

2470 ALVIN AVENUE SAN JOSE CA, 95121

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Scale	

000-IDX

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VICINITY MAP

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REFERENCE FILE # PRE23-091 SUBMITTED ON JUNE 14 PROJECT INFORMATION (SHOWN FOR REFERENCE ONLY)

CITY OF SAN JOSE CURRENT ZONING /GENERAL PLAN STANDARDS		PROPOSED PROJECT DATA (CA GOV CODE 65589.5(D)(5) “BUILDER’S REMEDY”		UNIT BREAK UP PER FLOOR	UNIT MIX DIAGRAM	SITE DATA
SITE LOCATION 2470 ALVIN AVENUE SITE AREA .93 ACRES APN # 670-02-021 ZONING : COMMERCIAL GENERAL MINIMUM SETBACK MAXIMUM HEIGHT FRONT SIDE, INTERIOR REAR, CORNER REAR, INTERIOR 65' 25' NONE NONE NONE NUMBER OF STORIES ALLOWED 8 MAXIMUM HEIGHT 65 GENERAL PLAN NEIGHBORHOOD / COMMUNITY COMMERCIAL NUMBER OF STORIES ALLOWED 5 DENSITY F.A.R UPTO 3.5		PROJECT DESCRIPTION CA GOV CODE 65589.5(D)(5) “BUILDER’S REMEDY”: THIS PROJECT IS LOCATED AT 2470 ALVIN AVE, AT THE CORNER OF ALVIN AVENUE AND BURDETTE STREET AND CONSIST OF 135 UNITS UTILIZING THE STATE DENSITY BONUS. THE BUILDING IS EIGHT STORIES WITH FIVE LEVELS OF TYPE 3A OVER THREE LEVELS OF TYPE 1A . THERE ARE 138 PARKING SPACES. THE BUILDING TAKES A CONTEMPORAY APPROACH TO A BASE , MIDDLE AND TOP BUILDING. THE LOWER 2 LEVELS FRONTING THE STREETS IS ACTIVATED BY 2 STORY LOBBY SPACE. THE UPPER LEVELS ARE LAID OUT SO THAT THE WINDOWS OFFER PRIVACY AND ARE ORIENTED TO VIEW CORRIDORS AT THE EXTERIOR SIDE AND INTERIOR ONES OPEN UP TO A LITE WELL BRINGING IN LIGHT. THE EIGHT STORY STEPS BACK TO BRING IN LIGHT TO THE LITE WELL CONSTRUCTION TYPE TYPE 1A : (GROUND FLOOR , 2ND, 3RD) TYPE 3A : (4TH TO 8TH FLOOR) NUMBER OF STORIES PROPOSED 8 PROPOSED HEIGHT 85'-6" TO TOP OF PARAPET OCCUPANCY TYPE RESIDENTIALR-2 PARKINGS-2 ASSEMBLYA-3 BUSINESSB PROPOSED DENSITY F.A.R. 5.36 D.U/ACRE PROPOSED NUMBER OF UNITS 135 TOTAL (STUDIO = 13, ONE BEDROOM = 63, TWO BEDS = 59) OFF-STREET PARKING REQD: STUDIOS & ONE BED: 1 PER UNIT (13 + 63= 76 SPACES) TWO BEDS : 1.5 PER UNIT (59 @ 1.5) = 89 SPACES TOTAL = 165 SPACES PARKING PROVIDED GROUND FLOOR = 67 SPACES , SECOND FLOOR = 71 SPACES = 138 SPACES		LEVEL 3 = 25 TOTAL UNITS STUDIO = 5 1 BED = 9 2 BEDS = 11 LEVEL 4 = 21 TOTAL UNITS STUDIO = 2 1 BED = 9 2 BEDS = 10 LEVEL 5 = 24 TOTAL UNITS STUDIO = 2 1 BED = 12 2 BEDS = 10 LEVEL 6 = 24 TOTAL UNITS STUDIO = 2 1 BED = 12 2 BEDS = 10 LEVEL 7 = 24 TOTAL UNITS STUDIO = 2 1 BED = 12 2 BEDS = 10 LEVEL 8 = 17 TOTAL UNITS STUDIO = 0 1 BED = 9 2 BEDS = 8	UNIT MIX STUDIO 1 BDR 2 BDR	SITE DATA SITE DATA SITE AREA (ACRE) .93 ACRE SITE AREA (SQFT) 40,510 SF LOT COVERAGE (%) 85.49 (%) NET LEASABLE (SF) 97,301 (SF) GARAGE AREA 51,743 (SF) APPLICABLE CODES & STANDARDS 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBS) 2022 CALIFORNIA ENERGY CODE (CENRC)

