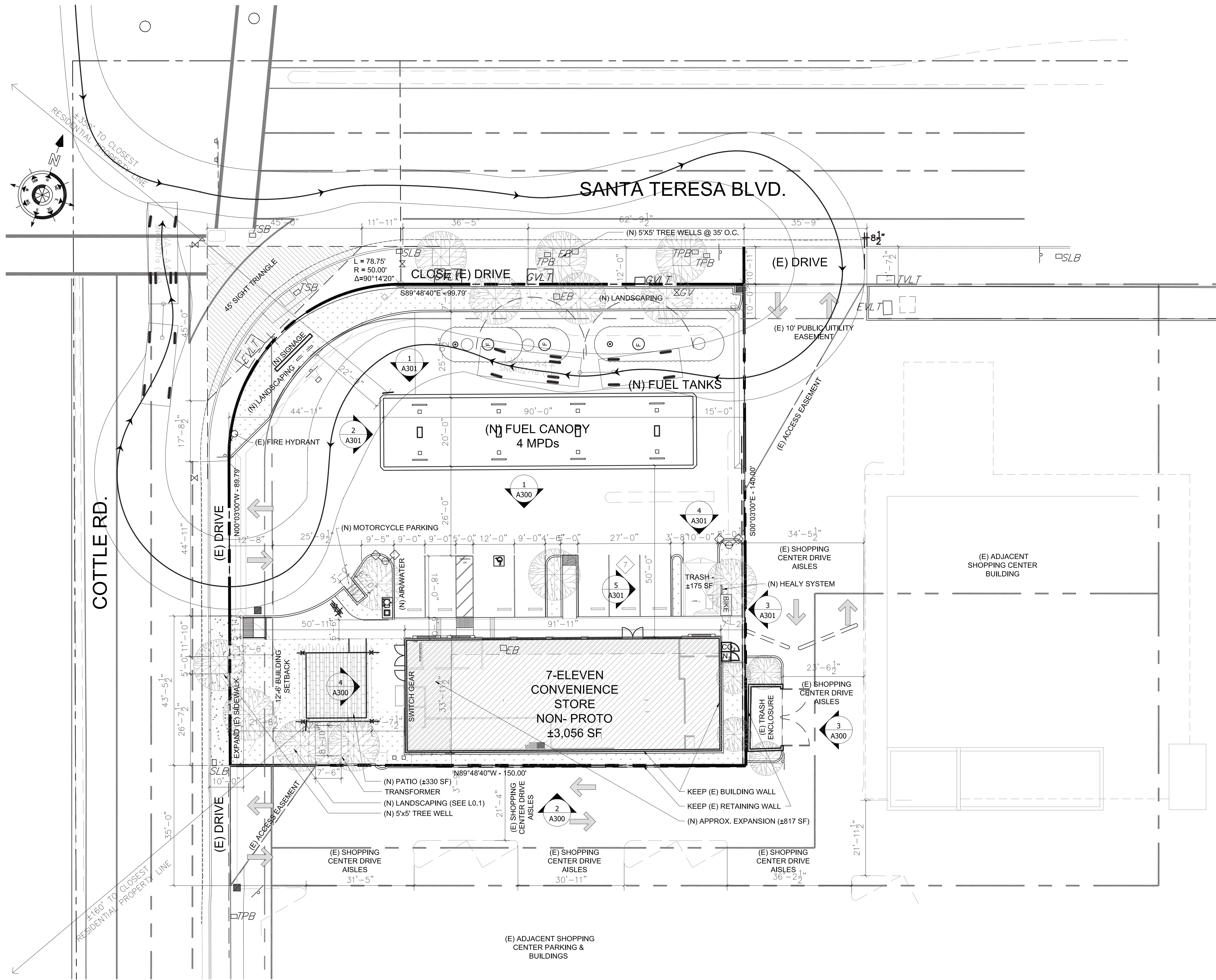


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7-ELEVEN SAN JOSE
 PRELIMINARY STORMWATER CONTROL
 NUMERIC SIZING CALCULATIONS
 SAN JOSE CALIFORNIA

DWG. **SQ3**
 SHEET **6**
 OF **6**

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PROJECT NOTES

- 6211 Santa Teresa Blvd
- APN: 704-01-007
- PROPOSED SITE AREA: ±20,460 SF = .47 acres
- (E) BUILDING AREA: ±2,239 SF
- ADDITIONAL AREA: ±817 SF
- TOTAL BUILDING AREA: ±3,056 SF = 14.9%
- TRASH ENCLOSURE ±175 SF = 0.9%
- OUTDOOR PATIO AREA ±330 SF = 1.6%
- LANDSCAPE: ±3,620 SF = 17.6%
- ADA PARKING - 1 SPACES
- COMPACT PARKING - 0 SPACES
- STANDARD PARKING - 6 SPACES
- FUEL PARKING - 8 SPACES
- TOTAL PARKING - 15 SPACES
- MOTORCYCLE PARKING - 1 SPACE
- LONG-TERM BIKE PARKING - 1 SPACE
- SHORT-TERM BIKE PARKING - 2 SPACES



