WINCHESTER MIXED USE PROJECT

1073-1087 S WINCHESTER BOULEVARD
San Jose , California
APN: 299-25-038

PROJECT DESCRIPTION

The proposed project is a Special Use Permit application to allow a six-story mixed use development up to a height of 65feet.

Proposed project includes the demolition of two buildings totaling 9,762 square foot of offices and the construction of a 6-story, mixed-used building consisting of 61 condominiums totaling 103,440 square feet, 17,970 square feet of commercial space, and 115 vehicle parking spaces; and tentative map to subdivide one parcel for condominium purposes.

The project will contain 61 condominium units 18 (one-bedrooms 25 - two-bedrooms 18- three-bedrooms) , and 17,970 square feet of commercial space with up to 9commercial condominium units.

The first floor contains residential lobby,trash cans,residential common area (GYM), commercial spaces and 36parking spaces.

The second floor contains both residential and commercial uses.

Floors 3through 6are all residential apartment units.

Parking is provided by one underground level with 79spaces and 36 spaces on first floor justified by TDM measures, and accessed from Winchester Avenue.

A 20foot rear setback is provided ,and 20foot sidewalk from S. Winchester Avenue.

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SAMCARPIRA@GMAIL.COM

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Dradamaskari@GMAIL.COM

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djedwards@jmhweiss.com

LANDSCAPE DESIGNER

SHILA YASMEH
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SHILA.YASMEH@GMAIL.COM
TEL : (650) 492-3249

REVISIONS

1	REV.1	04.06.2020

SP 20 - 002

COVER SHEET

A.00

WINCHESTER MIXED USE PROJECT

1073-1087 S WINCHESTER BOULEVARD

San Jose , California

APN: 299-25-038

OWNER :

ADAM ASKARI
2881 HEMLOCK AVE, SAN JOSE, CA 95128
E-MAIL : DRADAMASKARI@GMAIL.COM
PH 408-921-1882

APPLICANT:

HENRY CORD
CORD ASSOCIATES
REAL ESTATE SERVICES
CA BROKER LIC. 01176923
401 FIELDCREST DRIVE, SAN JOSE, CA 95123
PH 408-283-7292
FAX 408-307-0166

DESIGNER :

SAM MONFARED MASOUMI
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ARCHITECTURAL

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LANDSCAPE ARCHITECTURE

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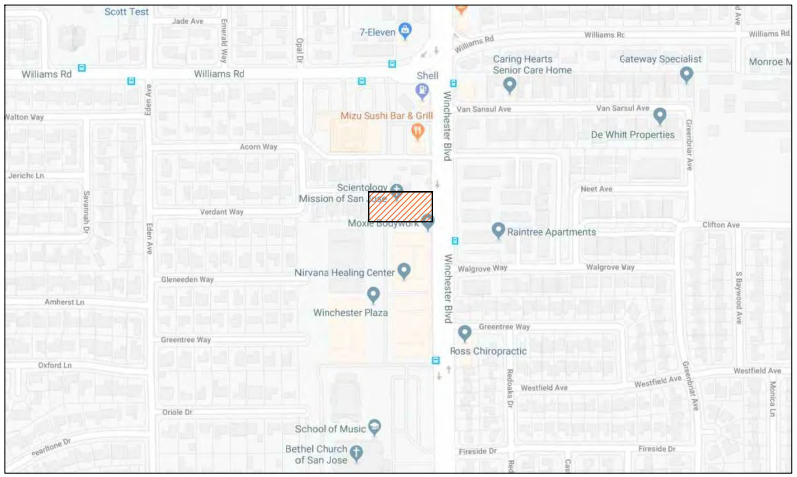

SCALE : 1"= 500'

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REV.1 04.06.2020

SCALE : 1"= 500'

TITLE SHEET

A.01

SP 20 - 002

FILE NAME: WINCHESTER CONDOMINIUM 04.06.2020

DETAILS:

OWNER : ADAM ASKARI

PROJECT ADDRESS : 1073-1087 S WINCHESTER BOULEVARD
SAN JOSE, CA 95128

BUILDING CLASSIFICATION : RESIDENTIAL (103440 SQ.FT.) & COMMERCIAL (17970 SQ.FT.) & PARKING (44112.2 SQ.FT.)

TYPE OF CONSTRUCTION : Type I-A & III-A

ALLOWABLE HEIGHT : 65'-0"

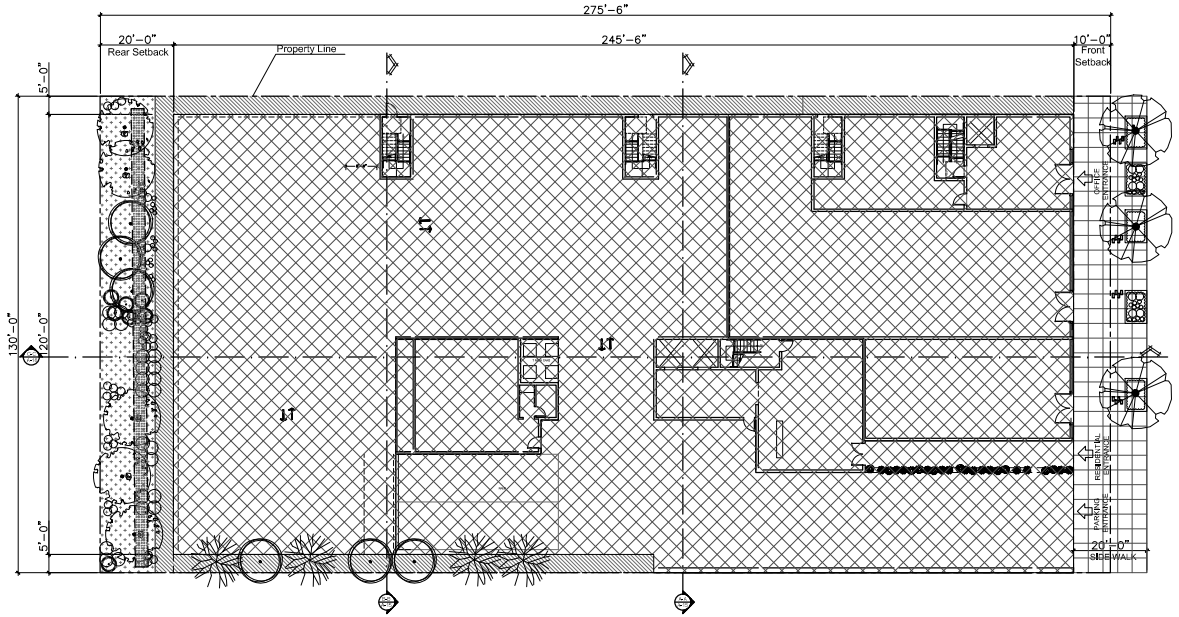
ALLOWABLE AREA : UL

OCCUPANCY GROUP : R2

GOVERNMENT BODY : CITY OF SAN JOSE

LOT SIZE : 35824.08 SQ.FT/ 0.82 ACRES

DENSITY : 61 / 0.82= 74.4 UNITS/ACRES



FRONT SETBACK	10'-1"
SOUTH SIDE YARD SETBACK	5'-0"
NORTH SIDE YARD SETBACK	5'-0"
REAR SETBACK	20'-0"

LOT SIZE : 35824.08 SQ.FT/ 0.82 ACRES

SITE COVERAGE & PARKING & LOADING : 33874.08 SQ.FT (94%)

LANDSCAPE : 1950 SQ.FT (6%)

	LIVING UNIT SIZE	RATIO	REQUIRED
RESIDENTIAL	1 BEDROOM (18 UNITS)	1.25 PER UNITS	23 SPACES
	2 BEDROOM (25 UNITS)	1.7 PER UNITS	43 SPACES
	3 BEDROOM (18 UNITS)	2 PER UNITS	36 SPACES
	* rounded up per code		102 SPACES
COMMERCIAL 0.5 FAR 17970 sq.ft.	@ 0.85 factor 15274.5 sq.ft.	1 PER 250 sq.ft.	62 SPACES
TOTAL PROJECT REQUIRMENT			164 SPACES
PARKING PROVIDED			115 SPACES
PARKING REDUCTION			49 SPACES
TDM REDUCTION			29.8%

		RATIO	REQUIRED
61 UNITS RESIDENTIAL	BICYCLE	1 PER 4 UNITS	16 SPACES
	MOTORCYCLE	1 PER 4 UNITS	16 SPACES
COMMERCIAL OFFICE 17970 sq.ft.	BICYCLE	1 PER 4000 sq.ft.	5 SPACES
	MOTORCYCLE	1 PER 20 PARKING SPACE	6 SPACES
SHORT TERM BICYCLE RACK (FIRST FLOOR)			4 SPACES
CARGO BICYCLE			4 SPACES
TOTAL PROJECT REQUIRMENT			21 SPACE BICYCLE 22 SPACE MOTORCYCLE
PROVIDED			58 SPACE BICYCLE 24 SPACE MOTORCYCLE
TDM REDUCTION			0 %

	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	____	____	____	____	____	____	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	____	____	____	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	36	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	____	____	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	____	____	____	____	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	____	____	____	____	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	____	____	____	____	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	____	____	____	____	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	115 SPACES	162815.4 sq.ft.
	61 UNITS								

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REVISIONS

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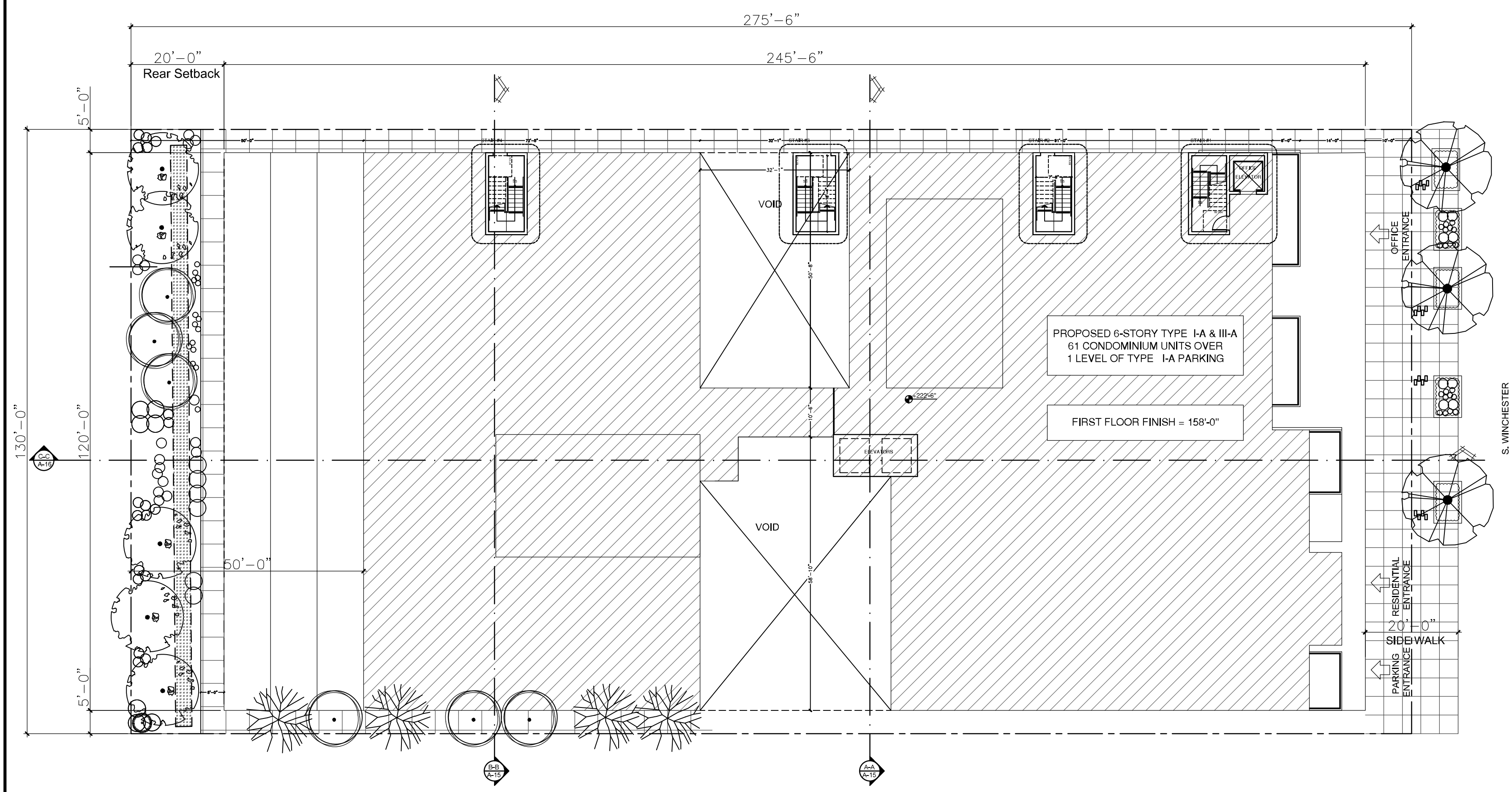
SCALE : 1/16"=1'-0"

PROPOSED
GENERAL LAND USE PLAN & TABLES

A.02

SP 20 - 002

FILENAME: WINCHESTER CONDOMINIUM 04.06.2020



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SP 20 - 002

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REVISIONS

REV.1 04.06.2020

N

SCALE : 3/32"=1'-0"

PROPOSED
SITE
PLAN

A.03

CARPIRA DESIGN GROUP

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REVISIONS

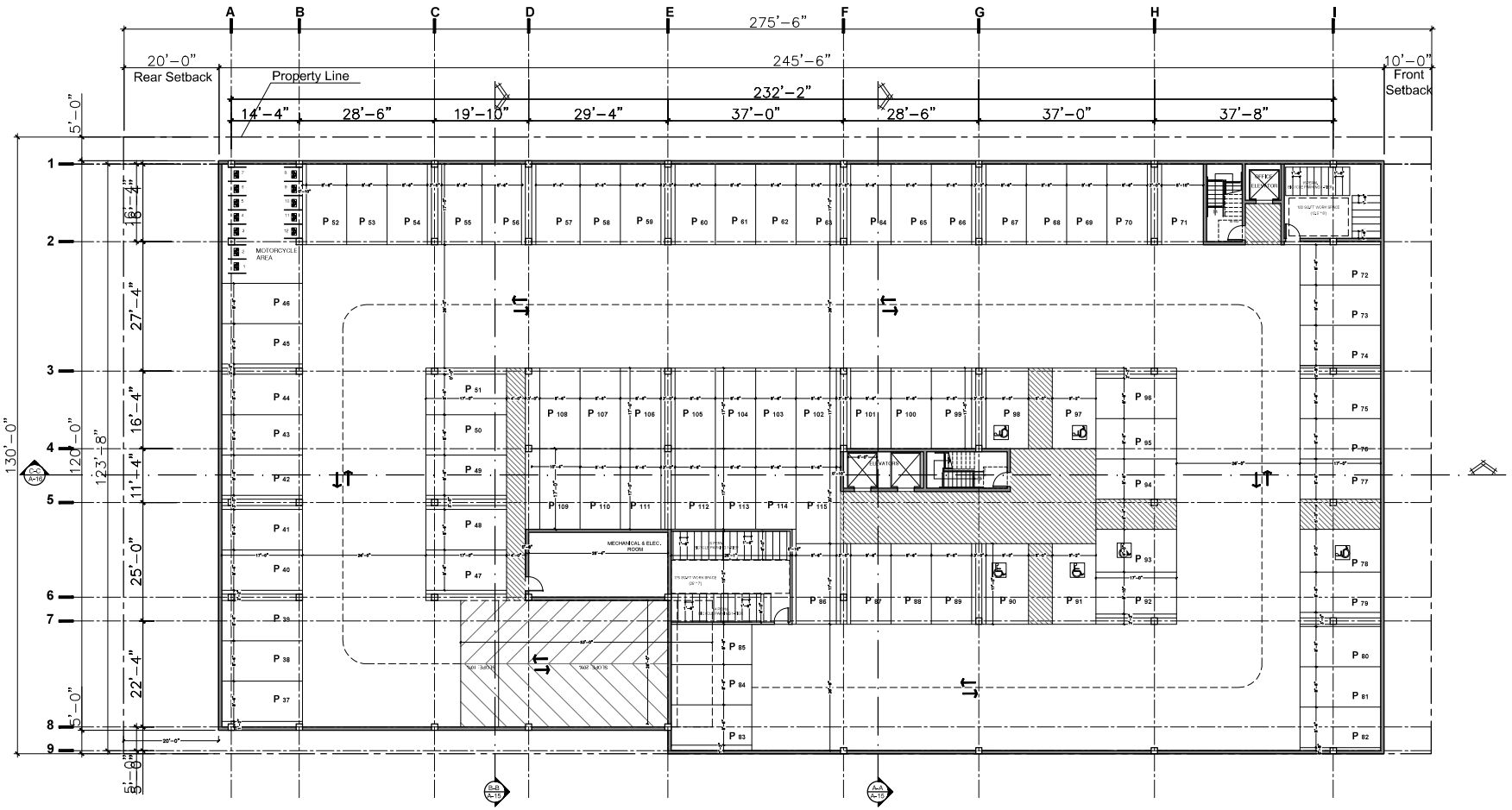
1	REV.1	04.06.2020

SITE PHOTOS

A.04

SP 20 - 002

FILENAME: ARCHESTER CONDOMINIUM 04.06.2020



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PARKING REDUCTION			49 SPACES
TDM REDUCTION			29.9%

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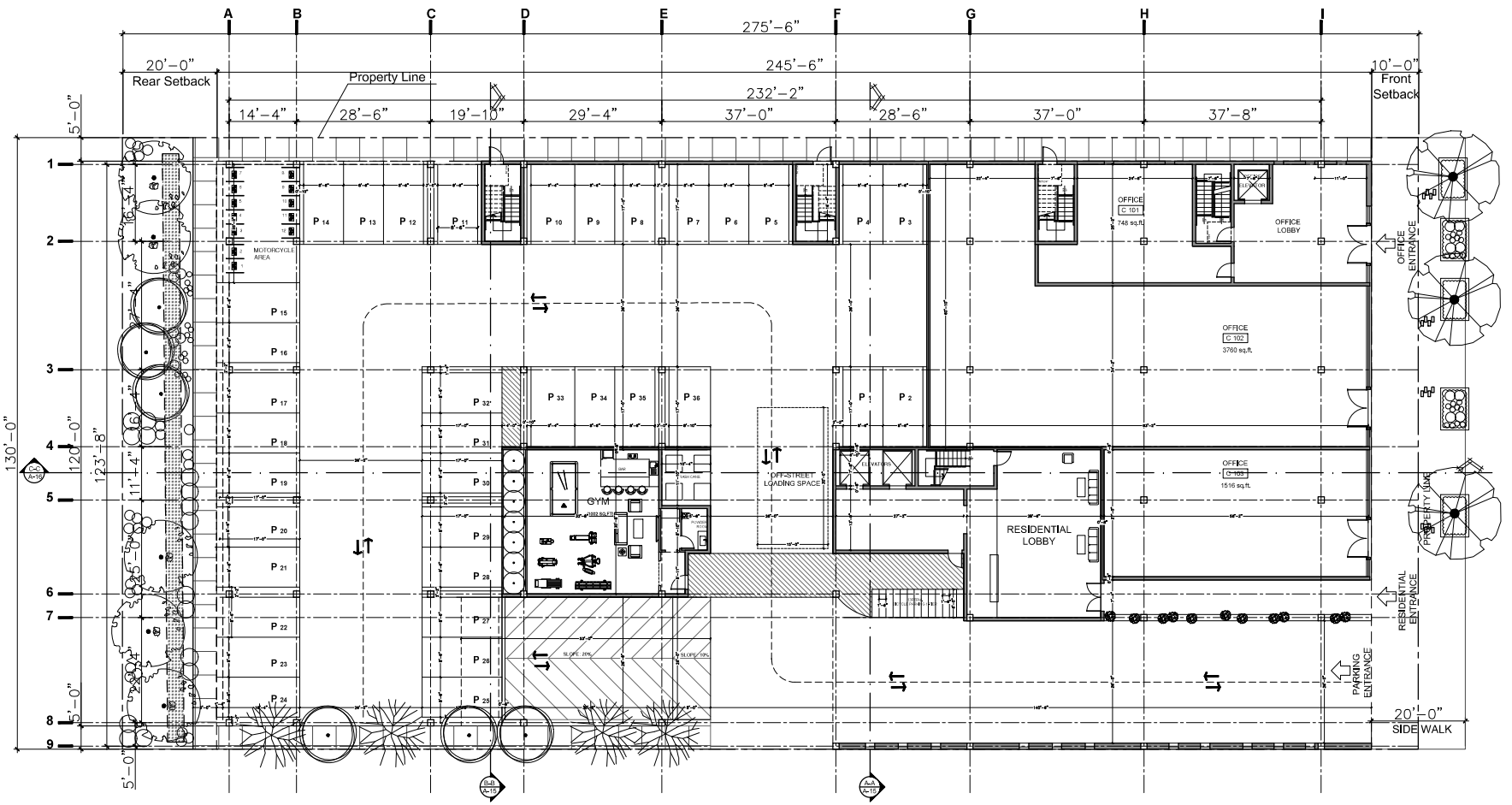
SCALE : 3/32"=1'-0"

