



2301 Coffee Road # B Modesto, CA 95355
 Phone: 209-408-0674 contact@etjarchitect.com

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CONSULTANT:

PROJECT:

NEW BUILDING

SENIOR LIVING CARE FACILITY

44 KIRK AVE.
 SAN JOSE, CA 95127

CLIENT:
 COMPASSIONATE CARE LIVING, LLC
 CONGREGATE LIVING, LLC

44 KIRK AVE.
 SAN JOSE, CA 95127

DATE: JUNE 28, 2023

DRAWN: ETJ

FILE: 320-21 SITE PLAN

PROJECT NO: 320-21

PERMIT NO:

REVISIONS	BY

DESCRIPTION:

SITE PLAN

SHEET NO.

SP-1

PAVEMENT AREA

- ASPHALT PAVEMENT AREA- ON SITE
14,141 S.F.
- CONCRETE AREA
5,490 S.F. - ON SITE
768 S.F. - OFF SITE
- LANDSCAPE AREA
10,687 S.F.

VICINITY PLAN



PROJECT DATA

A.P.N. 599-39-082
 GROSS SITE AREA: 43,560 S.F. (1 ACRE)
 NET SITE AREA: 43,065 S.F. (.98 ACRE)
 OCCUPANCY: R-2.1
 TYPE OF CONSTRUCTION: V-B (SPRINKLERED)
 ZONING: RG-16

BUILDING-A (ASSISTED LIVING)
 FIRST FLOOR 6,591 S.F.
 SECOND FLOOR 6,469 S.F.
TOTAL BUILDING-A AREA 13,060 S.F.

BUILDING-B (MEMORY CARE)
 FIRST FLOOR 6,395 S.F.
 SECOND FLOOR 6,395 S.F.
TOTAL BUILDING-B AREA 12,790 S.F.

PARKING-REQUIRED

BUILDING-A (ASSISTED LIVING)
 1 SPACE / 6 BEDS 18 BED / 6 =3 3 EA.
 OCCUPANTS
 1 PER EMPLOYEE
 EMPLOYEE = 6 X 1 = 6 6 EA.

BUILDING-B (MEMORY CARE)
 1 SPACE / 6 BEDS 26 BED / 6 =5 5 EA.
 OCCUPANTS
 1 PER EMPLOYEE
 EMPLOYEE = 6 X 1 = 6 6 EA.

TOTAL REQUIRED 20 EA.

PARKING-PROVIDED

PROPOSED STANDARD OFF-STREET PARKING SPACES 22 EA.
 PROPOSED VAN ACCESSIBLE 2 EA.
 PROPOSED STANDARD ACCESSIBLE 2 EA.
 TOTAL PROVIDED 26 EA.

YARD SET BACK

FRONT YARD 25 FEET
 SIDE YARD 6 FEET
 REAR YARD 25 FEET

LOT COVERAGE

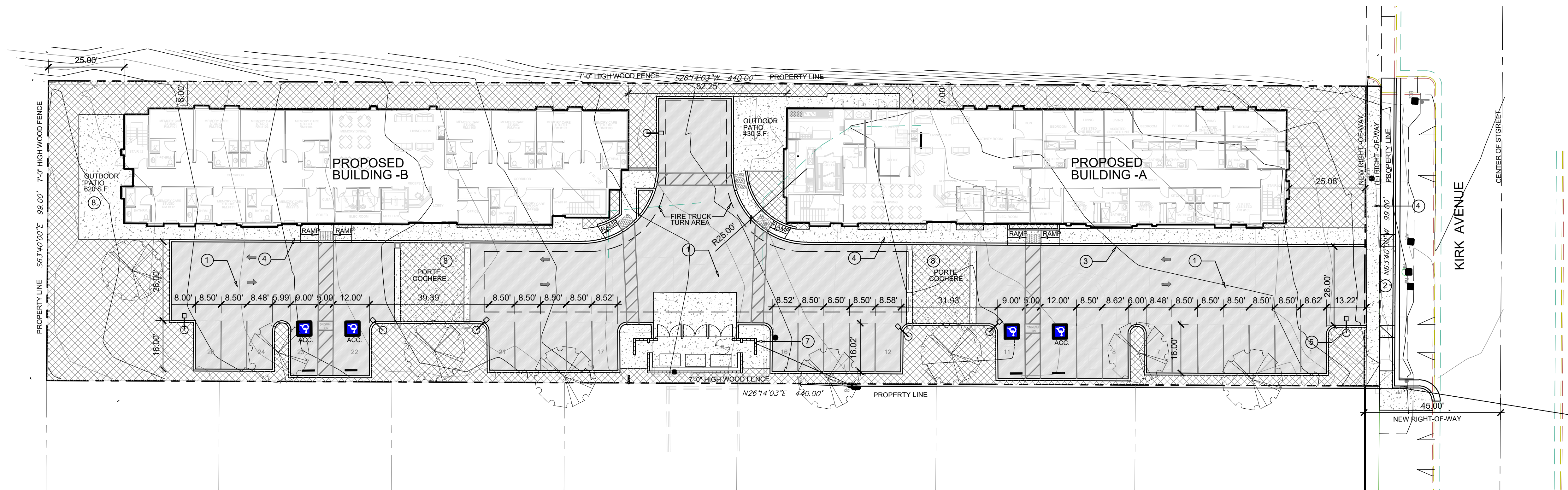
31% < 50% ALLOWED

SITEPLAN KEY NOTES

- 1 ASPHALT PAVEMENT
- 2 NEW ENTRY DRIVEWAY
- 3 CONCRETE CURB
- 4 NEW SIDEWALK
- 5 LIGHT POLE - 20 FEET HIGH
- 6 SHORT-TERM BICYCLE PARKING SPACE AS INDICATED
- 7 CMU WALL AT TRASH ENCLOSURE
- 8 CONCRETE PAVEMENT WITH SCORE JOINT

SHEET INDEX

SHEET	DESCRIPTION
SP-1	SITE PLAN
SP-1.1	SITE DEMOLITION PLAN
SP-1.2	FIRE PROTECTION SITE PLAN
A-1	FIRST FLOOR AND SECOND FLOOR PLAN (ASSISTED LIVING) - BUILDING A
A-1.1	FIRST FLOOR AND SECOND FLOOR PLAN (MEMORY CARE) - BUILDING B
A-2	EXTERIOR ELEVATIONS (ASSISTED LIVING) - BUILDING A
A-2.1	EXTERIOR ELEVATIONS (MEMORY CARE) - BUILDING B
A-2.2	TRASH ENCLOSURE PLAN AND ELEVATIONS AND FENCE ELEVATION
PH-1	SITE PHOTOMETRIC PLAN
L-1	PRELIMINARY LANDSCAPE PLAN



NORTH



SITE PLAN

SCALE: 1"=20'-0"

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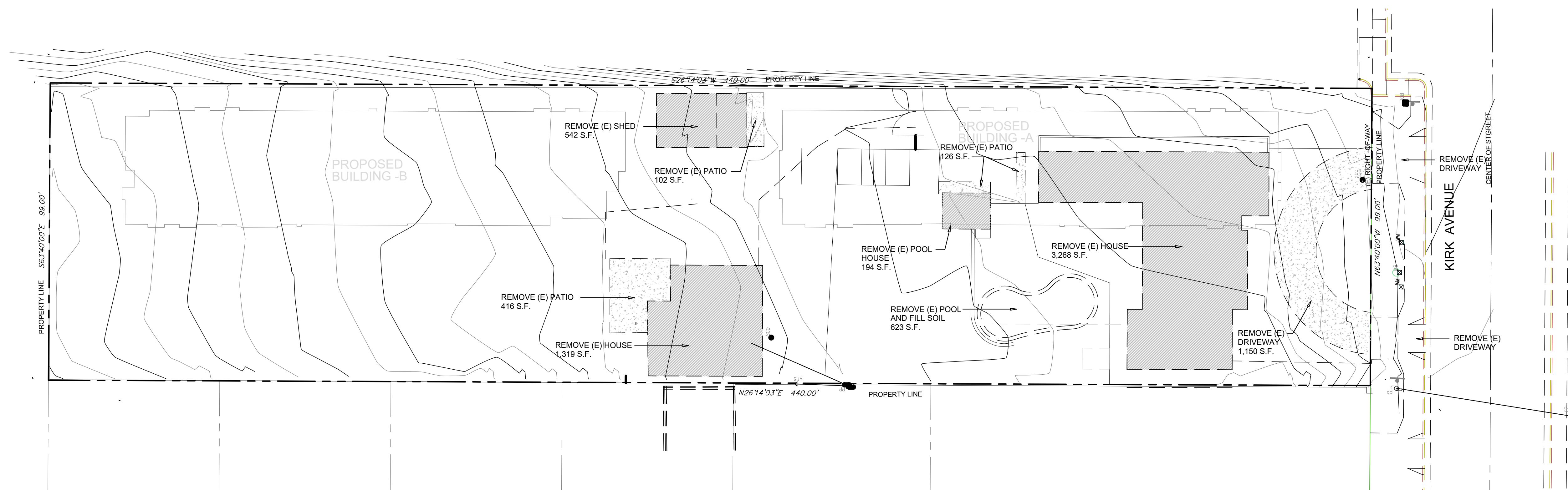
REVISIONS	BY

DESCRIPTION:

**DEMOLITION
SITE PLAN**

SHEET NO.

