

PLN 24-142

PLAN SHEETS

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

NORTH

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 (ASSISTED LIVING)

1 SPACE / 6 BEDS 18 BED / 6 =3 3 EA.

OCCUPANTS 1 PER EMPLOYEE 6 6 EA.

EMPLOYEE = 6 X1 = 6

BUILDING-B (MEMORY CARE)

1 SPACE / 6 BEDS 26 BED / 6 =5 5 EA.

OCCUPANTS 1 PER EMPLOYEE 6 6 EA.

EMPLOYEE = 6 X1 = 6

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

SITE PLAN

NORTH

SITE PLAN

SCALE: 1"=20'-0"

EDMOND JACOBS ARCHITECT

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

ARCHITECT:

THE DRAWINGS, SPECIFICATIONS, DESIGN AND IDEAS DESCRIBED HEREIN SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF CAN BE COPIED, DUPLICATED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

EDMOND T. JACOBS ARCHITECT COPYRIGHT 2023

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
EXHIBIT 1

SHEET NO.
SP-1

ARCHITECT:

THE DRAWINGS, SPECIFICATIONS, DESIGN AND IDEAS DESCRIBED HEREIN SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF CAN BE COPIED, DUPLICATED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

EDMOND T. JACOBS ARCHITECT COPYRIGHT 2023

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: PD

FILE: 320-21 SITE PLAN

PROJECT NO: 320-21

PERMIT NO:

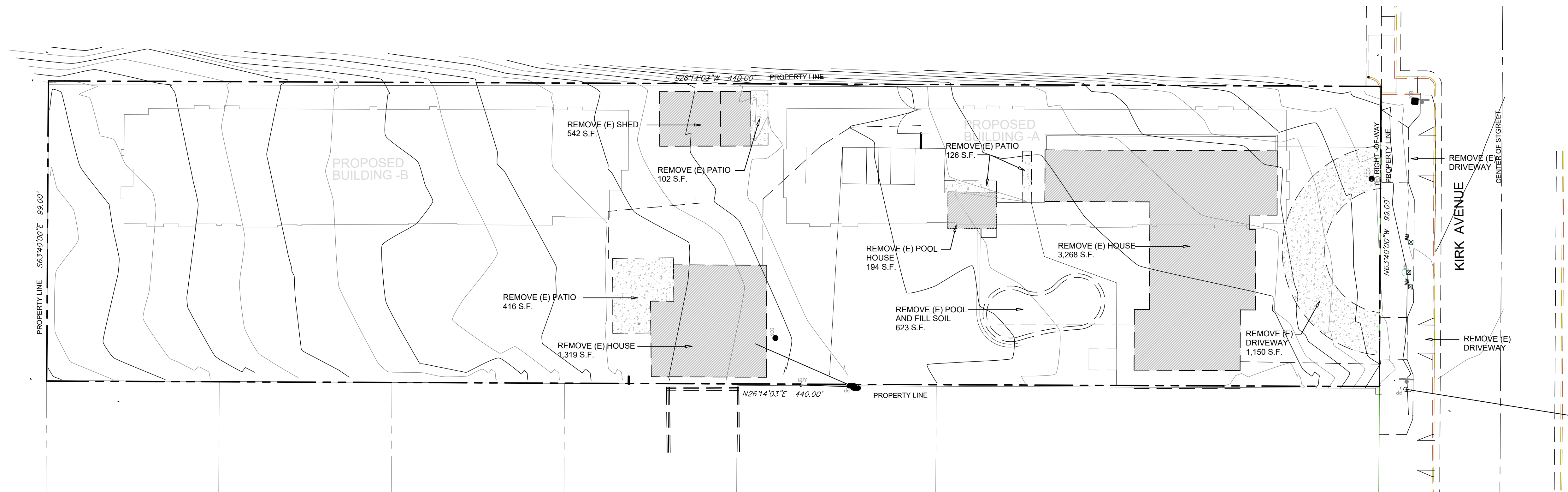
REVISIONS	BY

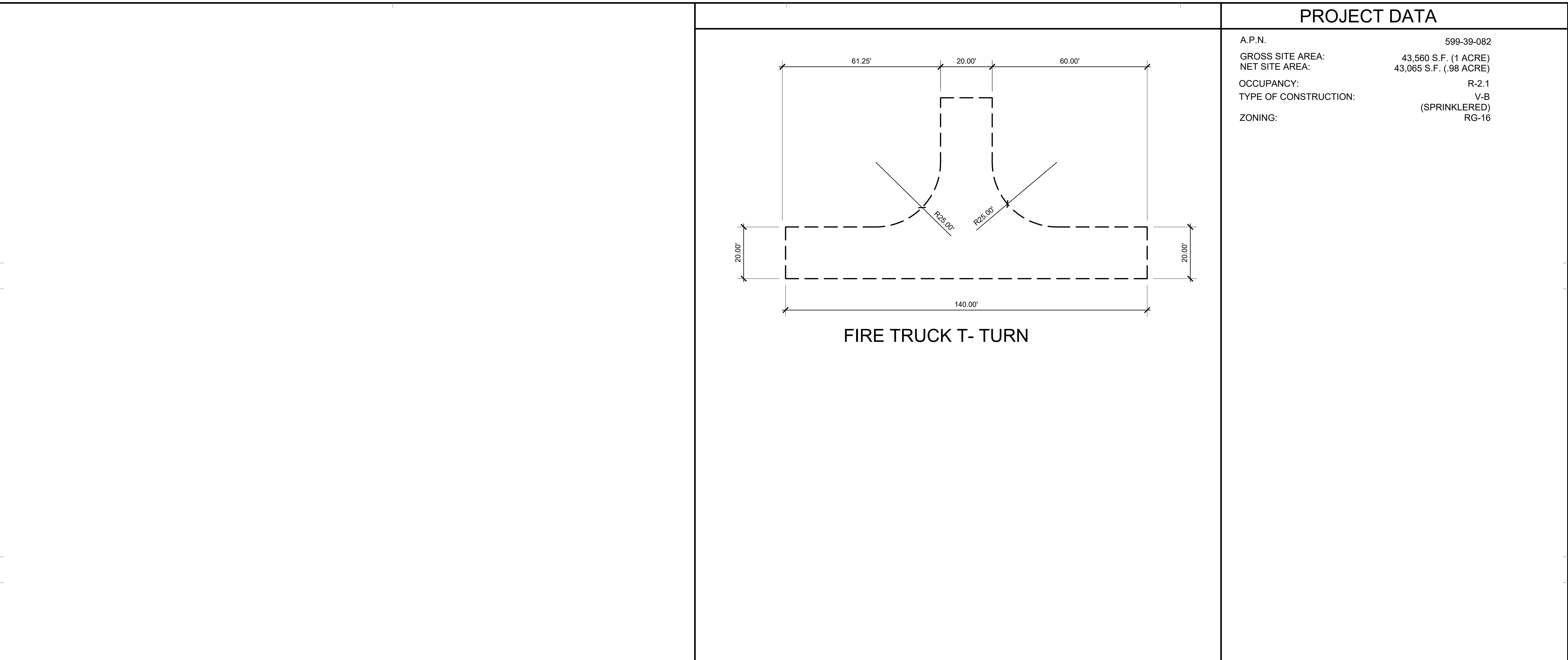
DESCRIPTION:

DEMOLITION
SITE PLAN

SHEET NO.