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916.966.7325

revision dates:
▲ -01-25-19 CUP RE-SUBMITTAL

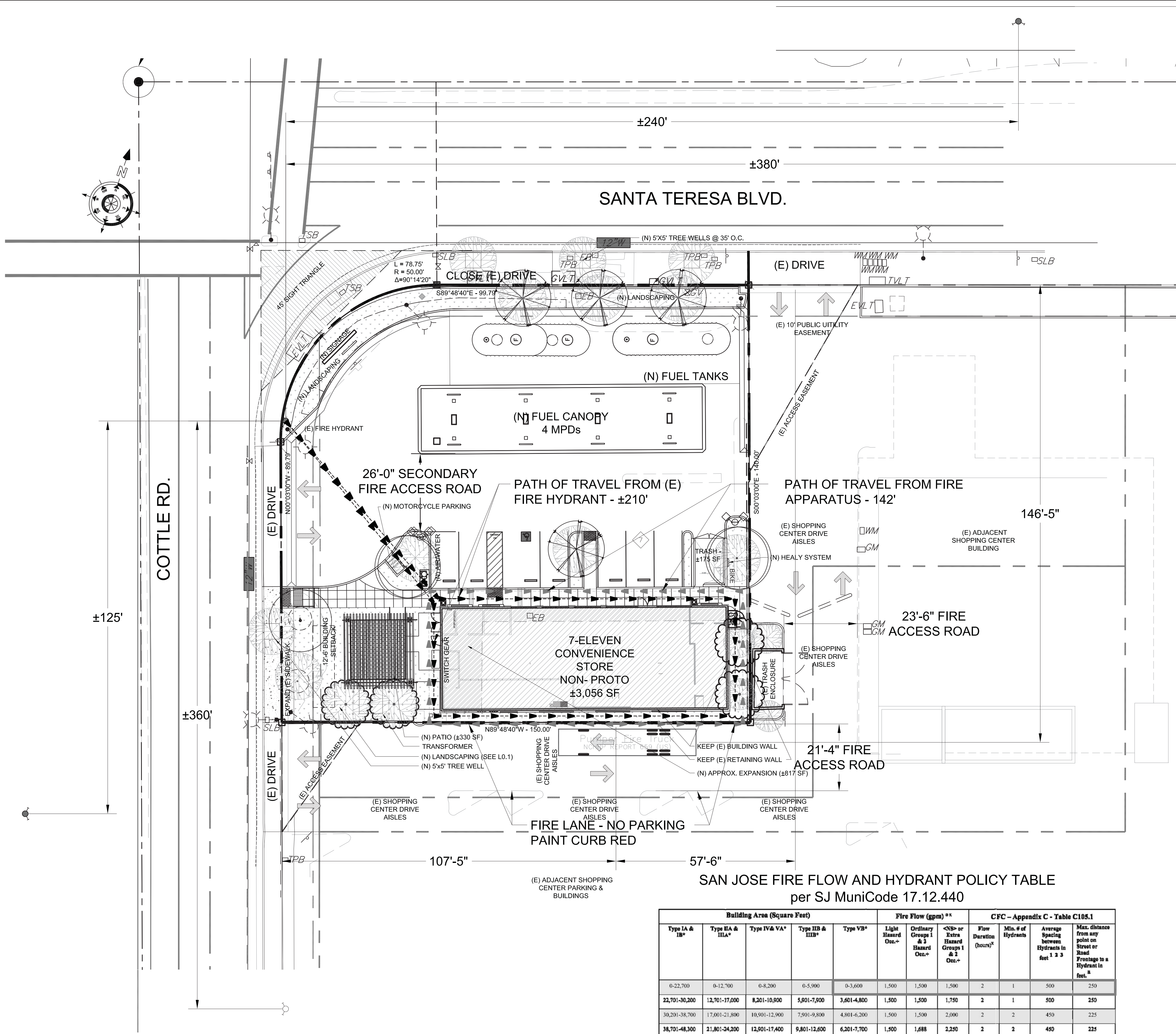
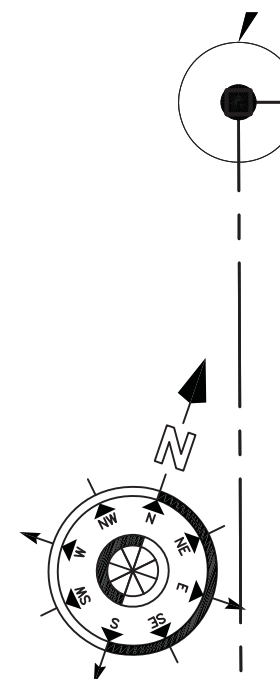
1042240 - 7-ELEVEN
CONDITIONAL USE PERMIT
6211 Santa Teresa Blvd.
San Jose, CA 95199