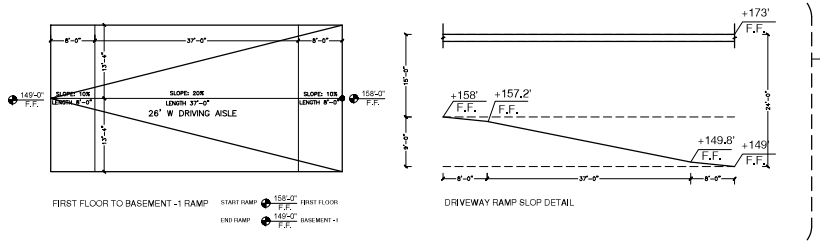
PROPOSED
BASEMENT
FLOOR PLAN

A.05

SP 20 - 002

FILENAME: ARCHESTER CONDOMINIUM 04.06.2020





RAMP DETAIL

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REVISIONS

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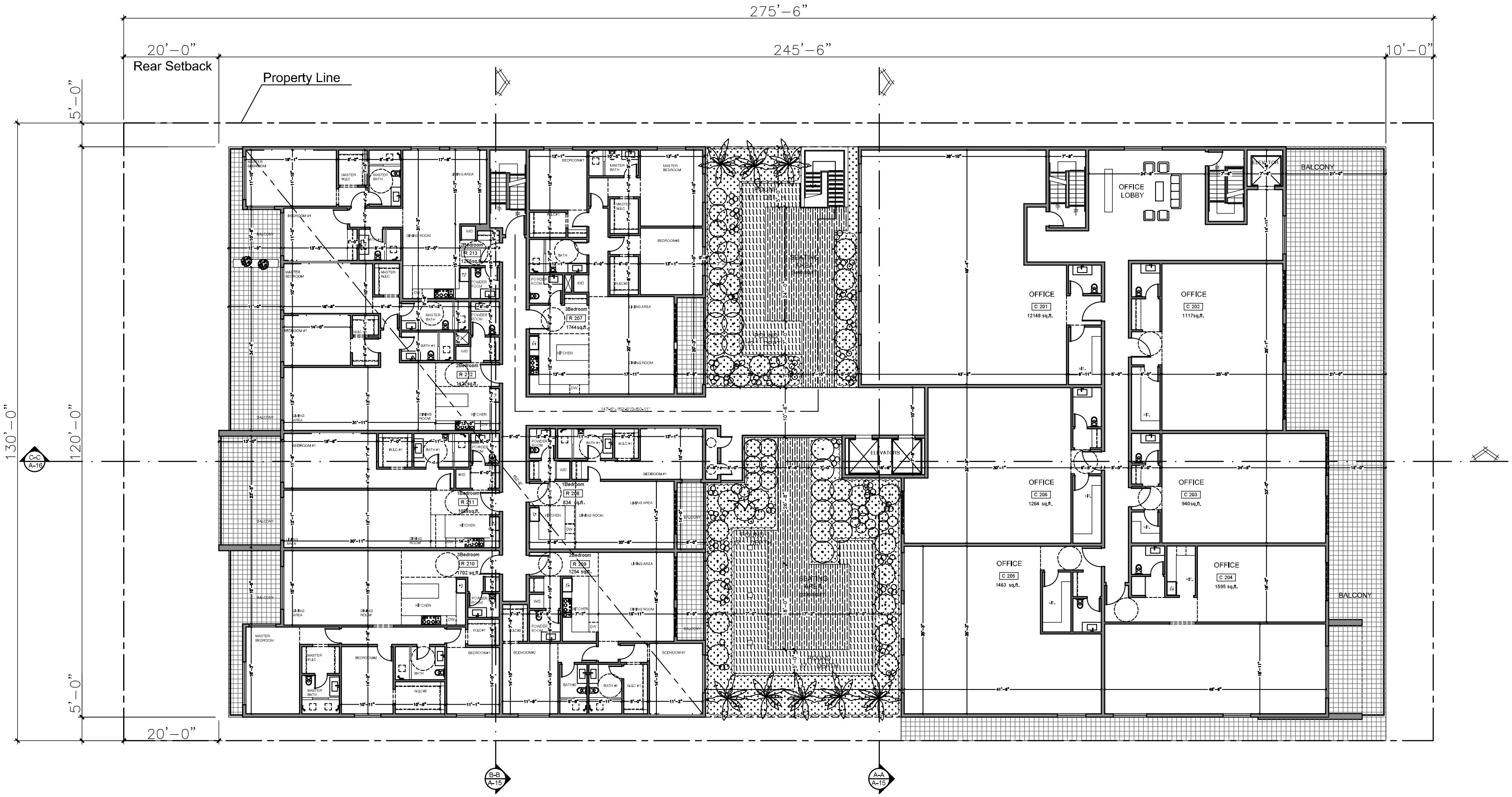
SCALE : 3/32"=1'-0"

PROPOSED
FIRST FLOOR
PLAN

A.06

SP 20 - 002

FILENAME: WINCHESTER CONDOMINIUM 04.06.2020



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	____	____	____	____	____	____	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	____	____	____	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	36	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	____	____	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	____	____	____	____	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	____	____	____	____	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	____	____	____	____	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	____	____	____	____	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	115 SPACES	162815.4 sq.ft.
	61 UNITS								

FILE NAME: WINCHESTER CONDOMINIUM 04 06 2020

CARPIRA DESIGN GROUPC OMPANY

SP 20 - 002

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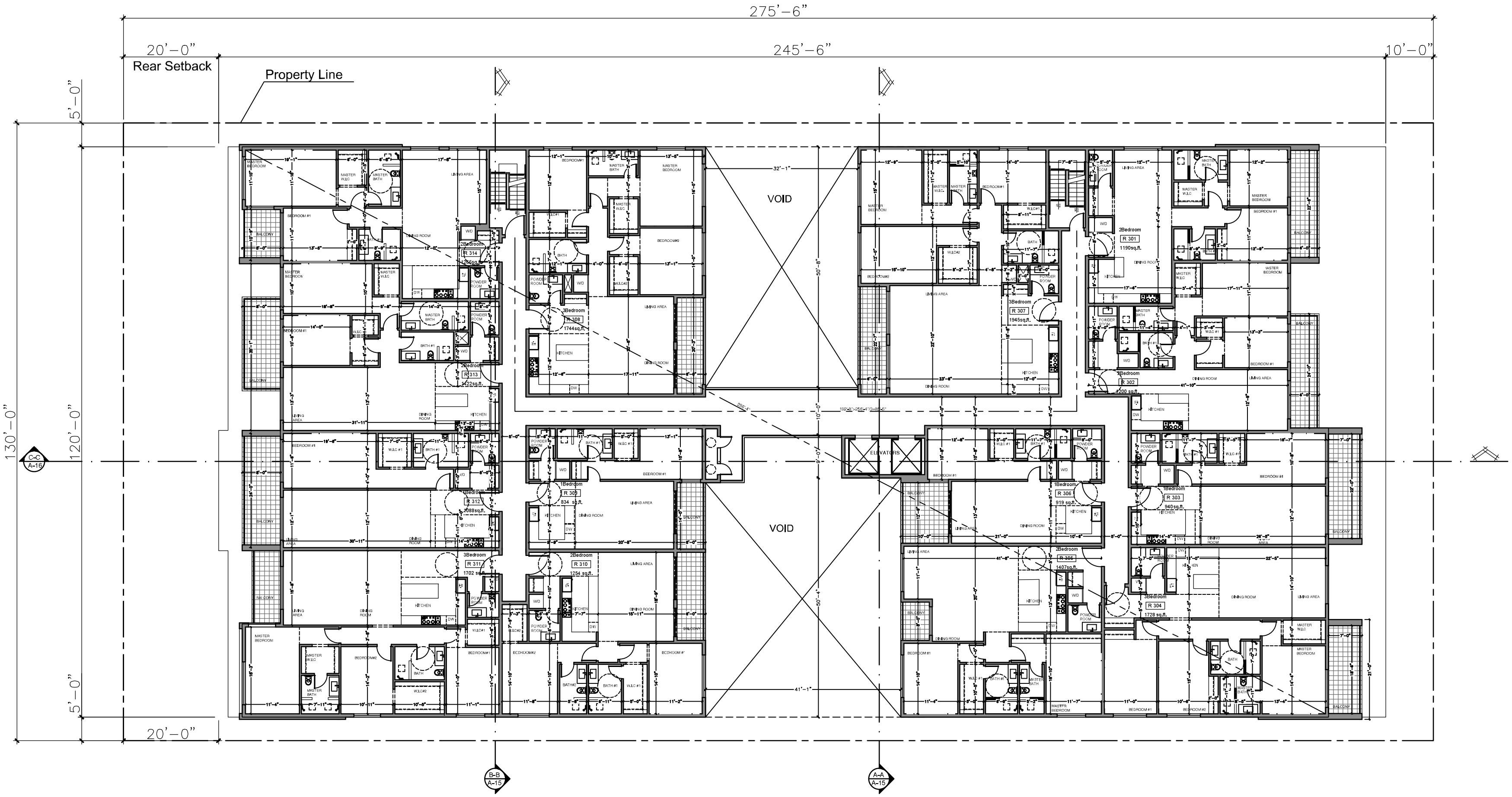
N

SCALE : 3/32"=1'-0"

PROPOSED
2ND FLOOR
PLAN

A.07



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	____	____	____	____	____	____	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	____	____	____	3050.8 sq.ft.	3	7346 sq.ft.	13898.2 sq.ft.	36	24295 sq.ft.
2nd FLOOR	2	3	2	11701.5 sq.ft.	6	10624 sq.ft.	____	____	22325.5 sq.ft.
3rd FLOOR	4	6	4	22389.1 sq.ft.	____	____	____	____	22389.1 sq.ft.
4th FLOOR	4	6	4	22225.4 sq.ft.	____	____	____	____	22225.4 sq.ft.
5th FLOOR	5	6	3	21283.2 sq.ft.	____	____	____	____	21283.2 sq.ft.
6th FLOOR	3	4	5	20083.2 sq.ft.	____	____	____	____	20083.2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112.2 sq.ft.	115 SPACES	162815.4 sq.ft.
	61 UNITS								

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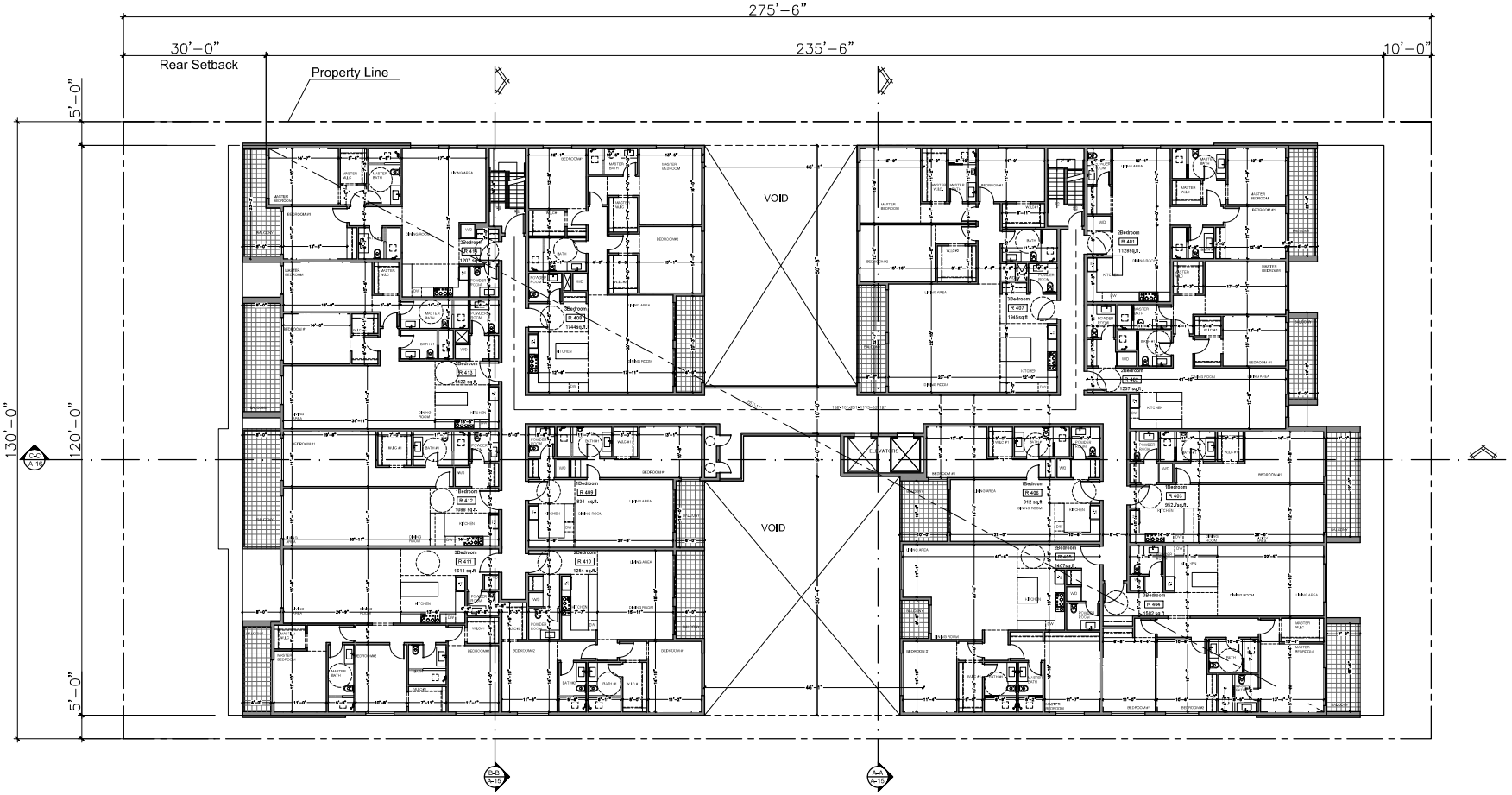
N

SCALE : 3/32"=1'-0"

PROPOSED 3RD FLOOR PLAN

A.08



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	____	____	____	____	____	____	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	____	____	____	3050,8 sq.ft.	3	7346 sq.ft.	13898,2 sq.ft.	36	24295 sq.ft.
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4th FLOOR	4	6	4	22225,4 sq.ft.	____	____	____	____	22225,4 sq.ft.
5th FLOOR	5	6	3	21283,2 sq.ft.	____	____	____	____	21283,2 sq.ft.
6th FLOOR	3	4	5	20083,2 sq.ft.	____	____	____	____	20083,2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112,2 sq.ft.	115 SPACES	162815,4 sq.ft.
	61 UNITS								

FILE NAME: ROCHESTER CONDOMINIUM 04.06.2020

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REVISIONS

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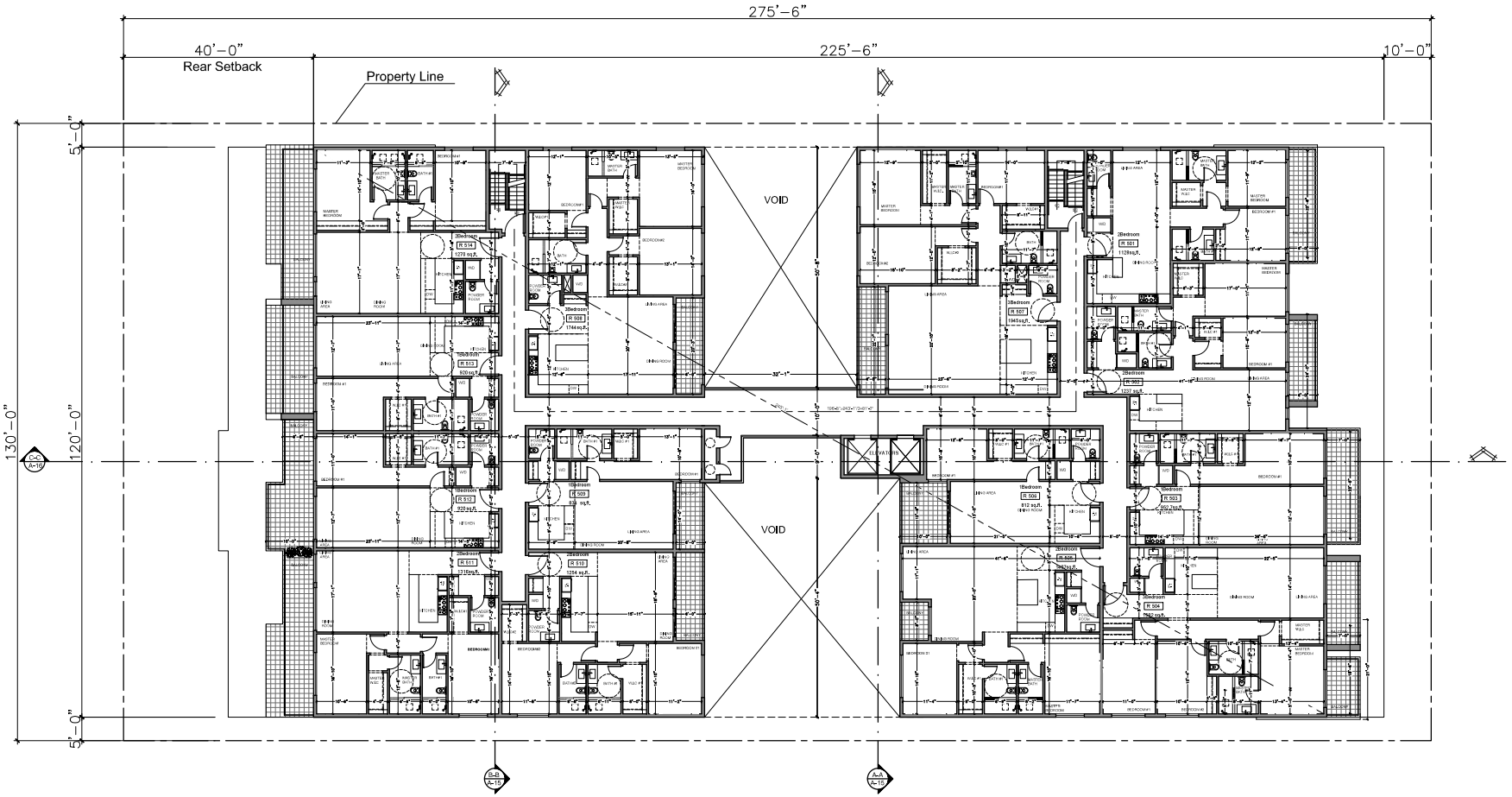
SCALE : 3/32"=1'-0"