SP-1.1



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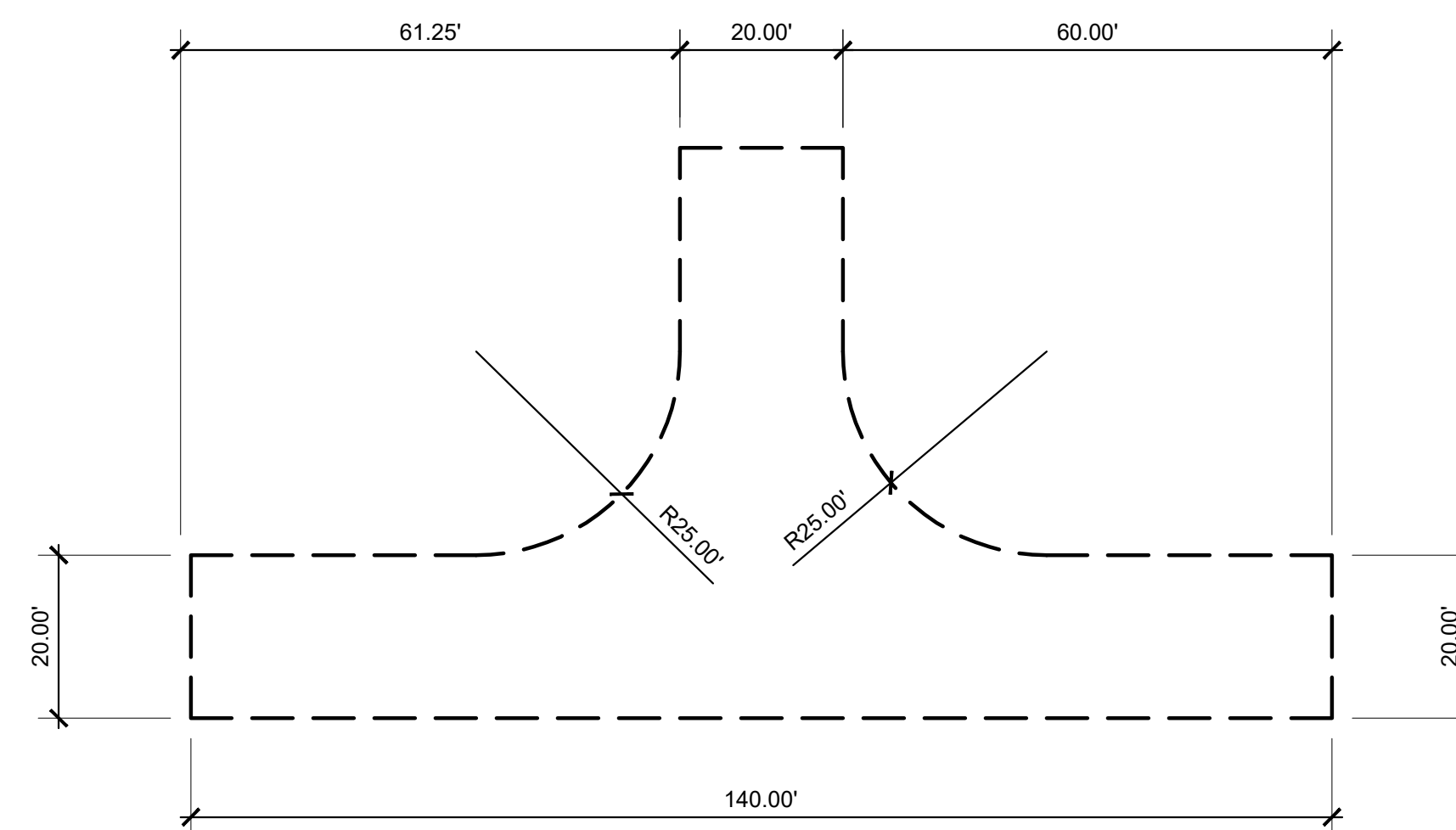
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REVISIONS	BY

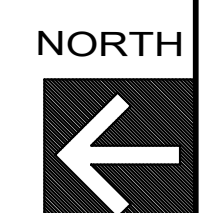
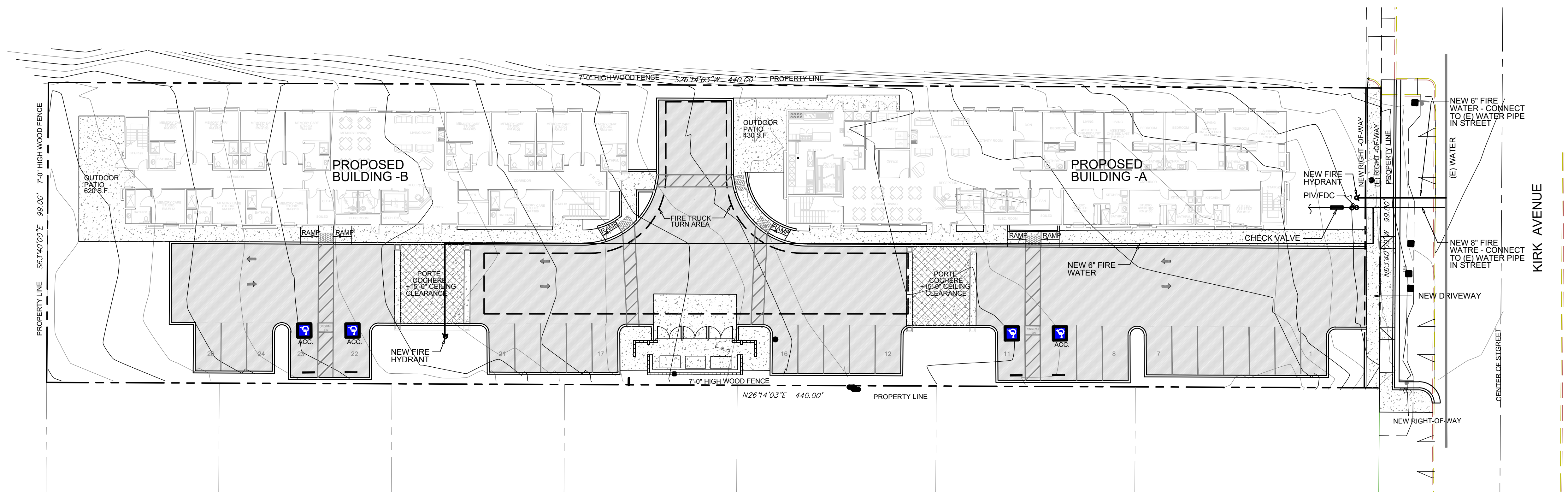
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FIRE PROTECTION SITE PLAN

SHEET NO.