SP-1.1





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



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

ARCHITECT:

THE DRAWINGS, SPECIFICATIONS, DESIGN AND IDEAS DESCRIBED HEREIN SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF CAN BE COPIED, DUPLICATED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

EDMOND T. JACOBS ARCHITECT COPYRIGHT 2023

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

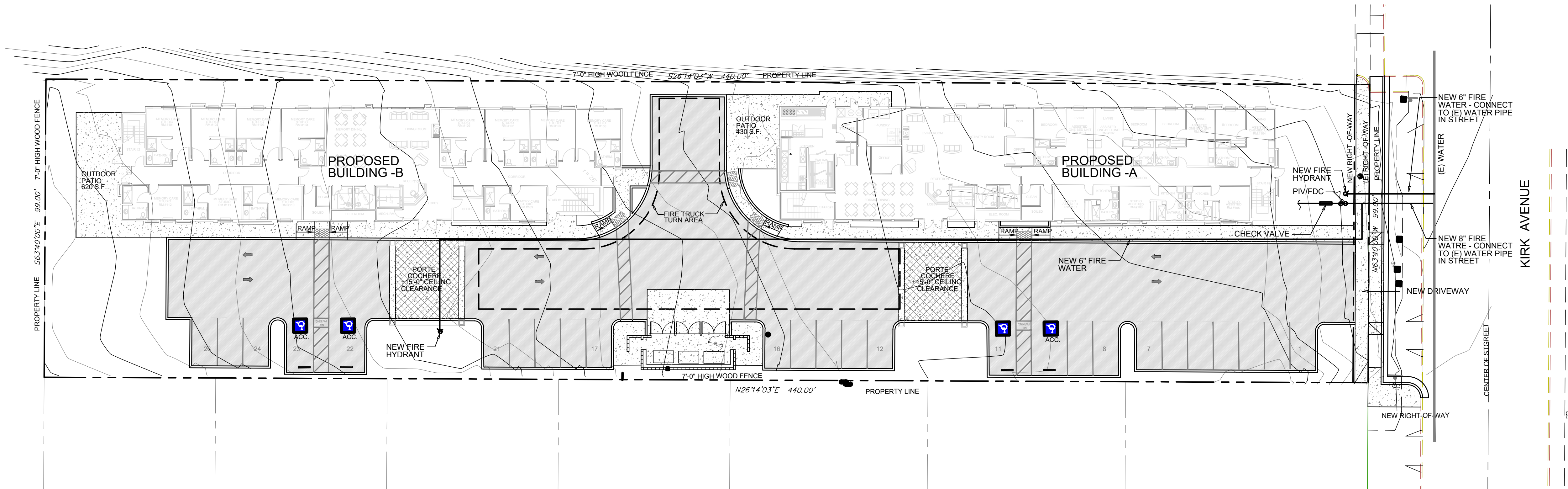
DESCRIPTION:
FIRE PROTECTION
SITE PLAN

SHEET NO.

SP-1.2

SITE PLAN

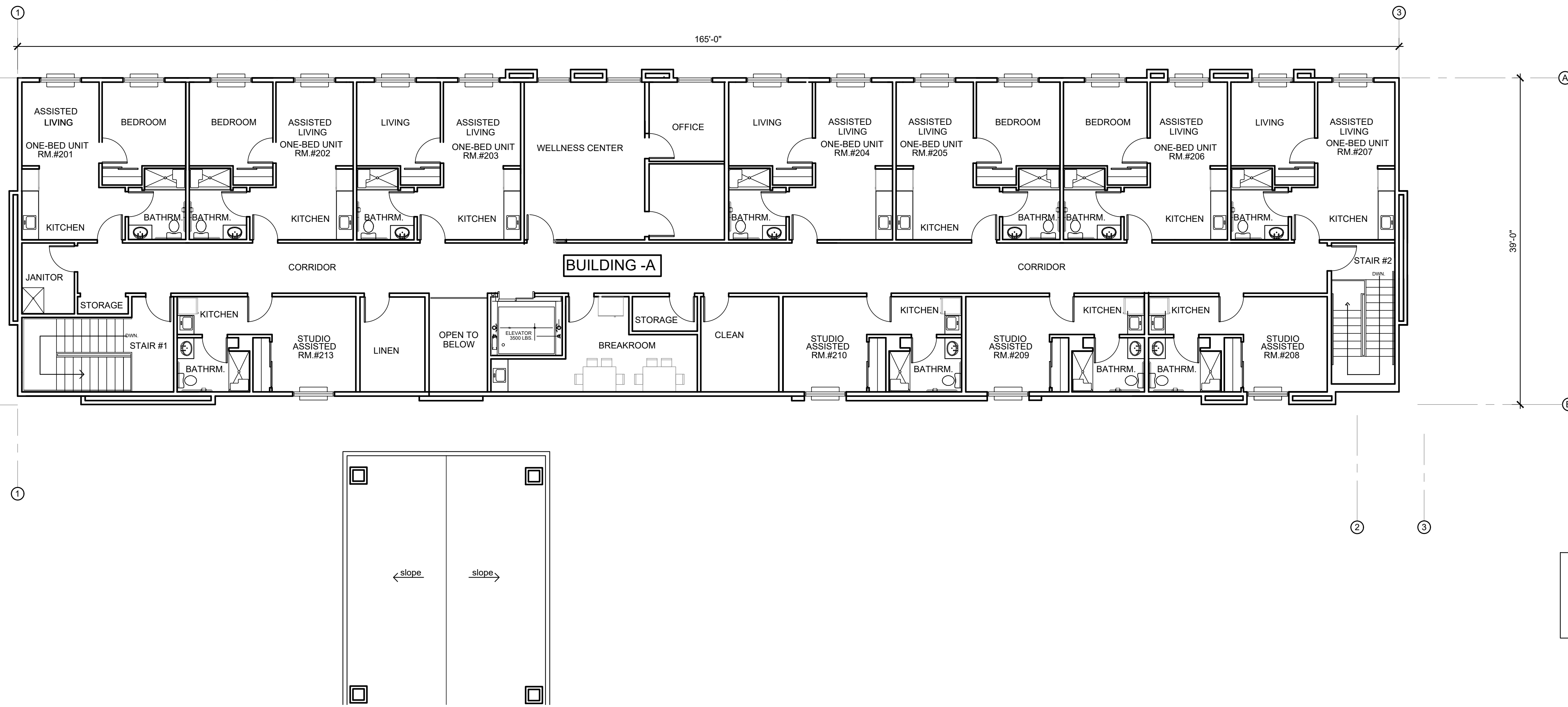
SCALE: 1"=20'-0"



NORTH



REVISIONS	BY



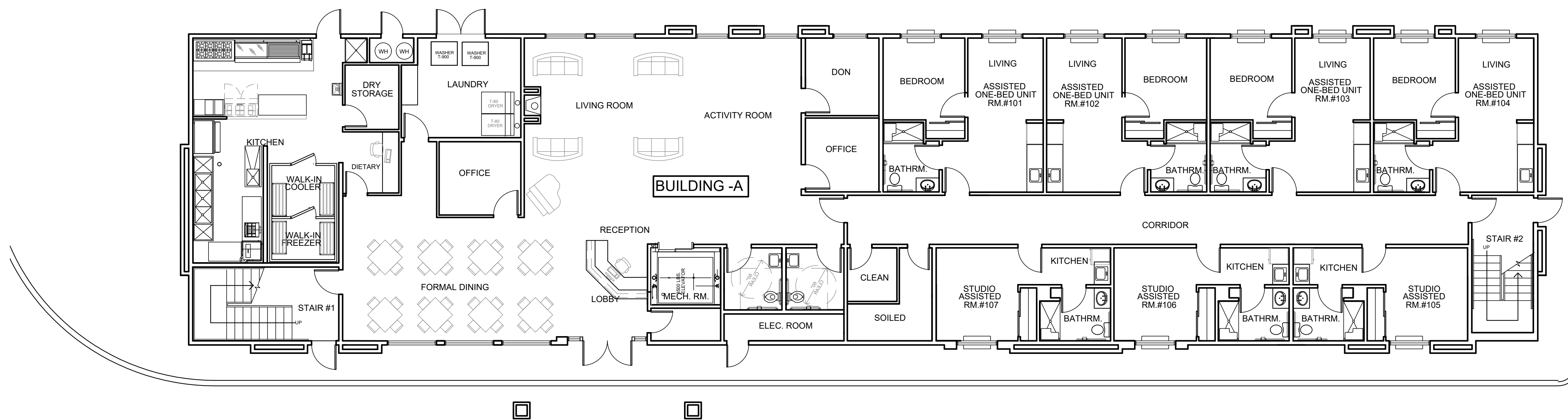
SECOND FLOOR ASSISTED LIVING

ONE-BEDROOM UNIT: 7
STUDIO UNIT: 4
TOTAL NUMBER OF UNITS: 11



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

SCOND FLOOR PLAN (ASSISTED LIVING)