PROPOSED
4TH FLOOR PLAN

A.09

SP 20 - 002



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3rd FLOOR	4	6	4	22389,1 sq.ft.	____	____	____	____	22389,1 sq.ft.
4th FLOOR	4	6	4	22225,4 sq.ft.	____	____	____	____	22225,4 sq.ft.
5th FLOOR	5	6	3	21283,2 sq.ft.	____	____	____	____	21283,2 sq.ft.
6th FLOOR	3	4	5	20083,2 sq.ft.	____	____	____	____	20083,2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112,2 sq.ft.	115 SPACES	162815,4 sq.ft.
	61 UNITS								

CARPIRA DESIGN GROUP COMPANY

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REVISIONS

REV.1	04.06.2020	

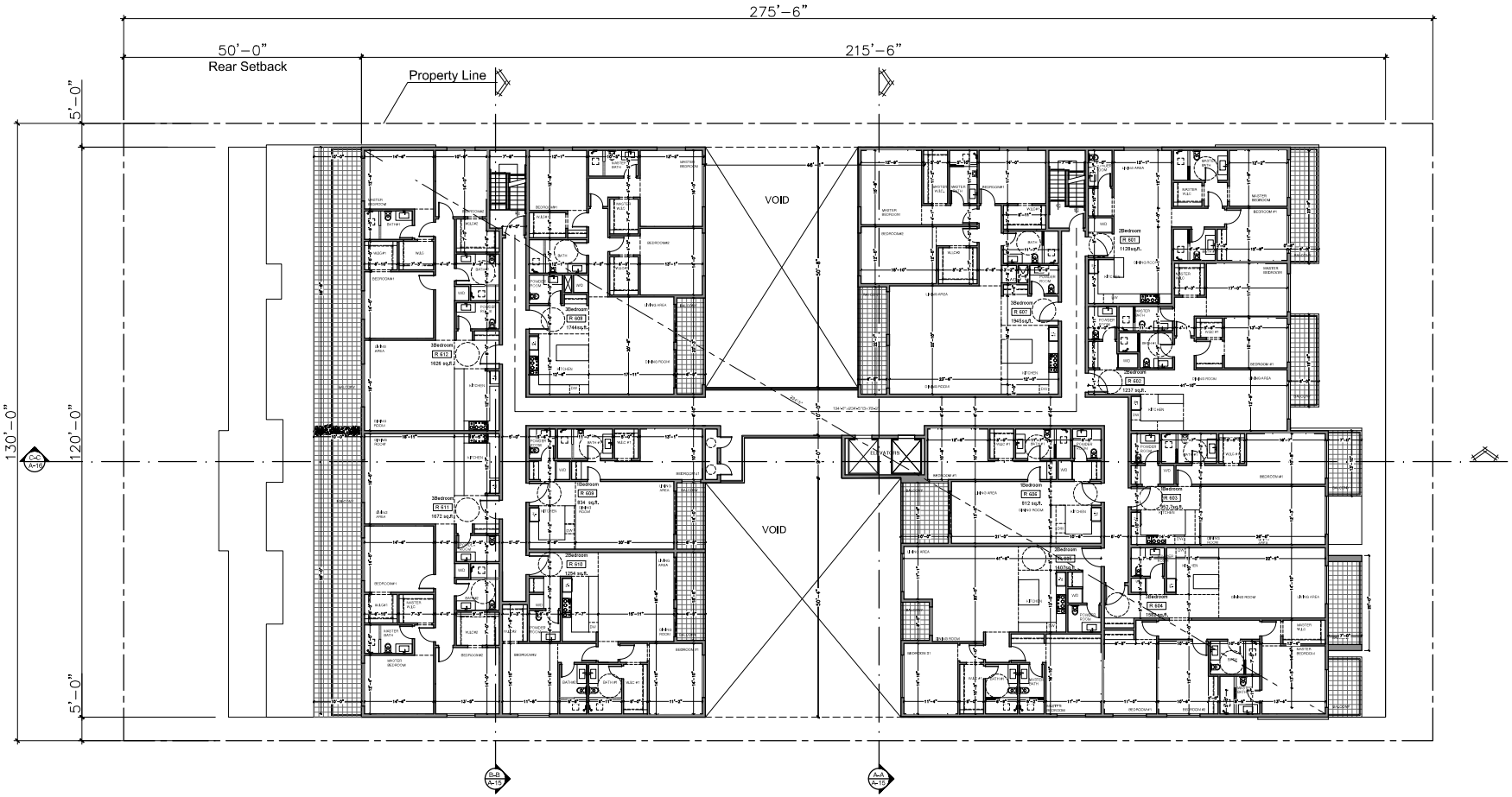
SCALE : 3/32"=1'-0"

PROPOSED
5TH FLOOR PLAN

A.10

SP 20 - 002

FILE NAME: ARCHESTER CONDOMINIUM 06.05.2020



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL AREA	COMMERCIAL UNIT	COMMERCIAL AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	____	____	____	____	____	____	30214 sq.ft.	79	30214 sq.ft.
1st FLOOR	____	____	____	3050,8 sq.ft.	3	7346 sq.ft.	13998,2 sq.ft.	36	24295 sq.ft.
2nd FLOOR	2	3	2	11701,5 sq.ft.	6	10624 sq.ft.	____	____	22325,5 sq.ft.
3rd FLOOR	4	6	4	22389,1 sq.ft.	____	____	____	____	22389,1 sq.ft.
4th FLOOR	4	6	4	22225,4 sq.ft.	____	____	____	____	22225,4 sq.ft.
5th FLOOR	5	6	3	21283,2 sq.ft.	____	____	____	____	21283,2 sq.ft.
6th FLOOR	3	4	5	20083,2 sq.ft.	____	____	____	____	20083,2 sq.ft.
TOTAL	18 UNITS	25 UNITS	18 UNITS	103440 sq.ft.	9 UNITS	17970 sq.ft.	44112,2 sq.ft.	115 SPACES	162815,4 sq.ft.
	61 UNITS								

FILE NAME: ORCHESTRA CONDOMINIUM 06.05.2020

CARPIRA DESIGN GROUP COMPANY

SP 20 - 002

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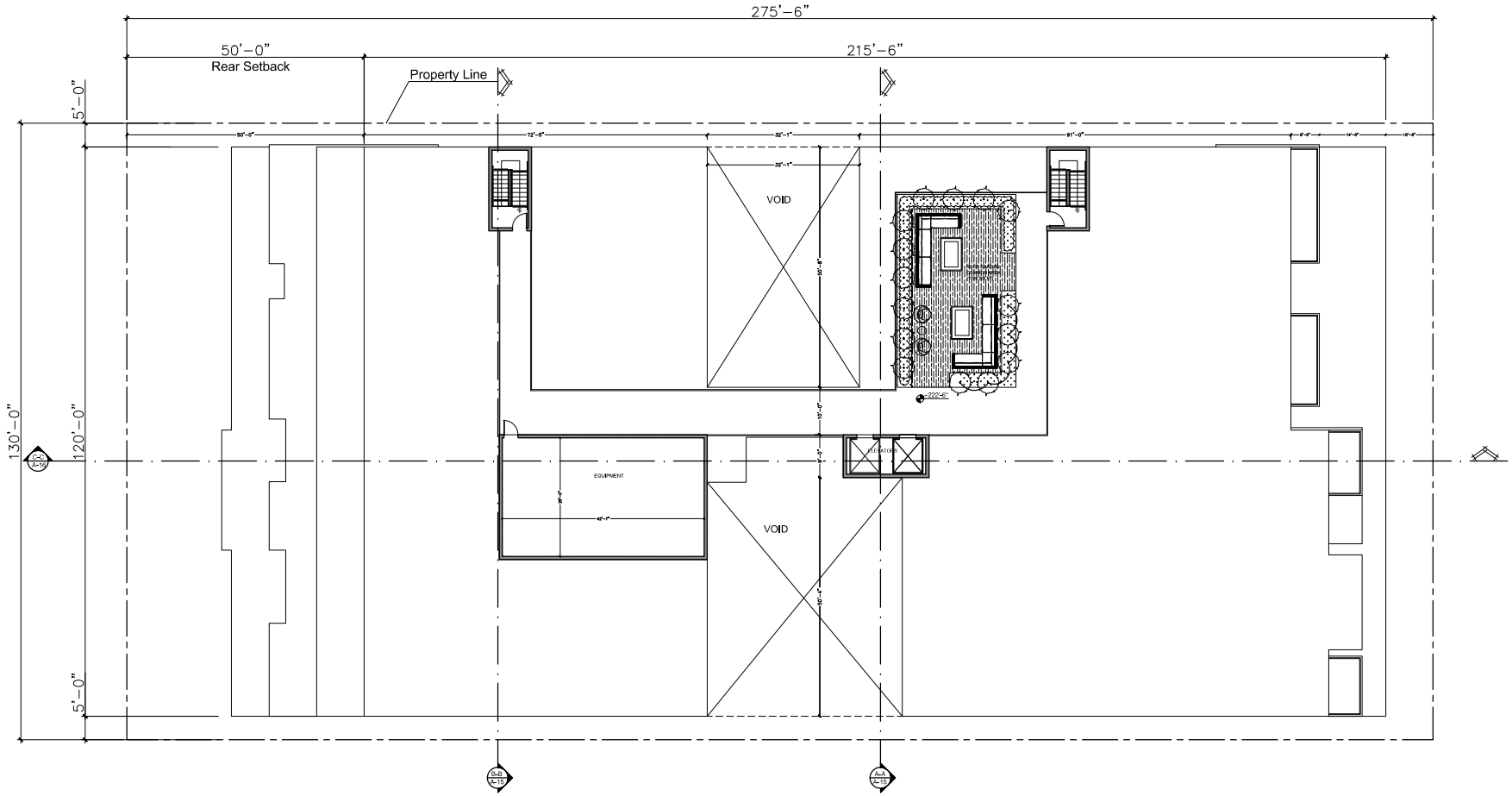
REVISIONS

1	REV.1	04.06.2020

SCALE : 3/32"=1'-0"

PROPOSED
6TH FLOOR PLAN

A.11



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REVISIONS

1	REV.1	04.06.2020

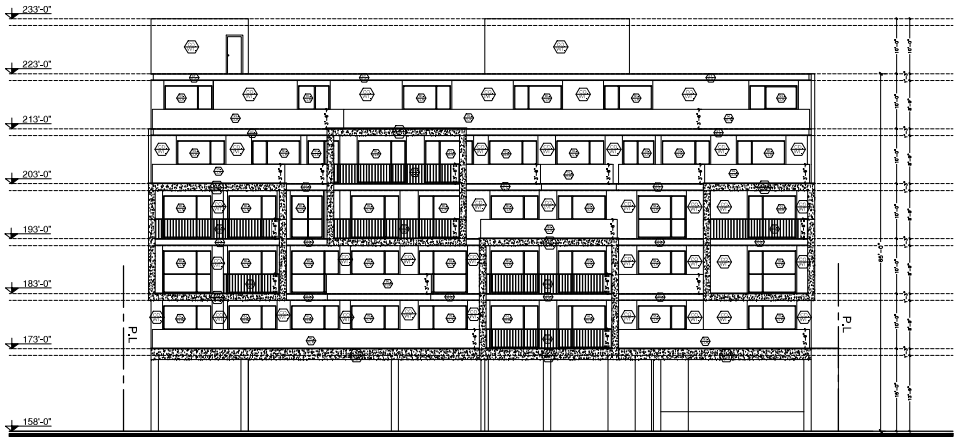
SCALE : 3/32"=1'-0"

PROPOSED
ROOF
PLAN

A.12

SP 20 - 002

FRONT ELEVATION



REAR ELEVATION

LEGEND:

MATERIAL	COLOR	ABBREVIATION
WOOD PANEL	BROWN	WP1
CONCRETE	WHITE	WP2
GLASS	CLEAR	GL
CONCRETE	GRAY	WP3
STEEL	LIGHT GRAY	ALU
STEEL	DARK GRAY	ALU

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REVISIONS

1	REV.1	04.06.2020

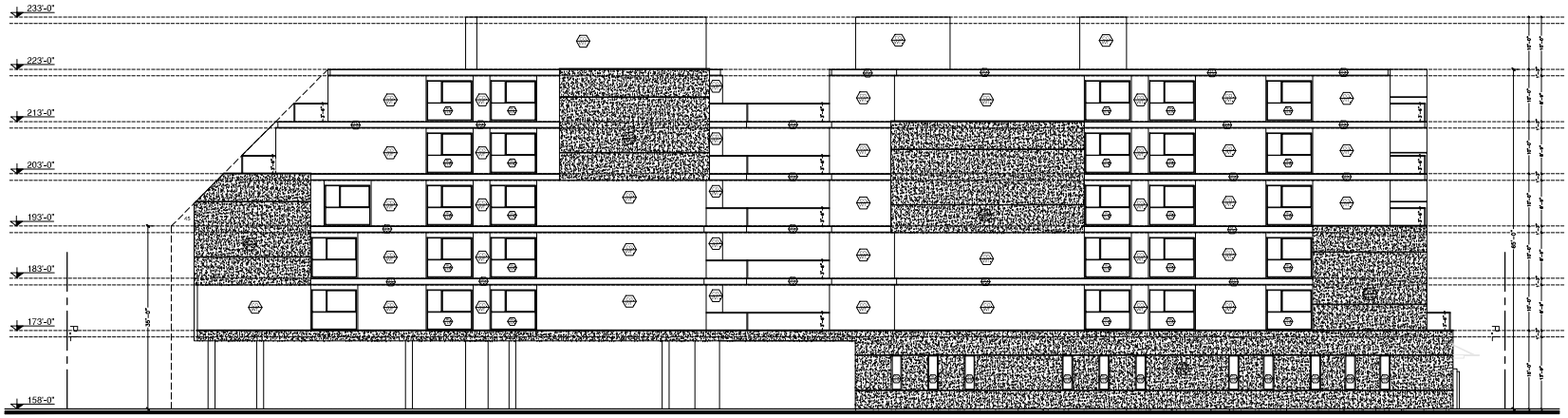
SCALE : 3/32"=1'-0"

PROPOSED
FRONT&REAR
ELEVATION

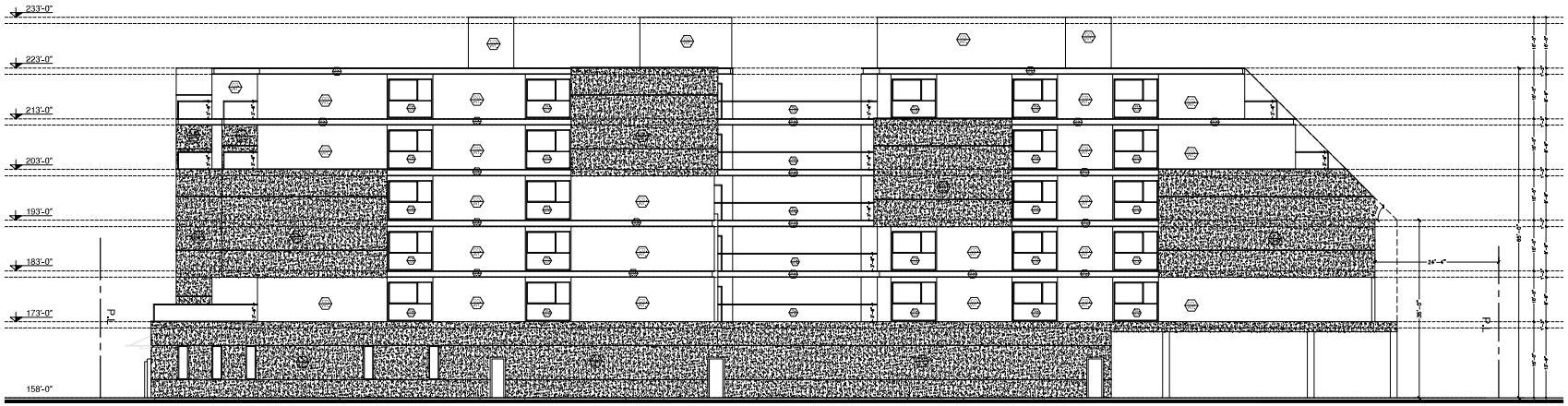
A.13

SP 20 - 002

FILE NAME: ARCHESTER CONDOMINIUM 04.06.2020



LEFT ELEVATION



RIGHT ELEVATION

LEGEND:

MATERIAL	COLOR	ABBREVIATION
WOOD PANEL	BROWN	WP-1
CONCRETE	WHITE	WHT
GLASS	CLEAR	CLR
CONCRETE	GRAY	GRY
STEEL	LIGHT GRAY	ALUM
STEEL	DARK GRAY	STL

FILE NAME: WINCHESTER CONDOMINIUM 04.06.2020

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REVISIONS

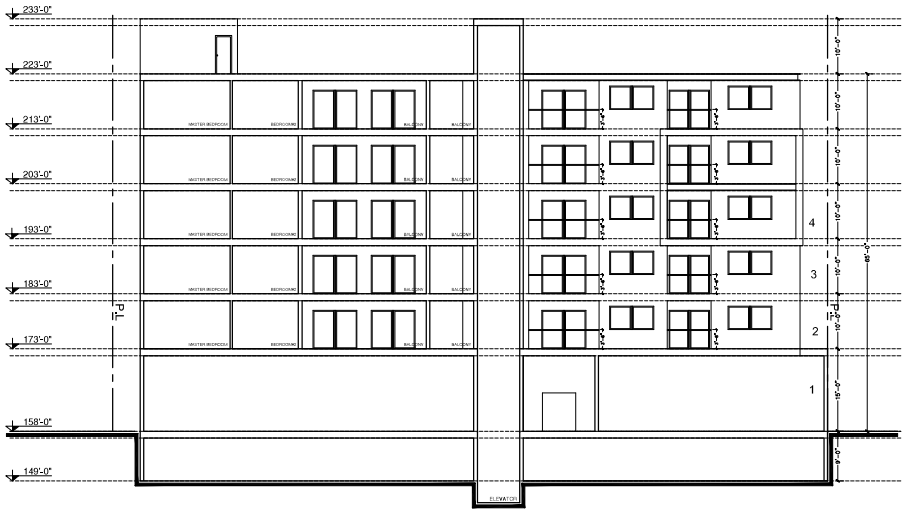
1	REV.1	04.06.2020

SCALE : 3/32"=1'-0"