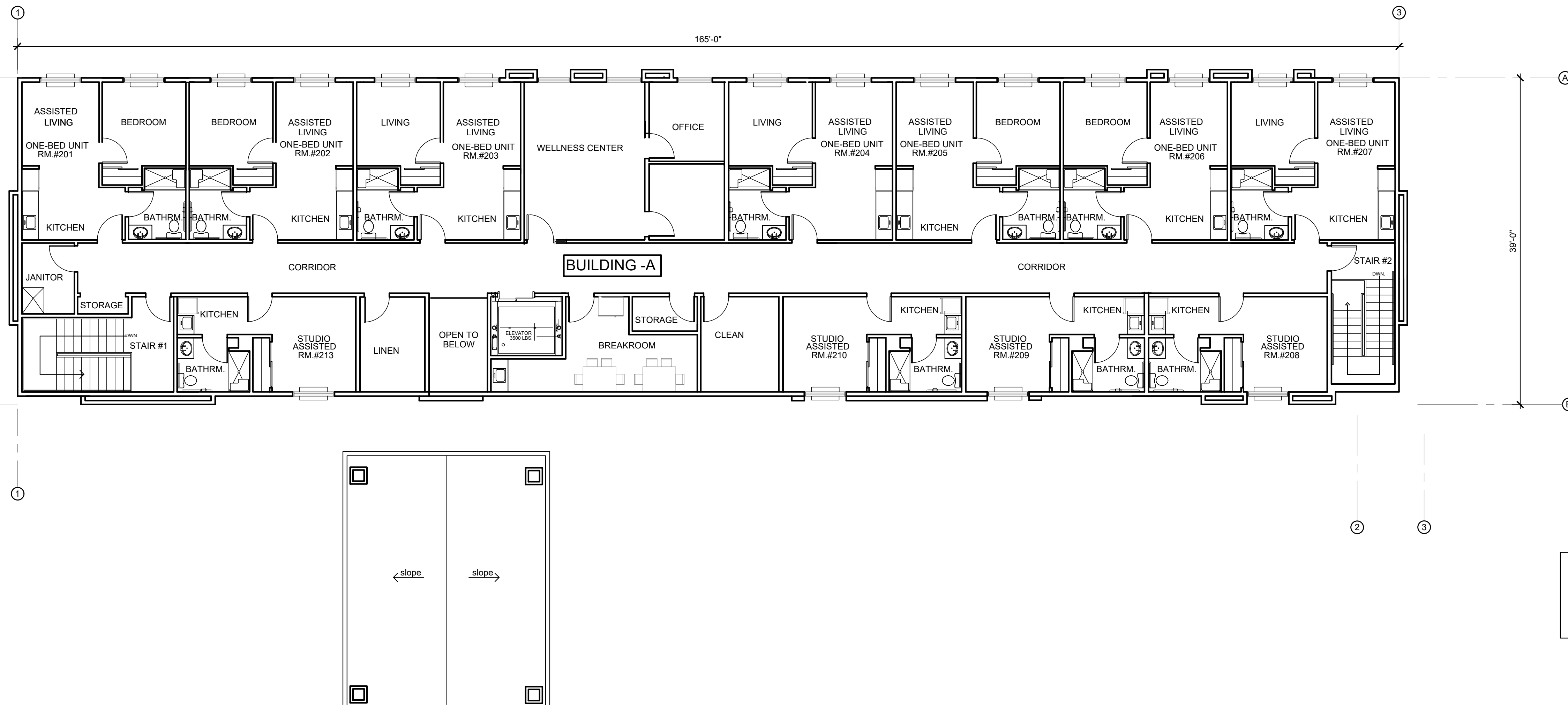
SP-1.2



FIRE TRUCK T-TURN



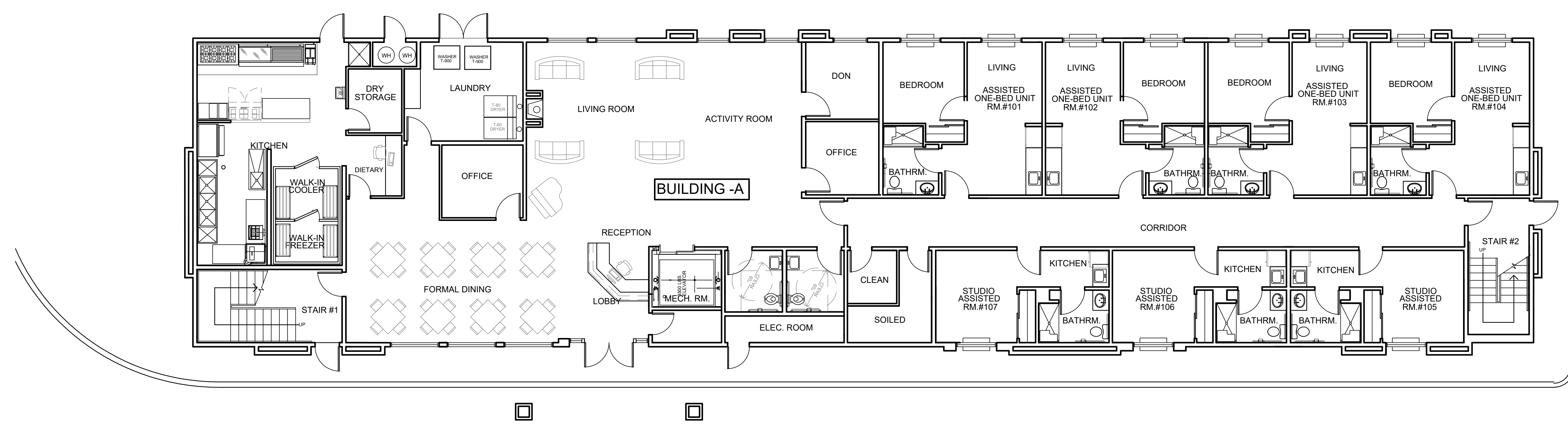
REVISIONS	BY



SECOND FLOOR ASSISTED LIVING
 ONE-BEDROOM UNIT: 7
 STUDIO UNIT: 4
 TOTAL NUMBER OF UNITS: 11

SCOND FLOOR PLAN (ASSISTED LIVING)

SCALE: 1/8"=1'-0"

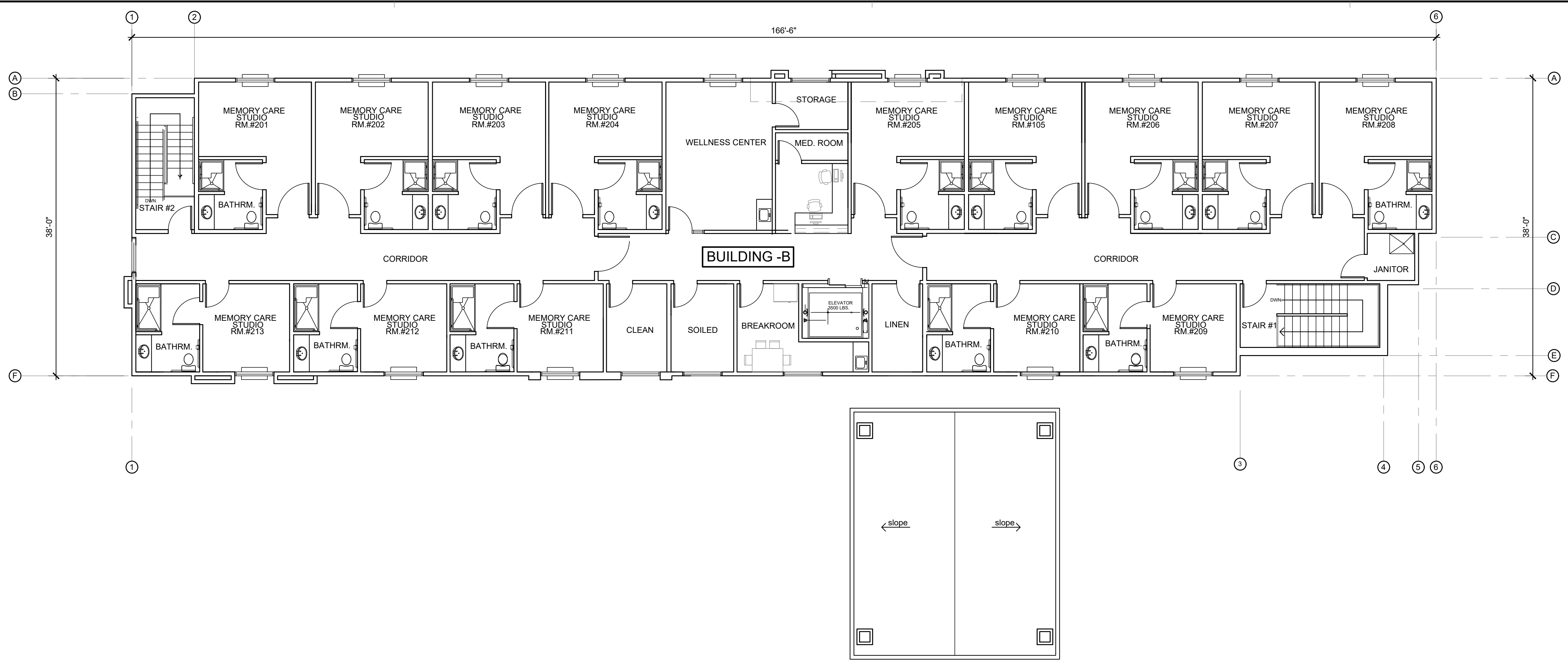


FIRST FLOOR ASSISTED LIVING
 ONE-BEDROOM UNIT: 4
 STUDIO UNIT: 3
 TOTAL NUMBER OF UNITS: 7

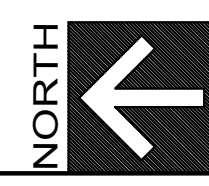
FIRST FLOOR PLAN (ASSISTED LIVING)

SCALE: 1/8"=1'-0"

REVISIONS	BY

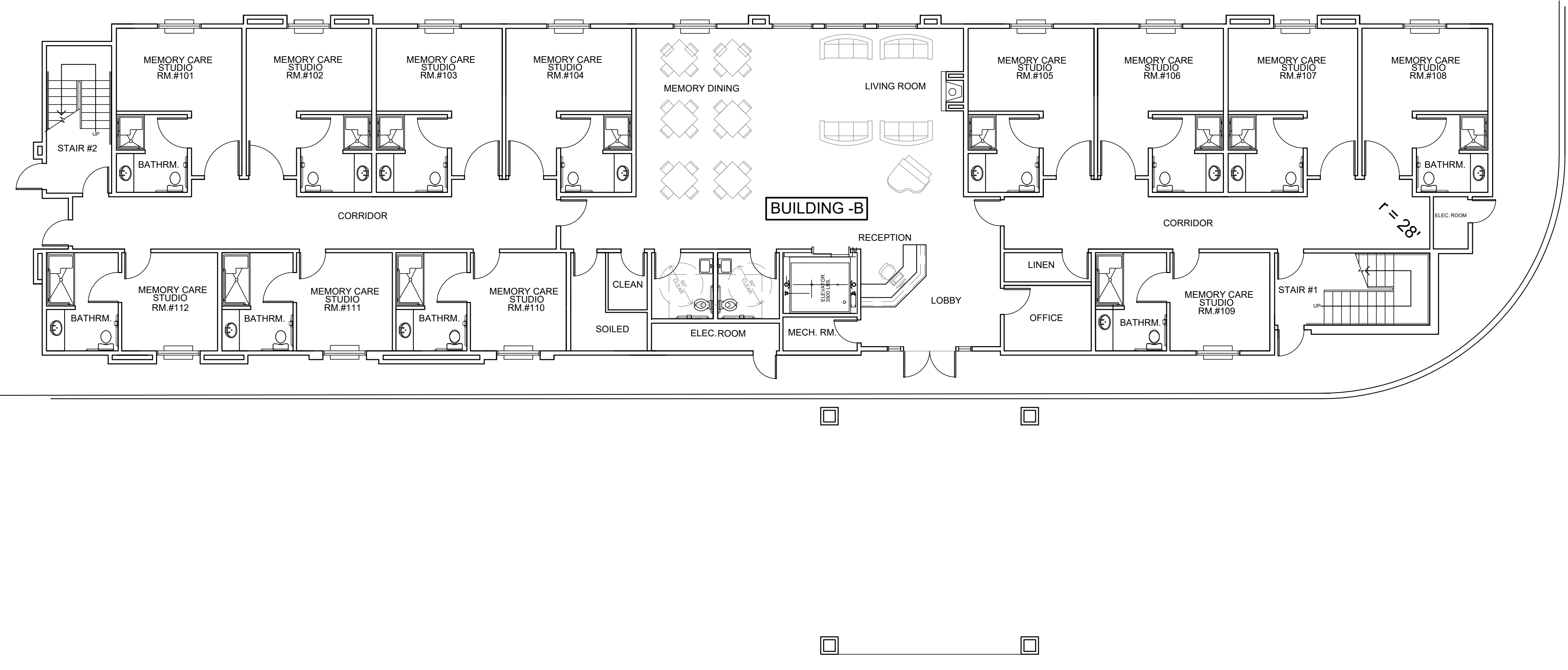


SECOND FLOOR MEMORY CARE
 STUDIO UNIT:
 TOTAL NUMBER OF UNITS: 14



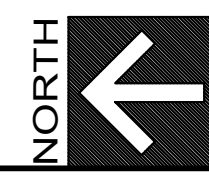
SECOND FLOOR (MEMORY CARE)

SCALE: 1/8"=1'-0"



