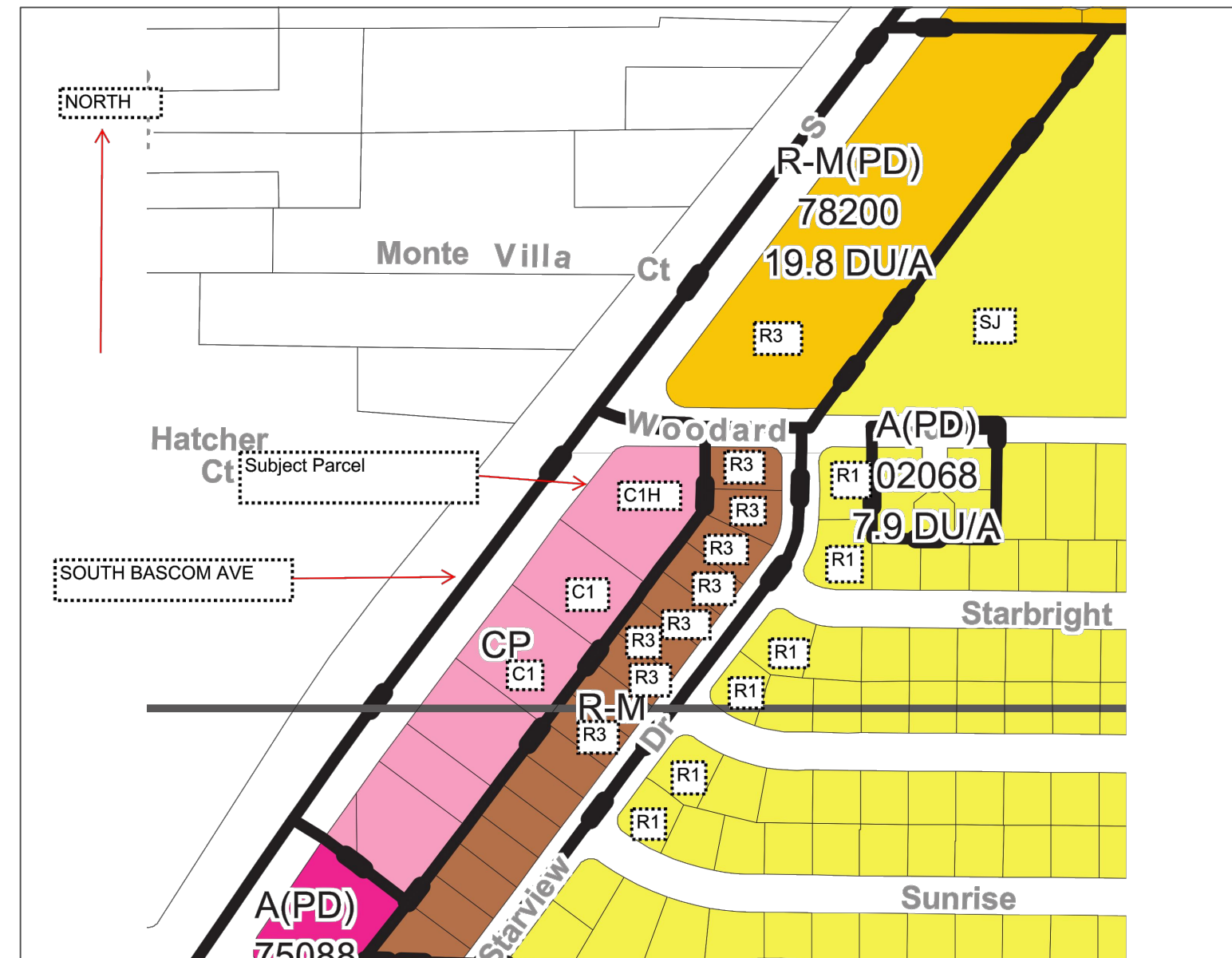
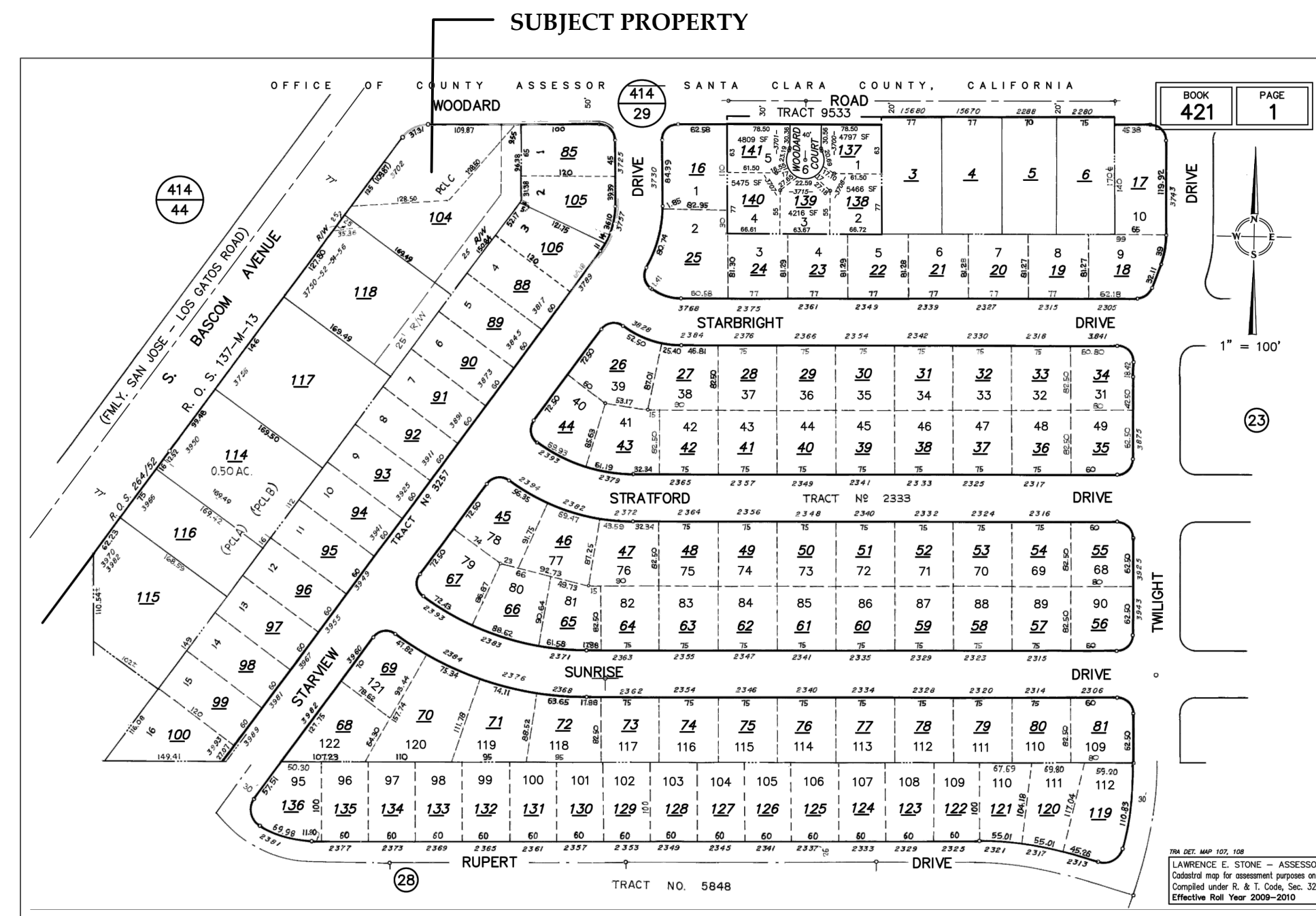


# BASCOM AND Oil REPLACEMENT AND CAR WASH ADDITION

## LAND USE MAP



## TRACK MAP



## PROJECT PROPOSED USE

DEMO EXISTING GAS STATION/C-MINI-MART WITH INCIDENTAL SERVICE & REPAIR. REPLACE WITH CONVENIENCE MARKET AND CAR WASH ON THE FIRST FLOOR, AND AN OWNER OFFICE ON THE SECOND FLOOR. SIGNAGE WILL BE PROPOSED UNDER A SEPARATE PERMIT. REPLACED CANOPY PER PERMIT #16-118202.

5:00 AM - 12:00 AM CONVENIENT MARKET AND GAS  
7:00 AM TO 9:00 PM CAR WASH

## PROJECT DATA

PROPERTY OWNER: ANDARYS ENTERPRISES INC.  
JOB LOCATION: 3702 S. BASCOM AVE., SAN JOSE, CA 95124  
APN: 421-01-104  
ZONING: CN  
OCCUPANCY COMBINED: M  
FIRE SPRINKLER: NO  
CURRENT CODE: 2013 CBC, CMC, CEC, CPC, CFC, CA TITLE 24

SITE AREA: 31,855 SF  
(E) GAS STATION: 1,276 SF  
(E) COVERED CANOPY: 1,948 SF (REPLACEMENT CANOPY TO THE EXISTING 900 SQ. FT. UNDER CONSTRUCTION BY A SEPARATE PERMIT).

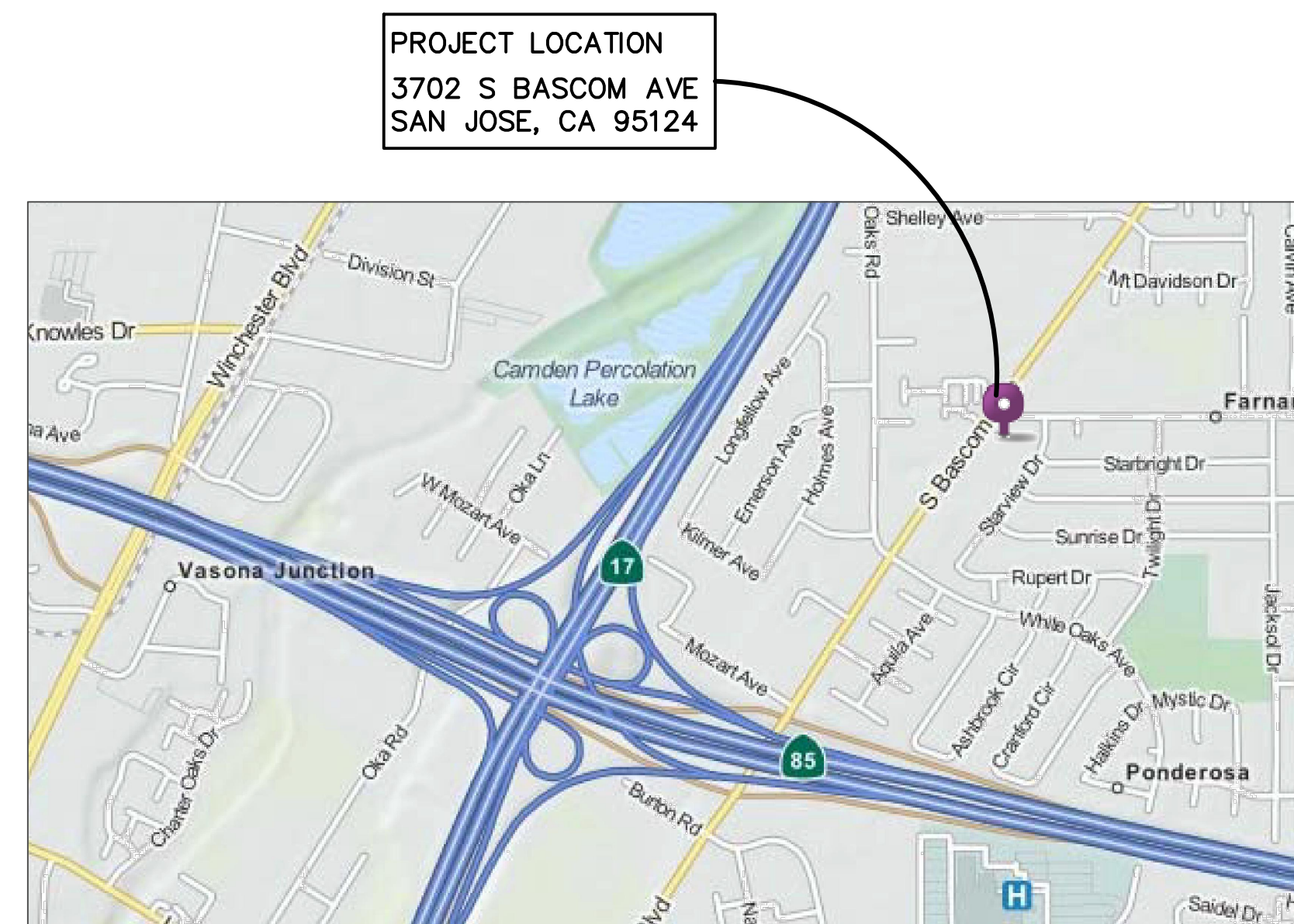
(N) C-MARKET: 2,834 SF (FIRST FLOOR)  
(N) OWNER OFFICE: 1,082 SF (SECOND FLOOR)  
(N) CAR WASH: 1,858 SF  
TOTAL BUILDING AREA: 5,774 SF