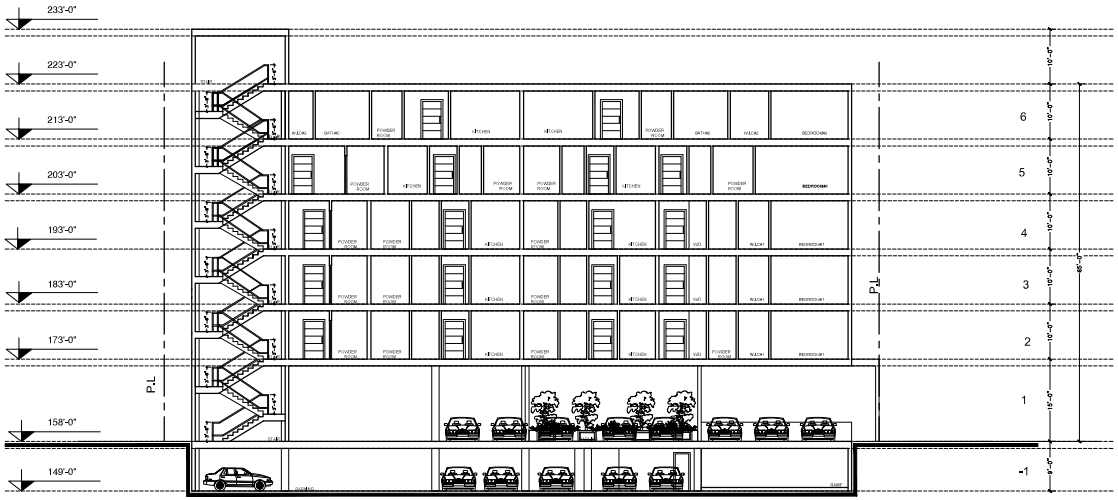
PROPOSED
RIGHT & LEFT
ELEVATION

A.14

SP 20 - 002



SECTION A-A



SECTION B-B

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REVISIONS

1	REV.1	04.06.2020

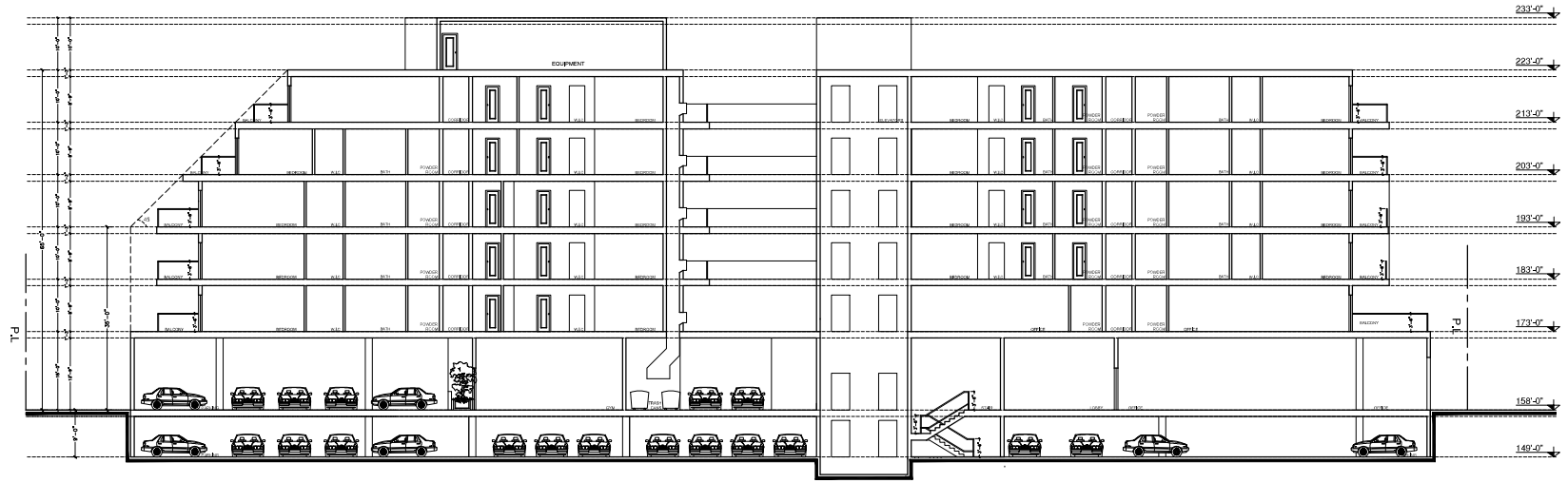
SCALE : 3/32"=1'-0"

PROPOSED
A-A & B-B
SECTIONS

A.15

SP 20 - 002

FILENAME: ARCHESTER CONDOMINIUM 04.06.2020



SECTION C-C

CARPIRA DESIGN GROUP

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REVISIONS

1	REV.1	04.06.2020

SCALE : 3/32"=1'-0"

PROPOSED
C-C SECTION

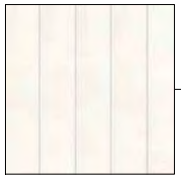
A.16

SP 20 - 002

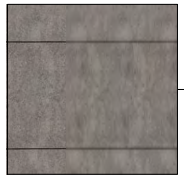
FILENAME: ARCHESTER CONDOMINIUM 04.06.2020

WOOD PANELS

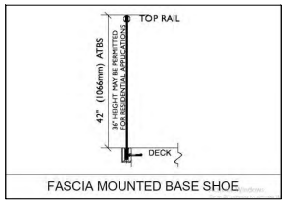
ARCHITECTURAL GLAZING



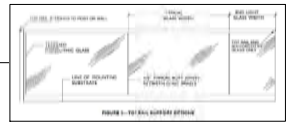
CONCRETE
COLOR: WHITE



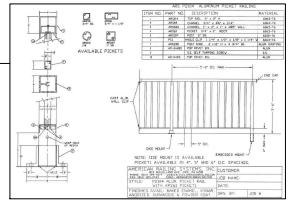
EXPOSED CONCRETE
COLOR: GRAY



FASCIA MOUNTED BASE SHOE



RAILING DETAILS



RAILING DETAILS

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REVISIONS

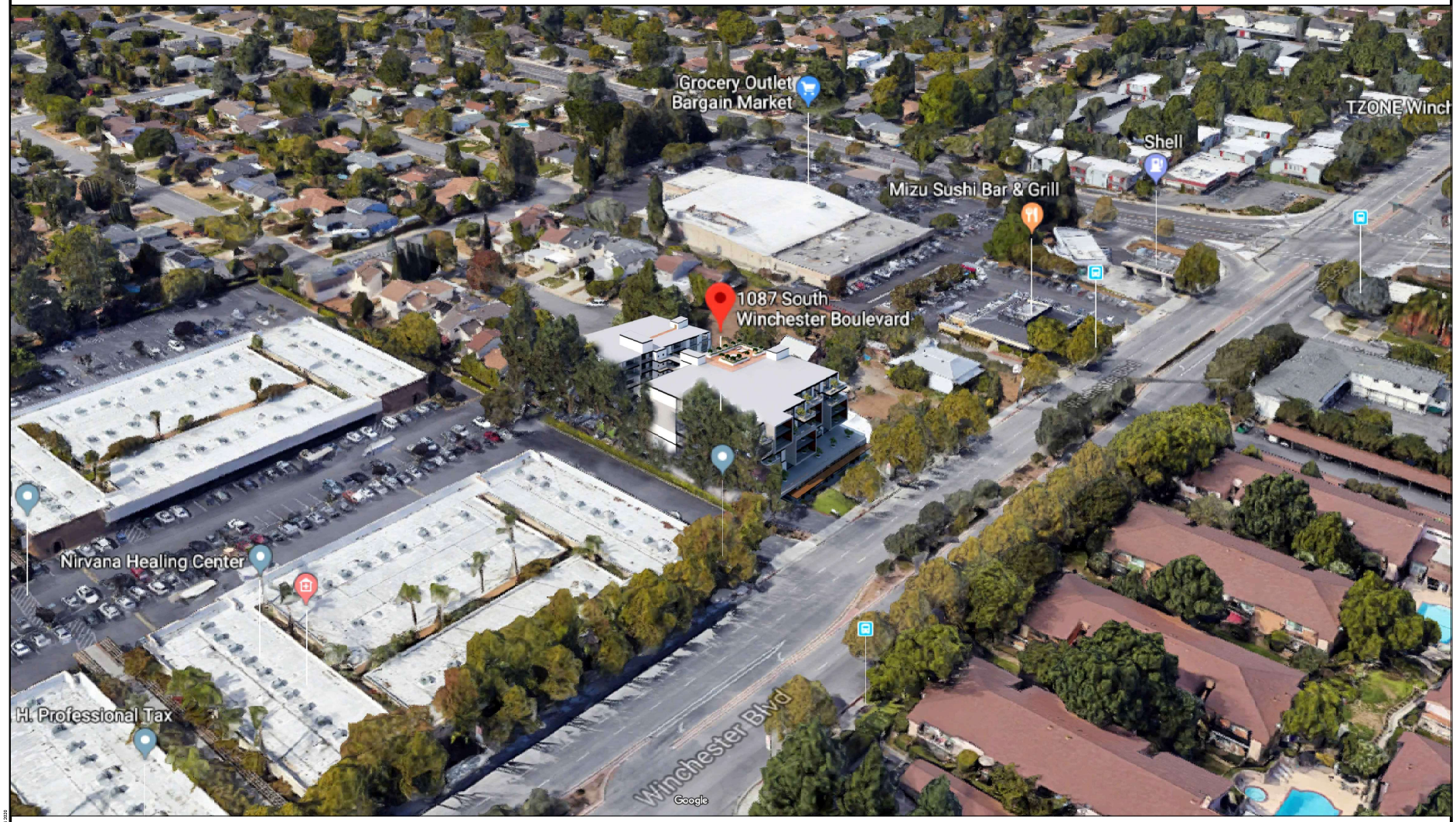
1	REV.1	04.06.2020

PROPOSED
MATERIAL BOARD

A.17

SP 20 - 002

FILENAME: ARCHESTER CONDOMINIUM 04.06.2020



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REVISIONS

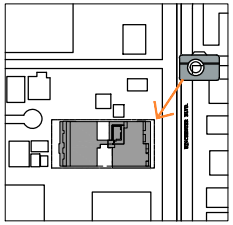
1	REV.1	04.06.2020

PROPOSED
BIRD VIEW
RENDERING

A.18

SP 20 - 002

FILENAME: WINCHESTER CONDOMINIUM 04.06.2020



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REVISIONS

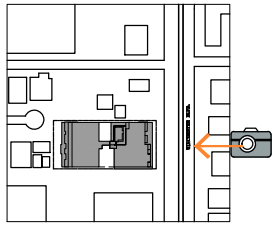
1	REV.1	04.06.2020

PROPOSED
BUILDING
RENDERING

A.19

SP 20 - 002

FILENAME: WINCHESTER CONDOMINIUM 04.06.2020



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REVISIONS

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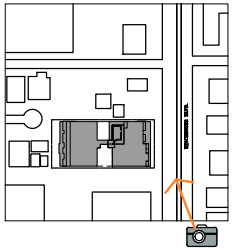
PROPOSED
BUILDING
RENDERING

A.20

SP 20 - 002



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REVISIONS

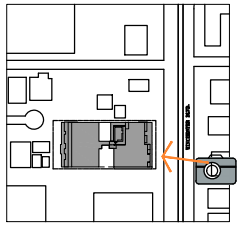
1	REV.1	04.06.2020

PROPOSED
BUILDING
RENDERING

A.21

SP 20 - 002

FILENAME: ARCHESTER CONDOMINIUM 04.06.2020



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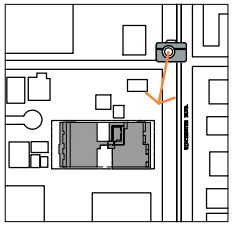
REVISIONS

1	REV.1	04.06.2020

PROPOSED
BUILDING
RENDERING

A.22

SP 20 - 002



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REVISIONS

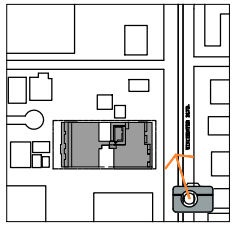
1	REV.1	04.06.2020

PROPOSED
BUILDING
RENDERING

A.23

SP 20 - 002

FILENAME: WINCHESTER CONDOMINIUM 04.06.2020



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REVISIONS

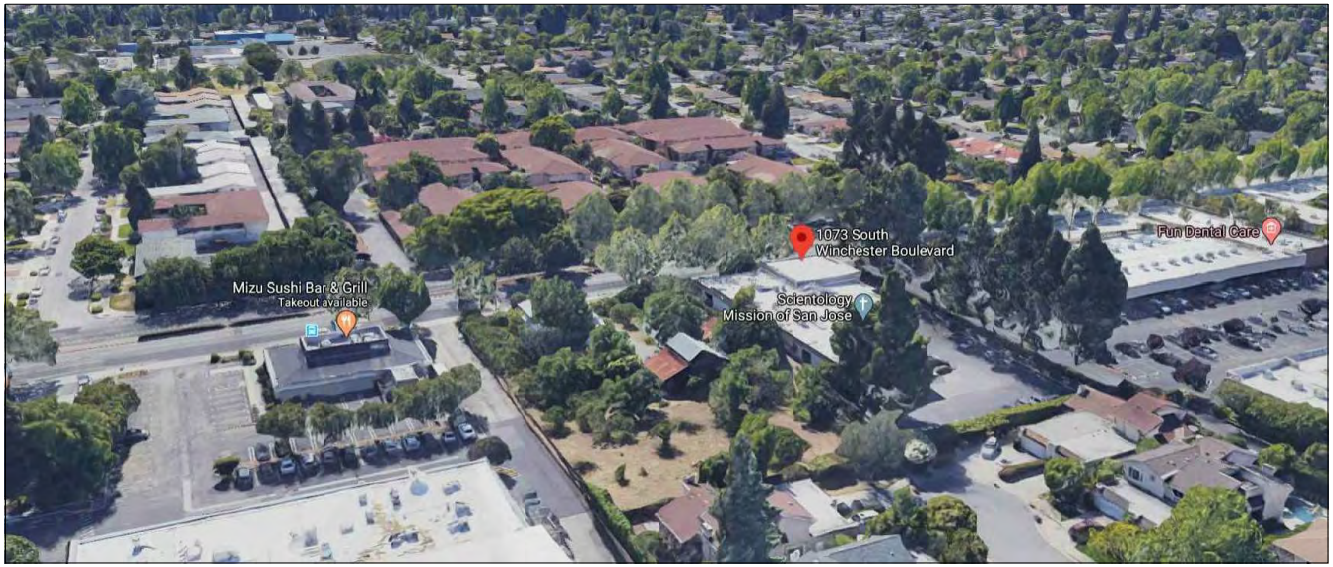
1	REV.1	04.06.2020

PROPOSED
BUILDING
RENDERING

A.24

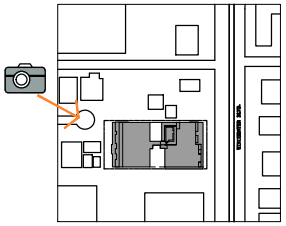
SP 20 - 002

FILENAME: ARCHESTER CONDOMINIUM 04.06.2020



BEFORE

AFTER



CARPIRA DESIGN GROUP

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REVISIONS

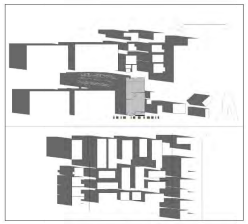
1	REV.1	04.06.2020

PROPOSED
BUILDING
RENDERING

A.25

SP 20 - 002

FILENAME: WINCHESTER CONDOMINIUM 04.06.2020



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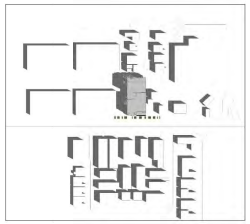

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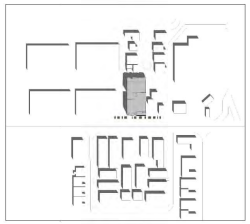

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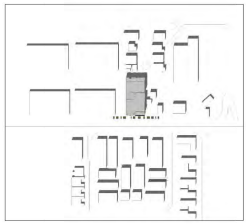

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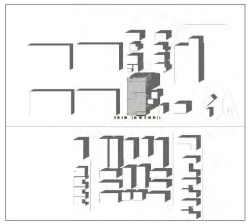

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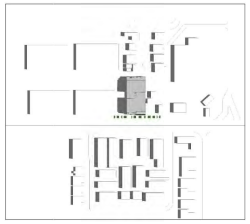
SPRING

1 SUMMER 8 AM



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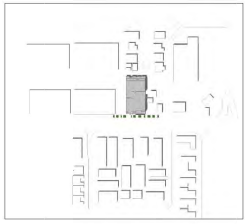

4 SUMMER 2 PM

5 SUMMER 4:30 AM

SUMMER

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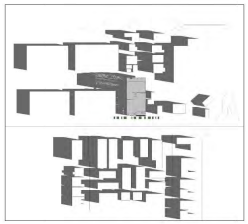
REVISIONS

1	REV.1	04.06.2020

PROPOSED
SHADOW STUDY

A.26

SP 20 - 002



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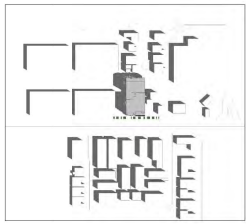

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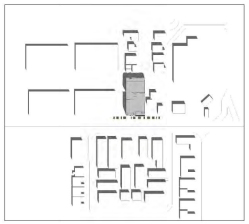

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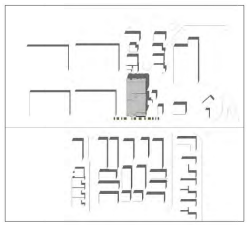

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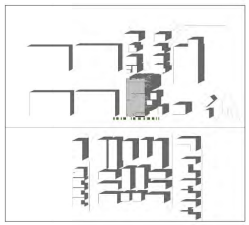
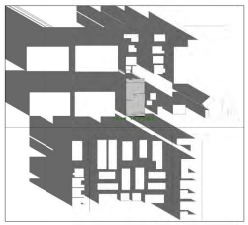


5 AUTUMN 4:30 AM

AUTUMN



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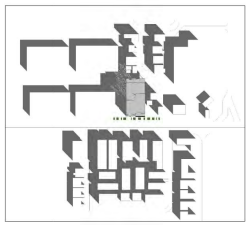

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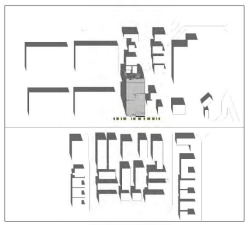

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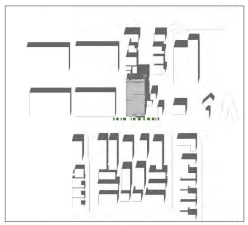

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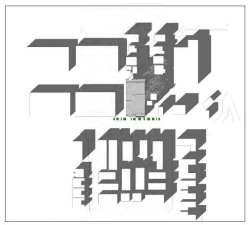

5 WINTER 4:30 AM

WINTER

FILENAME: ARCHESTER CONDOMINIUM 04.06.2020

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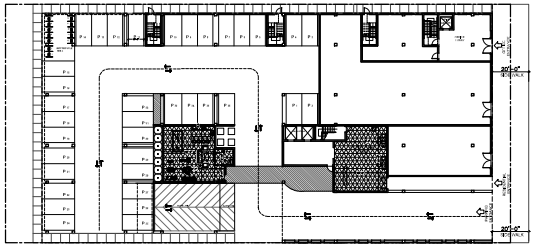
REVISIONS

1	REV.1	04.06.2020

PROPOSED
SHADOW STUDY

A.27

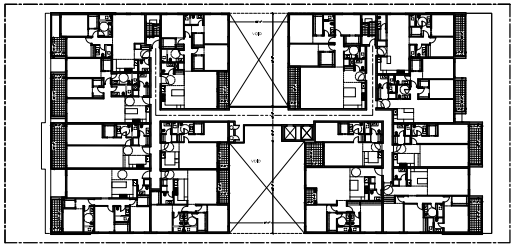
SP 20 - 002



FIRST FLOOR PLAN

COMMON AREA (PRIVATE) ⊘

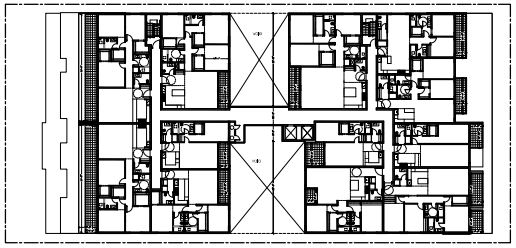
COMMON AREA (PUBLIC) 1965.3 sq.ft.



4TH FLOOR PLAN

COMMON AREA (PRIVATE) 1721.2 sq.ft.

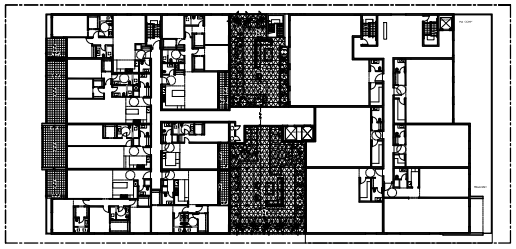
COMMON AREA (PUBLIC) ⊘



6TH FLOOR PLAN

COMMON AREA (PRIVATE) 1979.2 sq.ft.