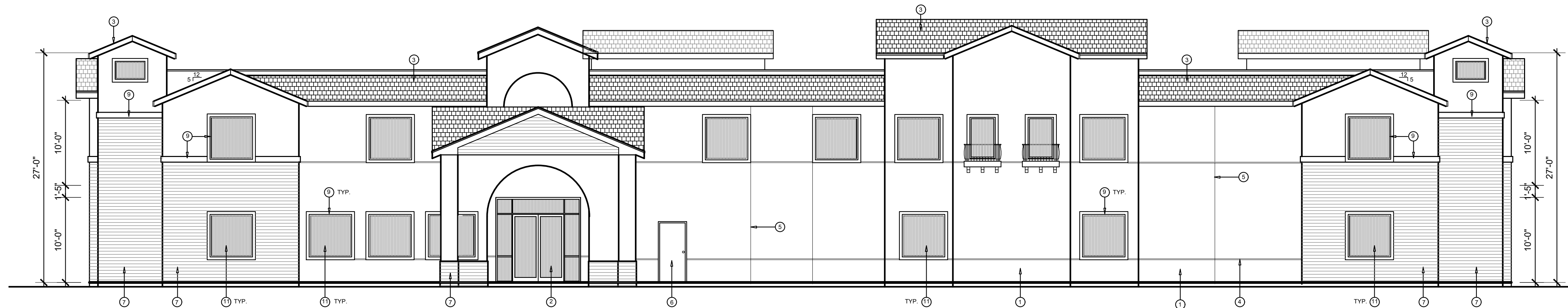
FIRST FLOOR MEMORY CARE
 STUDIO UNIT:
 TOTAL NUMBER OF UNITS: 12

BUILDING - B MEMORY CARE
 TOTAL NUMBER OF UNITS: 26



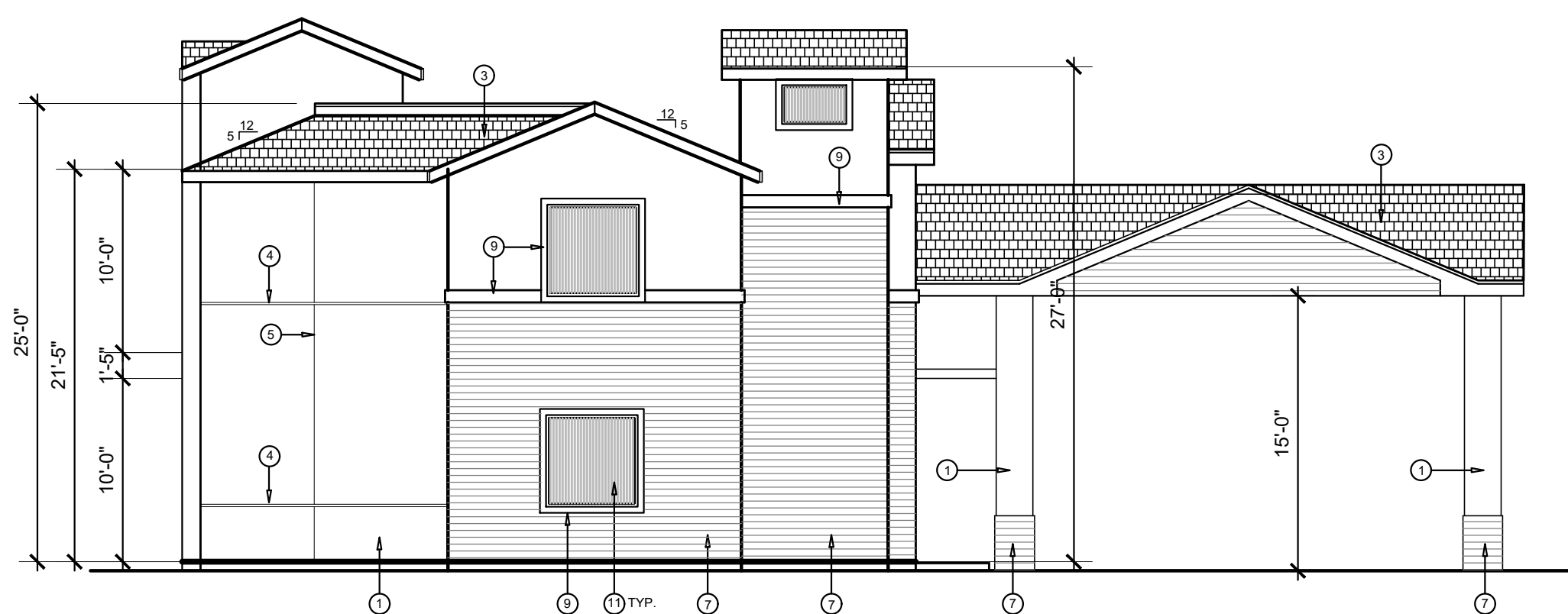
FIRST FLOOR (MEMORY CARE)

SCALE: 1/8"=1'-0"



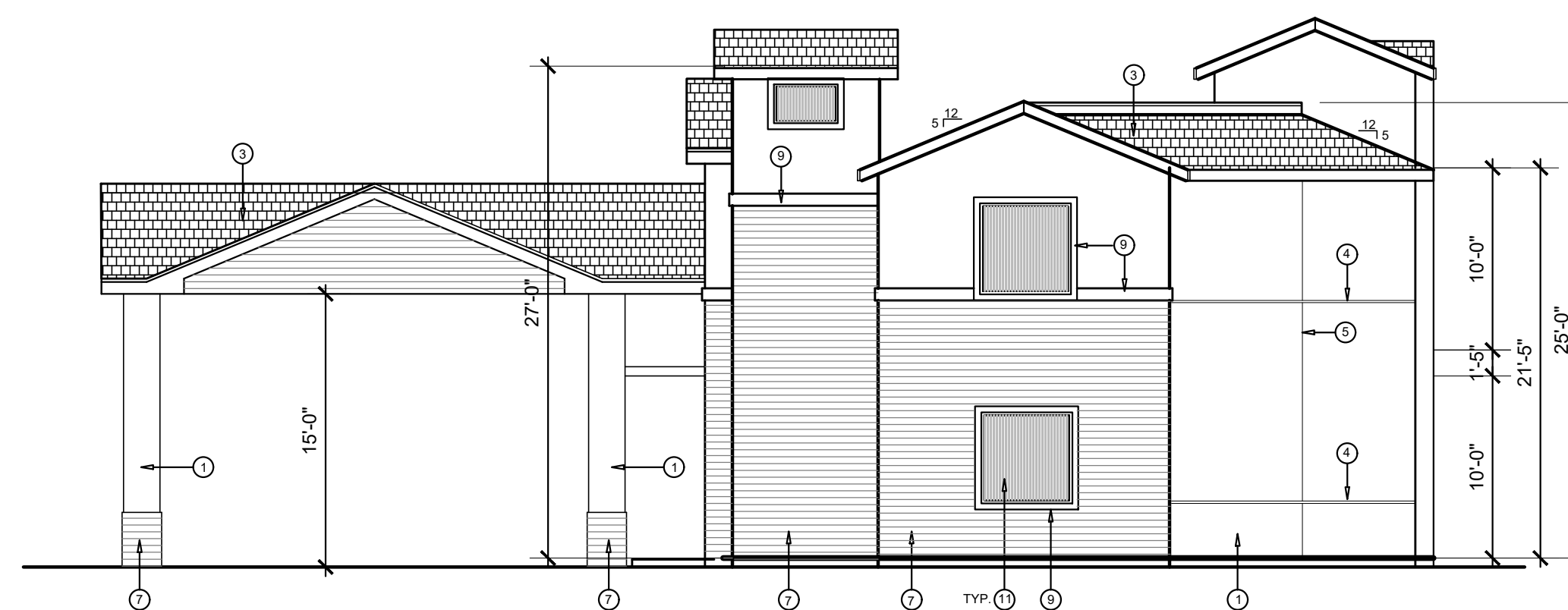
WEST ELEVATION

SCALE: 1/8"=1'-0"



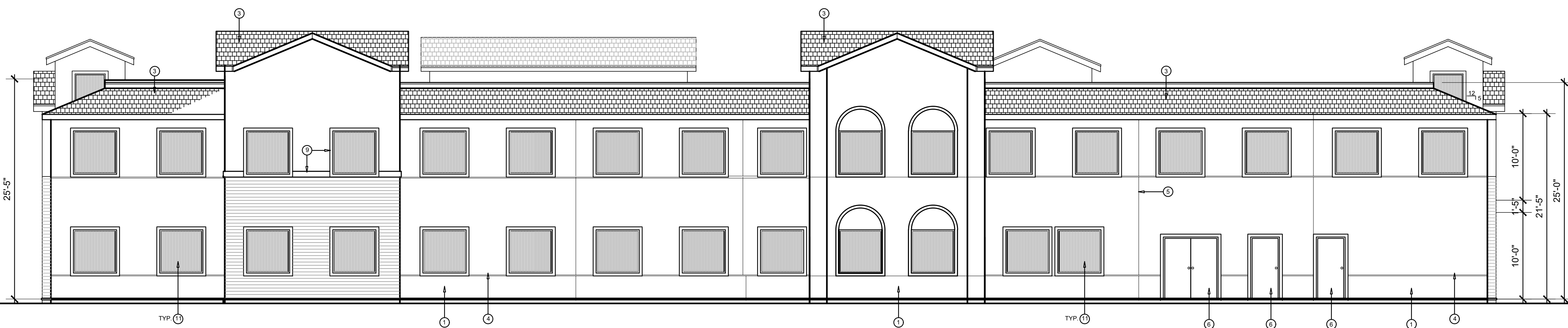
NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS KEY NOTES

ITEM NO.	DESCRIPTION	FINISH
1	7/8" THICK (3 COATS) STUCCO	SMOOTH FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
2	ALUMINUM STOREFRONT	COLOR: DARK ANODIZED FINISH GLASS: LOW-E
3	CONCRETE ROOF TILE	COLOR: BY BORAL, BARCELONA 900 "CALIFORNIA MISSION BLEND"
4	2" ALUMINUM CHANNEL	COLOR: CLEAR ANODIZED FINISH
5	EXPANSION JOINT	COLOR: PAINT TO MATCH WALL COLOR
6	METAL DOOR	COLOR: PER COLOR ELEVATIONS
7	FIBER CEMENT SIDING BY NICHHA	COLOR: VINTAGE WOOD-WOOD SERIES CEDAR
8	LIGHT FIXTURE	COLOR: DARK ANODIZED
9	STUCCOED FOAM TRIM	COLOR: BROWN
10	FASCIA BOARD	COLOR: BROWN
11	VINYL WINDOWS BY MILGARD - CLASSIC SERIES	COLOR: CLASSIC BROWN



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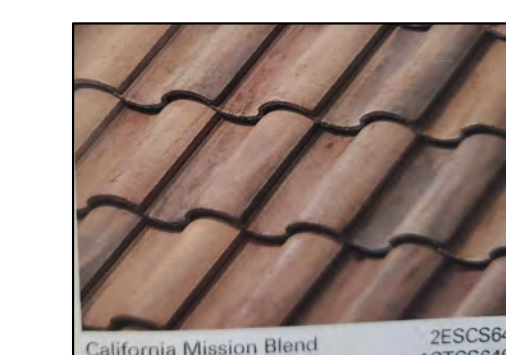
DESCRIPTION:
**BUILDING -A
ASSISTED LIVING
EXTERIOR
ELEVATIONS**

SHEET NO.