FIRST FLOOR ASSISTED LIVING

ONE-BEDROOM UNIT: 4
STUDIO UNIT: 3
TOTAL NUMBER OF UNITS: 7

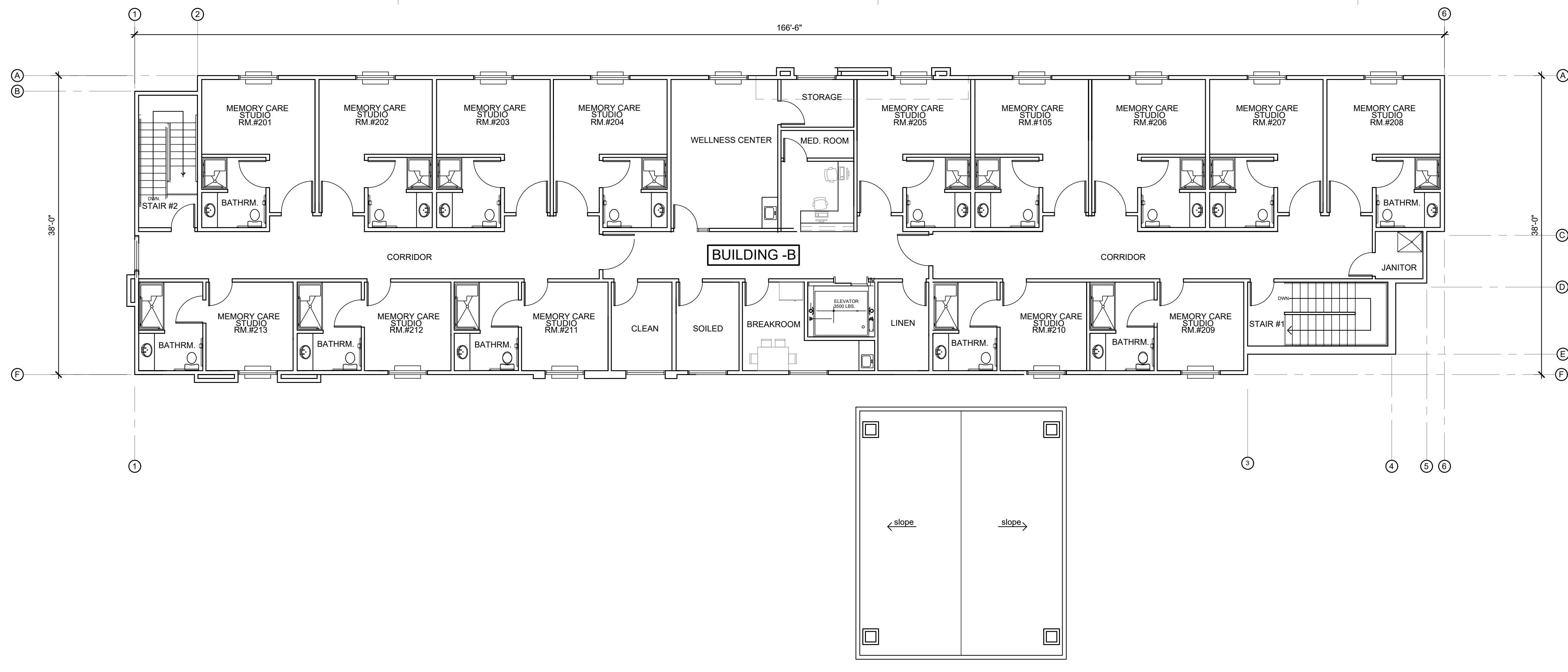


BUILDING - A ASSISTED LIVING
TOTAL NUMBER OF UNITS: 18

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

FIRST FLOOR PLAN (ASSISTED LIVING)

REVISIONS	BY



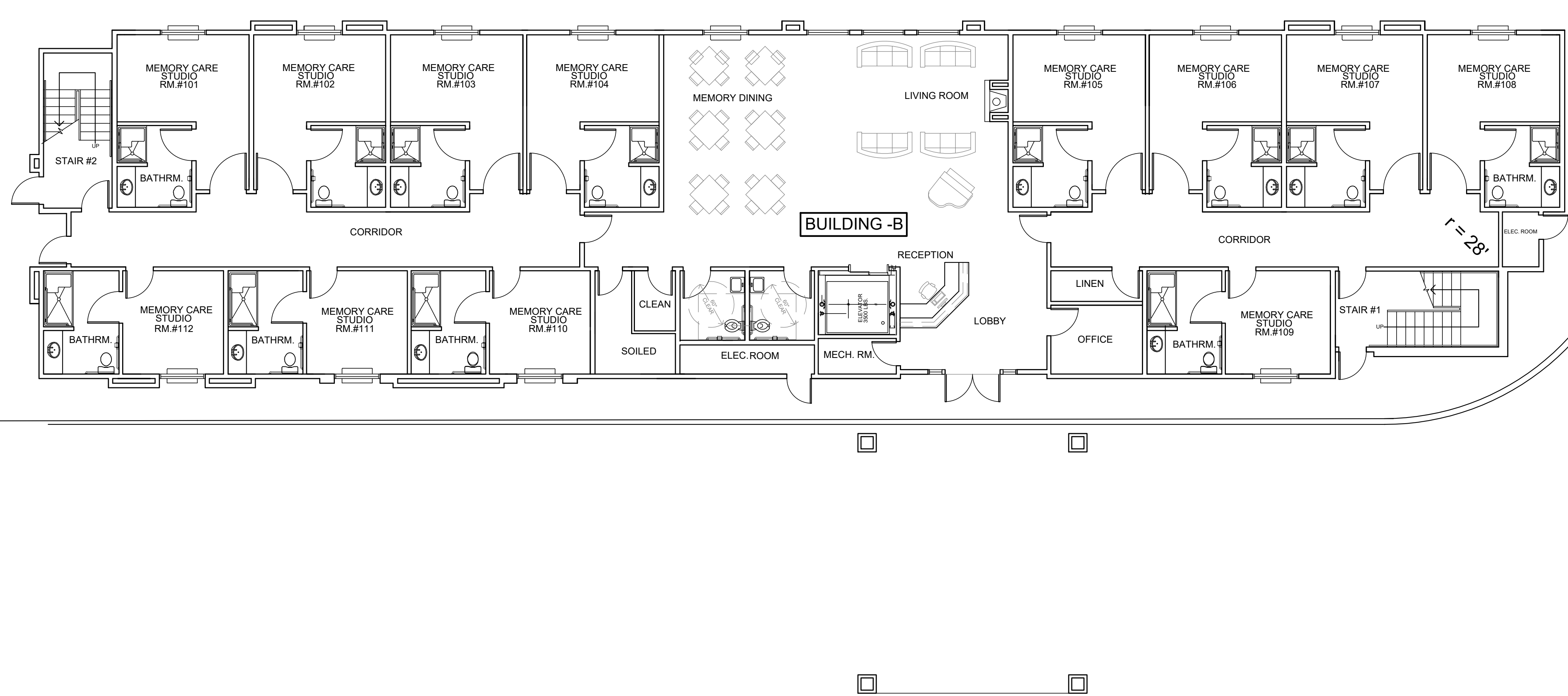
SECOND FLOOR MEMORY CARE

STUDIO UNIT:
TOTAL NUMBER OF UNITS: 14



SECOND FLOOR (MEMORY CARE)