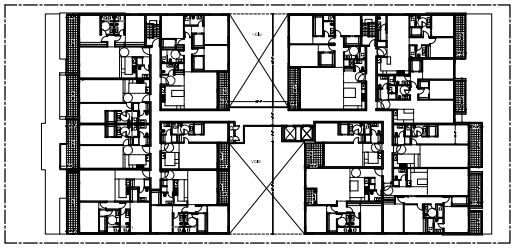
COMMON AREA (PUBLIC) ⊘



2ND FLOOR PLAN

COMMON AREA (PRIVATE) 1294.4 sq.ft.

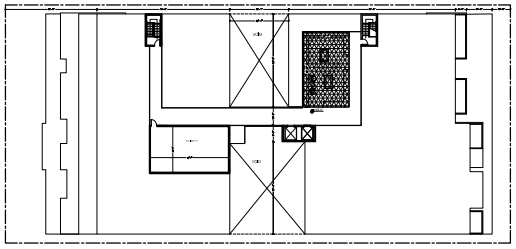
COMMON AREA (PUBLIC) 3690 sq.ft.



5TH FLOOR PLAN

COMMON AREA (PRIVATE) 2022.5 sq.ft.

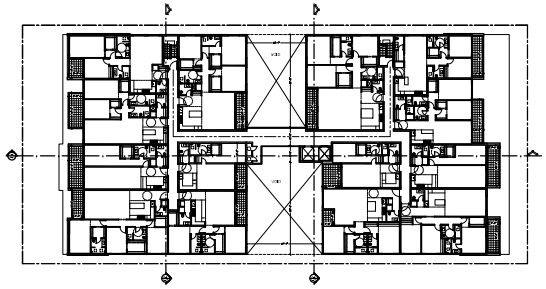
COMMON AREA (PUBLIC) ⊘



ROOF PLAN

COMMON AREA (PRIVATE) ⊘

COMMON AREA (PUBLIC) 1000 sq.ft.



3RD FLOOR PLAN

COMMON AREA (PRIVATE) 1703 sq.ft.

COMMON AREA (PUBLIC) ⊘

COMMON AREA TABLE (48 UNITS RESIDENTIAL)

	RATIO	UNITS	REQUIRED	PROVIDED
COMMON AREA (PRIVATE)	60 sq.ft. PER 1 UNIT	61	3660 sq.ft.	8720.3 sq.ft.
COMMON AREA (PUBLIC)	100 sq.ft. PER 1 UNIT	61	6100 sq.ft.	6655.3 sq.ft.
UNITS WITH PRIVATE OPEN SPACE = 61				

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REVISIONS

REV.1 04.06.2020

N

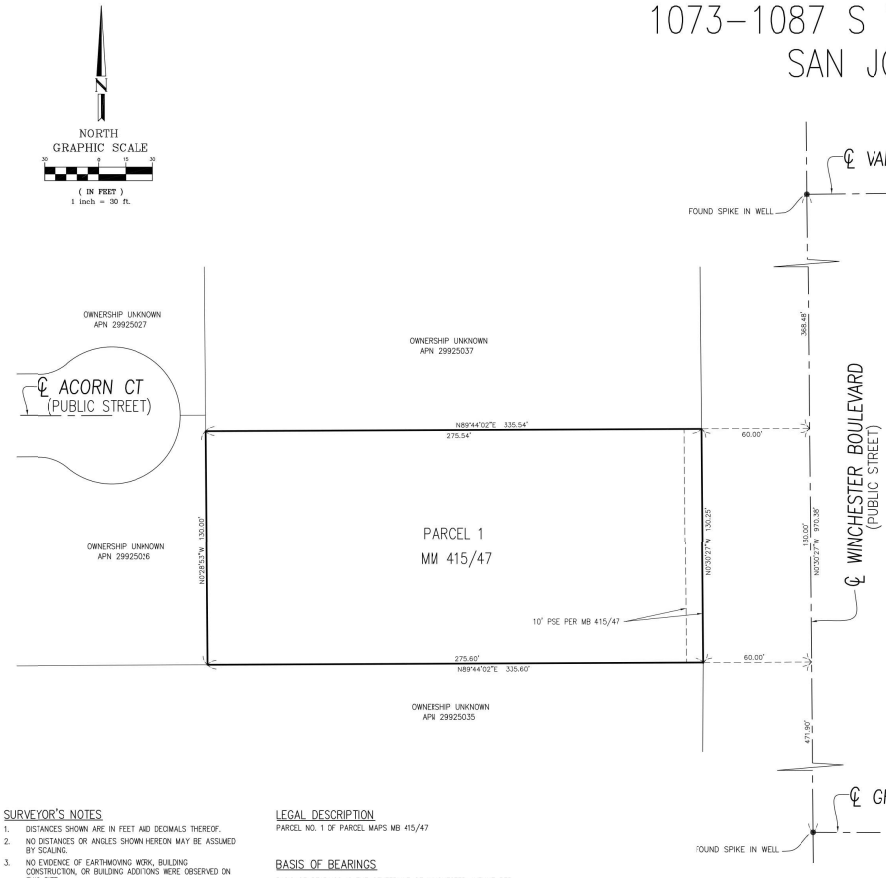
SCALE : 1/32"=1'-0"

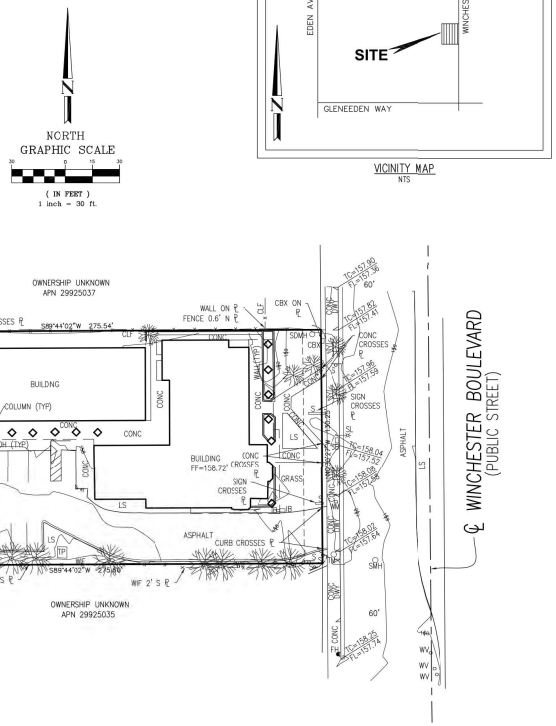
OPEN SPACE STUDY

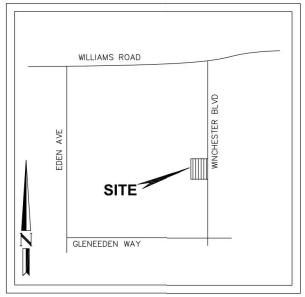
A.28

SP 20 - 002

TOPOGRAPHIC MAP
1073-1087 S WINCHESTER BOULEVARD
SAN JOSE, CALIFORNIA







VICINITY MAP
NTS

SURVEYOR'S NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
3. NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

TAX ASSESSOR'S PARCEL NO.

APN: 299-25-038

AREA

35,824.08 SQ. FT. OR 0.82 ACRES±

LEGAL DESCRIPTION

PARCEL NO. 1 OF PARCEL MAPS MB 415/47

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE CENTERLINE OF WINCHESTER AVENUE PER PARCEL MAP MB 415/47, RECORDS O' SANTA CLARITA COUNTY, CALIFORNIA

BEING: NORTH 00°30'27" WEST

BENCHMARK

CITY OF SAN JOSE, CALIFORNIA BENCHMARK POINT NO. 538
DESCRIBED AS: THE LETTER "O" IN THE WORL "OAKLAND" ON TOP OF CATCH BASIN SOUTHEAST RETURN OF GREENTREE WAY AND WINCHESTER BLVD, ER ON GREENTREE WAY FB 774,PG 50

ELEVATION =160.97' NAVD '88

LEGEND

℄	CENTERLINE
ℙ	PROPERTY LINE
CBX	CABLE BOX
CLF	CHAINLINK FENCE
CONC	CONCRETE
DI	DRAINAGE INLET
FH	FIRE HYDRANT
IB	IRRIGATION BOX
LS	LANDSCAPE
OH	BUILDING OVERHANG
S	SIGN
SB	STREET LIGH" PULLBOX
SDMH	STORMDRAIN MANHOLE
SMH	SEWER MANHOLE
SL	STREET LIGH"
TE	TRASH ENCLOSURE
TM	TELEPHONE MANHOLE
TP	TRANSFORMER PAD
TYP	TYPICAL
WF	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE

SURVEYOR'S NOTE

THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

TY E. THOMAS
P.L.S. 9309 EXP. 9/30/2020

7-16-2019
DATE

DATE OF SURVEY: 6/14/2019

PROFESSIONAL LAND SURVEYOR TY E. THOMAS No. 9309 Exp. 9/30/2020 STATE OF CALIFORNIA

REVISIONS		
REV.	DATE	DESCRIPTION

PREPARED BY:
MFKessler
Civil Engineering, Land Planning, Surveying
ONE VENTURE
SUITE 130
IRVINE, CA 92618
(949) 339-5330
MFKESSLER.COM

TOPOGRAPHIC MAP
1073-1087 S WINCHESTER BLVD
SAN JOSE CALIFORNIA

PROJECT NO. 228-001
SHEET 1 OF 1

FILENAME: WINCHESTER CONDOMINIUM 04.08.2020

SP 20 - 002

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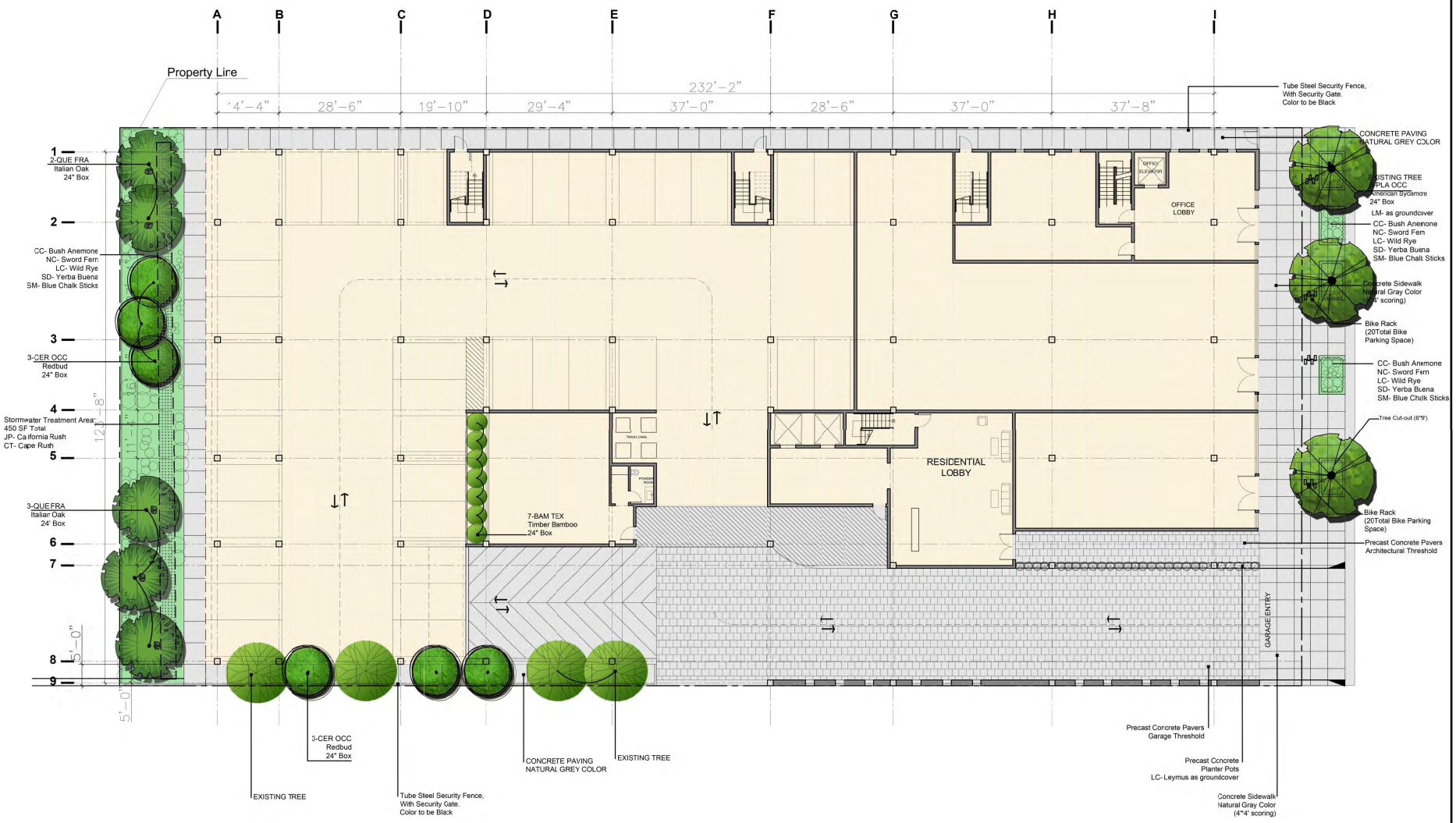
REVISIONS

△	REV.1	04.06.2020

SCALE : 1"= 30'

SURVEY PLAN

S.01



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REVISIONS

1	REV.1	04.06.2020

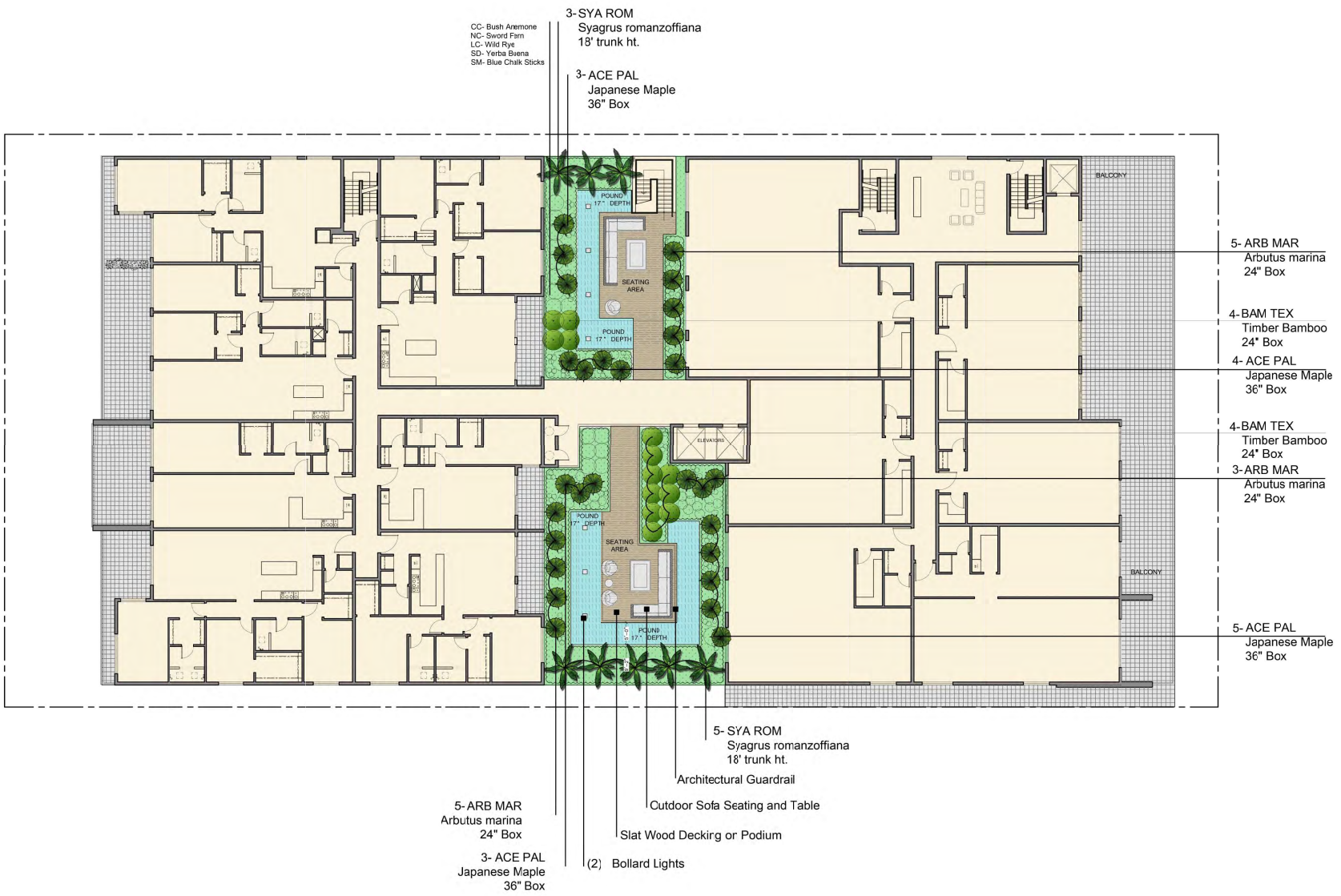
SCALE : 3/32"=1'-0"

PROPOSED
FIRST FLOOR
LANDSCAPE PLAN

L.01

SP 20 - 002

FILE NAME: WINCHESTER CONDOMINIUM 04.06.2020



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SHILA.YASMEH@GMAIL.COM
TEL : (650) 492-3249

REVISIONS

1	REV.1	04.06.2023

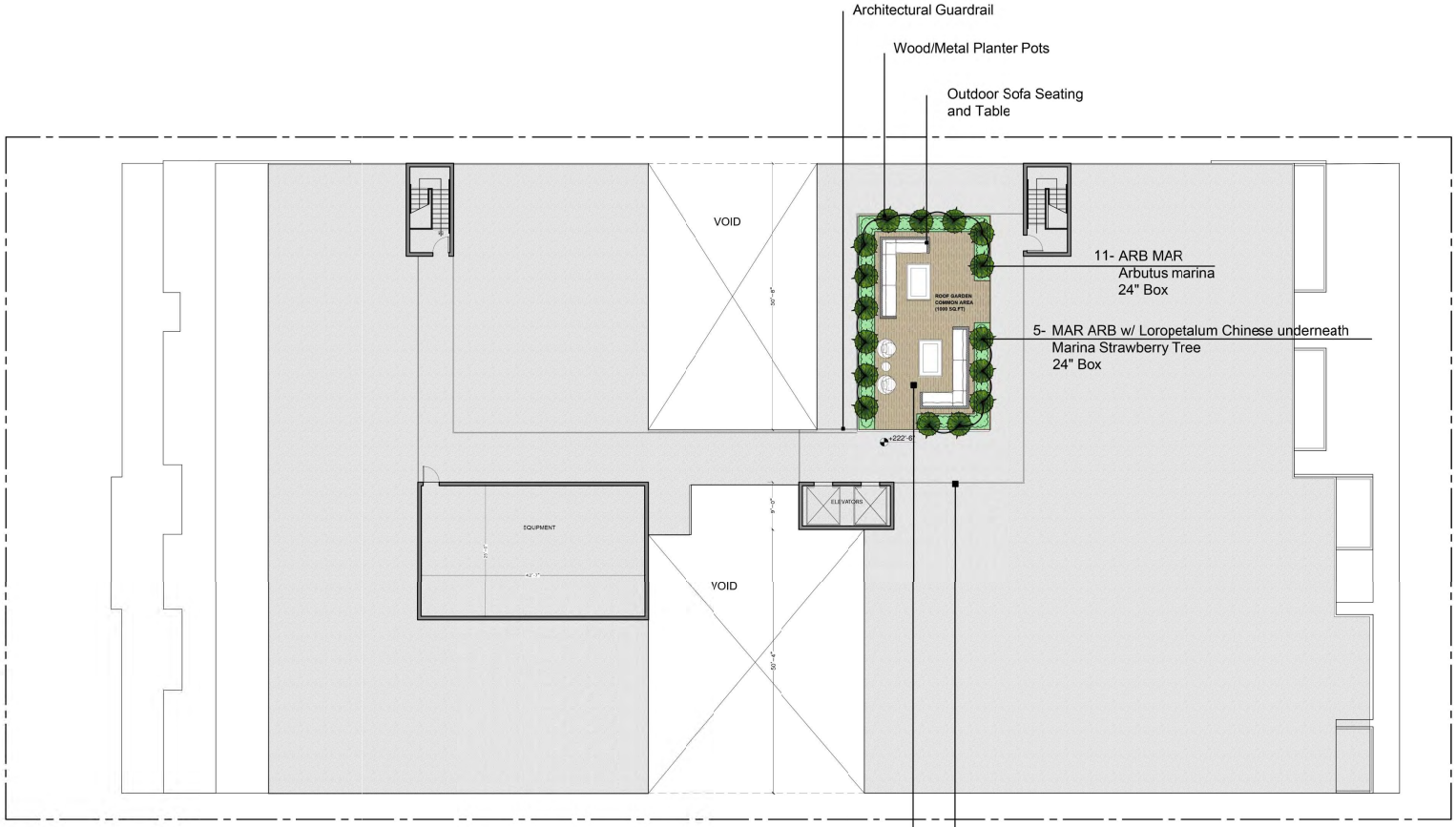
SCALE : 3/32"=1'-0"