A-2



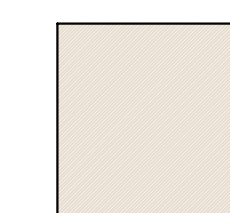
VINYL WINDOWS
BY MILGARD
TUSCANY SERIES
COLOR - CLASSIC BROWN



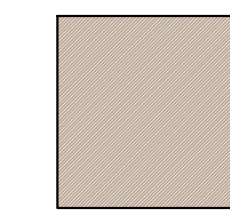
ROOF TILES
BY BORAL, BARCELONA 900
"CALIFORNIA MISSION BLEND"



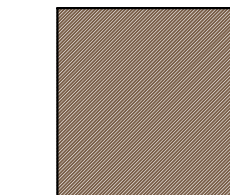
FIBER CEMENT SIDING
BY NICHHA
VINTAGE WOOD-WOOD SERIES CEDAR



SHERWIN WILLIAMS - ELASTOMERIC PAINT
SW 6105
DEVINE WHITE
STUCCO WALL COLOR

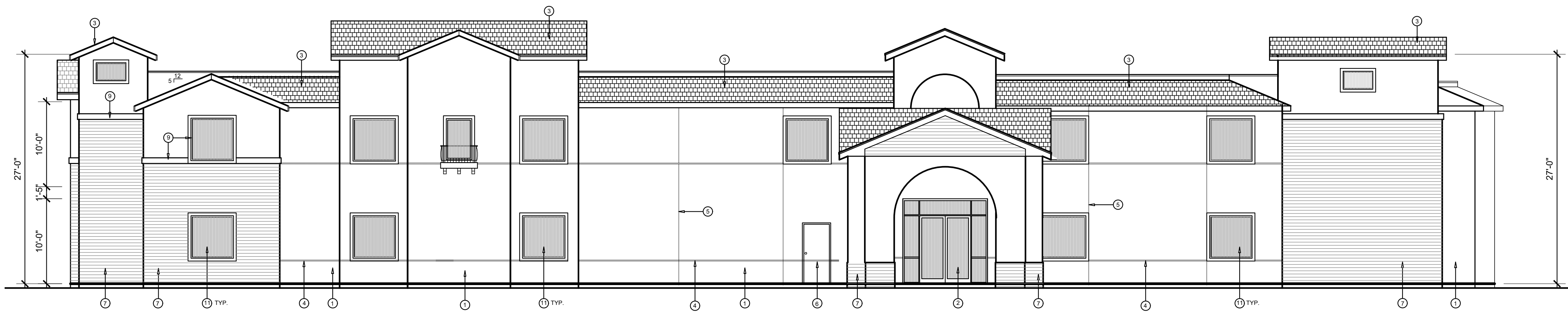


SHERWIN WILLIAMS - ELASTOMERIC PAINT
SW 7038
TONY TAUPE
(FOAM TRIM AT WINDOWS AND DOORS)



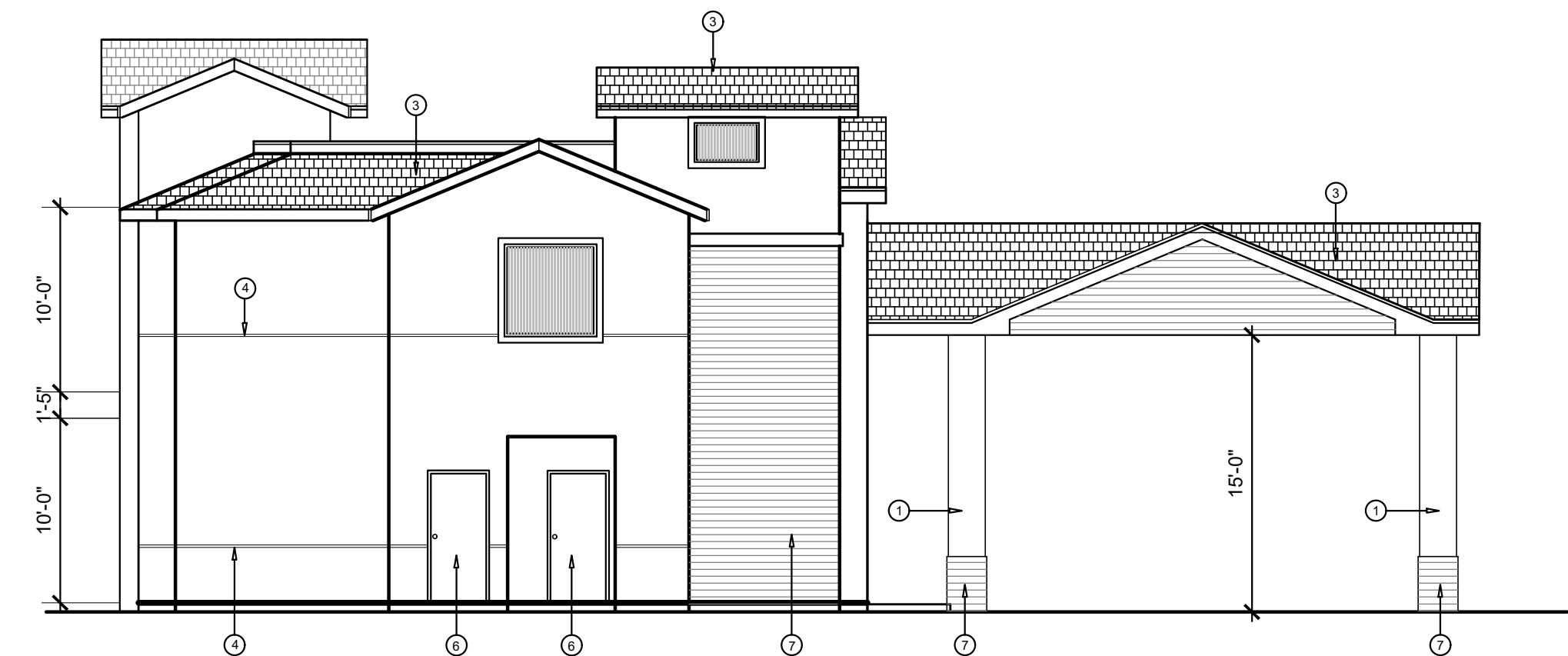
SHERWIN WILLIAMS - ELASTOMERIC PAINT
SW 6089
GROUNDED
(FASCIA AND GUTTER)

EXTERIOR COLOR FINISH



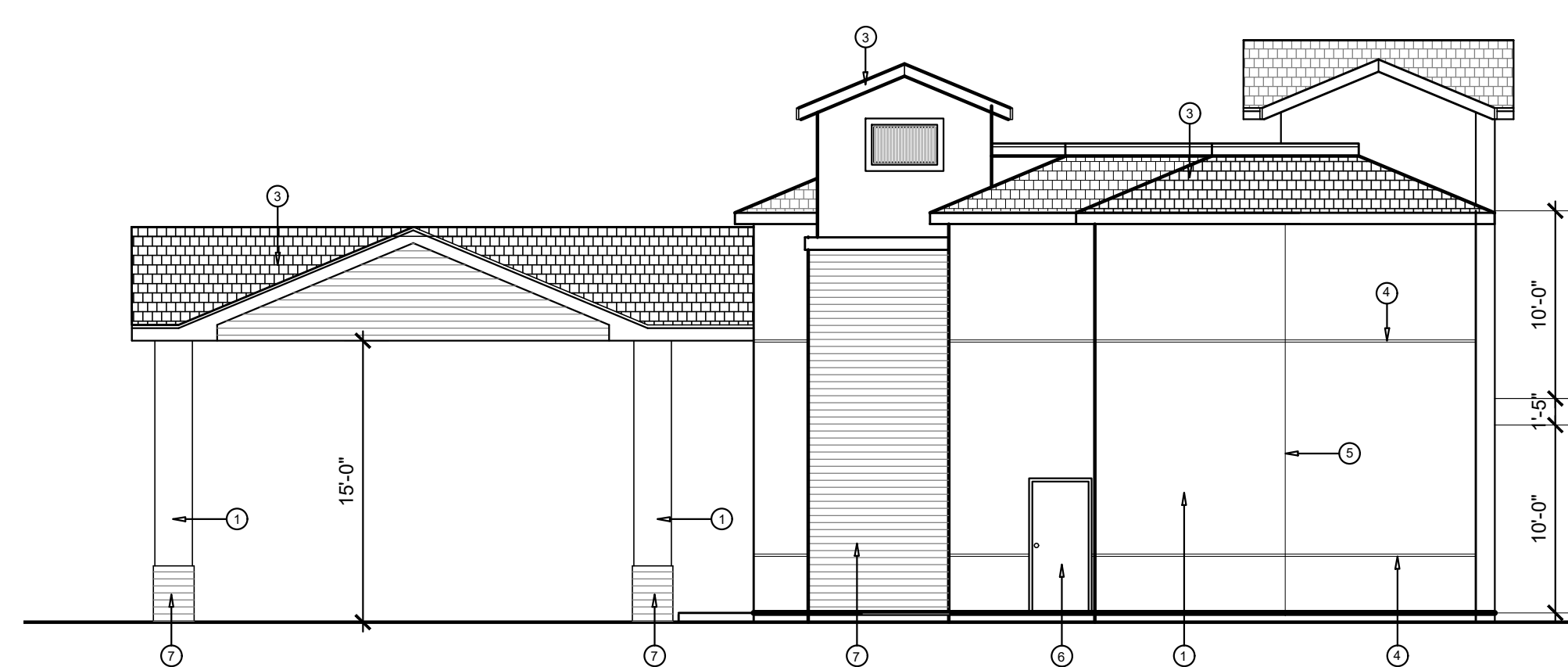
WEST ELEVATION

SCALE: 1/8"=1'-0"