(N) TRASH ENCLOSURE: 132 SF

FLOOR AREA RATIO: .09  
LOT COVERAGE RATIO: .20  
PARKING REQUIREMENT: 10 STANDARD  
1 HANDICAP  
8 AT FUELING BAYS  
19 SPACES REQUIRED (21 SPACES PROVIDED)  
1 BICYCLE RACK (2 BICYCLE CAPACITY)

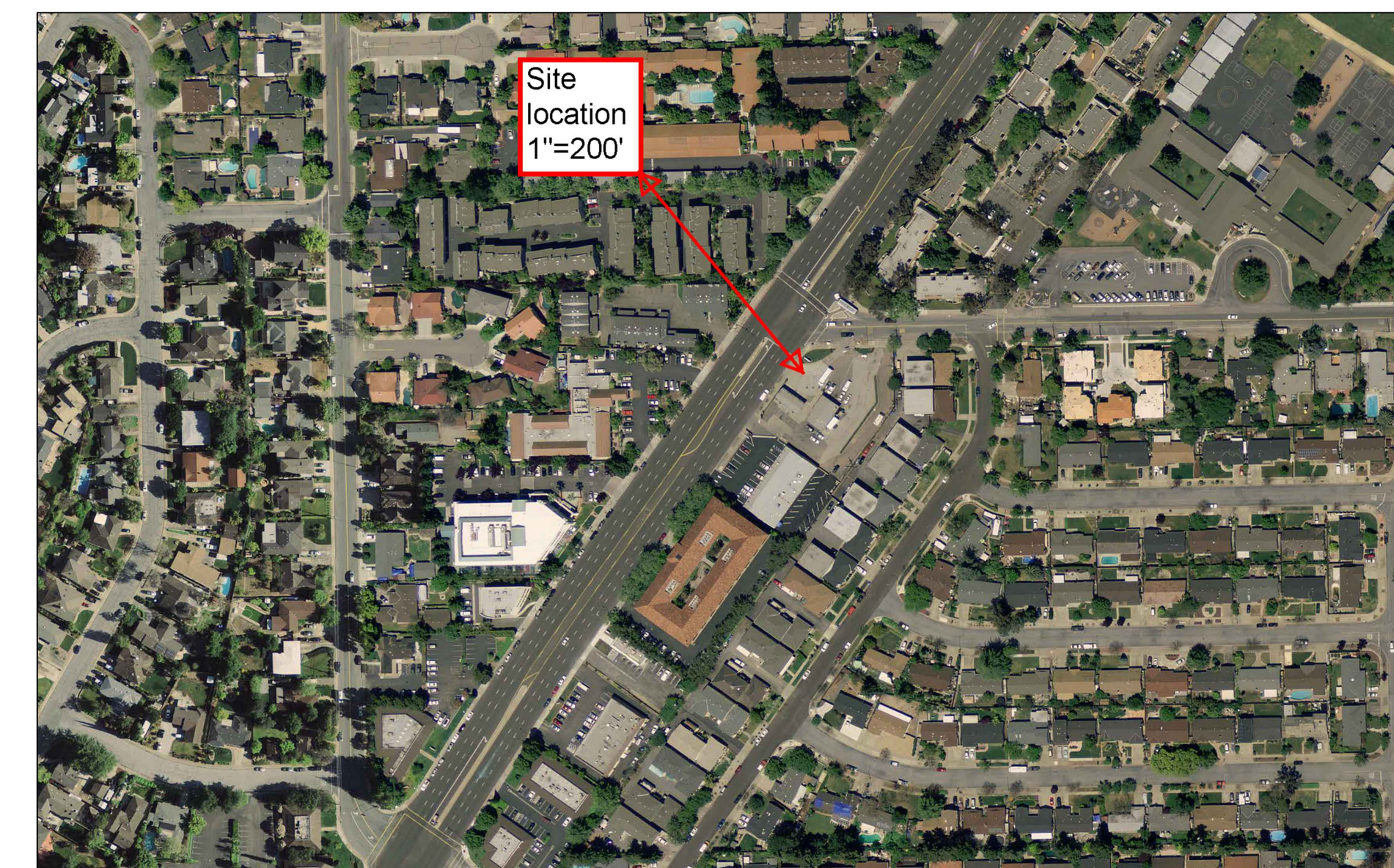
ADA TOILET FIXTURE COUNT:  
MEN: 1 ACCESSIBLE  
WOMEN: 1 ACCESSIBLE

## VICINITY MAP



VICINITY MAP  
NOT TO SCALE

## LOCATION MAP



LOCATION MAP  
NOT TO SCALE

## FIRE CODE ANALYSIS

OCCUP. GROUP	SEPARATE BLDG. ON THE SAME LOT	DISTANCE TO IMAGINARY PROPERTY LINE (FT)	FIRE SPRINKLER TYPE	CONST.	FIRE RATED STRUCTURE	UNPROTECTED EXT. WALL OPENINGS
CONVENIENCE MARKET	M(1) YES(2)	10	YES	5A(2)	1 HR(4)	45%(6)
GAS CANOPY	M(1) YES(2)	5	NO(3)	2B(2)	NO(5)	N/A(5)

NOTES:  
(1) CBC SECTION 309.1  
(2) CBC TABLE 503, AGGREGATE AREA OF 2 BUILDINGS <9,000 SF. INDIVIDUAL BUILDING HEIGHT <40 FT.  
(3) TWO DETACHED BUILDINGS EACH LESS THAN 6,200 SF.  
(4) CBC TABLE 601.  
(5) OPEN STRUCTURE NO WALLS.  
(6) CBCTABLE 705.8

## DRAWINGS INDEX

- A0.0 COVER SHEET AND GENERAL NOTES
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A2.0 BUILDING FLOOR PLANS
- A3.0 EXTERIOR ELEVATIONS
- A3.01 CANOPY'S EXTERIOR ELEVATIONS (FROM BUILDING PERMIT #16-118202)
- A4.0 TRASH ENCLOSURE PLAN AND ELEVATIONS
- L1.0 LANDSCAPE PLAN
- C1 GRADING PLAN
- C2 STORM WATER CONTROL PLAN
- SITE SURVEY
- SITE PHOTOMETRICS

REVISIONS	DATE
Planning's Comments	05-26-17
Planning's Comments	04-19-17
Planning's Comments	04-7-17
Planning's Comments	02-13-17
Planning's Comments	12-21-16
Planning's Comments	11-8-16
Planning's Comments	8-22-16

03	Planning Submittal	2-17-17
02	Planning Submittal	9-21-16
01	Planning Submittal	6-13-16

**BASCOM AND Oil REPLACEMENT AND CAR WASH ADDITION**

**OWNER: ANDARYS ENTERPRISE, INC.  
3702 S BASCOM AVE  
SAN JOSE, CA 95124**

Sheet Title  
**COVER SHEET**

Applicant: ANDARYS ENTERPRISE, INC.  
Applicant Contact: Antoine Andary  
(408) 608-8203  
Scale: As Noted

Drawing Number

**A0.0**

Sheet Of





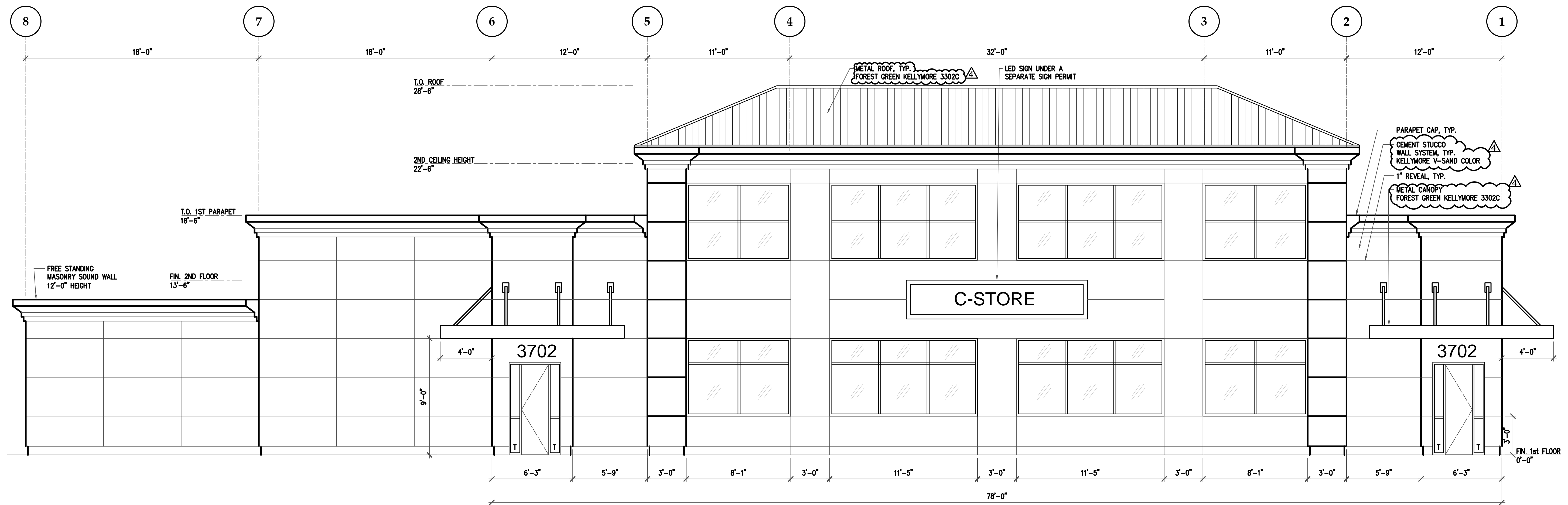
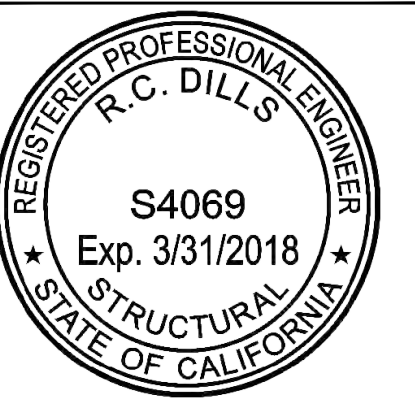