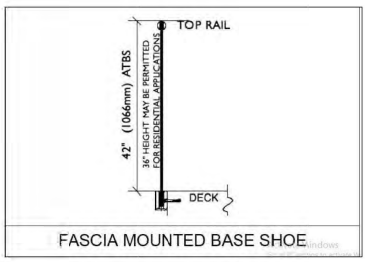
PROPOSED
SECOND FLOOR
LANDSCAPE PLAN

L.02

SP 20 - 002

FILE NAME: WINCHESTER CONDOMINIUM 04.06.2023





RAILING DETAILS

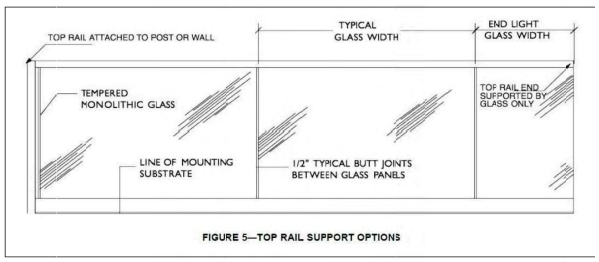


FIGURE 5—TOP RAIL SUPPORT OPTIONS

CARPIRA DESIGN GROUP

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tjedwards@jmhweiss.com

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TEL : (650) 492-3249

REVISIONS

△	REV.1	04.06.2020

SCALE : 3/32"=1'-0"

PROPOSED
ROOF PLAN
LANDSCAPE

L.03

SP 20 - 002


1


2


3


4

NOTE:
THE ABOVE PLANTS HAVE BEEN SELECTED AS BEING REPRESENTATIVE OF THE OVERALL PLANTING DESIGN INTENT. THIS PLANT PALETTE IS BEING SUGGESTED FOR USE, BUT SHOULD NOT PRECLUDE USE OF OTHER APPROPRIATE PLANT MATERIAL. OTHER COMPATIBLE VARIETIES OF TREES, SHRUBS AND GROUND COVERS SHOULD BE SELECTED TO COMPLEMENT THE CHARACTER OF THE PROJECT.


5


6


7

	TREES					COMMENTS/ SPACING	CALIFORNIA NATIVE	WUCOLS RATING
	KEY	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY			
1	QUE FRA	24" BOX	QUERCUS FRAINETTO	ITALIAN OAK	5			
2	CER OCC	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD	7		NATIVE	
3	SYA ROM	18' Trunk	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8		NATIVE	MEDIUM
4	BAM TEX	15 GAL	BAMBUSA 'TEXTILIS'	TIMBER BAMBOO	14			
5	ACE PLA	36" BOX	ACER PALMATUM	JAPANESE MAPLE	15			
6	MAR ARB	24" BOX	ARBUTUS U 'MARINA'	STRAWBERRY TREE	26	MULTI		
7	PLA OCC	24" BOX	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3			

SHURBS				COMMENTS/ SPACING	CALIFORNIA NATIVE	WUCOLS RATING
KEY	SIZE	BOTANICAL NAME	COMMON NAME			
CT	1 GAL	CEANOTHUS THYRSIFLORUS 'REPENS VICTORIA'	BLUE BLOSSOM	60" O.C.	NATIVE	LOW
NC	1 GAL	NEPHROLEPIS CORDIFOLIA	SWORD FERN			
CC	5 GAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE		NATIVE	LOW
RT	5 GAL	ROSEMARINUS OFFICIANALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY			
GRASSES						
LC	1 GAL	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE			
JP	1 GAL	JUNCUS PATENS	CALIFORNIA GRAY RUSH	18" O.C.	NATIVE	LOW
GROUND COVER						
SD	1 GAL	SATUREJA DOUGLASII	YERBA BUENA			
SM	1 GAL	SENECIO MANDRALISCAE	BLUE CHALK STICKS			
VINES						
BO	1 GAL	BOUGANVILLEA ' CALIFORNIA GOLD'	BOUGANVILLEA			
CC	1 GAL	CLYTOSTOMA CALESTOIGES	TRUMPET VINE			

*5 GALLON UNLESS NOTED OTHERWISE

FILENAME: WINCHESTER CONDOMINIUM 04.06.2020

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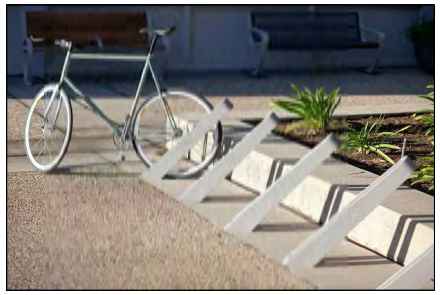
REVISIONS

REV.1 04.06.2020

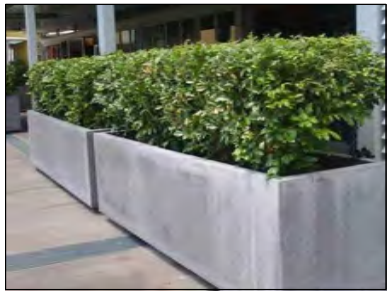
PROPOSED
PLANTING
IMAGERY

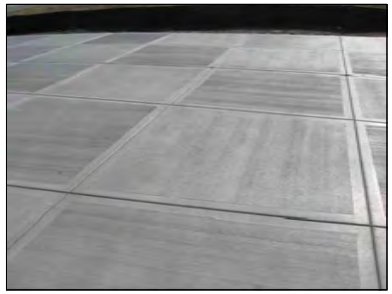
L.04









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REVISIONS

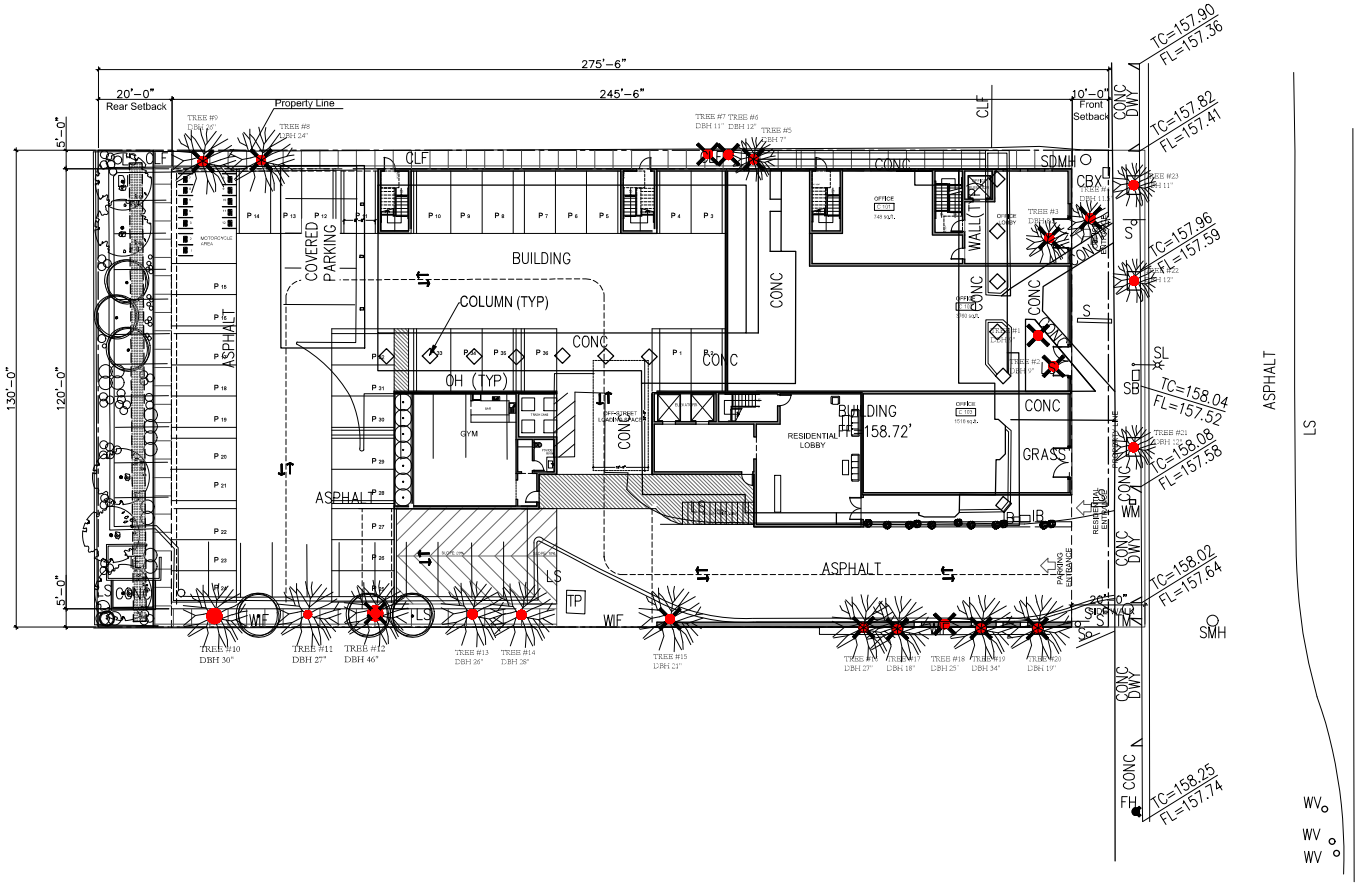
1	REV.1	04.06.2020

PROPOSED
SITE IMAGERY

L.05

SP 20 - 002

FILENAME: ARCHESTER CONDOMINIUM 06.2020



EXISTING TREES						
TREE NO.	BOTANICAL NAME	COMMON NAME	CALIFORNIA Native	DBH (at 54" above grade)	Tree Health (1 to 5)	
1	Washingtonia Robusta	Mexican Fan Palm	Native	9"	4	REMOVED
2	Washingtonia Robusta	Mexican Fan Palm	Native	9"	4	REMOVED
3	Betula Papyrifera	Birch	Native	8.5"	4	REMOVED
4	Betula Papyrifera	Birch	Native	11.5"	4	REMOVED
5	Acacia Melanoxylon	Australian Blackwood	——	7"	3	REMOVED
6	Acacia Melanoxylon	Australian Blackwood	——	12"	3	REMOVED
7	Acacia Melanoxylon	Australian Blackwood	——	11"	3	REMOVED
8	Pinus Ponderosae	Ponderosa Pine	Native	24"	4	REMOVED
9	Pinus Ponderosae	Ponderosa Pine	Native	26"	4	REMOVED
10	Pinus Ponderosae	Ponderosa Pine	Native	30"	4	REMAIN
11	Pinus Ponderosae	Ponderosa Pine	Native	27"	4	REMAIN
12	Pinus Ponderosae	Ponderosa Pine	Native	46"	3	REMOVED

NOTE : SEE ARBORIST REPORT FOR TREE PROTECTION NOTES

EXISTING TREES						
TREE NO.	BOTANICAL NAME	BOTANICAL NAME	CALIFORNIA Native	DBH (at 54" above grade)	Tree Health (1 to 5)	
13	Pinus Ponderosae	Ponderosa Pine	Native	26"	4	REMAIN
14	Pinus Ponderosae	Ponderosa Pine	Native	28"	4	REMAIN
15	Pinus Ponderosae	Ponderosa Pine	Native	21"	4	REMOVED
16	Pinus Ponderosae	Ponderosa Pine	Native	27"	3	REMOVED
17	Pinus Ponderosae	Ponderosa Pine	Native	18"	4	REMOVED
18	Pinus Ponderosae	Ponderosa Pine	Native	25"	3	REMOVED
19	Pinus Ponderosae	Ponderosa Pine	Native	34"	3	REMOVED
20	Pinus Ponderosae	Ponderosa Pine	Native	19"	3	REMOVED
21	Platanus Occidentalis	American Sycamore	Native	12"	4	REMAIN
22	Platanus Occidentalis	American Sycamore	Native	12"	4	REMAIN
23	Platanus Occidentalis	American Sycamore	Native	11"	4	REMAIN

TREE MITIGATION ANALYSIS/ PROGRAM

Using the chart below, there are a total of 63 mitigation trees required.

9-Native 38"+ tree	45
4-Native 19"-38" trees	12
3-Non-Native 19"-38" trees	6
0-Non-Native<19" trees	-
Mitigation Requirement	63

The project proposes 74 new trees total, meeting the mitigation requirement.

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 to 38 inches	3:1	2:1	None	15-gallon
Less than 19" inches	1:1	1:1	None	15-gallon

xx – 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 tree = two 15-gallon trees.
Single Family and Two-dwelling properties may be mitigated at a 1:1 ratio.

TREE DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE #N — TREE NUMBER PER ARBORIST REPORT
- PROPOSED TREE

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REVISIONS

1	REV.1	04.06.2020

SCALE : 1/192"=1'-0"

PROPOSED TREE DISPOSITION

L.06

SP 20 - 002

1073-1087 S WINCHESTER BOULEVARD

SAN JOSE, CALIFORNIA

LEGEND:

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
CENTERLINE		
CURB AND GUTTER		
SIDEWALK		
STANDARD HOODED INLET	LARGE (3'X3')	LARGE
CITY SURVEY MONUMENT		
FIRE HYDRANTS		
ELECTROLIER		
ELECTROLIER (REMOVED/RELOCATED)		
PULL BOX		
P G & E SERVICE POINT		
SANITARY SEWER		
STORM SEWER		
WATER		
GAS		
ELECTRIC CONDUIT		
JOINT TRENCH		
SANITARY MANHOLE		
STORM MANHOLE		
DRIVEWAY		
STREET TREES		
WATER METER		

SURVEY NOTES

EXISTING TOPOGRAPHIC SURVEY PERFORMED BY MFKESSLER ON JULY 16, 2019. ANY TOPOGRAPHIC OR SUBSURFACE OBJECTS OR INFORMATION NOT INCLUDED ON PLANS ARE NOT THE RESPONSIBILITY OF JMH WEISS.

SITE ADDRESS

1073-1087 S. WINCHESTER BOULEVARD
SAN JOSE, CALIFORNIA

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE CENTERLINE OF WINCHESTER AVENUE PER PARCEL MAP MB 415/47, RECORDS OF SANTA CLARITA COUNTY, CALIFORNIA.

BEING: NORTH 00°30'27" WEST.

BENCHMARK

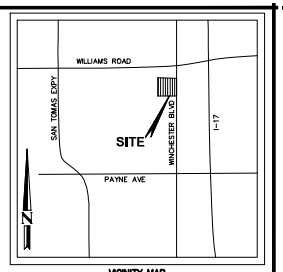
CITY OF SAN JOSE, CALIFORNIA BENCHMARK POINT NO. 538
DESCRIBED AS: THE LETTER "O" IN THE WORD "OAKLAND" ON TOP OF CATCH BASIN SOUTHEAST RETURN OF GREENTREE WAY AND WINCHESTER BLVD, ER ON GREEN TREE FD 774, PC 50.

ELEVATION =160.97' NAVD '88

SHEET INDEX

ABBREVIATION:

ANGPT	Angle Point	LP	Low Point
ARV	Air Release Valve	Lt, Rt	Left, Right
ASB	Aggregate Subbase	PUE	Public Utility Easement
BC	Begin Curve	PVC	Polyvinyl Chloride
BO	Blowoff Valve	RCP	Reinforced Concrete Pipe
B/W	Back Of Walk	RW, R/W	Right Of Way
C&G	Curb & Gutter	SS	Sanitary Sewer
CL	Centerline	SSCO	Sanitary Sewer Clean Out
CR	Curb Ramp	SDDI	Storm Drain Drop Inlet
DIP	Ductile Iron Pipe	SDMH	Storm Drain Manhole
DW	Centerline Of Driveway	SSMH	Sanitary Sewer Manhole
EASE	Easement	SSLat	Sanitary Sewer Lateral
EP	Edge Of Pavement	SW	Sidewalk
ER	End Of Return	TC	Top Of Curb
FG	Finish Grade	TDC	Top Of Depressed Curb
FH	Fire Hydrant	TRC	Top Of Rolled Curb
FL	Flow Line	TVC	Top Of Vertical Curb
FS	Fire Service	VCP	Vitrified Clay Pipe
F/W	Front Of Walk	WLE	Water Line Easement
GB	Grade Break	WM	Water Meter
HP	High Point	WS	Water Service
INV	Invert	WV	Water Valve
LAT	Lateral	XING	Crossing