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



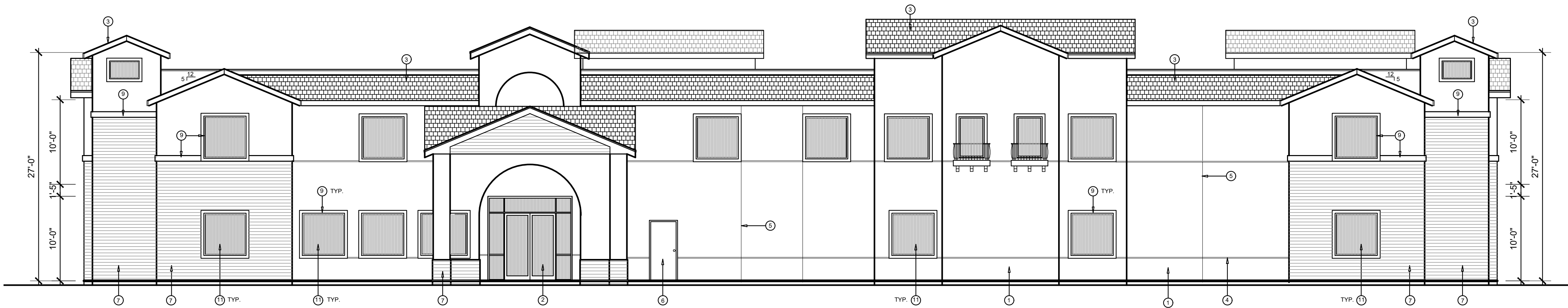
FIRST FLOOR MEMORY CARE

STUDIO UNIT:
TOTAL NUMBER OF UNITS: 12



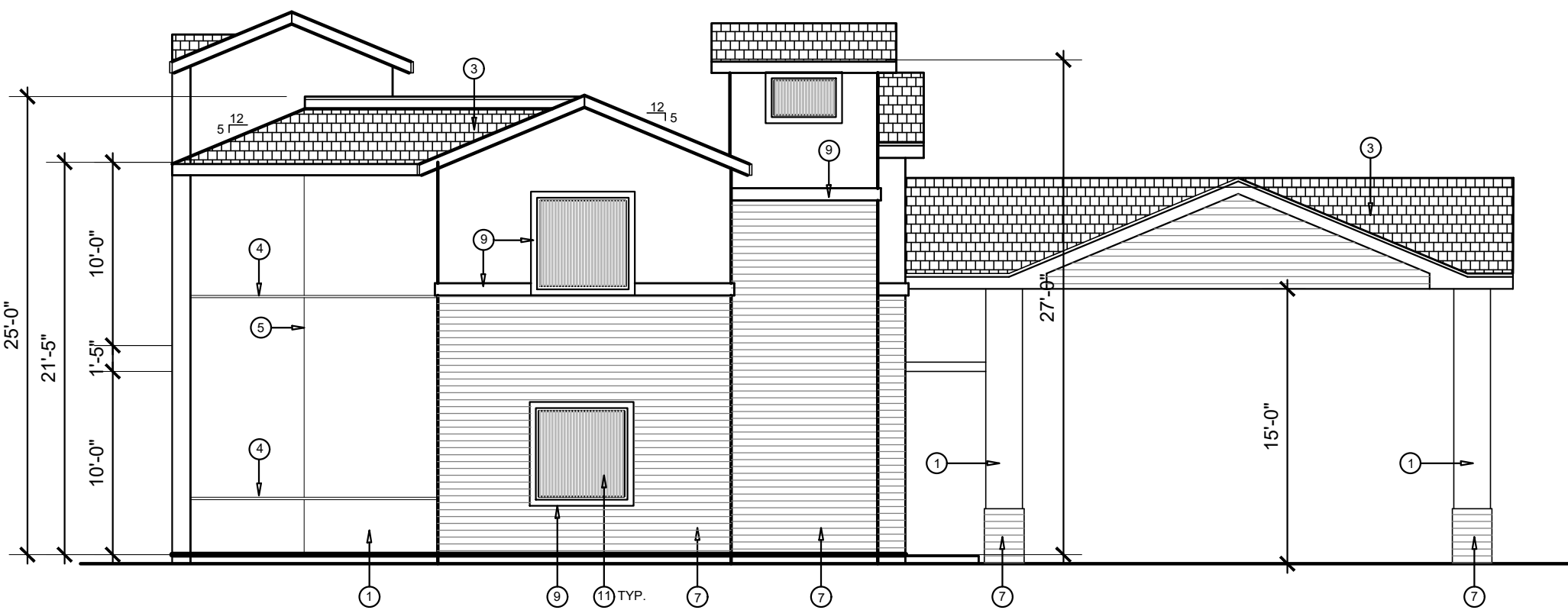
FIRST FLOOR (MEMORY CARE)