APN: 704-01-007
OWNER:

ARCH.
SITE PLAN

Scale: 1/16" = 1'-0" @ 22X34
Scale: 1/32" = 1'-0" @ 11x17

A100



PROJECT NOTES

6211 SANTA TERESA BLVD
 APN: 704-01-007
 PROPOSED SITE AREA: ±20,460 SF = .47 acres

BUILDING AREA: ±3,056 SF = 14.9%
 BUILDING HEIGHT: 20'-6"
 BUILDING TYPE: V-B
 OCCUPANCY TYPE: M / B

LANDSCAPE: ±3,620 SF = 17.6%
 PATIO AREA: ±330 SF = 1.6%

ADA PARKING - 1 SPOTS
 STANDARD PARKING - 6 SPOTS
 FUEL PARKING - 8 SPOTS
 TOTAL PARKING - 15 SPOTS

- ### FIRE ACCESS STANDARD NOTES
- FIRE ACCESS SHALL:
- HAVE AN APPROVED ALL WEATHER SURFACE;
 - BE AT LEAST 20 FEET WIDE; HAVE A MINIMUM 13 FEET 6 INCH VERTICAL CLEARANCE;
 - BE DESIGNED AND MAINTAINED TO SUPPORT THE LOADS OF FIRE APPARATUS OF AT LEAST 75,000 POUNDS;
 - HAVE A MINIMUM INSIDE TURNING RADIUS OF 30 FEET AND AN OUTSIDE TURNING RADIUS OF 50 FEET;
 - BE DESIGNED WITH APPROVED PROVISIONS FOR TURNING AROUND OF FIRE APPARATUS IF IT DEAD ENDS AND IS IN EXCESS OF 150 FEET;
 - HAVE A MAXIMUM GRADE OF 10%;
 - HAVE A REQUIRED SECOND POINT OF ACCESS WHEN A FIRE APPARATUS ROAD EXCEEDS 1,000 FEET;
 - HAVE CURBS PAINTED RED AND MARKED AS 'FIRE LANE - NO PARKING' UNDER THE FOLLOWING CONDITIONS: (SHOW EXACT LOCATIONS ON PLAN)
 - HAVE ROADS, STREETS, AVENUES, AND THE LIKE THAT ARE 20 TO LESS THAN 26 FEET WIDE MEASURED FROM FACE-OF-CURB TO FACE-OF-CURB SHALL HAVE CURBS ON BOTH SIDES OF THE ROAD PAINTED AND MARKED
 - HAVE ROADS, STREETS, AVENUES, AND THE LIKE THAT ARE 26 TO LESS THAN 32 FEET WIDE MEASURED FROM FACE-OF-CURB TO FACE-OF-CURB SHALL HAVE ONE CURB PAINTED AND MARKED.

SAN JOSE FIRE FLOW AND HYDRANT POLICY TABLE
 per SJ MuniCode 17.12.440

Building Area (Square Feet)					Fire Flow (gpm) **			CFC - Appendix C - Table C105.1			
Type IA & IB*	Type IIA & IIIA*	Type IV & VA*	Type IIB & IIIB*	Type VB*	Light Hazard Occ.+	Ordinary Groups 1 & 2 Hazard Occ.+	<NB> or Extra Hazard Groups 1 & 2 Occ.+	Flow Duration (hours)†	Min. # of Hydrants	Average Spacing between Hydrants in feet 1 2 3	Max. distance from any point on Street or Road to Hydrant in feet
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	1,500	1,500	2	1	500	250
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,500	1,500	1,750	2	1	500	250
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	1,500	1,500	2,000	2	2	450	225
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	1,500	1,688	2,250	2	2	450	225



revision dates:
 Δ - 01-25-19 CUP RE-SUBMITTAL

1042240 - 7-ELEVEN CONDITIONAL USE PERMIT

6211 Santa Teresa Blvd.
 San Jose, CA 95199

APN: 704-01-007
 OWNER:

FIRE ACCESS SITE PLAN

Scale: 1/16" = 1'-0" @ 22X34
 Scale: 1/32" = 1'-0" @ 11x17

A101