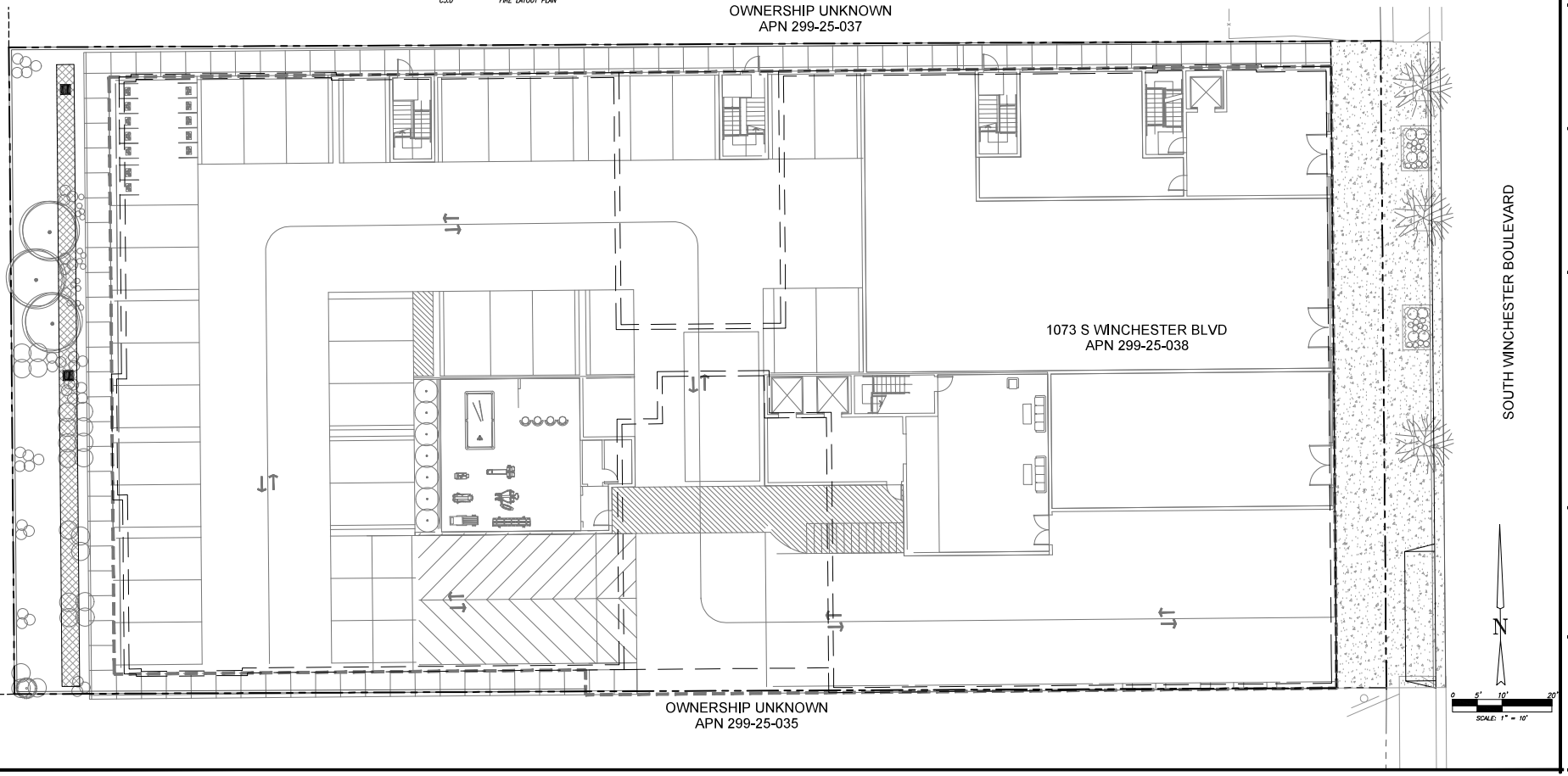


VICINITY MAP
NTS

EARTH WORK QUANTITIES

CUT:	10,100 CY**
FILL:	400 CY**
EXPORT:	9700 CY**
IMPORT:	0 CY**

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.
**NUMBERS ASSUME 11' PAD FOR GARAGE SLAB



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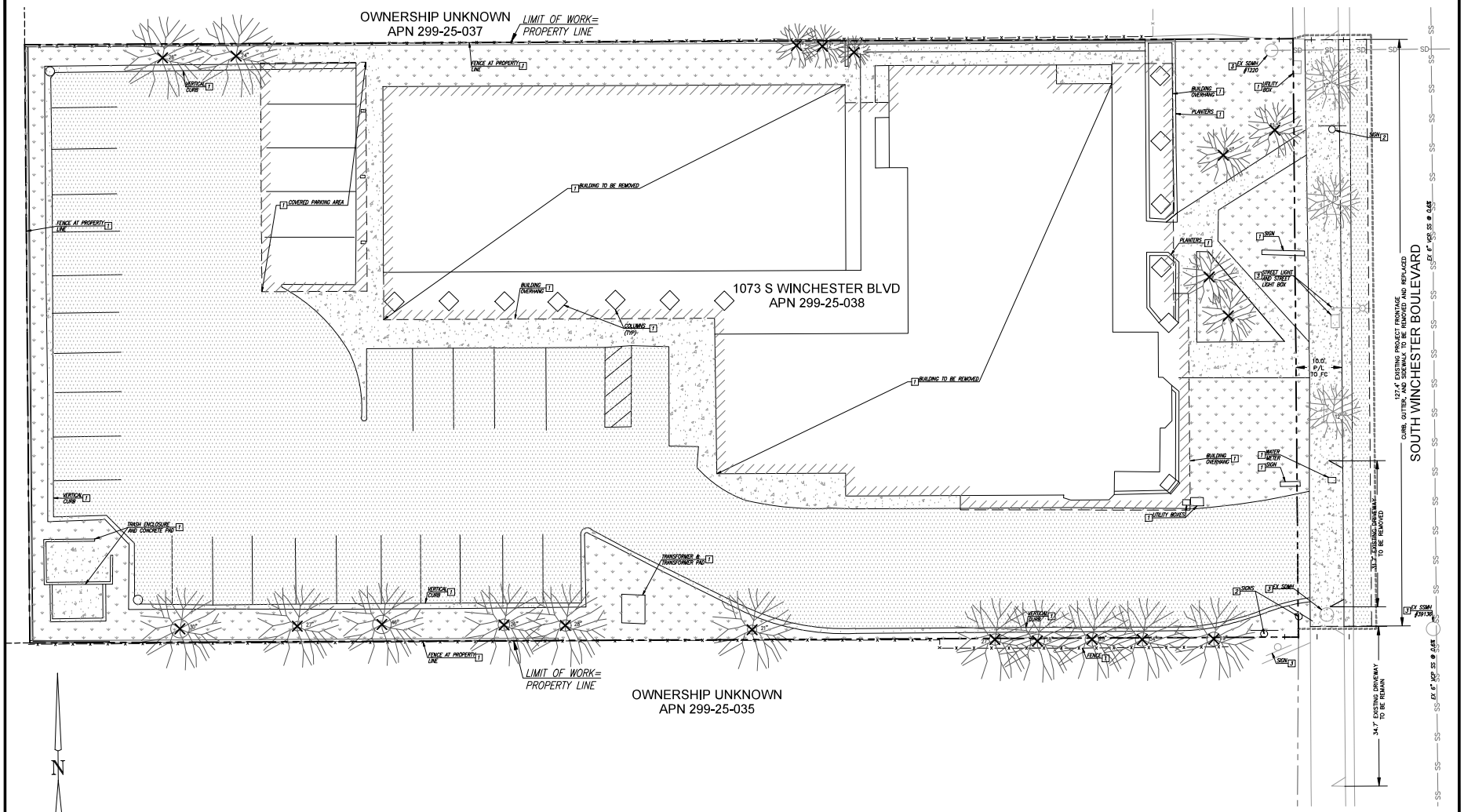
DATE: MARCH 30, 2019

REVISIONS

TITLE SHEET

C1.0

FILE NO. SP20-02



GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.
3. EXISTING ELECTRICAL AND GAS FACILITIES MARKED AS TO REMAIN TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER.
4. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
5. SEE GEOTECHNICAL REPORT FOR OPTION OF MATERIAL RECYCLING INCLUDING ASPHALT, CONCRETE, AND BASE MATERIAL.
6. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
7. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION, INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
8. AN AIR QUALITY PERMIT FOR DEMOLITION IS REQUIRED FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTACT PHONE NUMBER IS 415-771-6000.
9. ALL BUILDINGS, CURBS, UTILITIES, AND PAVEMENT WITHIN LIMIT OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
10. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY ALONG PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE.
11. ALL SANITARY SEWER MAIN AND LATERALS AS SHOWN TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH UNION SANITARY DISTRICT REQUIREMENTS.
12. ALL WORK IN THE PUBLIC STREET REQUIRES AN ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN.
13. ALL OFFSITE UTILITY BOXES TO REMAIN AND TO BE ADJUSTED TO PROPOSED GRADE UNLESS OTHERWISE NOTED.

NOTES:

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEILED BY A SURFACE INSPECTION.
2. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINT OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.

LEGEND

1	TO BE REMOVED
2	TO BE RELOCATED
3	TO REMAIN
	LIMIT OF DEMOLITION
	CONCRETE TO BE DEMOLISHED
	ASPHALT TO BE DEMOLISHED
	LANDSCAPING TO BE DEMOLISHED
	TREE TO BE REMOVED

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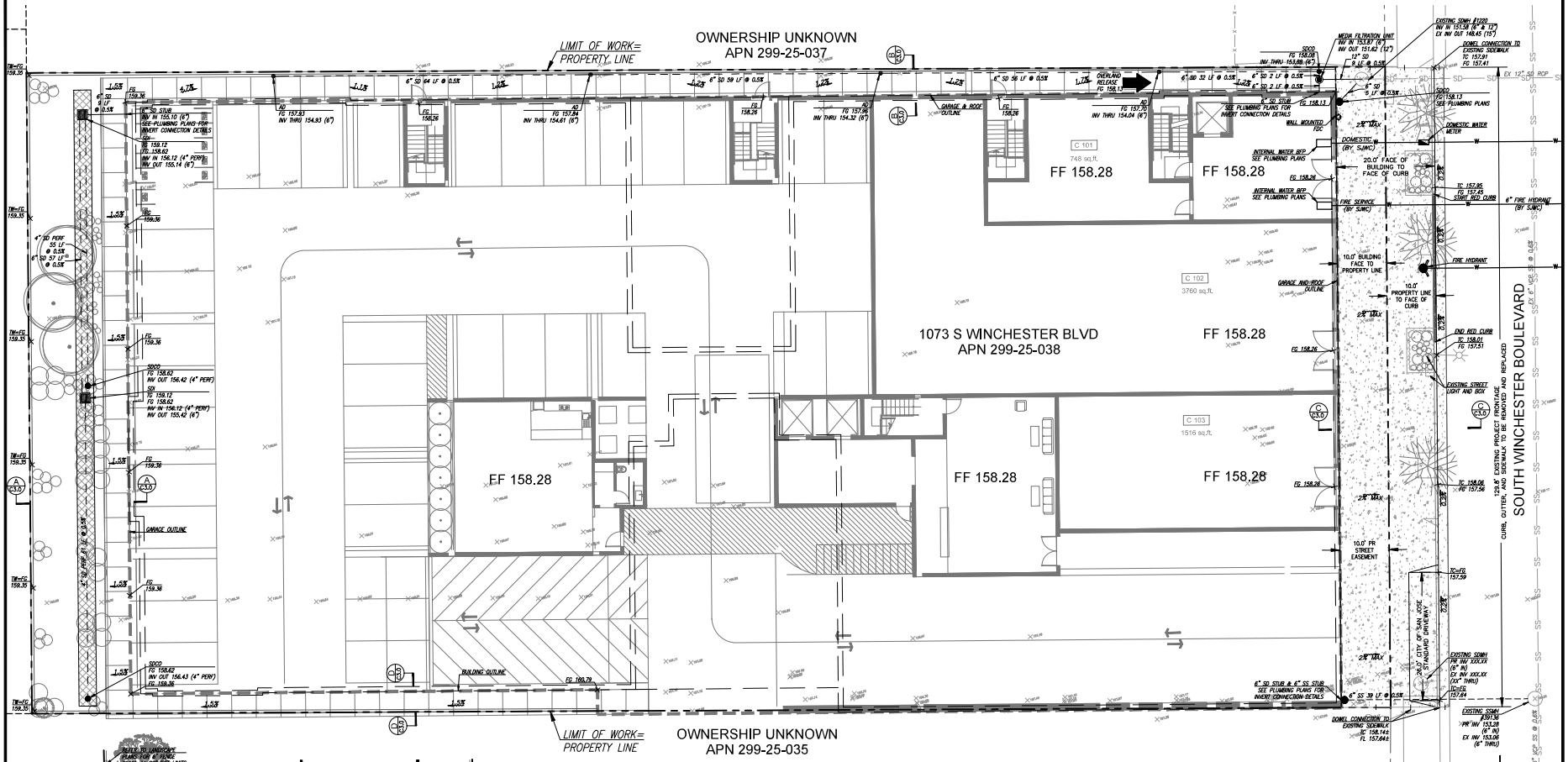
DATE: MARCH 30, 2019

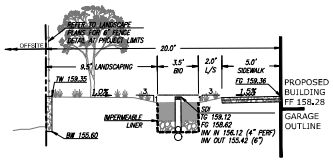
REVISIONS

DEMOLITION PLAN

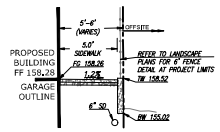
C2.0

FILE NO. SP20-02

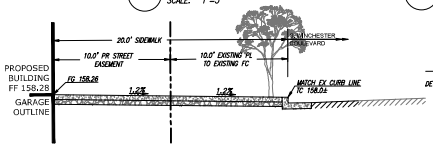




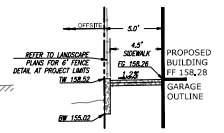
A WESTERN PROPERTY LINE
SCALE: 1"=5'



B NORTHERN PROPERTY LINE
SCALE: 1"=5'



C EASTERN PROPERTY LINE
SCALE: 1"=5'



D SOUTHERN PROPERTY LINE
SCALE: 1"=5'

S. Winchester Residential Development
Sanitary Sewer Flowrate Estimate

Prepared By: JMH Weiss, Inc.
3/30/2020

Total Flowrate Estimate

Unit Type	Number Units / Ft Area[1]	Parcel Size[2]	Density	Duty Factor[3]	Average Dry Weather Flow	Peak Dry Weather Flow (3.0x Avg)	Peak Wet Weather Flow (3.65x Avg)	Est. Ex. Sewer Pipe Capacity[4]
		(acres)	(du/a)	(gpd/unit or gpd/1,000 sf)	(gpd)	(gpm)	(gpm)	(gpm)
Apartments (see unit mix below)	61	0.79	77	125.0	7,625	15.89	19.33	
Commercial	17,970	-	-	245	4,403	9.17	11.16	
Total	18,031	0.79			12,028	25.06	30.49	147

[1] Architectural plan summary
[2] After Sidewalk Dedication
[3] Typical design per land use
[4] Actual flow rates existing flow rates in Winchester are unknown n calculated capacity of the 6" diameter line (VCP pipe slope =0.6%), is about 147 gpm when flow ing 3/3 full

Notes:
1. Credit for flows from any existing sewer laterals serving the site have not been accounted for here.

Family Apartment Unit Mix	# of Units[1]		Duty Factor[2]	Average Dry Weather Flow	Peak Dry Weather Flow (3.0x Avg)	Peak Wet Weather Flow (3.65x Avg)
			(gpd/unit)	(gpd)	(gpm)	(gpm)
1 Bedroom	18		100	1,800	3.75	4.56
2 Bedroom	25		125	3,125	6.51	7.92
3 Bedroom	18		150	2,700	5.63	6.84
Total	61		125.0	7,625	15.89	19.33

GRADING & UTILITY NOTES

1. FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE DEMAND CALCULATIONS. UNDERGROUND CONTRACTOR TO PROVIDE SHOP DRAWINGS. EXISTING FIRE SERVICES TO REMAIN UNLESS NOTED OTHERWISE. ALL SHUTDOWN OF ACTIVE FIRE LOOPS REQUIRE NOTIFICATION OF FIRE DEPARTMENT AND OWNER.
2. FIRE LINE DESIGN, INCLUDING SIZE AND SPECIFICATIONS, ARE CONCEPT ONLY. FINAL DESIGN (INCLUDING SHOP DRAWINGS) TO BE PREPARED BY A CERTIFIED FIRE DESIGN ENGINEER AND PROVIDED UNDER A DEFERRED SUBMITTAL.
3. REQUIRED FIRE FLOW CALCULATIONS TO BE PROVIDED BY CERTIFIED FIRE DESIGNER
4. SEWER PIPE SHALL BE 8" SDR 26 PVC.
5. ALL ON-SITE CONNECTED PIPES IN LANDSCAPED AREAS SHALL BE PVC SDR-35 UNLESS OTHERWISE SPECIFIED
6. ALL ON-SITE CONNECTED PIPE IN VEHICULAR TRAVEL PATH SHALL BE PVC SDR-35 UNLESS OTHERWISE SPECIFIED.
7. ALL PVC TO CONCRETE CONNECTIONS SHALL BE DONE WITH WATERSTOP PER CITY OF SAN JOSE STANDARD DETAIL D-19.
8. ROOF DOWNSPOUTS TO SHEET FLOW TO TREATMENT AREA.
9. REFER TO SHEET C4.0 FOR LIMITS OF TOWS.
10. WATER SYSTEM SHOWN FOR INFORMATION ONLY. SEE PLANS BY SAN JOSE WATER COMPANY FOR DESIGN AND CONSTRUCTION.

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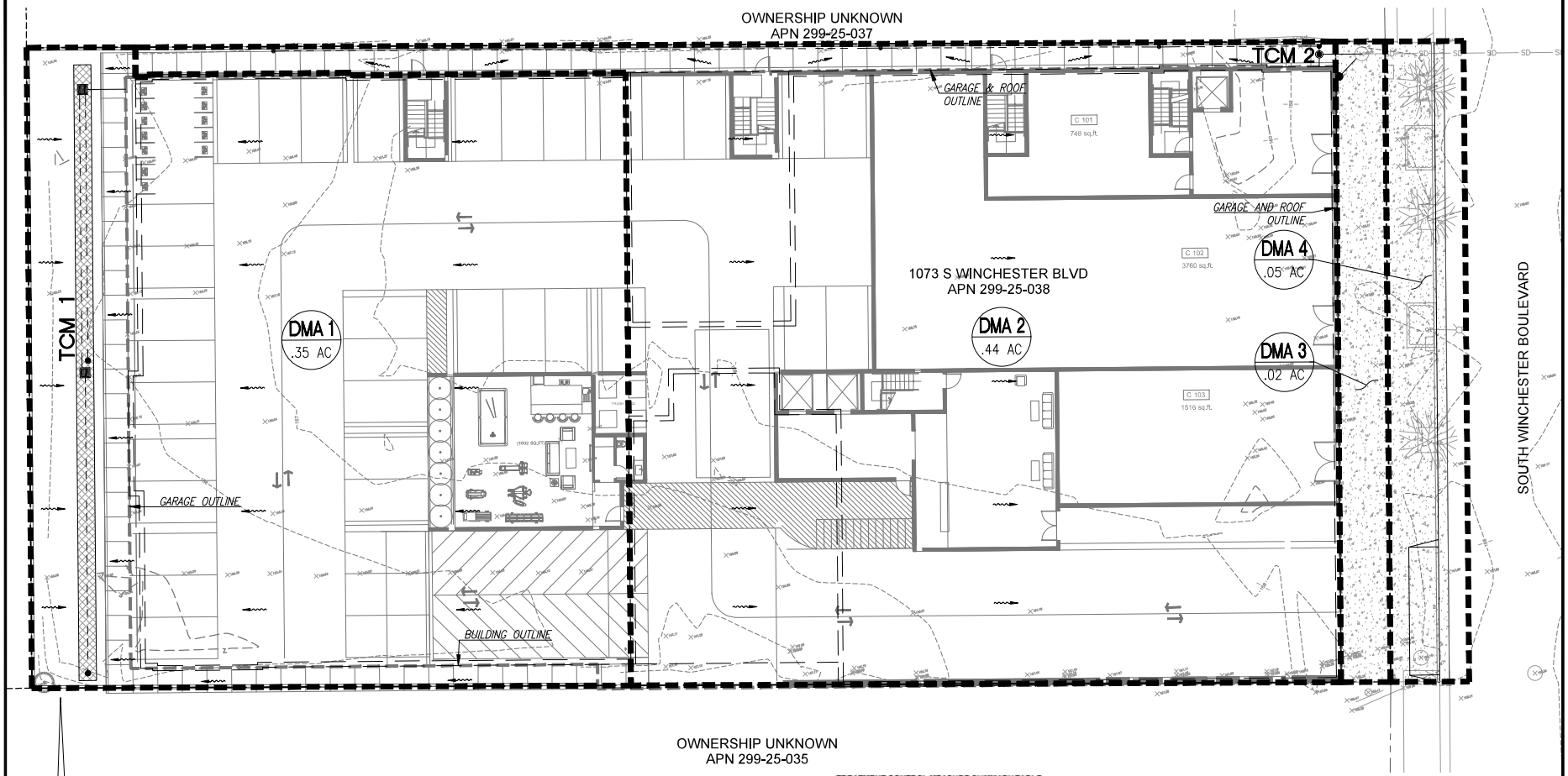
DATE: MARCH 30, 2019

REVISIONS

GRADING, UTILITY, AND SECTIONS

C3.0

FILE NO. SP20-02



N

LEGEND

BIORETENTION AREA

X DRAINAGE MANAGEMENT AREA (DMA)
X.X AC AREA (SF)

DMA BOUNDARY

0 5' 10' 20'

SCALE: 1" = 10'

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	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	15,232	13,331	0	1,901	44.13%	426	945	6	3	3	-	-	-	-	-	-	
2	2	Onsite	Proprietary Media Filter System (MFS)	Non-LID	N/A	19,284	19,284	0	0	55.87%	-	-	-	-	-	2	2	PhosphoSorb	27	-	-	
3	3	Offsite	Roadway Project ***	N/A	N/A	1,308	1,308	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
4	4	Offsite	Maintenance	N/A	N/A	2,072	2,072	0	0	-	-	-	-	-	-	-	-	-	-	-	-	
					Totals:	34,516	32,615	0	1,901	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 Flow-Volume Combo Method. See C4.1.
*** 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.