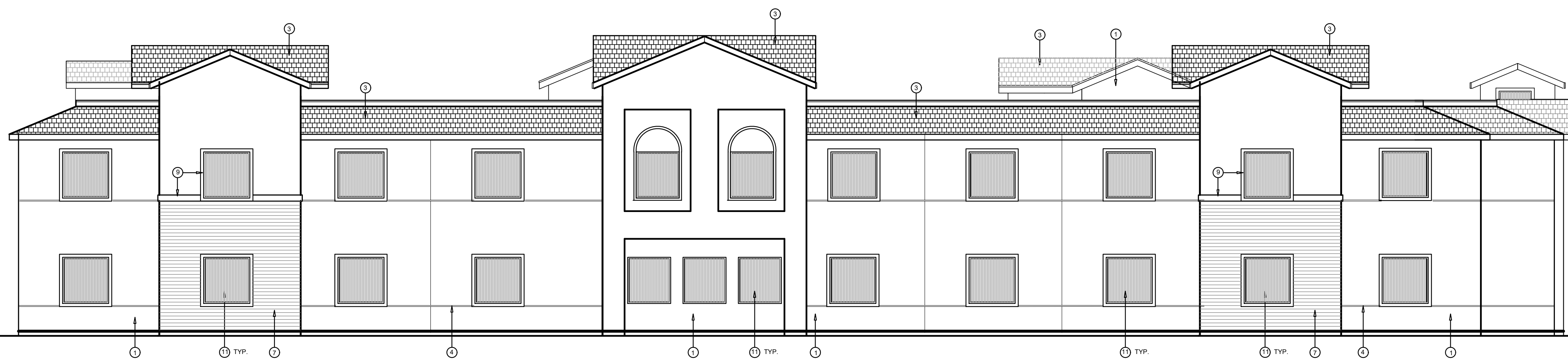
NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

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①	7/8" THICK (3 COATS) STUCCO	SMOOTH FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
②	ALUMINUM STOREFRONT	COLOR: DARK ANODIZED FINISH GLASS: LOW-E
③	CONCRETE ROOF TILE	COLOR: BY BORAL, BARCELONA 900 "CALIFORNIA MISSION BLEND"
④	2" ALUMINUM CHANNEL	COLOR: CLEAR ANODIZED FINISH
⑤	EXPANSION JOINT	COLOR: PAINT TO MATCH WALL COLOR
⑥	METAL DOOR	COLOR: PER COLOR ELEVATIONS
⑦	FIBER CEMENT SIDING BY NICHIIA	COLOR: VINTAGE WOOD-WOOD SERIES CEDAR
⑧	LIGHT FIXTURE	COLOR: DARK ANODIZED
⑨	STUCCOED FOAM TRIM	COLOR: BROWN
⑩	FASCIA BOARD	COLOR: BROWN
⑪	VINYL WINDOWS	COLOR: BROWN



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DESCRIPTION:
BUILDING - B
MEMORY CARE
EXTERIOR
ELEVATIONS

SHEET NO.

A-2.1



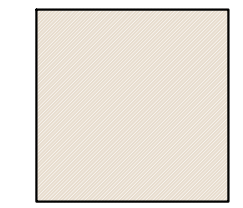
VINYL WINDOWS
BY MILGARD
TUSCANY SERIES
COLOR - CLASSIC BROWN



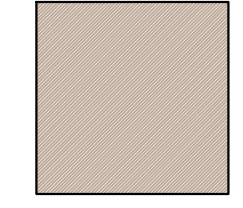
ROOF TILES
BY BORAL, BARCELONA 900
"CALIFORNIA MISSION BLEND"



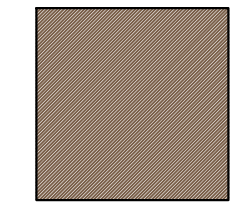
FIBER CEMENT SIDING
BY NICHIIA
VINTAGE WOOD-WOOD SERIES CEDAR



SHERWIN WILLIAMS - ELASTOMERIC PAINT
SW 6105
DEVINE WHITE
STUCCO WALL COLOR



SHERWIN WILLIAMS - ELASTOMERIC PAINT
SW 7038
TONY TALUPE
(FOAM TRIM AT WINDOWS AND DOORS)



SHERWIN WILLIAMS - ELASTOMERIC PAINT
SW 6089
GROUNDED
(FASCIA AND GUTTER)

EXTERIOR COLOR FINISH

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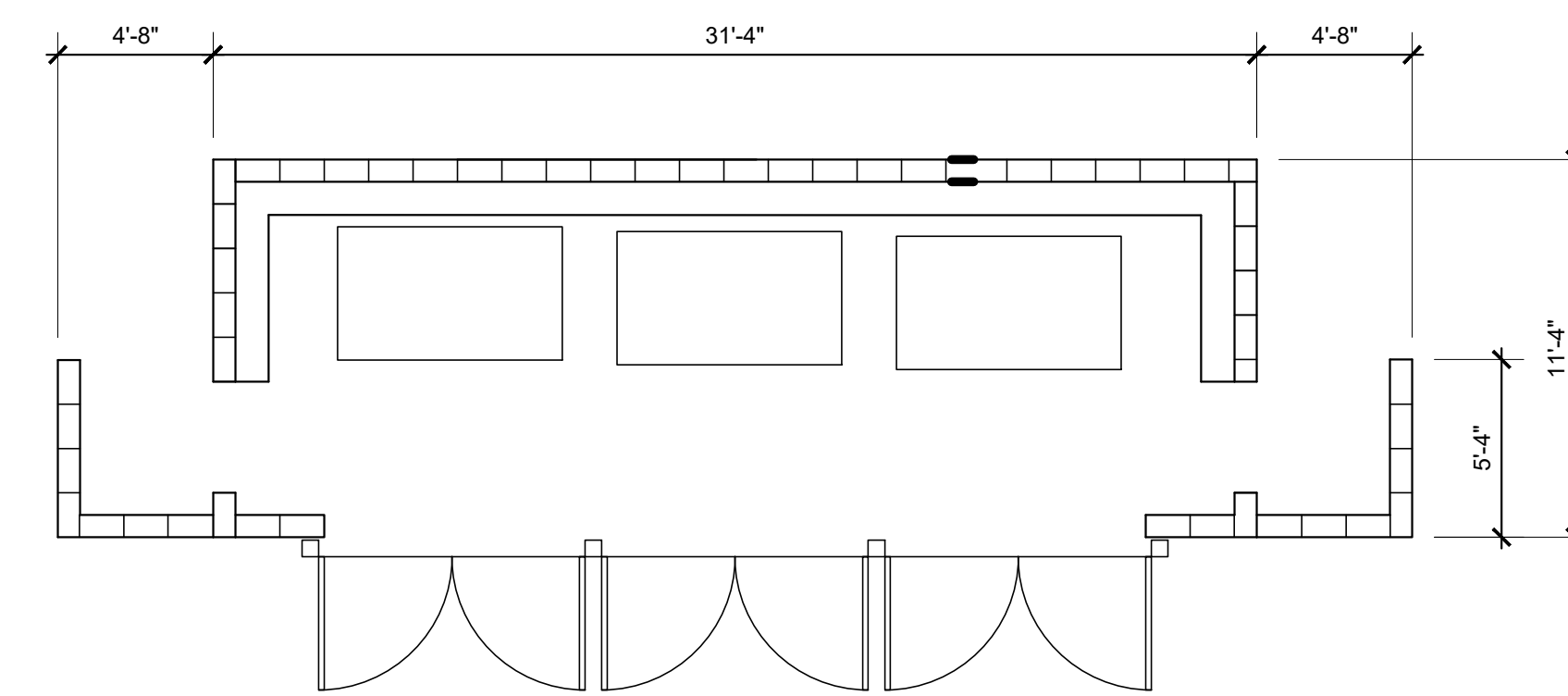
DESCRIPTION:
TRASH ENCLOSURE PLAN AND ELEVATIONS AND FENCE ELEV.

SHEET NO.

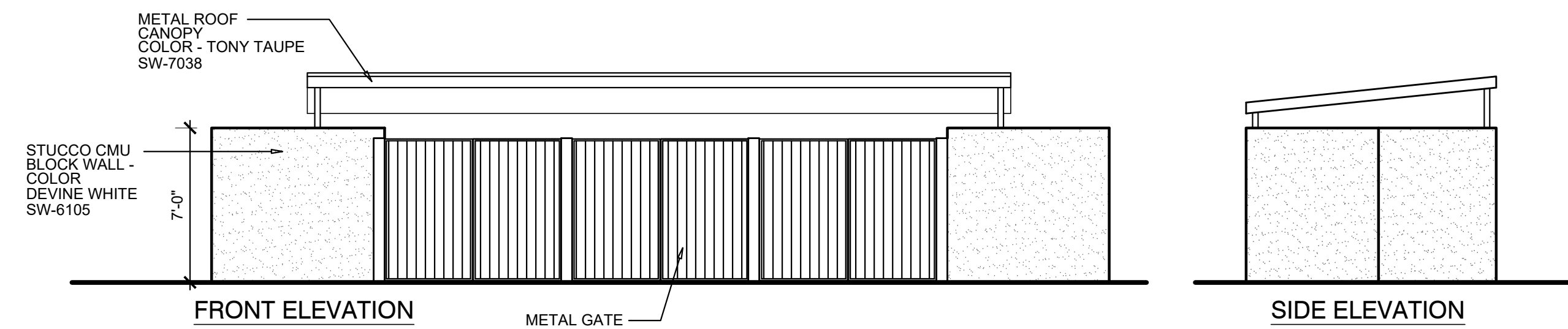
A-2.2

-  SHERWIN WILLIAMS - ELASTOMERIC PAINT SW 6105 DEVINE WHITE STUCCO WALL COLOR
-  SHERWIN WILLIAMS - ELASTOMERIC PAINT SW 7038 TONY TAUPE (FOAM TRIM AT WINDOWS AND DOORS)
-  SHERWIN WILLIAMS - ELASTOMERIC PAINT SW 6089 GROUNDED (FASCIA AND GUTTER)