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



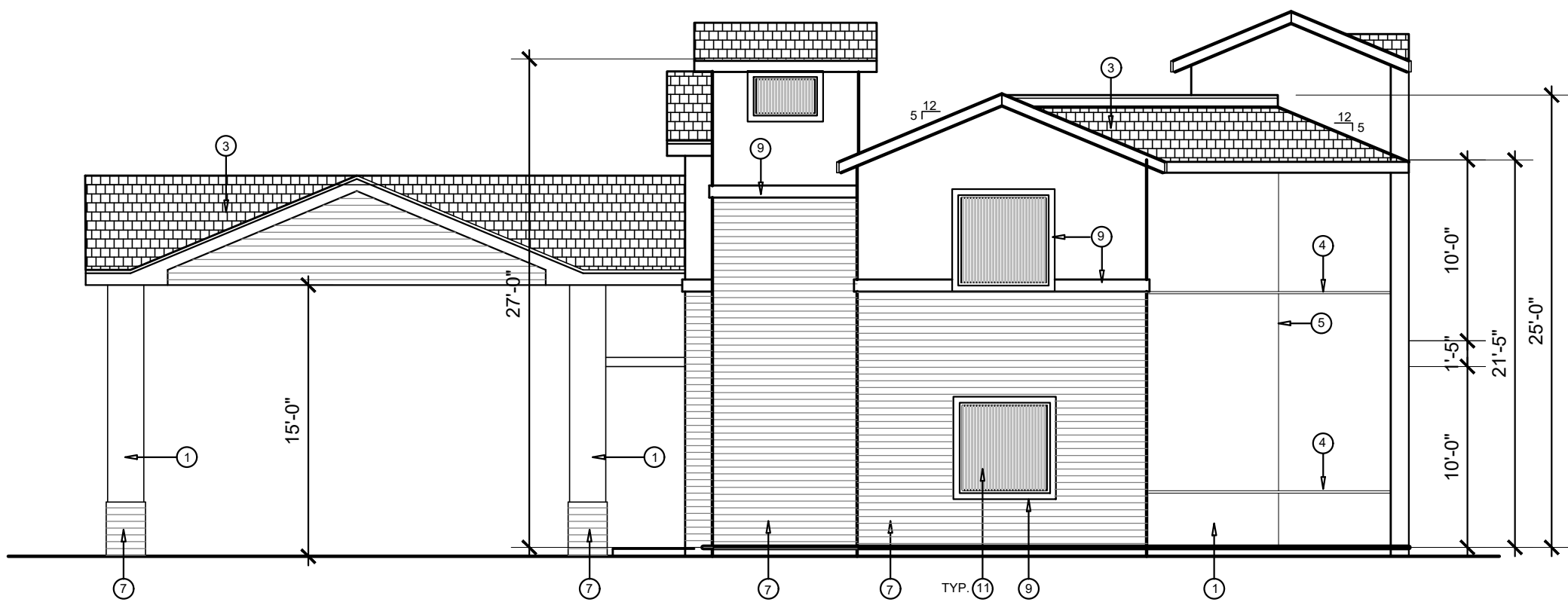
WEST ELEVATION

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



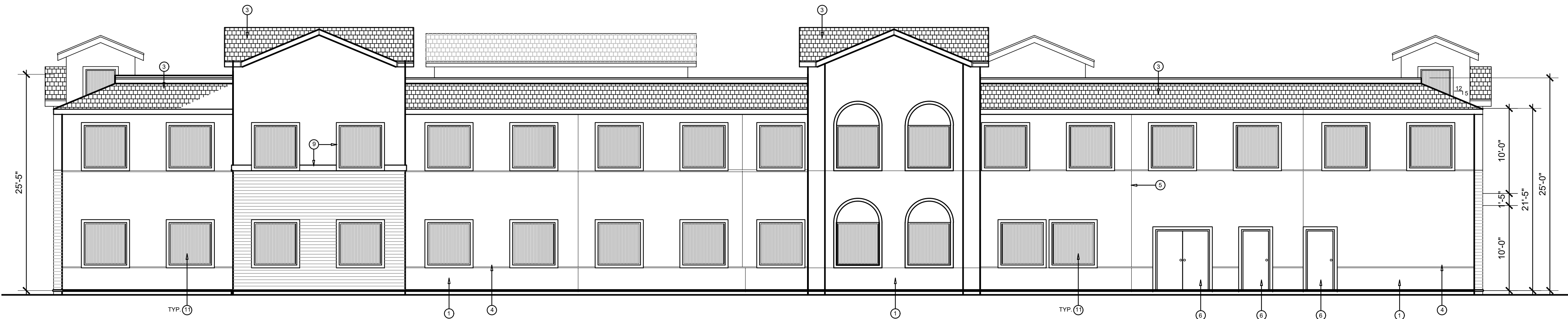
NORTH ELEVATION

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



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

ARCHITECT:

THE DRAWINGS, SPECIFICATIONS, DESIGN AND IDEAS DESCRIBED HEREIN SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF CAN BE COPIED, DUPLICATED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

EDMOND T. JACOBS ARCHITECT COPYRIGHT 2023

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 UNIT PLAN

PROJECT NO: 320-21

PERMIT NO:

REVISIONS	BY

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

SHEET NO.

A-2

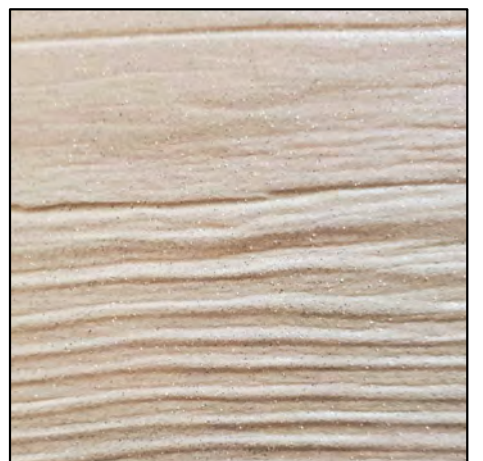
EXTERIOR COLOR FINISH



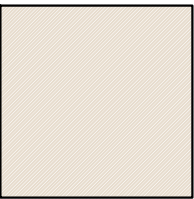
VINYL WINDOWS
BY MILGARD
TUSCANY SERIES
COLOR - CLASSIC BROWN



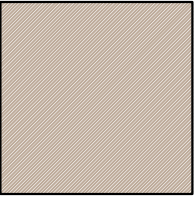
ROOF TILES
BY BORAL, BARCELONA 900
"CALIFORNIA MISSION BLEND"



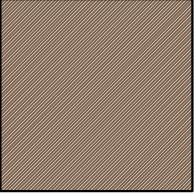
FIBER CEMENT SIDING
BY NICHHA
VINTAGE WOOD-WOOD SERIES CEDAR



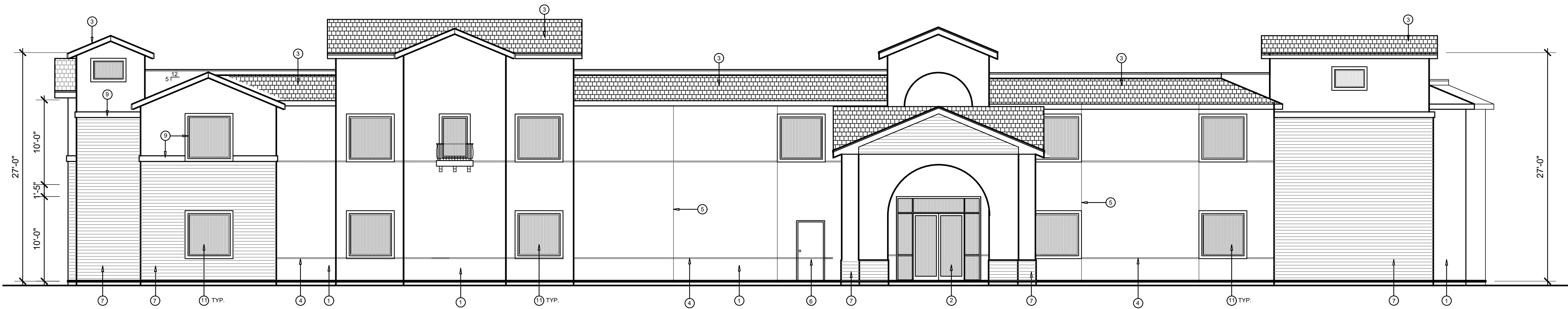
SHERWIN WILLIAMS - ELASTOMERIC PAINT
SW 6105
DEVINE WHITE
STUCCO WALL COLOR



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

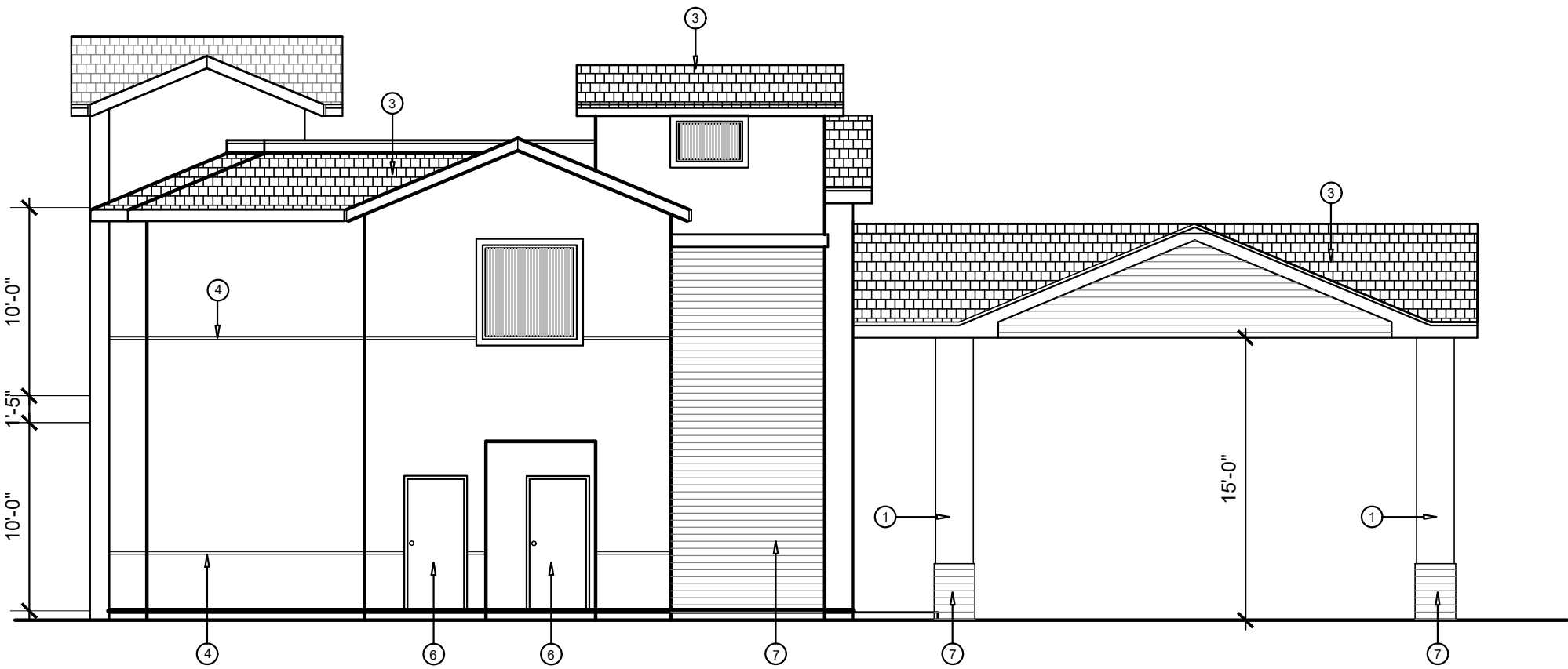


SHERWIN WILLIAMS - ELASTOMERIC PAINT
SW 6089
GROUNDED
(FASCIA AND GUTTER)