NOTES

1. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
2. PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK, ROADWAY PROJECTS THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.C OF THE STORMWATER PERMIT.
3. PROJECT FALLS WITHIN SPECIAL PROJECT CATEGORY "C" STATUS GRANTING AT LEAST 55% OF SITE'S IMPERVIOUS AREA MAY BE TREATED THROUGH MEDIA FILTRATION. CURRENTLY 100.00% OF IMPERVIOUS AREA TREATED THROUGH MEDIA FILTRATION.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON–FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS.
4. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
5. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

SOURCE CONTROL MEASURES

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   1.1. POOLS, SPAS, FOUNTAINS.
2. BENEFICIAL LANDSCAPING.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.

PROJECT SITE INFORMATION:

1. SOILS TYPE: TO BE DETERMINED UPON GEOTECHNICAL REPORT
2. GROUND WATER DEPTH: TBD UPON GEOTECHNICAL REPORT
3. NAME OF RECEIVING BODY: SAN TOMAS
4. FLOOD ZONE: N/A
5. FLOOD ELEVATION (IF APPLICABLE): N/A

SITE DESIGN MEASURES

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. CREATE NEW PERVIOUS AREAS:
   3.1. LANDSCAPING
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. CLUSTER STRUCTURES/PAVEMENT.
6. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
7. PARKING:
   7.1. ON TOP OF OR UNDER BUILDINGS.
   7.2. NOT PROVIDED IN EXCESS OF CODE.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT AREAS FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO BREEDING. IN SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (SCVVCD). 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 (MECHANICAL, 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.

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DATE: MARCH 30, 2019

REVISIONS

STORMWATER CONTROL PLAN

C4.0

FILE NO. SP20-02

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
1073 S. WINCHESTER BOULEVARD
SAN JOSE, CA 95128

I.B. PROPERTY OWNER:
ADAM ASKARI

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
ADAM ASKARI

II.B. PHONE NUMBER OF CONTACT:
408-249-8888

II.C. EMAIL:
DRADAMASKARI@GMAIL.COM

II.D. ADDRESS:
2882 HEMLOCK AVENUE
SAN JOSE, CA 95128

FORM #13B - Stormwater Evaluation Form

2. AREA 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:

2.c Total area of site that will be disturbed:

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA	Existing IA Retained As-is[1]	Existing IA Replaced with IA[2]	New IA Created[2]	Total Post-Project IA
Site Totals					
Total IA	30,025	0	30,025	2,590	32,615
Total New and Replaced IA			32,615		
Public Street Totals					
Total Public Streets IA[3]	1,308	0	1,308	0	1,308
Total New and Replaced Public Streets IA			0		
Total Site and Public Streets IA	31,333				33,923
Percent Replacement of IA in Redevelopment Projects (d.3÷d.1) x 100:					100 %

2.e PERVIOUS AREAS - PA	Pre-Project Existing PA	Total Post-Project PA
Total PA[4]	4,491	1,901
2.f Total Area (IA + PA)	35,824	35,824

FOOTNOTES

1. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
2. The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. **A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).**
3. These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San Jose.
4. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

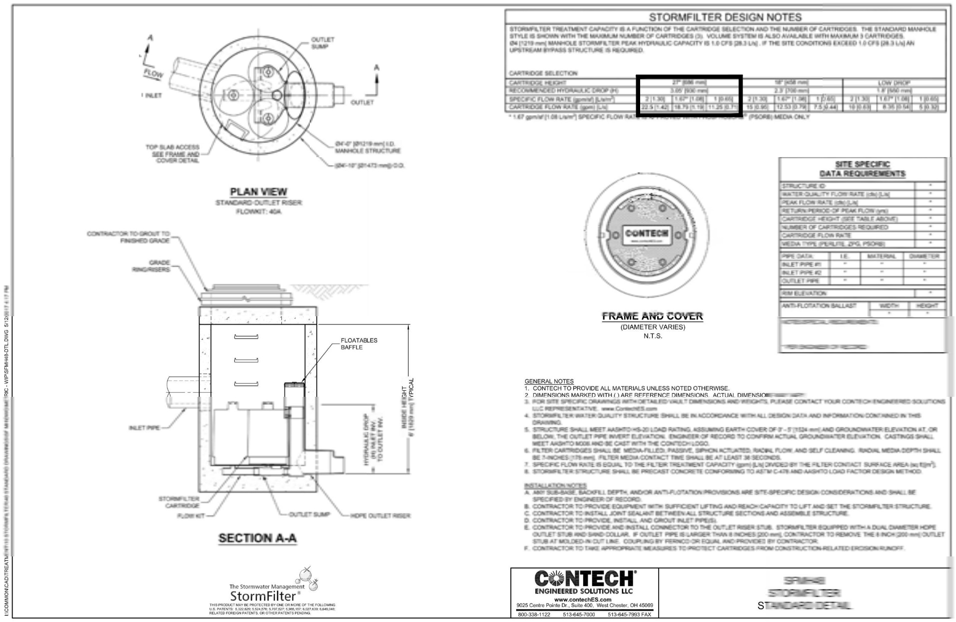


TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

NOTE: MEDIA FILTRATION UNIT TO BE SERVICED BY VACUUM TRACK.

MEDIA FILTER SIZING

DMA # 2
A= 19284 s.f. A= 0.44270 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	19,284	0.900
0.8	0	
0.7	0	
0.1	0	

Rainfall Intensity (i)
i = 0.2

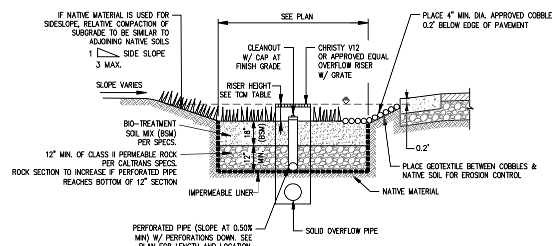
* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.0796860 cfs

Manufacturer: Contech
Cartridge Height: 27 in.
Cartridge Media (if applicable): PhosphoSorb
G.U.L.D. Cartridge Treatment Flowrate (CTF): **18.79** gpm/cartridge

\# Cartridges= [Q x (449 gpm/cfs)] / CTF
\# Cartridges = 1.904151 (round up)
 # Cartridges Required= 2
Treatment Flow Rate Capacity= 0.083697 cfs

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



1 LINED BIO-RETENTION DETAIL FOR TCM 1
NTS

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DATE: MARCH 30, 2019

REVISIONS

STORMWATER CONTROL DETAILS

C4.1

FILE NO. SP20-02

CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

stormwater plan.

Overview

The CatchBasin StormFilter™ (CBSF) consists of a multi-chamber steel, concrete, or plastic catch basin unit that can contain up to four StormFilter cartridges. The steel CBSF is offered both as a standard and as a deep unit.

The CBSF is installed flush with the finished grade and is applicable for both constrained lot and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

The CBSF unit treats peak water quality design flows up to 0.13 cfs, coupled with an internal weir overflow capacity of 1.0 cfs for the standard unit, and 1.8 cfs for the deep steel and concrete units. Plastic units have an internal weir overflow capacity of 0.5 cfs.

Design Operation

The CBSF is installed as the primary receiver of runoff, similar to a standard, grated catch basin. The steel and concrete CBSF units have an H-20 rated, traffic bearing lid that allows the filter to be installed in parking lots, and for all practical purposes, takes up no land area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

The CBSF consists of a sumped inlet chamber and a cartridge chamber(s). Runoff enters the sumped inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit vault. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.

Once in the cartridge chamber, polluted water flows and percolates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CBSF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay, and discharges to the outlet pipe.

Applications

The CBSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CBSF.

Retro-Fit

The retrofit market has many possible applications for the CBSF. The CBSF can be installed by replacing an existing catch basin without having to "chase the grade," thus requiring the high cost of re piping the storm system.

URBANGREEN Stormwater Solutions from Contech®

CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Maintenance Guidelines

Maintenance procedures for typical catch basins can be applied to the CatchBasin StormFilter (CBSF). The filter cartridges contained in the CBSF are easily removed and replaced during maintenance activities according to the following guidelines.

1. Establish a safe working area as per typical catch basin service activity.
2. Remove steel grate and diamond plate cover (weight 100 lbs. each).
3. Turn cartridge(s) counter-clockwise to disconnect from pipe manifold.
4. Remove 4" center cap from cartridge and replace with lifting cap.
5. Remove cartridge(s) from catch basin by hand or with vactor truck boom.
6. Remove accumulated sediment via vactor truck (min. clearance 13" x 24").
7. Remove accumulated sediment from cartridge bay. (min. clearance 9.25" x 11").
8. Rinse interior of both bays and vactor remaining water and sediment.
9. Install fresh cartridge(s) threading clockwise to pipe manifold.
10. Replace cover and grate.
11. Return original cartridges to Contech for cleaning.

Media may be removed from the filter cartridges using the vactor truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be reassembled and returned to Contech as appropriate.

Materials required include a lifting cap, vactor truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vactor truck must be equipped with a hose capable of reaching areas of restricted clearance. the owner may refresh spent cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the maintenance department of Contech at 503-258-3157 for more information.

Maintenance is estimated at 26 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

Mosquito Abatement

In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors.

In BMPs with standing water, which could provide mosquito breeding habitat, certain abatement measures can be taken:

1. Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
2. Regular catch basin maintenance.
3. Use of larvicides containing Bacillus thuringiensis israelensis (BTI). BTI is a bacterium toxic to mosquito and black fly larvae.

In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

Using Larvicides in the CatchBasin StormFilter

Larvicides should be used according to manufacturer's recommendations.

Two widely available products are Mosquito Dunks and Summit B.t.i. Briquets. For more information, visit http://www.summitchemical.com/mos_ctrl/default.htm.

The larvicide must be in contact with the permanent pool. The larvicide should also be fastened to the CatchBasin StormFilter by string or wire to prevent displacement by high flows. A magnet can be used with a steel catch basin.

For more information on mosquito abatement in stormwater BMPs, refer to the following: http://www.ucmrp.ucdavis.edu/publications/managingmosquitoesstormwater111.pdf

URBANGREEN Stormwater Solutions from Contech®

CONTECH STORMWATER SOLUTIONS

Operation and Maintenance

The Stormwater Management StormFilter®

Vault, Cast-In-Place, and Linear Units

Important: These guidelines should be used as a part of your site stormwater management plan.

Description

The Stormwater Management StormFilter® (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house rechargeable, media-filled, filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb materials such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The StormFilter is offered in multiple configurations, including vault, linear, catch basin, manhole, and cast-in-place. The vault, linear, manhole, and catch basin models utilize pre-manufactured units to ease the design and installation processes. The cast-in-place units are customized for larger flows and may be either covered or uncovered underground units.

Purpose

The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local requirements for treating runoff in compliance with the Clean Water Act.

Through independent third party studies, it has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of flow-paced flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are: suspended solids (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Sizing

The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The particular size of a StormFilter unit is determined by the number of filter cartridges (see Figure 1) required to treat this peak flow.

The flow rate through each filter cartridge is adjustable, allowing control over the amount of contact time between the influent and the filter media. The maximum flow rate through each cartridge can be adjusted to between 5 and 15 gpm using a calibrated restrictor disc at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow.

Basic Function

The StormFilter is designed to siphon stormwater runoff through a filter cartridge containing media. A variety of filter media is available and can be customized for each site to target and remove the desired levels of sediments, dissolved phosphorus, dissolved metals, organics, and oil and grease. In many cases, a combination of media is recommended to maximize the effectiveness of the stormwater pollutant removal.

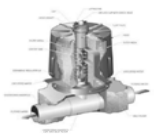

Figure 1. The StormFilter Cartridge

Priming System Function

When stormwater in the StormFilter unit enters a StormFilter cartridge, it percolates horizontally through the cartridge's filter media and collects in the center tube of the cartridge, where the float in the cartridge is in a closed (downward) position.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water (approximately 15 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the hood's scrubbing regulators.

The cartridges are connected to the under-drain manifold with a plastic connector. Since some media used is inherently buoyant, a threaded connector affixed to the under-drain manifold (with glue or other adhesive) is necessary to ensure that the cartridge isn't lifted out of place. For the heavier compost media, a slip connector is used.

The StormFilter is also equipped with flow spreaders that trap floating debris and surface films, even during overflow conditions. Depending on individual site characteristics, some systems are equipped with high and/or base flow bypasses. High flow bypasses are installed when the calculated peak storm event generates a flow that overcomes the overflow capacity of the system. This is especially important for precast systems. Base flow bypasses are sometimes installed to bypass continuous inflows caused by ground water seepage, which usually do not require treatment. All StormFilter units are designed with an overflow. The overflow operates when the inflow rate is greater than the treatment capacity of the filter cartridges.

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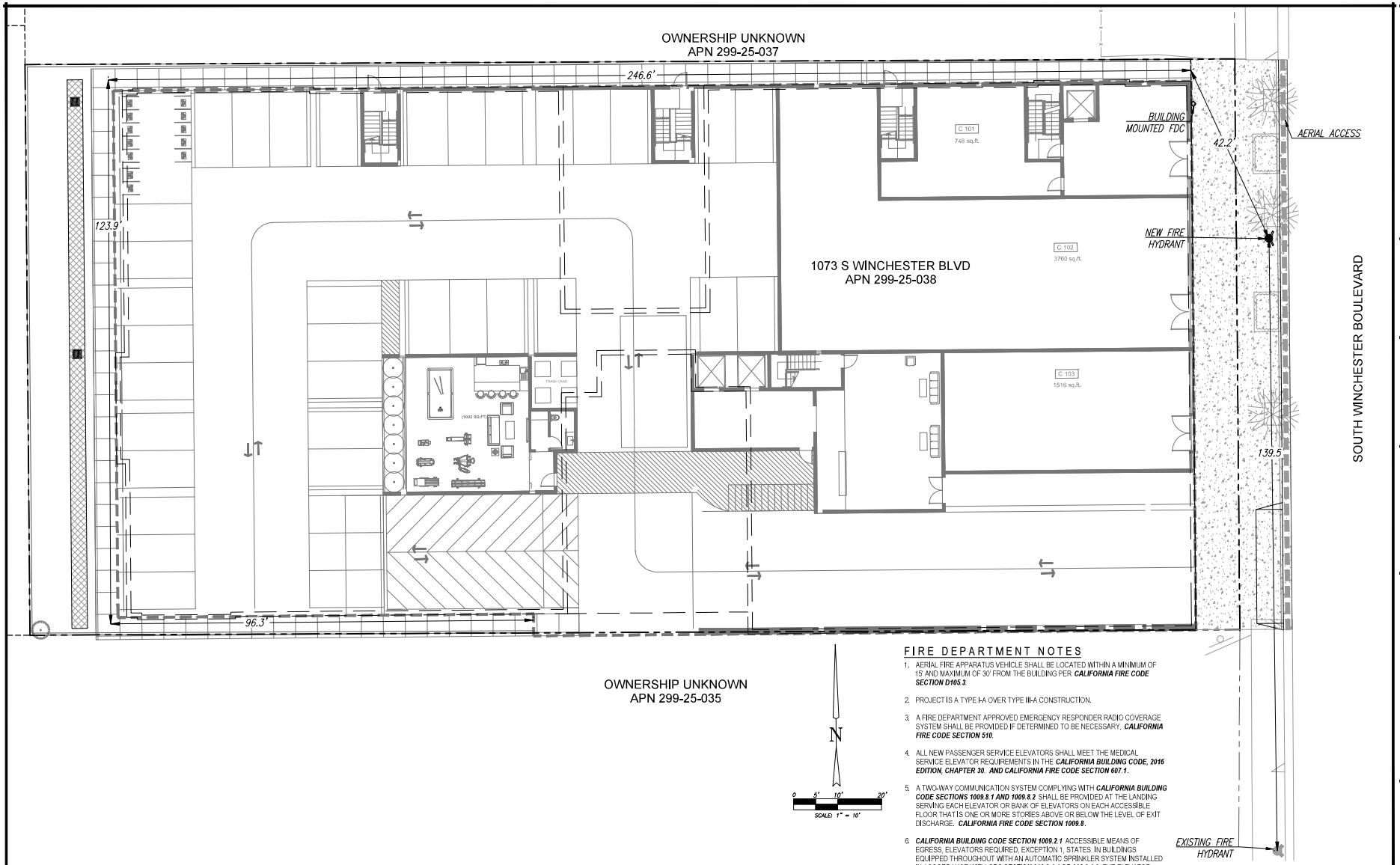
DATE: MARCH 30, 2019

REVISIONS

MEDIA FILTER NOTES

C4.2

FILE NO. SP20-02



FIRE DEPARTMENT NOTES

1. AERIAL FIRE APPARATUS VEHICLE SHALL BE LOCATED WITHIN A MINIMUM OF 15' AND MAXIMUM OF 30' FROM THE BUILDING PER ***CALIFORNIA FIRE CODE SECTION D105.3***.
2. PROJECT IS A TYPE I-A OVER TYPE III-A CONSTRUCTION.
3. A FIRE DEPARTMENT APPROVED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM SHALL BE PROVIDED IF DETERMINED TO BE NECESSARY. ***CALIFORNIA FIRE CODE SECTION 510***.
4. ALL NEW PASSENGER SERVICE ELEVATORS SHALL MEET THE MEDICAL SERVICE ELEVATOR REQUIREMENTS IN THE ***CALIFORNIA BUILDING CODE, 2016 EDITION, CHAPTER 30. AND CALIFORNIA FIRE CODE SECTION 607.1***.
5. A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH ***CALIFORNIA BUILDING CODE SECTIONS 1009.8.1 AND 1009.8.2*** SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. ***CALIFORNIA FIRE CODE SECTION 1009.8***.
6. ***CALIFORNIA BUILDING CODE SECTION 1009.2.1*** ACCESSIBLE MEANS OF EGRESS, ELEVATORS REQUIRED. EXCEPTION 1, STATES: IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ***CBC SECTION 903.3.1.1 OR 903.3.1.2***, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE. THE PROJECT WILL PROVIDE AN AUTOMATIC SPRINKLER SYSETEM IN ACCORDANCE WITH ***CBC SECTION 903.3.1.1*** AND HORIZONTAL EXITS IN ACCORDANCE WITH ***CBC SECTION 1026***, AND THEREFORE ELEVATORS WILL NOT SERVE AS AN ACCESIBLE MEANS OF EGRESS AND THEREFORE ARE NOT REQUIRED TO HAVE STANDBY POWER.
7. ***BUILDING AREA: 162,815 SF***
   NUMBER OF LEVELS: 6 + 1 BELOW GRADE
   HEIGHT OF BUILDING: 65 TOR
   CONSTRUCTION TYPES I-A/III-A
   OCCUPANCY GROUPS: R-2/S-2/B/A

4,750 GPM REQUIRED BY 4 HYDRANTS PER 2013 CFC APPENDIX B TABLE B105.1(1) AND B105.2

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REVISIONS

FIRE LAYOUT PLAN

C5.0

FILE NO. SP20-02