EXTERIOR COLOR FINISH

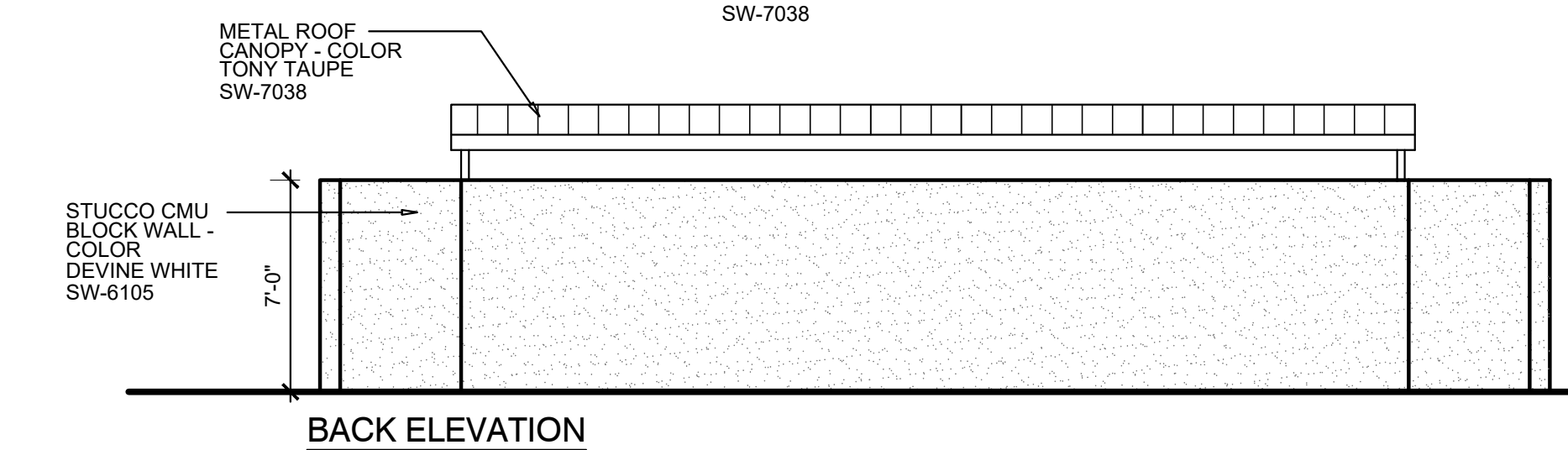


FLOOR PLAN



FRONT ELEVATION

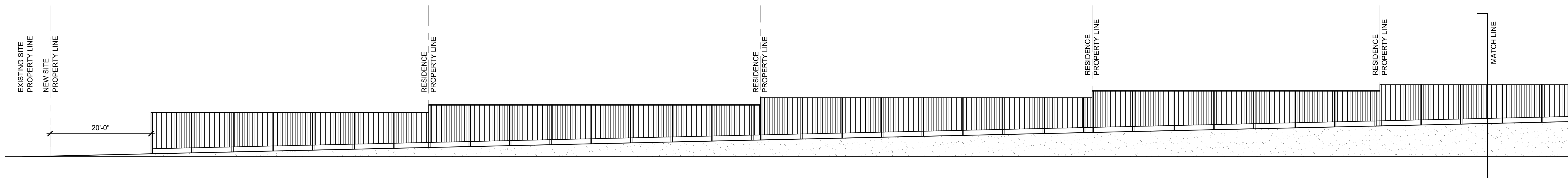
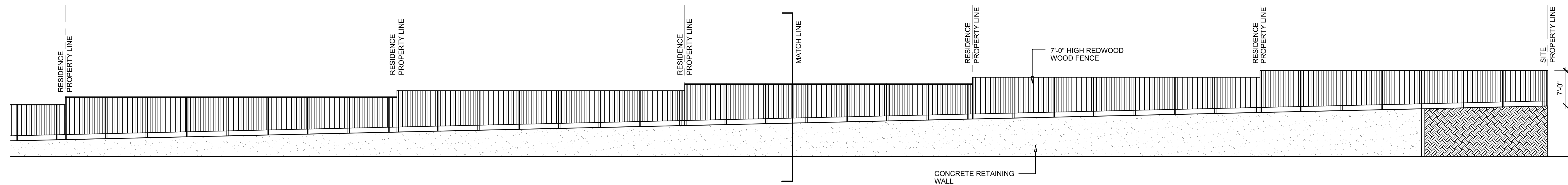
SIDE ELEVATION



BACK ELEVATION

TRASH ENCLOSURE

SCALE: 3/16"=1'-0"



FENCE ELEVATIONS - WEST (EAST AND NORTH ELEVATION SIMILAR)

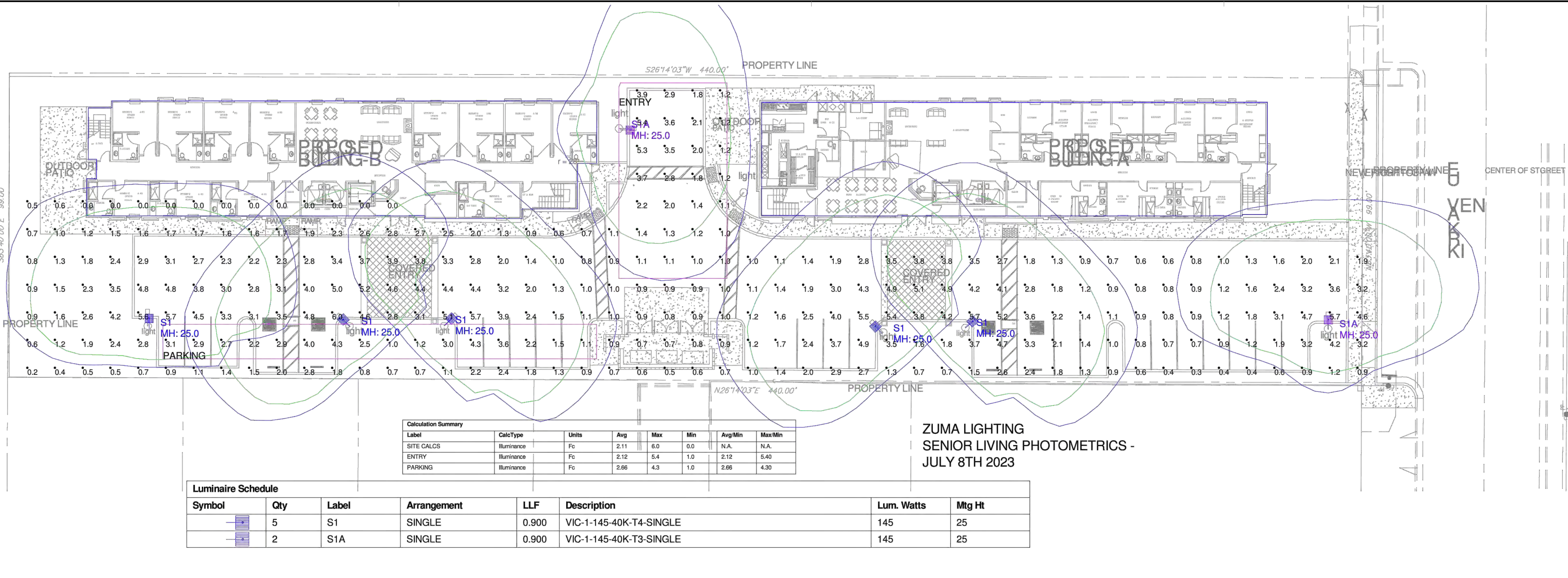
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REVISIONS	BY

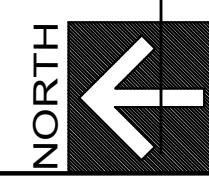
DESCRIPTION:
SITE PHOTOMETRIC PLAN

SHEET NO.

PH-1

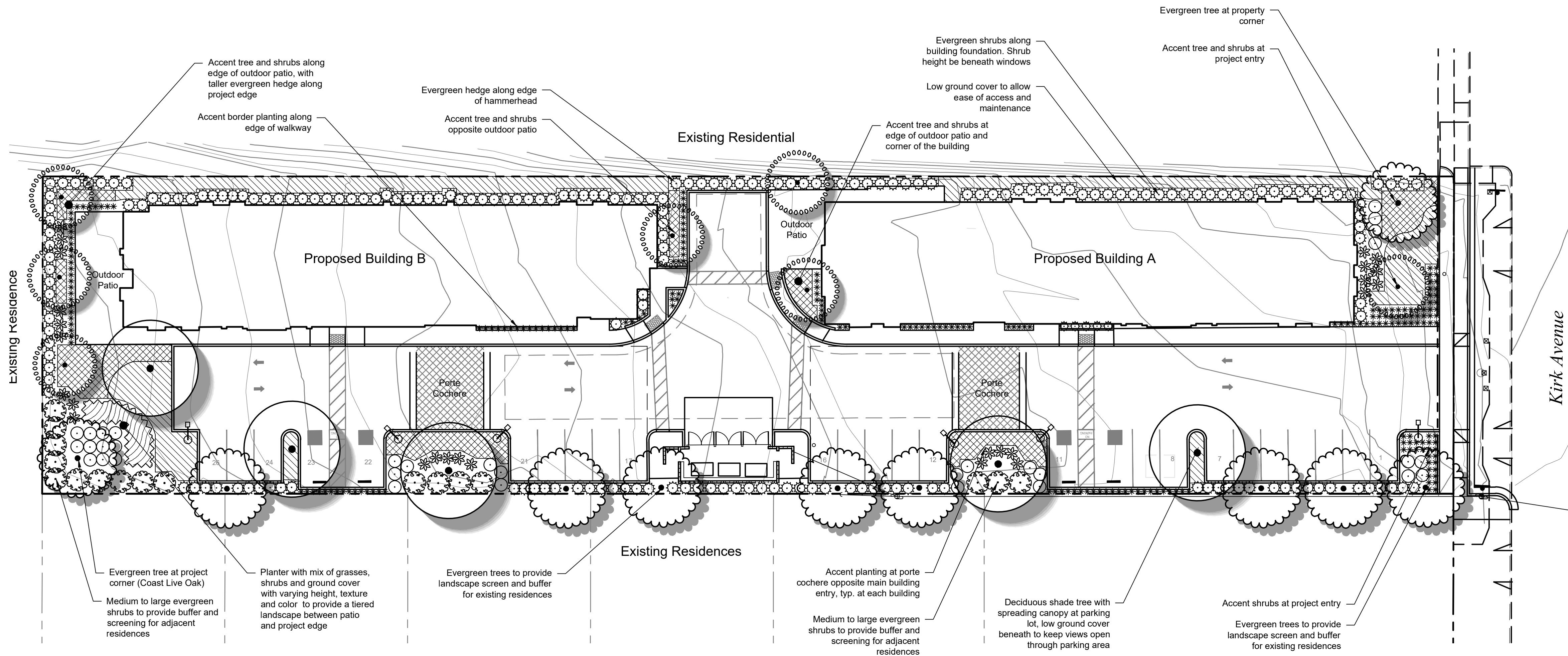


ZUMA LIGHTING
 SENIOR LIVING PHOTOMETRICS -
 JULY 8TH 2023



SCALE: 1"=20'-0"