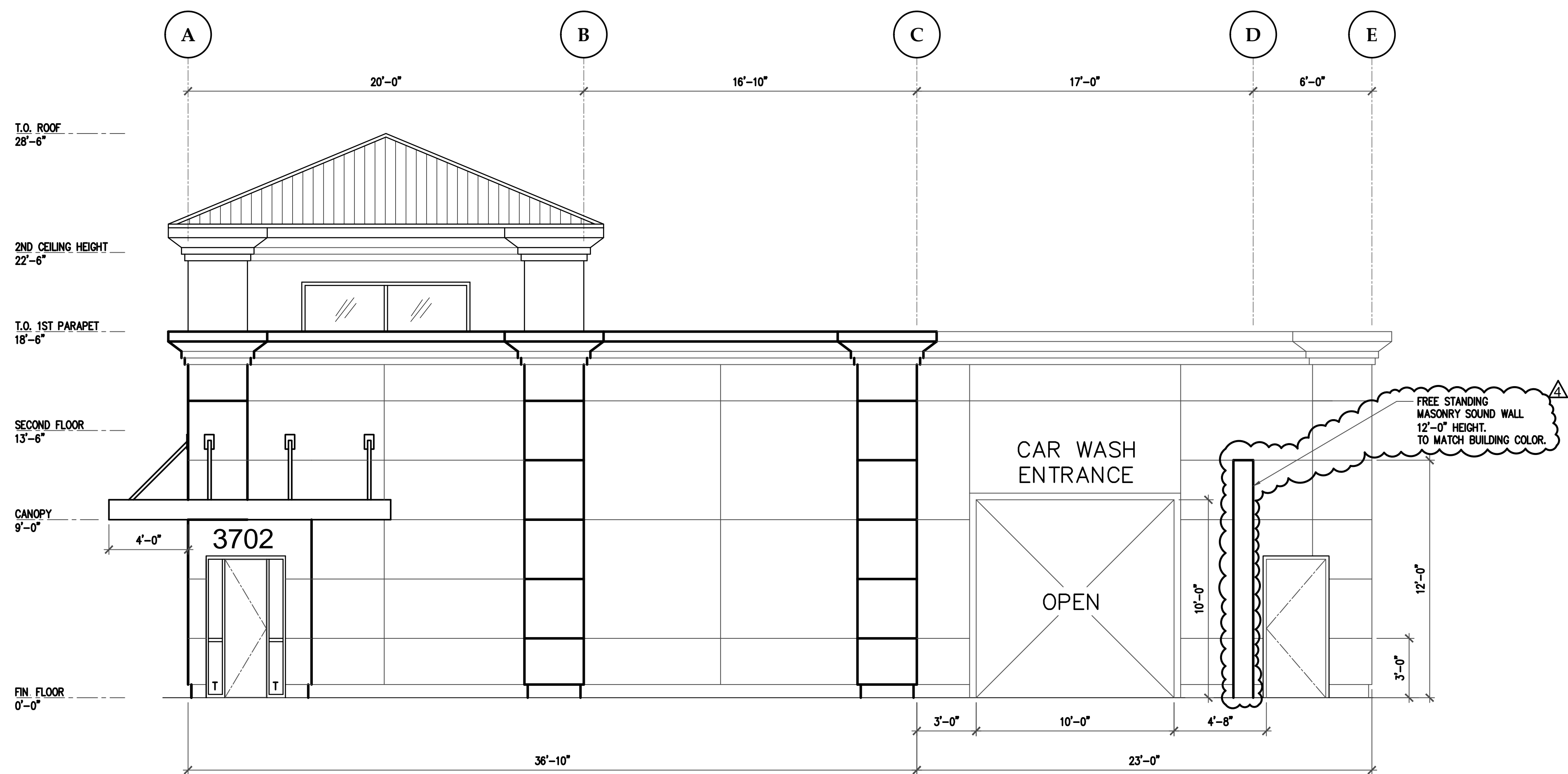




1

**NORTH ELEVATION (SOUTH ELEVATION SIM.)**

SCALE: 1/4"=1'-0"



2

**WEST ELEVATION (EAST ELEVATION SIM.)**

SCALE: 1/4"=1'-0"

REVISIONS		
△	Planning's Comments	02-13-17
△	Planning's Comments	12-21-16
△	Planning's Comments	11-8-16
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**BASCOM AND OIL REPLACEMENT AND CAR WASH ADDITION**

**OWNER: ANDARYS ENTERPRISE, INC.**  
 3702 S BASCOM AVE  
 SAN JOSE, CA 95124

Sheet Title  
**EXTERIOR ELEVATIONS**

Applicant: ANDARYS ENTERPRISE, INC.  
 Applicant Contact: Antoine Andary  
 (408) 608-8203  
 Scale: As Noted

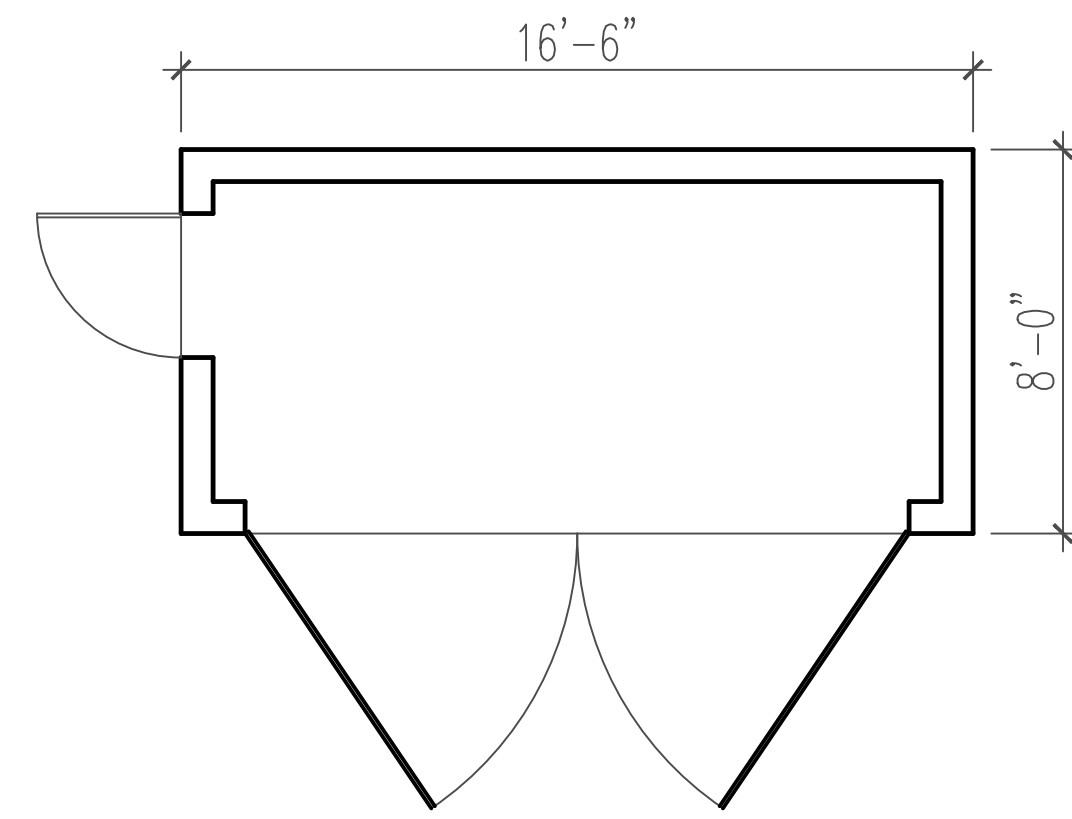
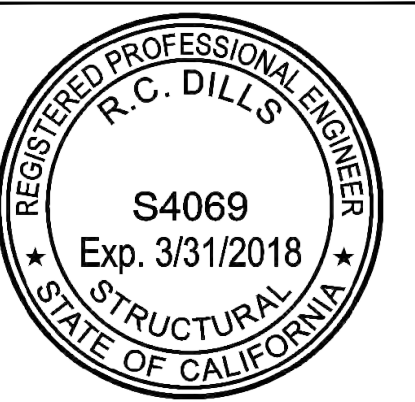
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**A3.0**