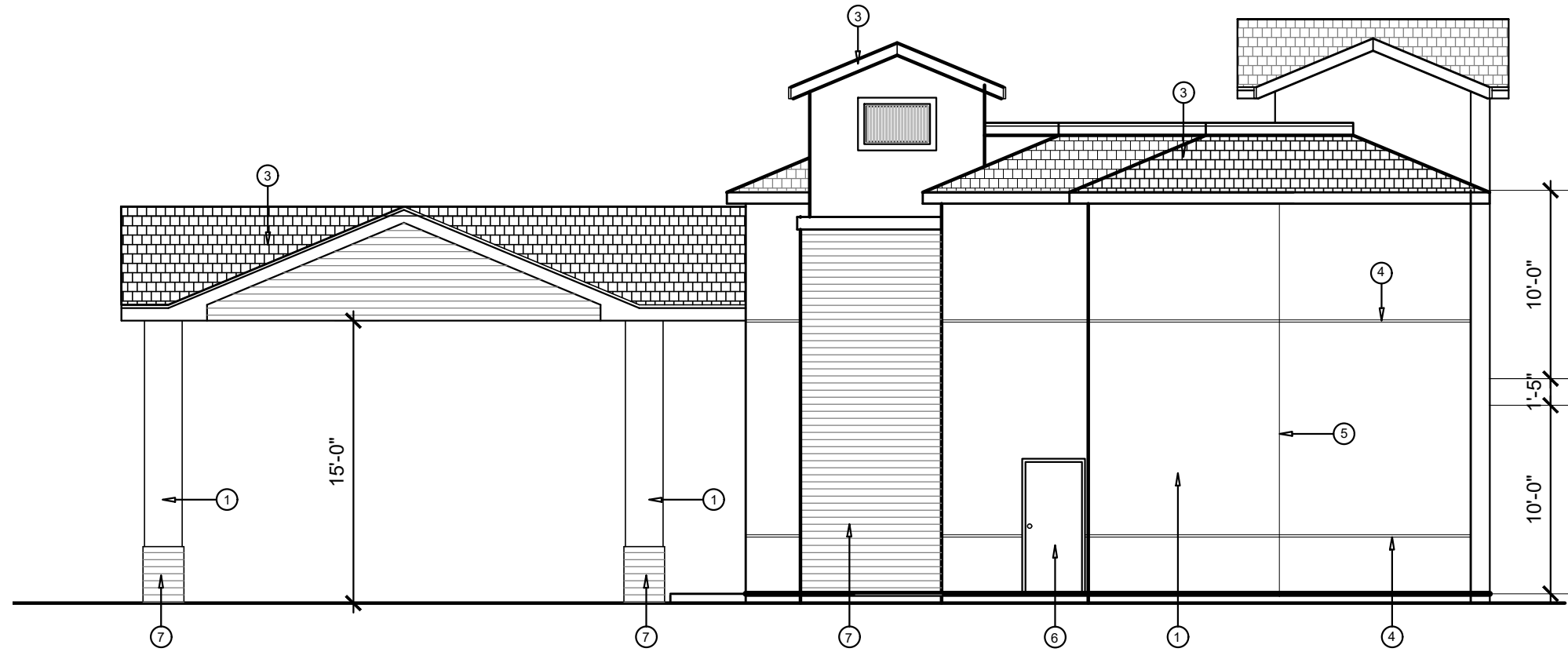
WEST ELEVATION

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



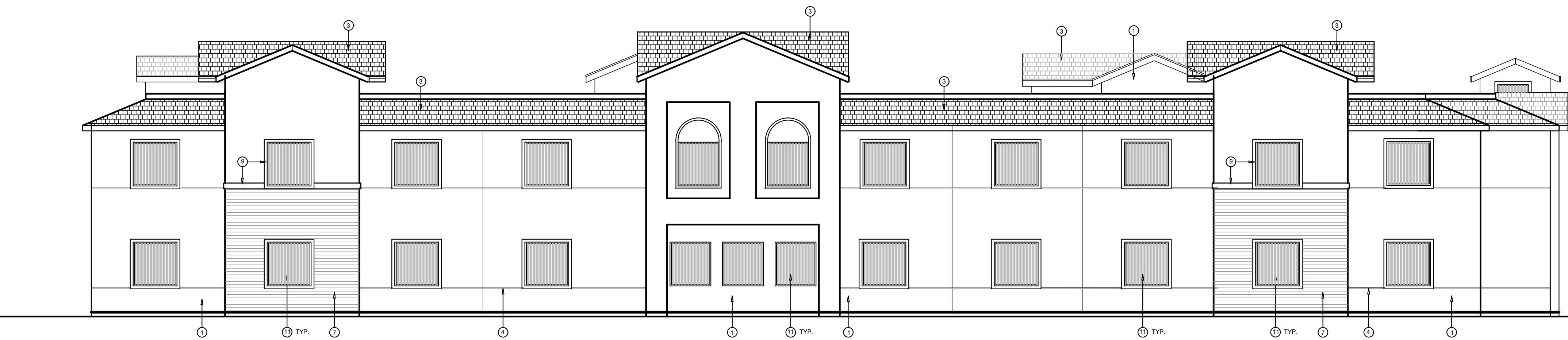
NORTH ELEVATION

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	COLOR: BROWN



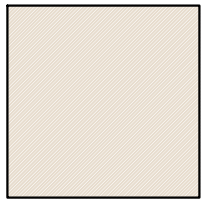
VINYL WINDOWS
BY MILGARD
TUSCANY SERIES
COLOR - CLASSIC BROWN



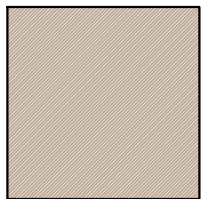
ROOF TILES
BY BORAL, BARCELONA 900
"CALIFORNIA MISSION BLEND"



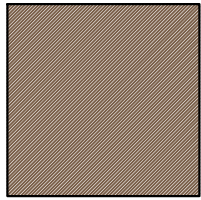
FIBER CEMENT SIDING
BY NICHHA
VINTAGE WOOD-WOOD SERIES CEDAR



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

EDMOND
JACOBS
ARCHITECT

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

ARCHITECT:

THE DRAWINGS, SPECIFICATIONS, DESIGN AND IDEAS
DESCRIBED HEREIN SHALL REMAIN THE PROPERTY OF
THE ARCHITECT AND NO PART THEREOF CAN BE COPIED,
DUPLICATED, DISCLOSED TO OTHERS OR USED IN
CONNECTION WITH ANY WORK OR PROJECT OTHER THAN
THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN
PREPARED AND DEVELOPED WITHOUT EXPRESS WRITTEN
PERMISSION OF THE ARCHITECT.

EDMOND T. JACOBS ARCHITECT COPYRIGHT 2023

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 UNIT PLAN

PROJECT NO: 320-21

PERMIT NO:

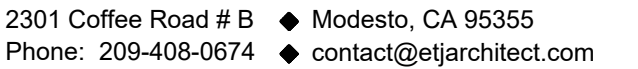
REVISIONS	BY

DESCRIPTION:

BUILDING - B
MEMORY CARE
EXTERIOR
ELEVATIONS

SHEET NO.