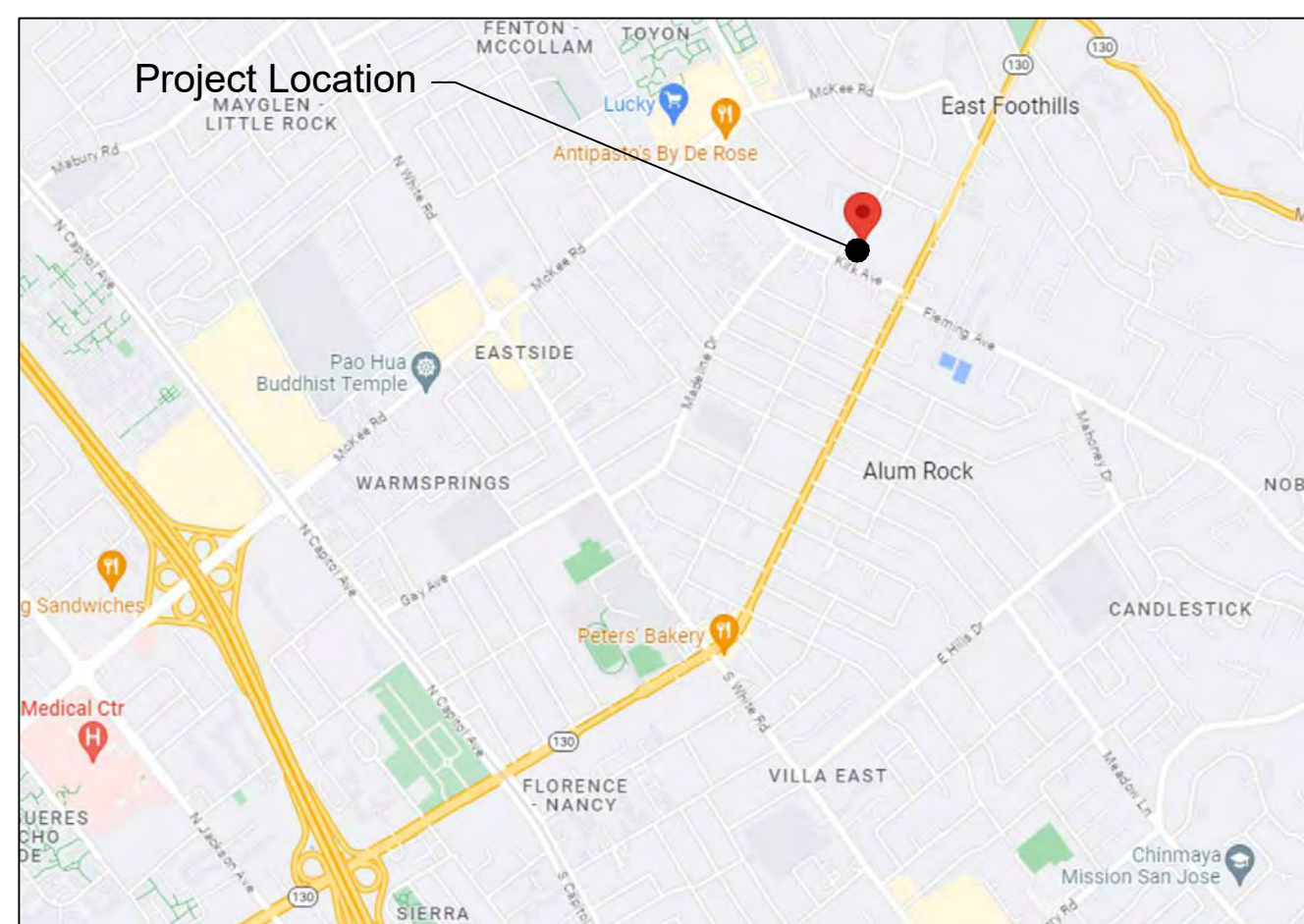
SITE PHOTOMETRIC PLAN



CONCEPT PLANT SCHEDULE

	PARKING LOT SHADE TREE Jacaranda mimosifolia / Jacaranda Platanus racemosa / California Sycamore Ulmus parvifolia 'Allee' / Allee® Lacebark Elm	5	15 gal. 15 gal. 15' Ht.
	EVERGREEN / SCREEN TREE Laurus nobilis / Sweet Bay Melaleuca quinquenervia / Paperbark Tree Quercus agrifolia / Coast Live Oak	10	15 gal. 15 gal. 15 gal.
	ACCENT TREE Small to medium tree with interesting form and/or flowers. Acer palmatum / Japanese Maple Cercis occidentalis / Western Redbud Eriobotrya deflexa / Bronze Loquat	7	15 gal. 15 gal. 15 gal.
	EVERGREEN SHRUB / HEDGE Medium evergreen shrubs for hedge, foundations and year-round green Buxus x 'Green Velvet' / Green Velvet Boxwood Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Ligustrum japonicum 'Texanum' / Texanum Privet Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	208	5 gal. 5 gal. 7 gal. 5 gal.
	INFILL SHRUB Medium size shrubs for group plantings in mid-ground landscape Arctostaphylos densiflora / Vine Hill Manzanita Gaura lindheimeri / Gaura Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo	32	5 gal. 5 gal. 5 gal.
	BUFFER / LARGE EVERGREEN Medium to large evergreen shrub for large hedge, screening and buffer Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita Ceanothus x 'Julia Phelps' / Julia Phelps Wild Lilac Cistus x purpureus / Orchid Rockrose Leucophyllum frutescens / Texas Sage	17	5 gal. 5 gal. 5 gal. 5 gal.
	ACCENT SHRUB Medium shrub or grass with interesting form, color, and texture to provide contrast at high visibility landscape areas Abelia x 'Edward Goucher' / Edward Goucher Abelia Hesperaloe parviflora / Red Yucca Salvia greggii / Autumn Sage Zauschneria californica / California Fuchsia	26	5 gal. 5 gal. 5 gal. 5 gal.
	SMALL ACCENT / BORDER SHRUB Small to medium shrub with interesting texture, flowers or color, for border planting and highlighting entries or pedestrian nodes Dianella revoluta 'Variegated' / Variegated Flax Lily Hemerocallis x 'Cranberry Baby' / Cranberry Baby Daylily Liriope muscari / Lilyturf	215	1 gal. 1 gal. 1 gal.
	ORNAMENTAL GRASS Bouteloua gracilis / Blue Grama Grass Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Carex tumulicola / Foothill Sedge Chondropetalum tectorum / Cape Rush Muhlenbergia capillaris / Pink Muhly Grass Muhlenbergia dubia / Pine Muhly Muhlenbergia rigens / Deer Grass	206 sf	96 1 gal. 18" oc 18 5 gal. 42" oc 54 1 gal. 24" oc 24 5 gal. 36" oc 9 5 gal. 60" oc 24 1 gal. 36" oc 9 5 gal. 60" oc
	LOW GROUND COVER Spreading evergreen ground cover, 6"-18" tall, for mass planting Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	2,315 sf	268 1 gal. 36" oc 151 1 gal. 48" oc
	ACCENT GROUND COVER Low plants, 12"-24" tall, with interesting form, texture, flowers or color to highlight entries and high-visibility locations. Ceanothus griseus horizontalis / Carmel Creeper	1,382 sf	90 1 gal. 48" oc

VICINITY MAP



WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET								
Hydro-zone (see desc. below)	Plant Factor (PF)	Irrigation Method	45.4 in/yr Evapotranspiration (ET _o)	ETAF _{max} (PF/IE)	Maximum Allowed ETAF		Estimated Total Water Use (ETWU)	
					ETAF	ETAF x Area		
Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers								
Shrub	0.50	Drip	0.81	0.62	2,463 sf	1,520.37	42,795 gals	
Shrubs	0.30	Drip	0.81	0.37	7,505 sf	2,779.63	78,241 gals	
					Sub-totals	9,968.00	121,036 gals	
Special Landscape Areas ("SLA")								
SLA1					1.00	0 sf	0.00	0 gals
					Sub-totals	0 sf	0.00	0 gals
Total Landscape Area (RLA+SLA)						9,968 sf	4,300.00	
							ETWU Total	121,036 gals
Maximum Allowed Water Allowance (MAWA)							126,261 gals	
MAWA								
MAWA = (ET _o) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]								
126,261 gal/yr 45.4 in/yr 0.62 0.45 9,968 sf 0.55 0 sf								
ETAF CALCULATIONS								
Regular Landscape Area (RLA) ETAF				Max Allowed ETAF				
Total ETAF x RLA				4300.00				
Divided by Total RLA				9,968 sf		If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO		
Average ETAF (RLA)				0.43		0.45		

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN

The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

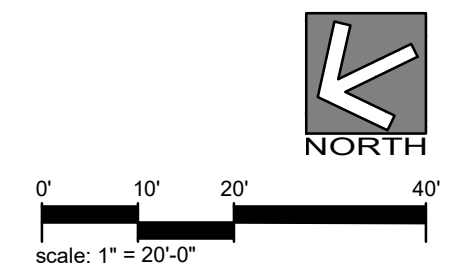
PLANTING DESIGN

The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

LANDSCAPE AREA CALCULATIONS

Total Site Area: 43,560 sf.
Total Landscape Area: 9,968 sf.
Percentage of Total Site as Landscape: 23 %

PARKING LOT LANDSCAPE
Parking area: 13,025 sf.
Parking area landscape: 1,967 sf
Percentage of parking lot landscape: 15%



Preliminary Landscape Plan

29 June 2023

Senior Living Care Facility - San Jose, CA