Sheet Of

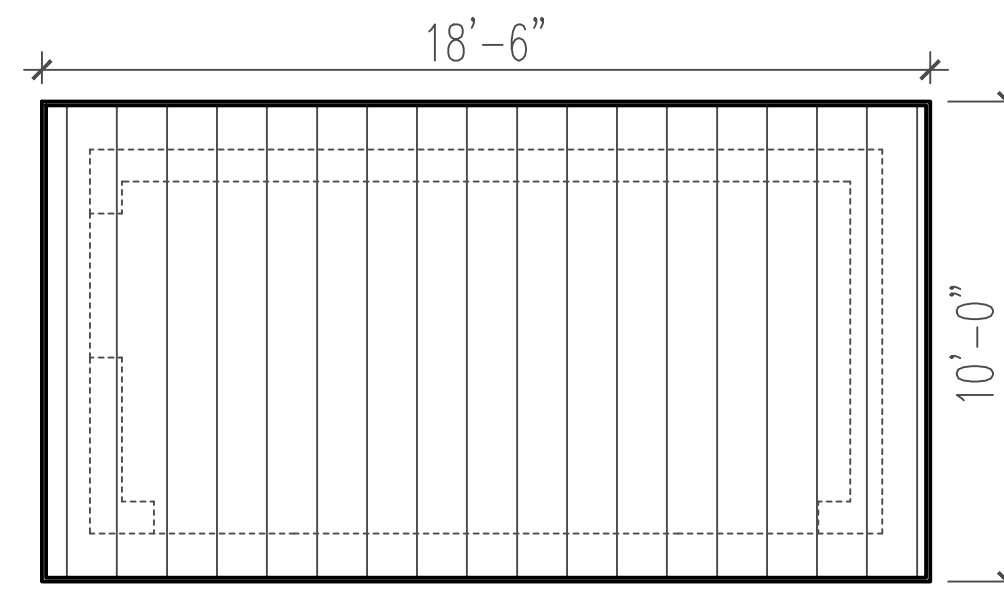








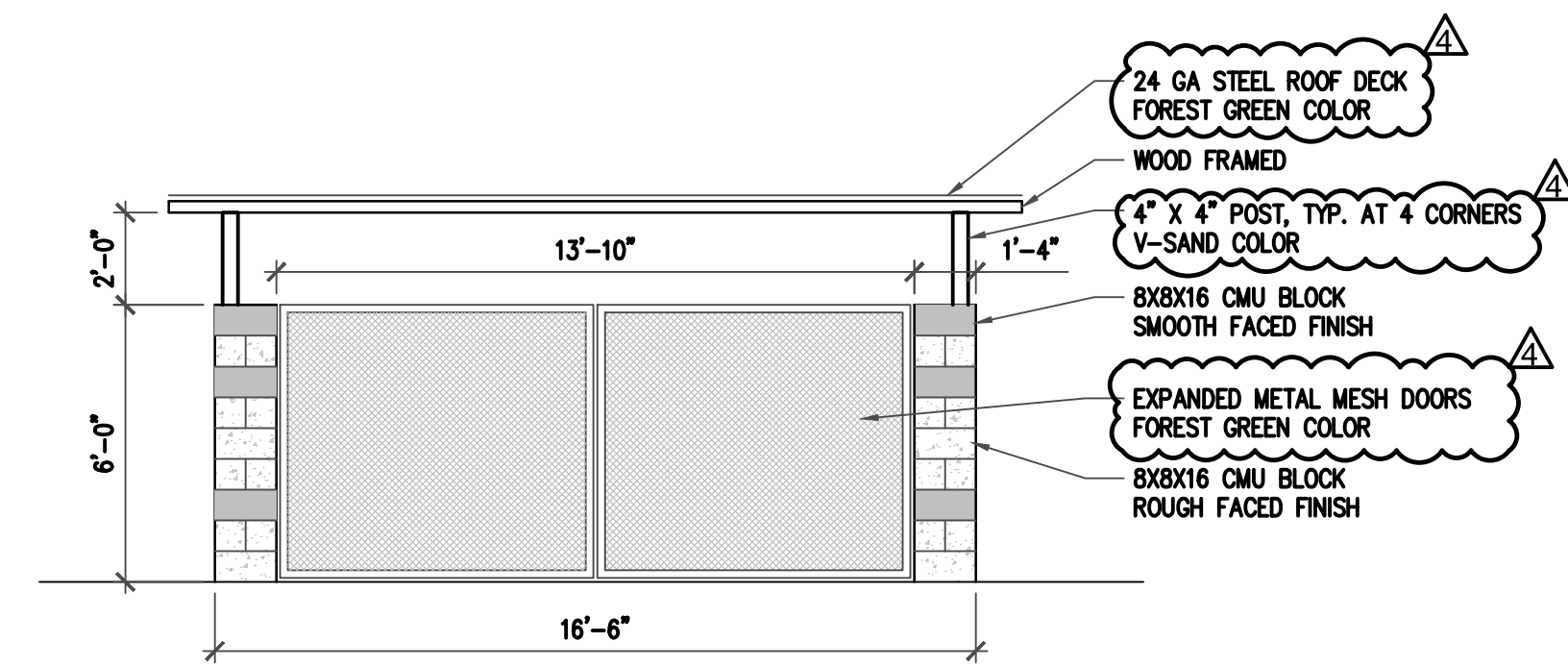
FLOOR PLAN



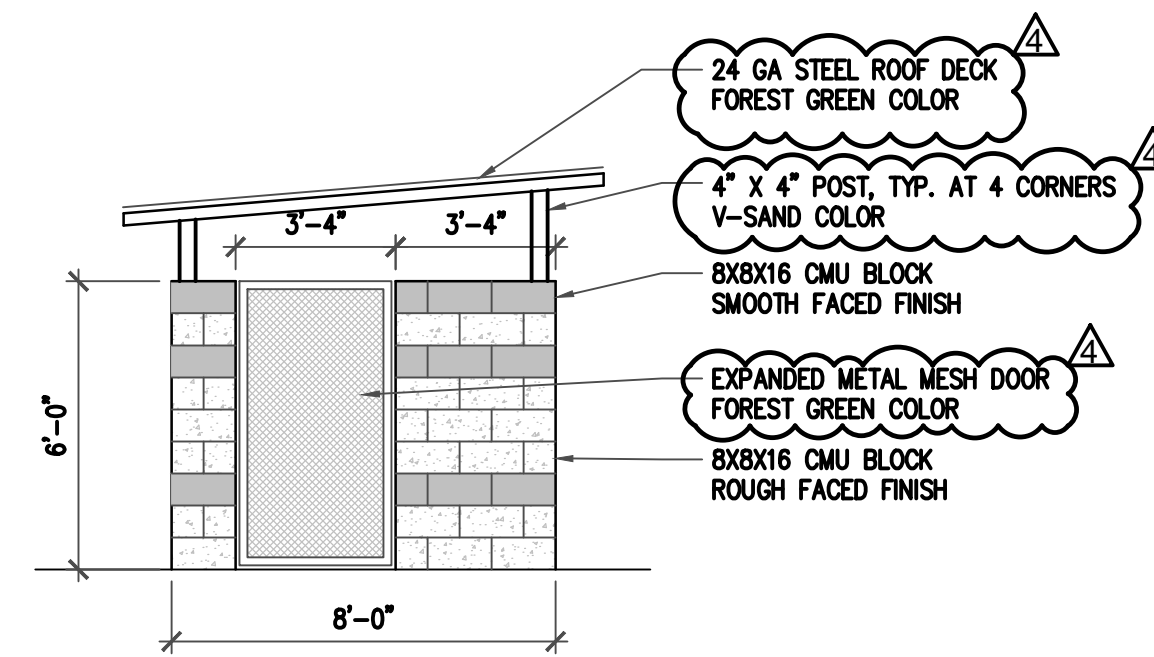
ROOF PLAN

1 TRASH ENCLOSURE  
SCALE: 1/4"=1'-0"

REVISIONS		
△	Planning's Comments	02-13-17
△	Planning's Comments	12-21-16
△	Planning's Comments	11-8-16
△	Planning's Comments	8-22-16
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01	Planning Submittal	6-13-16



SOUTH



WEST

2 EXTERIOR ELEVATIONS  
SCALE: 1/4"=1'-0"

**BASCOM AND OIL REPLACEMENT  
AND CAR WASH ADDITION**

OWNER: ANDARYS ENTERPRISE, INC.  
3702 S BASCOM AVE  
SAN JOSE, CA 95124

Sheet Title  
TRASH ENCLOSURE  
FLOOR PLAN AND EXTERIOR  
ELEVATIONS  
Applicant: ANDARYS ENTERPRISE, INC.  
Applicant Contact: Antoine Andary  
(408) 608-8203  
Scale: As Noted

Drawing Number  
**A4.0**  
Sheet Of







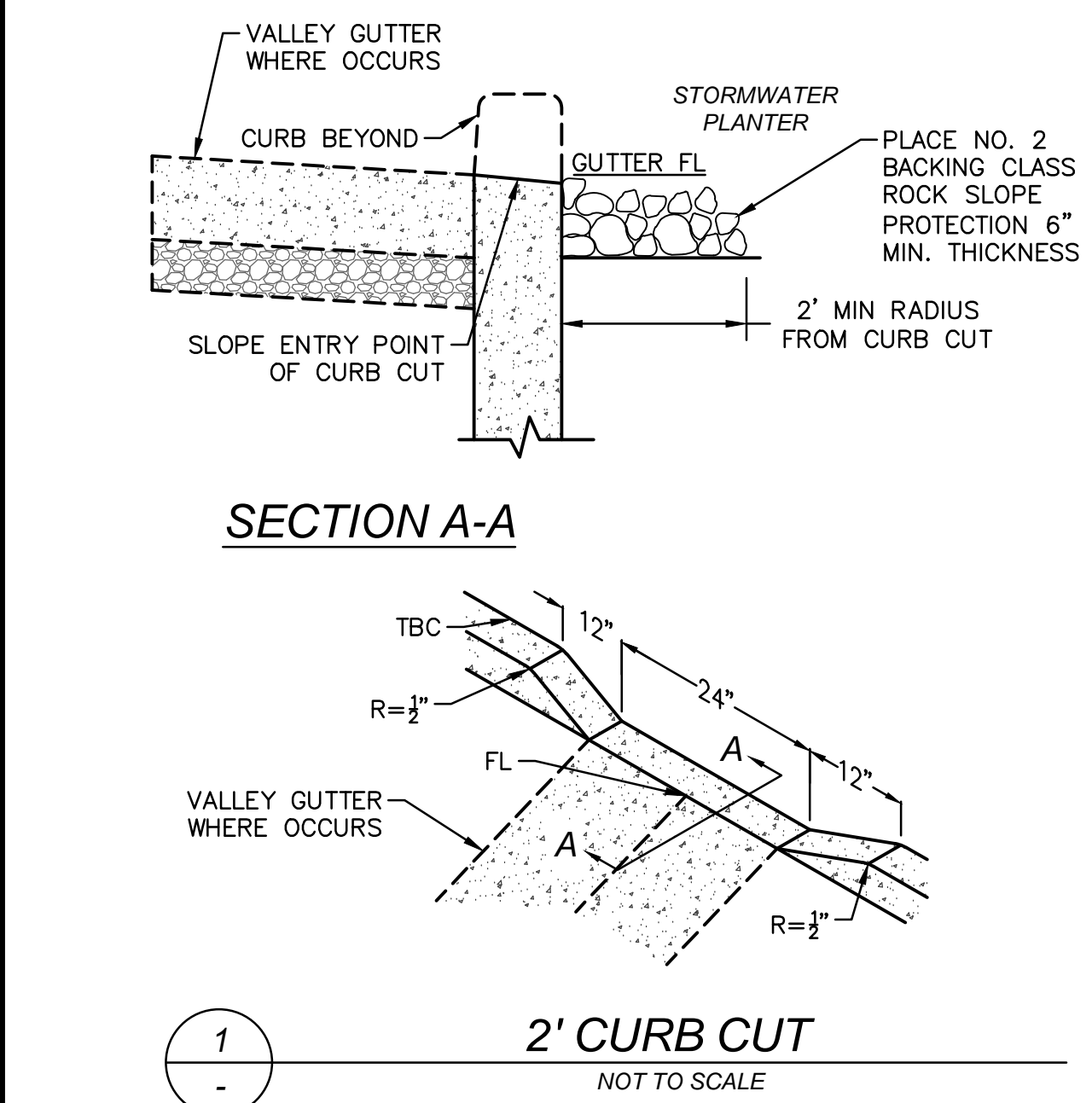
**Table 1**  
**Routine Maintenance Activities for Flow-Through Planters**

No.	Maintenance Task	Frequency
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 bioretention 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 bioretention soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect bioretention area using the inspection checklist.	Annually, before the wet season begins

Responsible party for BMP maintenance: Andarys Enterprise, Inc.

**ADDITIONAL INFORMATION**

ITEM	DESCRIPTION
SOIL TYPE	MEDIUM DENSE, SANDY GRAVELS WITH VARIABLE SILT AND CLAY (GC & GM)
100-YR FLOOD ELEVATION	UNKNOWN. NOT MAPPED BY FEMA
DEPTH TO GROUNDWATER	GREATER THAN 50 FT
RECEIVING WATER	CITY OF SAN JOSE STORM DRAIN



**SOURCE CONTROL MEASURES**

- MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.
- PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER (OR PROHIBIT).
- RETAIN EXISTING VEGETATION AS PRACTICABLE.
- LANDSCAPING:
  - SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST- AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS.
  - MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS.
  - USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.
- REFUSE AREAS:
  - PROVIDE A ROOFED AND ENCLOSED AREA FOR DUMPSTERS, RECYCLING CONTAINERS, ETC., DESIGNED TO PREVENT STORMWATER RUN-ON AND RUNOFF.
  - CONNECT ANY DRAINS IN OR BENEATH DUMPSTERS, COMPACTORS, AND TALLOW BIN AREAS SERVING FOOD SERVICE FACILITIES TO THE SANITARY SEWER.
- FUELING AREAS:
  - FUELING AREAS SHALL HAVE IMPERMEABLE SURFACE THAT IS A) MINIMALLY GRADED TO PREVENT PONDING AND B) SEPARATED FROM THE REST OF THE SITE BY A GRADE BREAK.
  - CANOPY SHALL EXTEND AT LEAST 10 FT. IN EACH DIRECTION FROM EACH PUMP AND DRAIN AWAY FROM FUELING AREA.
- MISCELLANEOUS DRAIN OR WASH WATER:
  - DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
  - ROOF DRAINS FROM EQUIPMENT DRAIN TO LANDSCAPED AREA WHERE PRACTICABLE.
  - DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASH WATER TO SANITARY SEWER.

**PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE**

Project Phase Number:	NA	Total Site (acres):	0.73
Total Site Existing Impervious Surfaces (square feet):	29,079	Total Area of Site Disturbed (square feet):	0.35

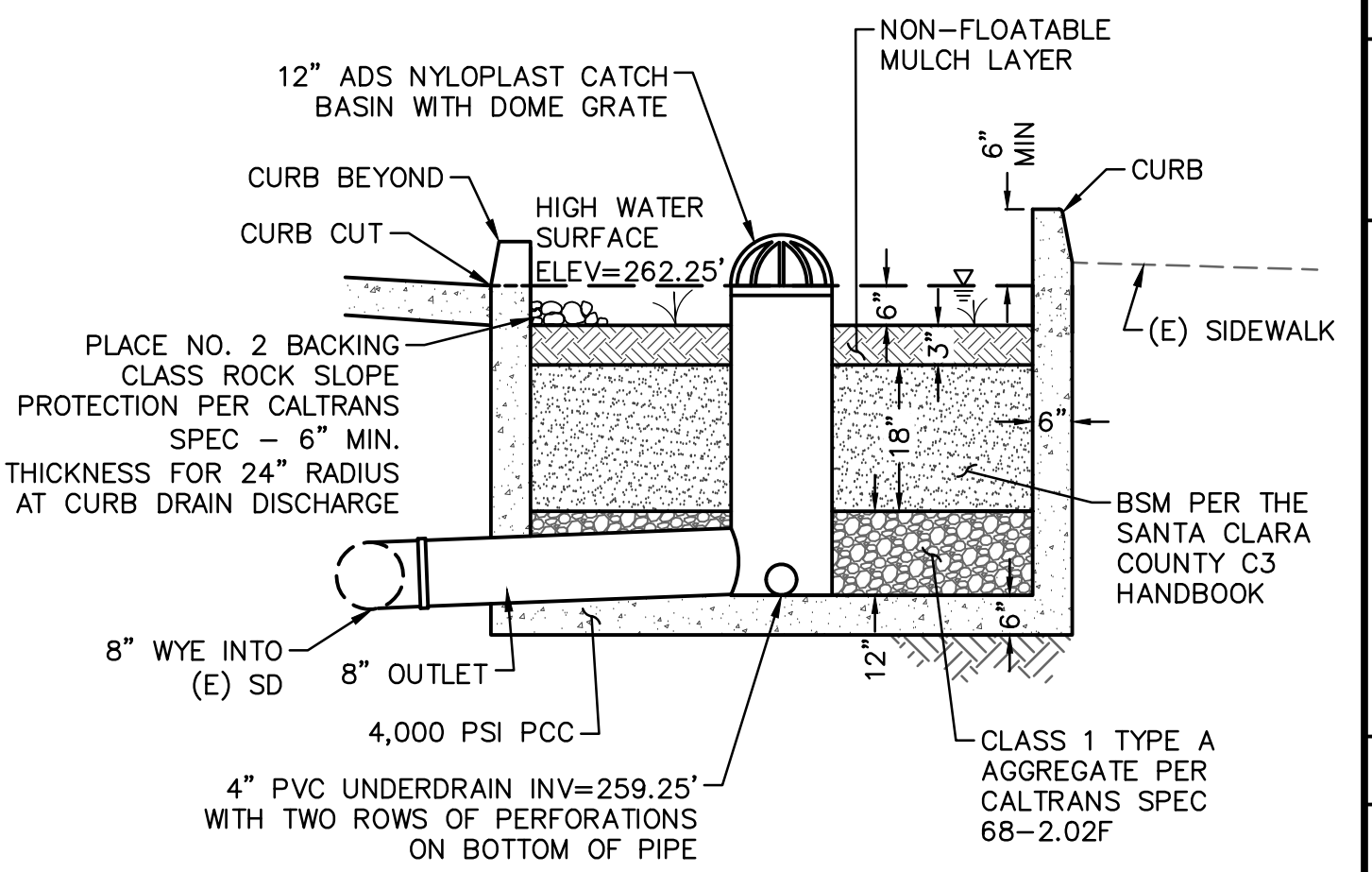
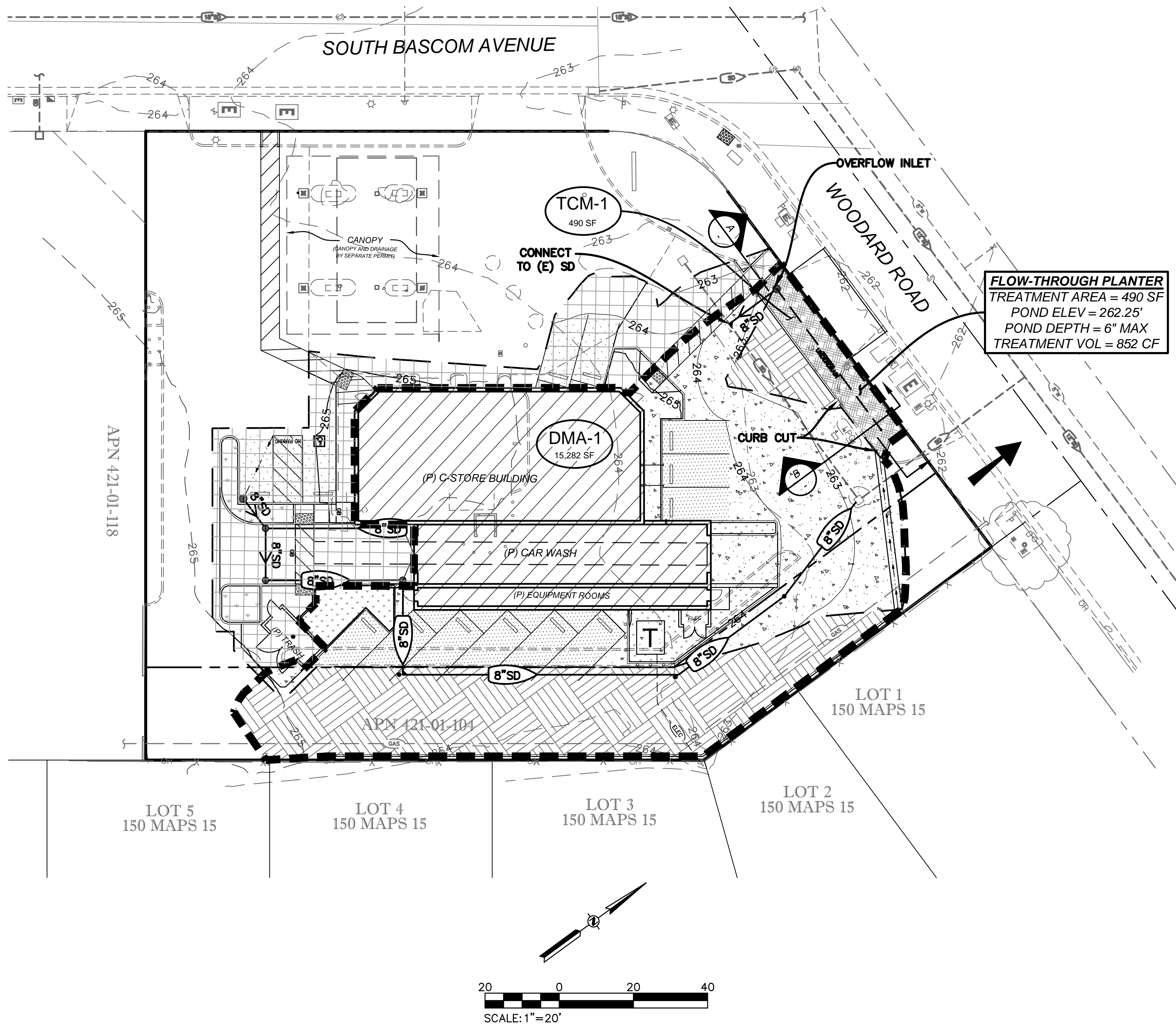
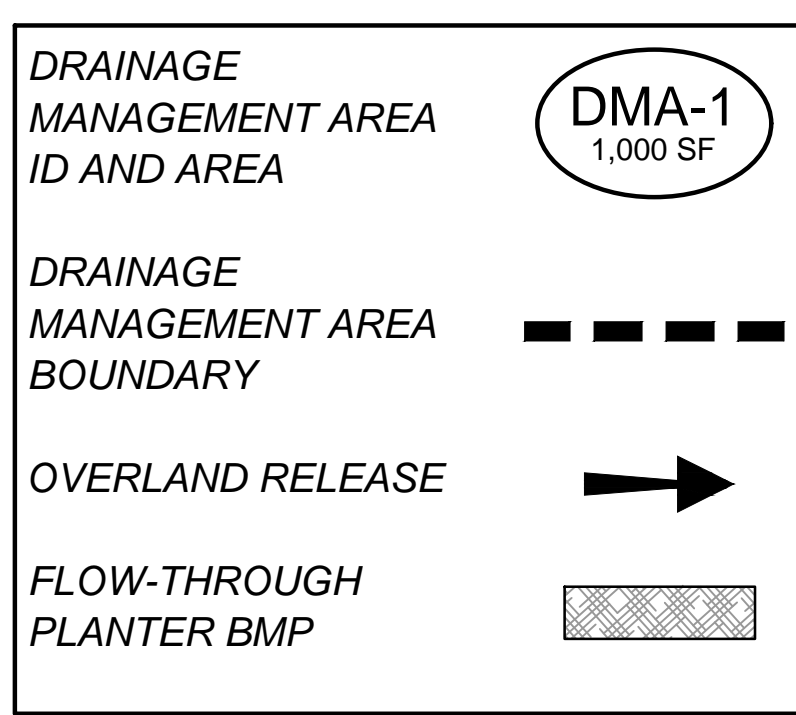
  

Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)		Proposed Condition of Site Area Disturbed (square feet)	
	Existing	Replaced	Replaced	New
Roof Areas	1,299	4,583	109	
Parking	0	2,084	319	
Sidewalks, Patios, Driveways, etc.	12,993	6,636	427	
Streets (public)	0	0	0	
Streets (private)	0	0	0	
<b>Total Impervious Surfaces:</b>	<b>14,292</b>	<b>13,303</b>	<b>855</b>	
<b>Pervious Surfaces</b>				
Landscaped Areas	1,168	313	989	
Pervious Paving	0	0	0	
Other Pervious Surfaces (green roof, etc.)	0	0	0	
<b>Total Pervious Surfaces:</b>	<b>1,168</b>	<b>313</b>	<b>989</b>	