A-2.1



ARCHITECT:

THE DRAWINGS, SPECIFICATIONS, DESIGN AND IDEAS DESCRIBED HEREIN SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF CAN BE COPIED, DUPLICATED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

EDMOND T. JACOBS ARCHITECT COPYRIGHT 2023

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

RAWN: ETJ

320-21 UNIT PLAN

PROJECT NO: 320-21

PERMIT NO:

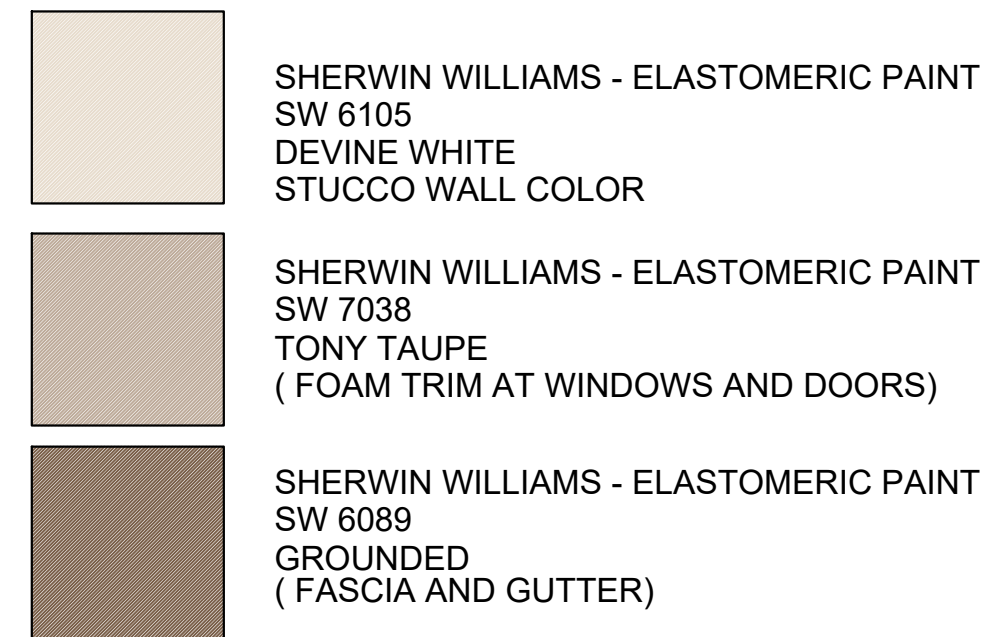
REVISIONS	BY

DESCRIPTION:

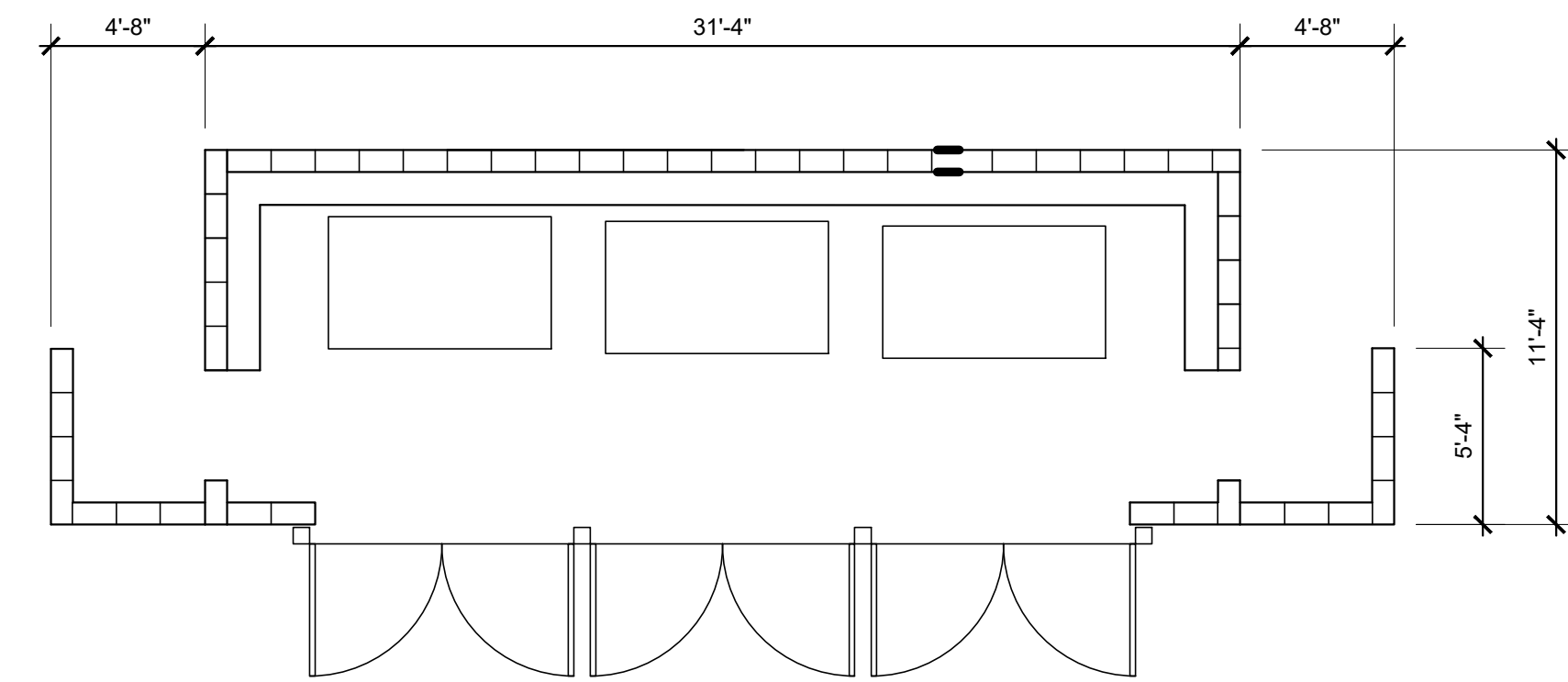
TRASH
ENCLOSURE PLAN
AND ELEVATIONS
AND FENCE ELEV.

SHEET NO.