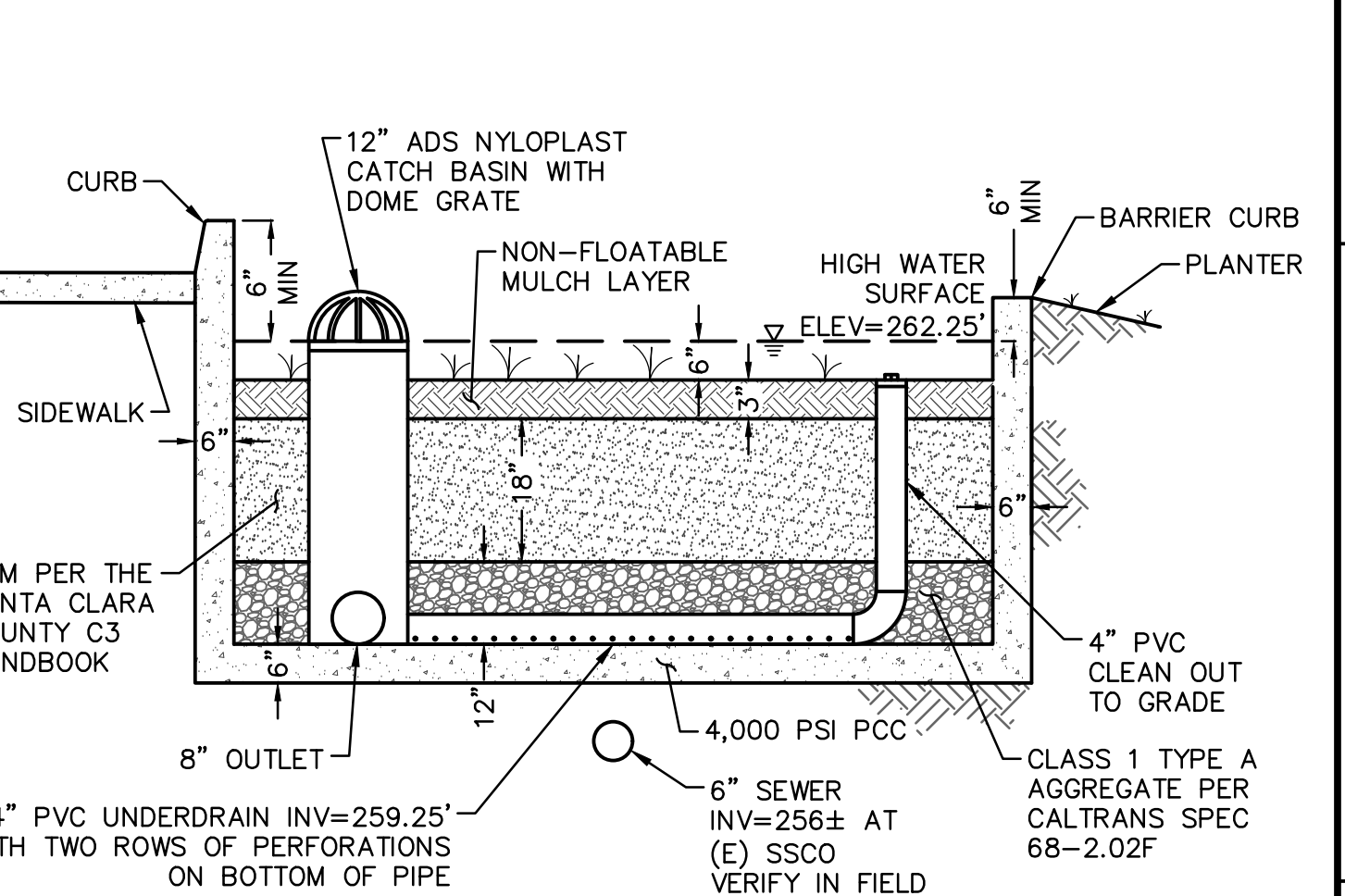
<b>Total Proposed Replaced + New Impervious Surfaces (square feet):</b>	<b>14,158</b>
<b>Total Proposed Replaced + New Pervious Surfaces (square feet):</b>	<b>1,302</b>
<b>Percent of Replacement of Impervious Area in redevelopment projects:</b>	<b>48.69%</b>

**LEGEND**



NOTE:  
1. SEE LANDSCAPE PLANS FOR VEGETATION.  
2. PLANTING SURFACE SHALL BE LEVEL ACROSS PLANTER.  
3. SEE PLAN FOR LOCATIONS OF UNDERDRAIN PIPE AND OVERFLOW DRAIN

**SECTION B**  
**FLOW-THROUGH PLANTER SECTION B**  
NOT TO SCALE



NOTE:  
1. SEE LANDSCAPE PLANS FOR VEGETATION.  
2. PLANTING SURFACE SHALL BE LEVEL ACROSS PLANTER.  
3. SEE PLAN FOR LOCATIONS OF UNDERDRAIN PIPE AND OVERFLOW DRAIN

**SECTION A**  
**FLOW-THROUGH PLANTER SECTION A**  
NOT TO SCALE

**Worksheet for Calculating the Combination Flow and Volume Method**

**1.0 Project Information**

Project Name:	3702 S. Bascom	The calculations presented here are based on the combination flow and volume sizing method provided in the Countywide Program's C.3 Technical Guidance. The steps presented below are explained in Section 5.1 of the Guidance.
Site Address or APN:	421-01-104	
MAP <sub>site</sub> :	20	
MAP <sub>page</sub> :	13.9	
Correction factor	1.44	= MAP <sub>site</sub> / MAP <sub>page</sub>

**2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)**

Name of DMA:	DMA-1
Type of Surface	Area (Sq. Ft.)
Impervious surface	14,237
Pervious surface	1,045
Total DMA Area (square feet)	15,282
% Impervious Area	93.16%

**3.0 Calculate Unit Basin Storage Volume in Inches**

Average Slope for DMA	1%	From Figure B-2 in Appendix B
Unit basin storage volume	0.58	
Adjusted Unit Basin Storage Vol	0.83	
BMP Design Volume (cubic feet)	1063	

= (Unit Basin Storage Volume) x (Correction Factor)  
= (Adjusted Unit Storage Vol) x (DMA Area)

**4.0 Calculate the Duration of the Rain Event**

Rainfall intensity (in/hr)	0.2	= Per CASQA and C.3 Chapter 5
Rainfall Duration (hours)	4.17	= (Adjusted Unit Storage Vol) / (Rainfall Intensity)

**7.0 Optimize Size of Treatment Measure**

Treatment Area (sf)	490	= Final Flow-Through Planter Surface Area
Treated Runoff Volume (cf)	852	= (Treatment Area) x (5 in/hr infiltration) x (1ft/12in) x (Rainfall Duration)
Ponding Runoff Volume (cf)	211	= (BMP Design Vol) - (Treated Runoff Vol)
Ponding Depth (in)	5.16	= (Ponding Runoff) / (3% of DMA) -> Should be < 12"

**UNCAPTURED DISTURBED AREAS (SF)**

PARKING	SIDEWALKS, DRIVEWAYS, PATIOS, ETC.	CONVENTIONAL LANDSCAPING	TOTAL
813	3,147	271	4,231

**POST-CONSTRUCTION DRAINAGE MANAGEMENT AREA DMA-1 (SF)**

EXISTING IMPERVIOUS TO REMAIN	PARKING	SIDEWALKS, DRIVEWAYS, PATIOS, ETC.	CONVENTIONAL ROOF	CONVENTIONAL LANDSCAPING	STORMWATER PLANTER (TCM-1)	TOTAL
4,053	1,591	3,901	4,692	555	490	15,282



Know what's below.  
Call before you dig.  
or (800) 227-2600

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION NO. \_\_\_\_\_

BY: \_\_\_\_\_ CHECK NO. \_\_\_\_\_

DESIGN: \_\_\_\_\_ DRAWN: \_\_\_\_\_ QUANT.: \_\_\_\_\_

SCALE: 1" = 10' (VERTICAL), 1" = 20' (HORIZONTAL)

ORIGINAL SCALE IS IN INCHES

PRELIMINARY PLAN  
DRAFT - NOT FOR CONSTRUCTION

**ANDARYS ENTERPRISE, INC.**  
4995 MOWRY AVENUE  
FREMONT, CA 94538  
PH: (408) 608-8203

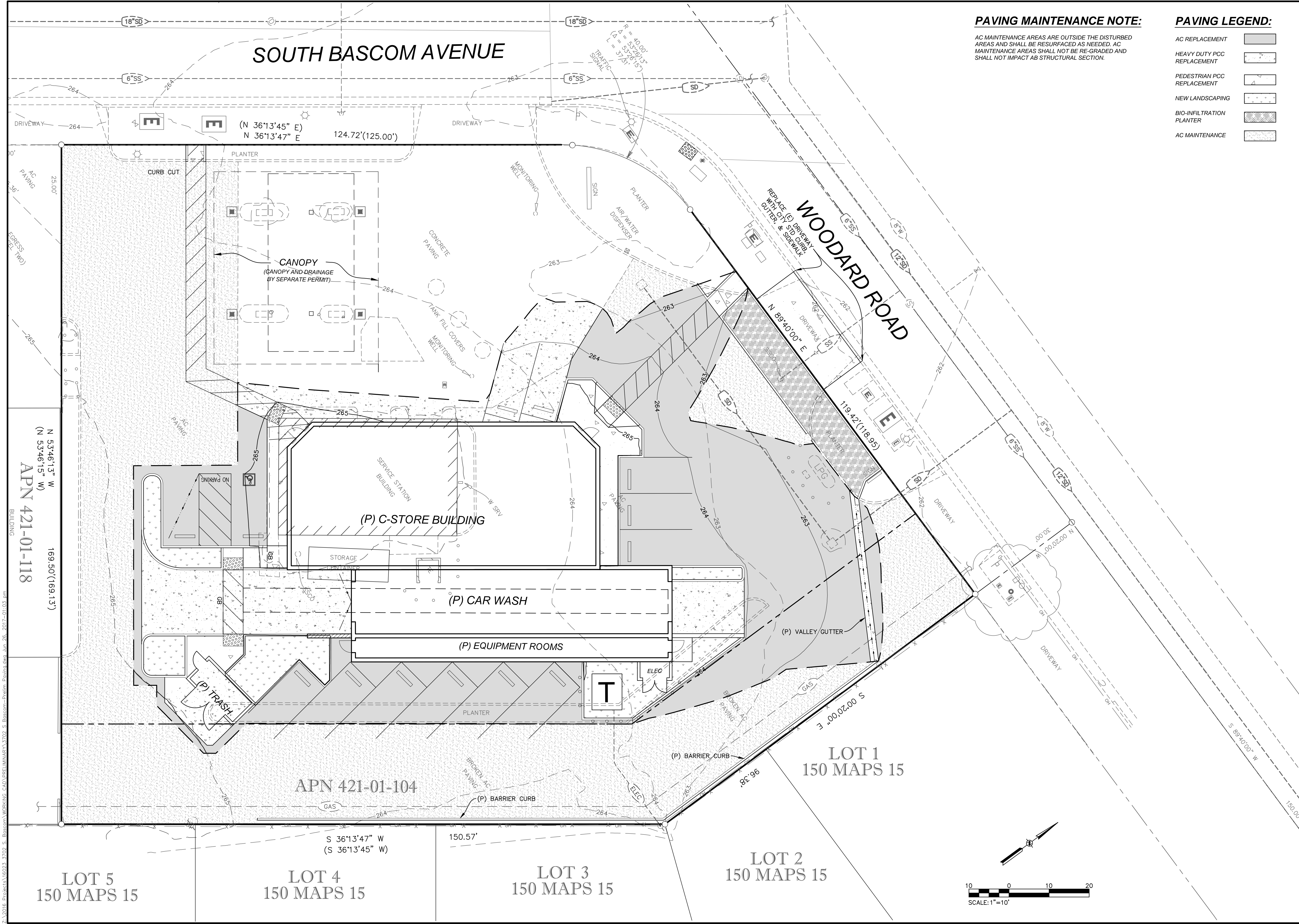
**RFE ENGINEERING, INC.**  
Civil Engineers - Planners - Surveyors  
2280 Douglas Blvd. Suite 160, Roseville, CA 95661  
PH: 916-727-2800 Fax: 916-727-7804  
www.rfeengineering.com

**C-STORE AND CARWASH**  
3702 SOUTH BASCOM AVENUE  
SAN JOSE, CA 95124  
PRELIMINARY STORMWATER CONTROL PLAN

Drawing: \_\_\_\_\_ Sheet: **2** of **3**

6/26/2017



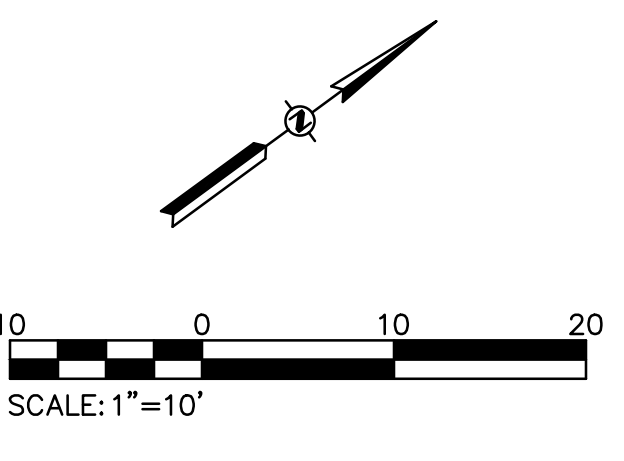


**PAVING MAINTENANCE NOTE:**

AC MAINTENANCE AREAS ARE OUTSIDE THE DISTURBED AREAS AND SHALL BE RESURFACED AS NEEDED. AC MAINTENANCE AREAS SHALL NOT BE RE-GRADED AND SHALL NOT IMPACT AB STRUCTURAL SECTION.

**PAVING LEGEND:**

- AC REPLACEMENT
- HEAVY DUTY PCC REPLACEMENT
- PEDESTRIAN PCC REPLACEMENT
- NEW LANDSCAPING
- BIO-INFILTRATION PLANTER
- AC MAINTENANCE



	<p><b>ANDARYS ENTERPRISE, INC.</b> 4995 MOWRY AVENUE FREMONT, CA 94538 PH: (408) 608-8203</p>	<p><b>C-STORE AND CARWASH</b> 3702 SOUTH BASCOM AVENUE SAN JOSE, CA 95124 <b>PRELIMINARY PAVING PLAN</b></p>	<p>6/26/2017</p>	<p>PROJECT #16023 — 3702 S. BASCOM SU</p>																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DESIGN</th> <th>DRAWN</th> <th>QUANT.</th> </tr> <tr> <td style="text-align: center;">SBS</td> <td style="text-align: center;">SBS</td> <td style="text-align: center;">0</td> </tr> </table>	DESIGN	DRAWN	QUANT.	SBS	SBS	0	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>BY</th> <th>CHECK</th> <th>NO.</th> </tr> <tr> <td style="text-align: center;">SBS</td> <td style="text-align: center;">RFE</td> <td style="text-align: center;">2</td> </tr> </table>	BY	CHECK	NO.	SBS	RFE	2	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>APPRVD</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	BY	APPRVD					<p><b>PRELIMINARY PLAN</b> <b>DRAFT - NOT FOR CONSTRUCTION</b></p>
DESIGN	DRAWN	QUANT.																					
SBS	SBS	0																					
BY	CHECK	NO.																					
SBS	RFE	2																					
REVISION	DATE	BY	APPRVD																				

APN 421-01-118  
 N 53°46'13" W  
 (N 53°46'15" W)  
 169.50' (169.13')

LOT 5  
 150 MAPS 15

LOT 4  
 150 MAPS 15

LOT 3  
 150 MAPS 15

LOT 2  
 150 MAPS 15

LOT 1  
 150 MAPS 15

APN 421-01-104

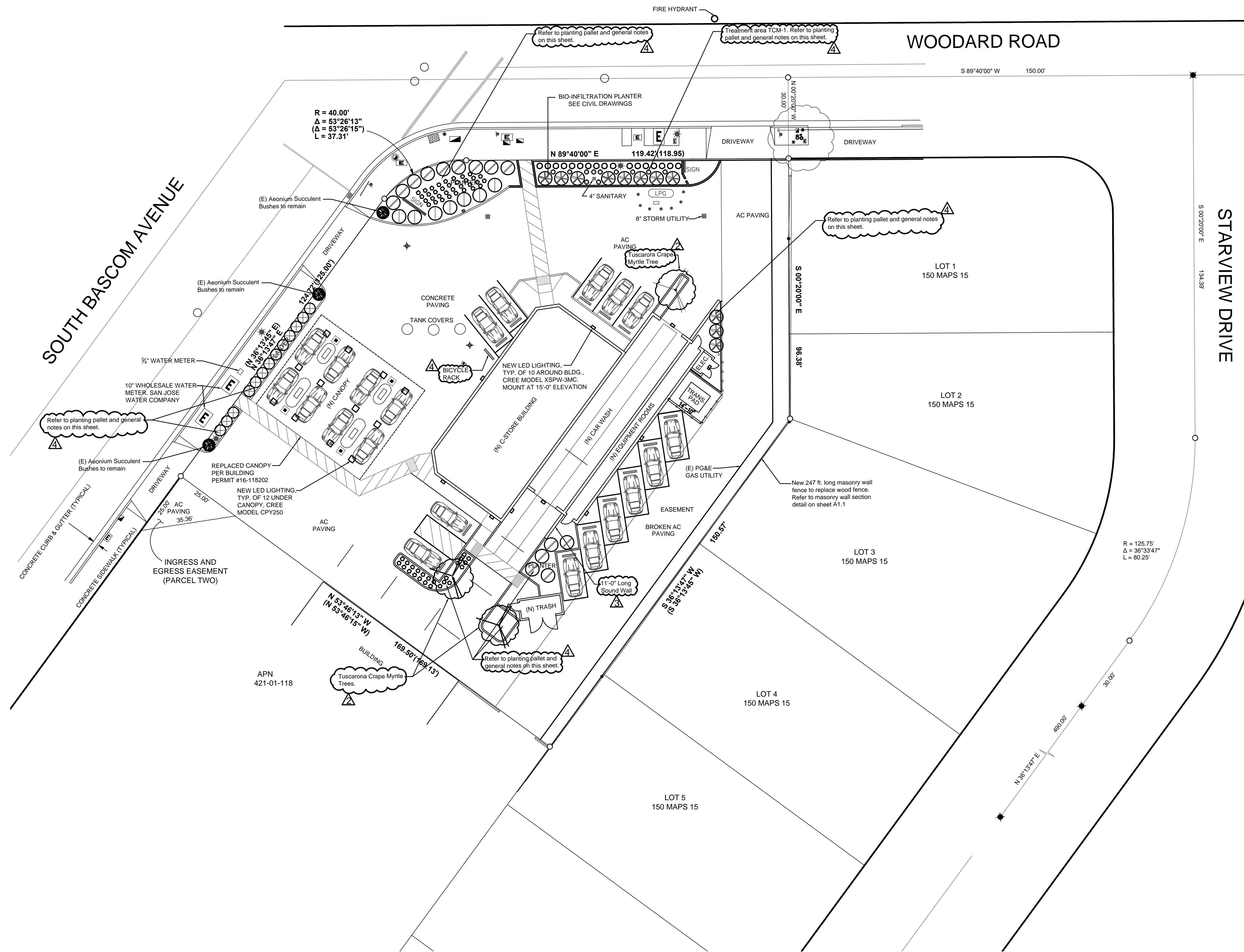
SOUTH BASCOM AVENUE

WOODARD ROAD



**GENERAL NOTES:**

1. Provide 2-3 inches of composted non-floatable mulch in areas between plants.
2. Maintain adequate room to accommodate the natural growth of individual plant species.



**PLANTING LEGEND:**

SYMBOL	SIZE Gal	MATURE HEIGHT FT	MATURE DIAMETER FT	BOTANICAL NAME	WATER REQUIREMENT	COMMON NAME
	1	1	1.5	Hymenocallis Acaulis	Low	Angelita Daisy
	1	4	4	Convolvulus Creorum	Moderate	Bush Morning Glory
	1	1	5	Arctostaphylos uva-ursi	Low	Common Bearberry
	1	2	3	Chrysactinia Mexicana	Low-Moderate	Dianthus
	1	0.5	0.5	Dryasida Pentachaeta	Low	Golden Dryasida
	1	1	7	Ceanothus Hearseorum Low	Low	Hearst Ranch
	1	2	2	Ribes malvaecium	Low	Pink Chaparral Currant
	1	1.5	5	Verbenia pulchella	Low-Moderate	Rock Verbena
	1	1.5	1.5	Lupinus albus	Low	Silver Bush Lupine
	1	2	5	Lantana montevidensis	Low-Moderate	Trailing Lantana
	5	10	15	Lagestroemia indica 'Tuscarora'	Low	Tuscarora Grape Myrtle

**PLANTING PALLET:**



	Planning's Comments	05-26-17
	Planning's Comments	04-19-17
	Planning's Comments	04-7-17
	Planning's Comments	02-13-17
	Planning's Comments	12-21-16
	Planning's Comments	11-8-16
	Planning's Comments	8-22-16

REVISIONS		
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**BASCOM AND OIL REPLACEMENT AND CAR WASH ADDITION**

**OWNER: ANDARYS ENTERPRISE, INC.**  
 3702 S BASCOM AVE  
 SAN JOSE, CA 95124

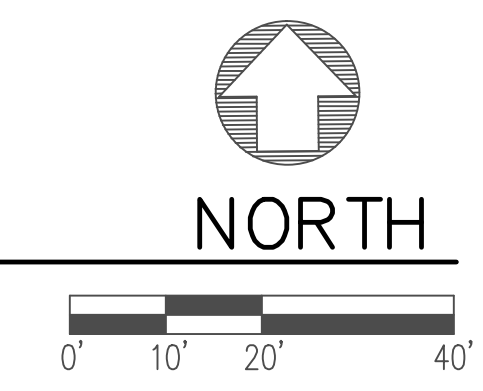
Sheet Title  
**LANDSCAPE PLAN**

Applicant: ANDARYS ENTERPRISE, INC.  
 Applicant Contact: Antoine Andary  
 (408) 608-8203