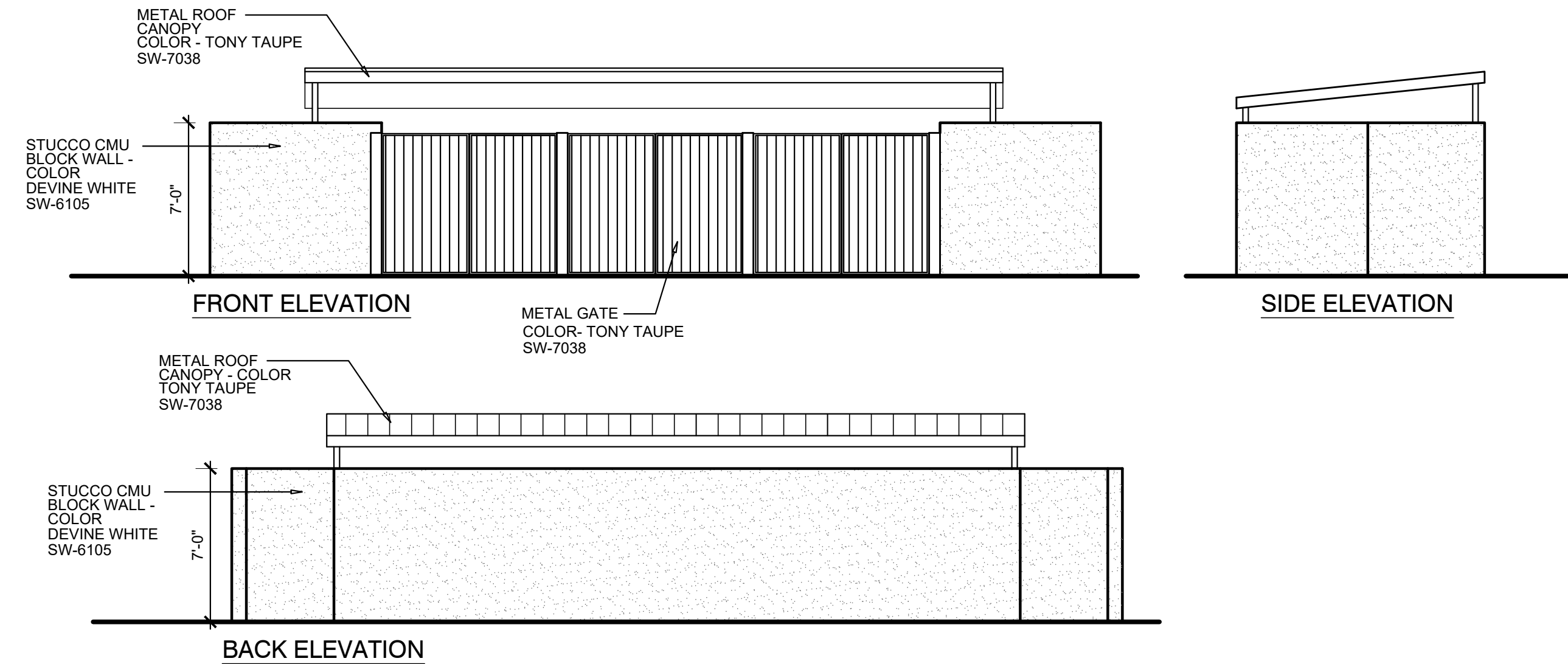
A-2.2



EXTERIOR COLOR FINISH

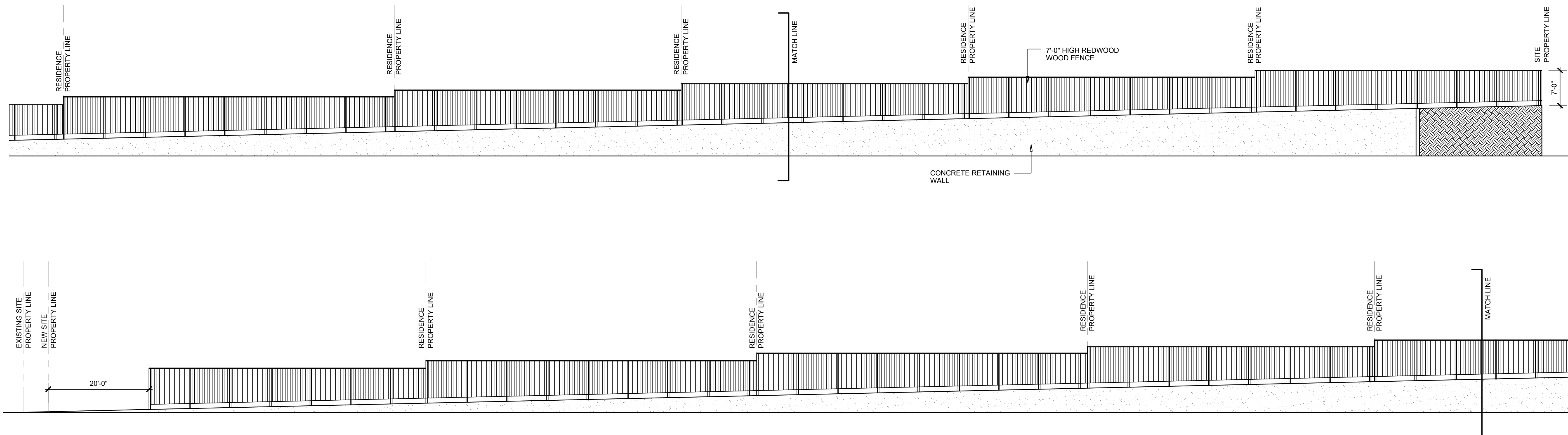


FLOOR PLAN



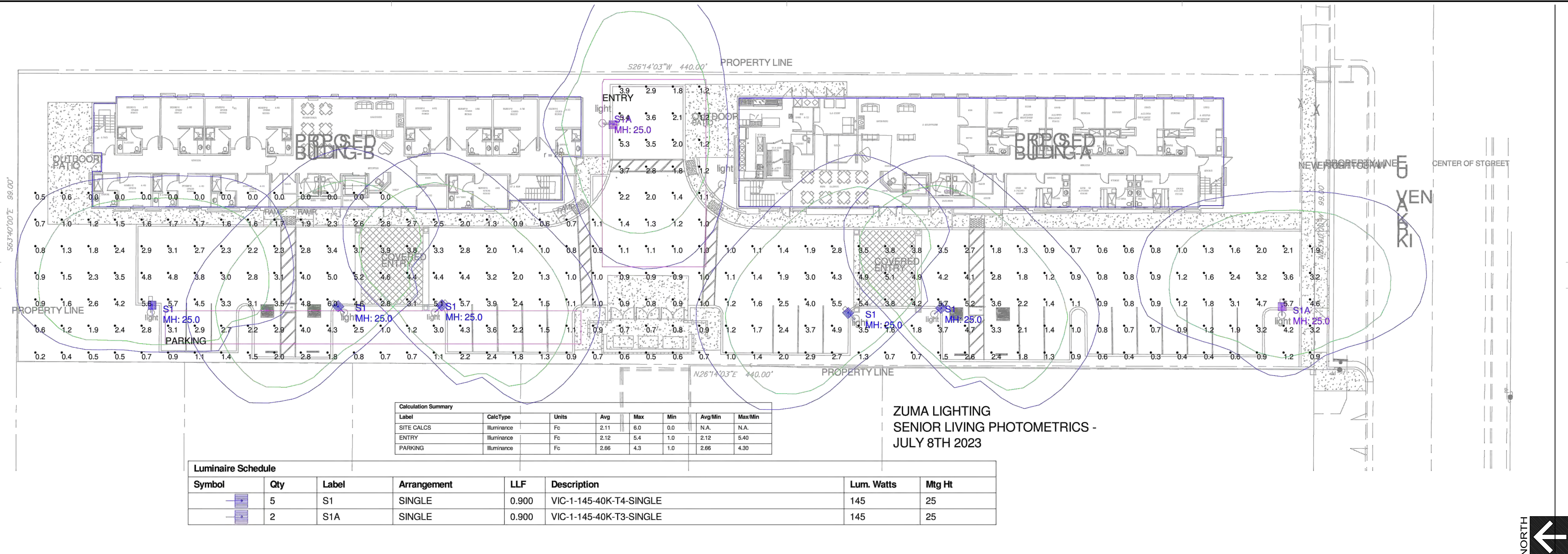
TRASH ENCLOSURE

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



FENCE ELEVATIONS - WEST (EAST AND NORTH ELEVATION SIMILAR)

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



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Illuminance	Fc	2.11	6.0	0.0	N.A.	N.A.
ENTRY	Illuminance	Fc	2.12	5.4	1.0	2.12	5.40
PARKING	Illuminance	Fc	2.66	4.3	1.0	2.66	4.30

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Mtg Ht
	5	S1	SINGLE	0.900	VIC-1-145-40K-T4-SINGLE	145	25
	2	S1A	SINGLE	0.900	VIC-1-145-40K-T3-SINGLE	145	25

SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0"



EDMOND
JACOBS
ARCHITECT

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

ARCHITECT:

THE DRAWINGS, SPECIFICATIONS, DESIGN AND IDEAS DESCRIBED HEREIN SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF CAN BE COPIED, DUPLICATED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

EDMOND T. JACOBS ARCHITECT COPYRIGHT 2023

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 FLOOR PLAN

PROJECT NO: 320-21

PERMIT NO:

REVISIONS	BY

DESCRIPTION:

SITE PHOTOMETRIC PLAN

SHEET NO.

PH-1