Scale: As Noted

Drawing Number  
**L1.0**

Sheet Of



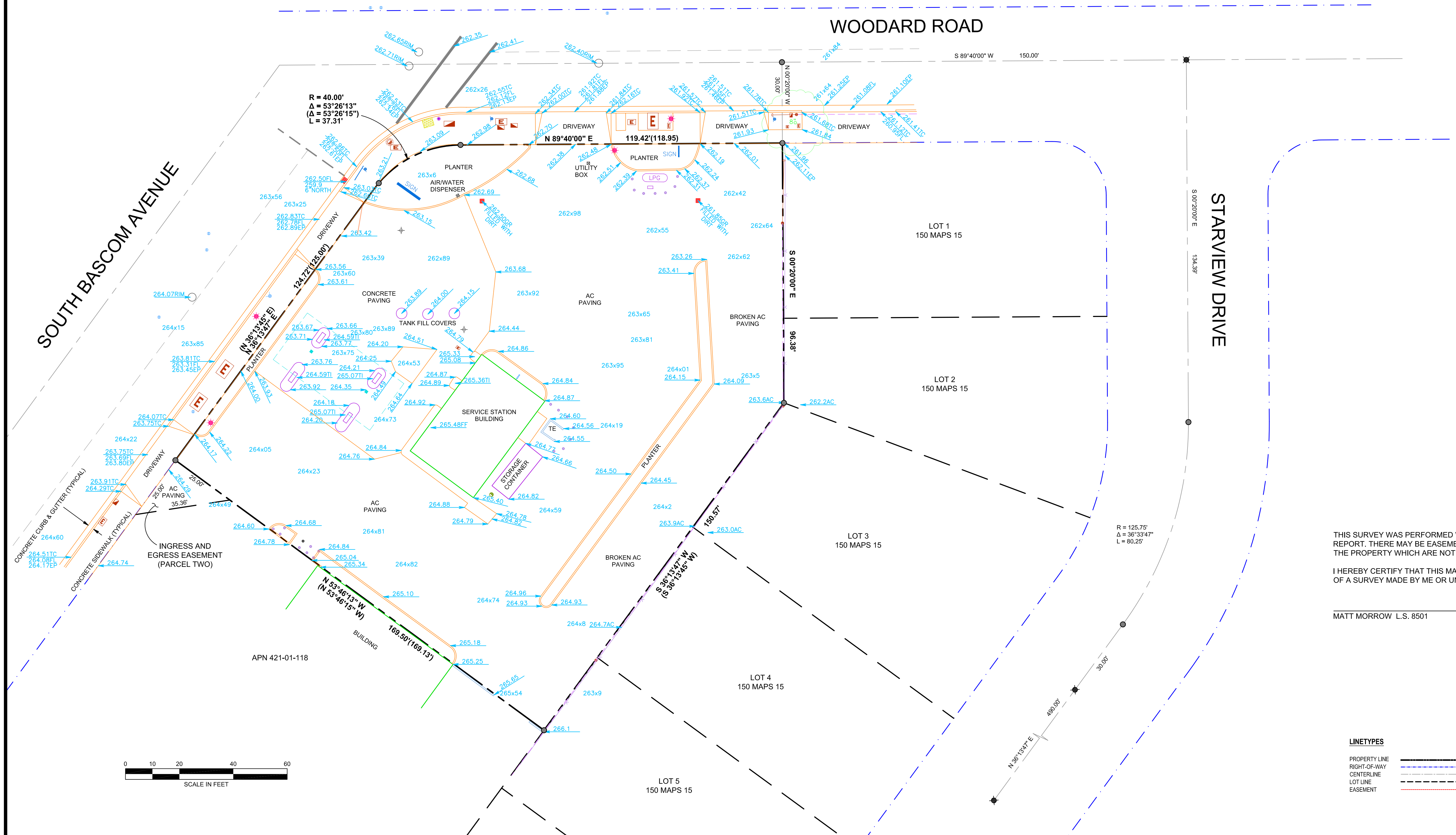
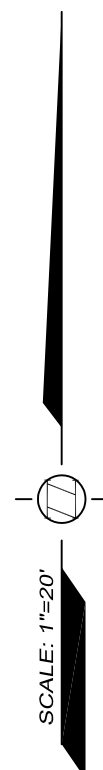


**LEGEND**

- ..... FOUND MONUMENT
- ..... DIMENSION POINT-NOTHING FOUND OR SET
- ..... DRAIN MANHOLE
- ..... DRAIN INLET
- ..... SEWER MANHOLE
- ..... SEWER CLEAN OUT
- ..... FIRE HYDRANT
- ..... FIRE DEPARTMENT CONNECTION
- ..... WATER VALVE
- ..... WATER BOX OR METER
- ..... WATER VALVE ASSEMBLY
- ..... WATER MANHOLE
- ..... ELECTRIC BOX OR VAULT
- ..... PULL BOX
- ..... TRANSFORMER
- ..... UTILITY POLE
- ..... LIGHT
- ..... TRAFFIC SIGNAL
- ..... ELECTRIC MANHOLE
- ..... TELEPHONE BOX
- ..... TELEPHONE MANHOLE
- ..... TELEVISION BOX
- ..... TELEVISION MANHOLE
- ..... GAS VALVE
- ..... GAS METER
- ..... SIGN
- ..... HANDICAP PARKING OR RAMP

**ABBREVIATIONS**

- VOL... VOLUME
- BK... BOOK
- PG... PAGE
- OR... OFFICIAL RECORDS
- TE... TRASH ENCLOSURE
- DI... DRAIN INLET
- FL... FLOWLINE
- EP... EDGE OF PAVING
- TC... TOP OF CURB
- FS... FINISH SURFACE
- TI... TOP ISLAND
- AC... ASPHALTIC CONCRETE
- ( )... RECORD PER LEGAL DESCRIPTION



NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		
6.		

**BENCHMARK:**  
 NGS BENCHMARK HS3271.  
 ELEVATION 237.63 FEET (NAVD 88 DATUM)

**BASIS OF BEARINGS:**  
 THE MONUMENTED CENTERLINE OF STARVIEW DRIVE, PER PLAT OF TRACT NUMBER 3257, FILED FOR RECORD IN BOOK 150 OF MAPS, PAGE 15, SANTA CLARA COUNTY RECORDS.

DATE: AUGUST, 2015  
 SCALE: 1"=20'  
 SHEET 1 OF 1  
 DRAWING NO.: 0217-001  
 DRAWN BY: P. Wecker

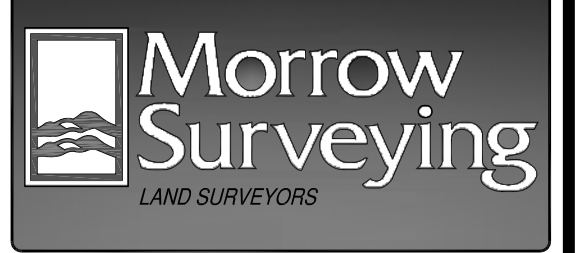
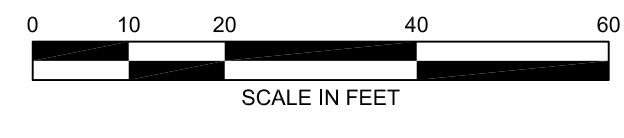
**BOUNDARY & TOPOGRAPHIC SURVEY**  
 Prepared for:  
**ANDARYS ENTERPRISE, INC.**  
**PROJECT**  
 3702 South Bascom Avenue  
 City of San Jose County of Santa Clara  
 State of California

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY WHICH ARE NOT SHOWN HEREON.  
 I HEREBY CERTIFY THAT THIS MAP OR PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION IN JULY, 2015.

MATT MORROW L.S. 8501

**LINETYPES**

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- EASEMENT



1255 Starboard Drive  
 West Sacramento - CA - 95691  
 Phone: 916-372-8124  
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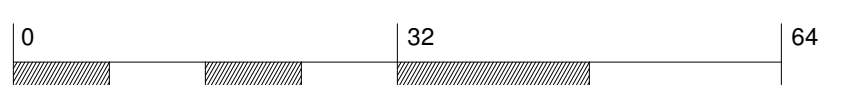
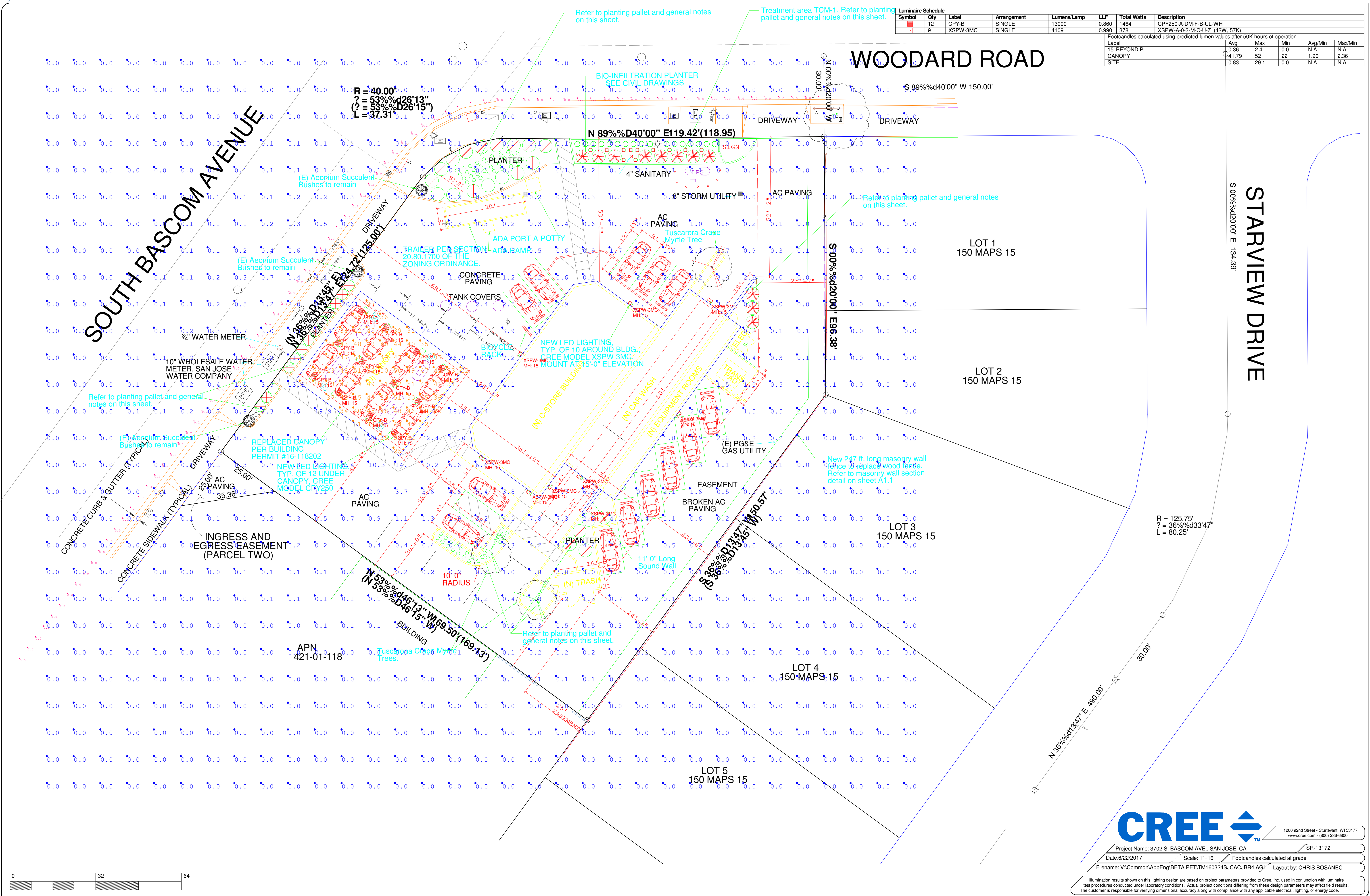


Luminaire Schedule	Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	12	CPY-B	SINGLE	13000	0.860	1464	CPY250-A-DM-F-B-UL-WH	
	9	XSPW-3MC	SINGLE	4109	0.990	378	XSPW-A-0-3-M-C-U-Z (42W, 57K)	
Footcandles calculated using predicted lumen values after 50K hours of operation								
Label		Avg	Max	Min	Avg/Min	Max/Min		
15' BEYOND PL		0.36	2.4	0.0	N.A.	N.A.		
CANOPY		41.79	52	22	1.90	2.36		
SITE		0.83	29.1	0.0	N.A.	N.A.		

# WOODARD ROAD

# STARVIEW DRIVE

# SOUTH BASCOM AVENUE



Project Name: 3702 S. BASCOM AVE., SAN JOSE, CA SR-13172  
 Date: 6/22/2017 Scale: 1"=16' Footcandles calculated at grade  
 Filename: V:\Common\AppEng\BETA PET\TM160324SJCACJBR4.AGI Layout by: CHRIS BOSANEC

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.