CURRENT SUBMISSION (CHANGES SHOWN IN BLUE TEXT) (PRIVATELY FUNDED PROJECT)



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Project:

ALVIN & BURDETTE

MIXED USE PROPOSAL

Consultant

REFERENCE FILE # PRE23-091
SUBMITTED ON JUNE 14, 2023

H23-031

SITE DEVELOPMENT PERMIT

No	Date
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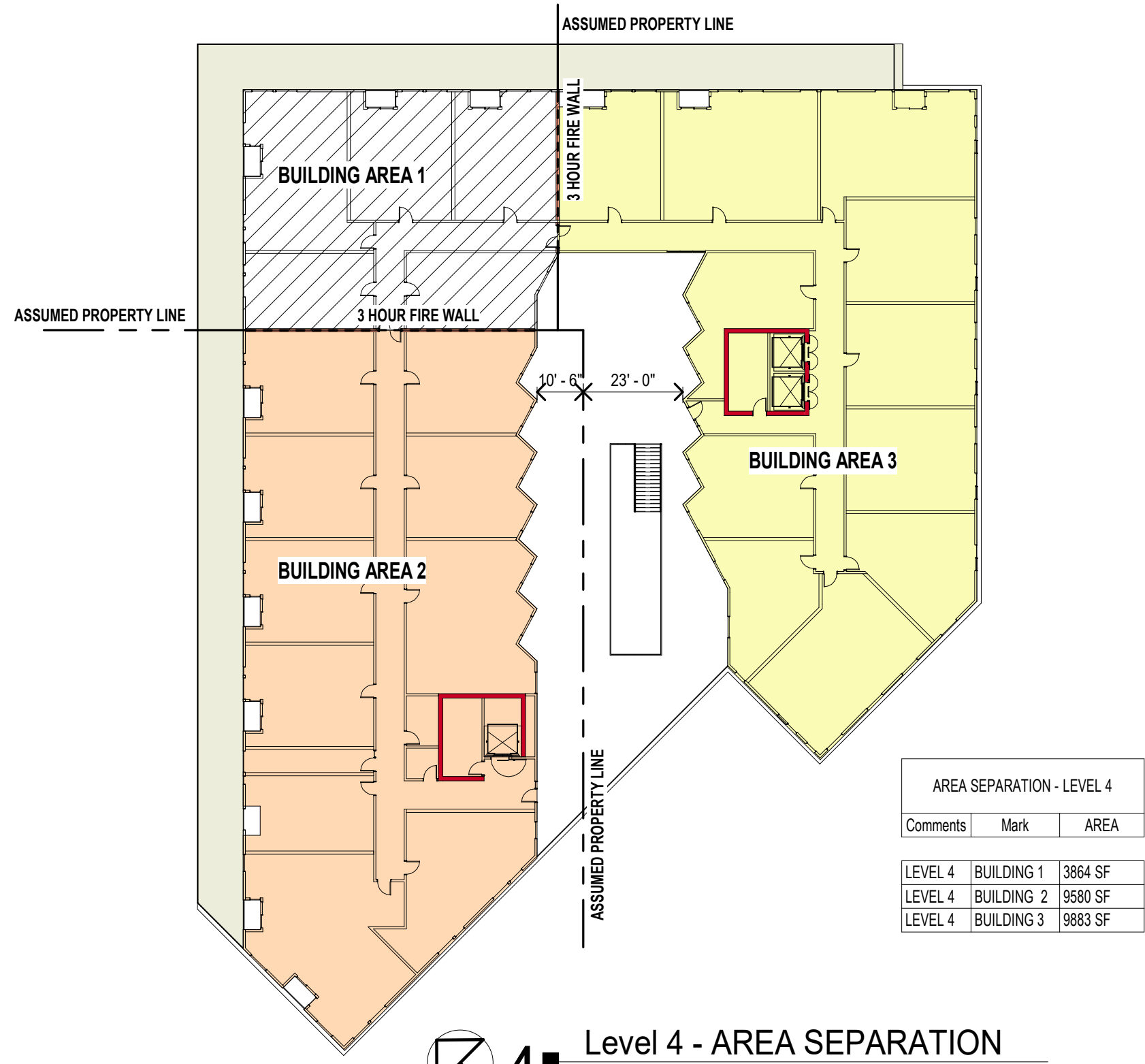
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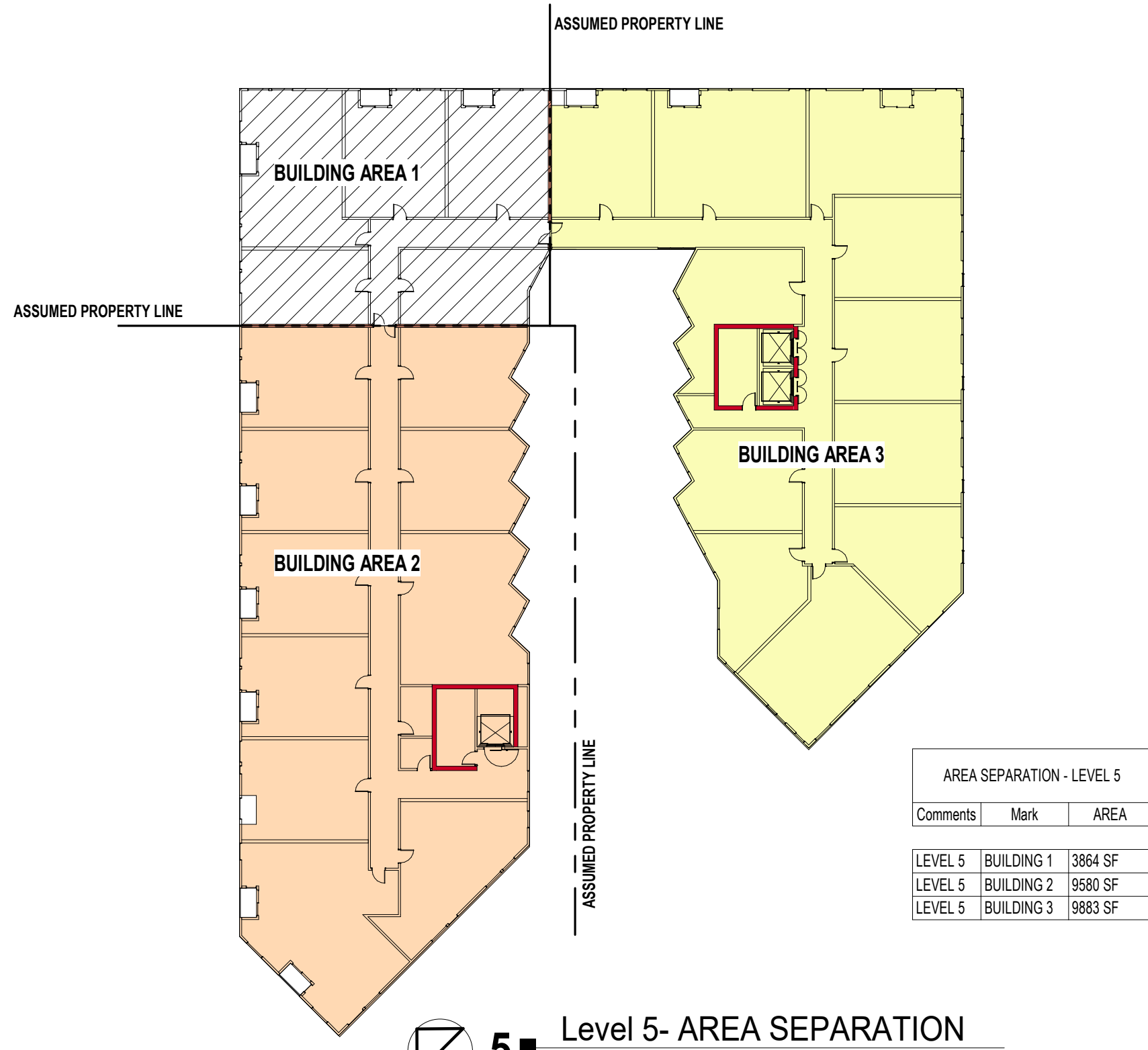
Sheet Title

TITLE SHEET

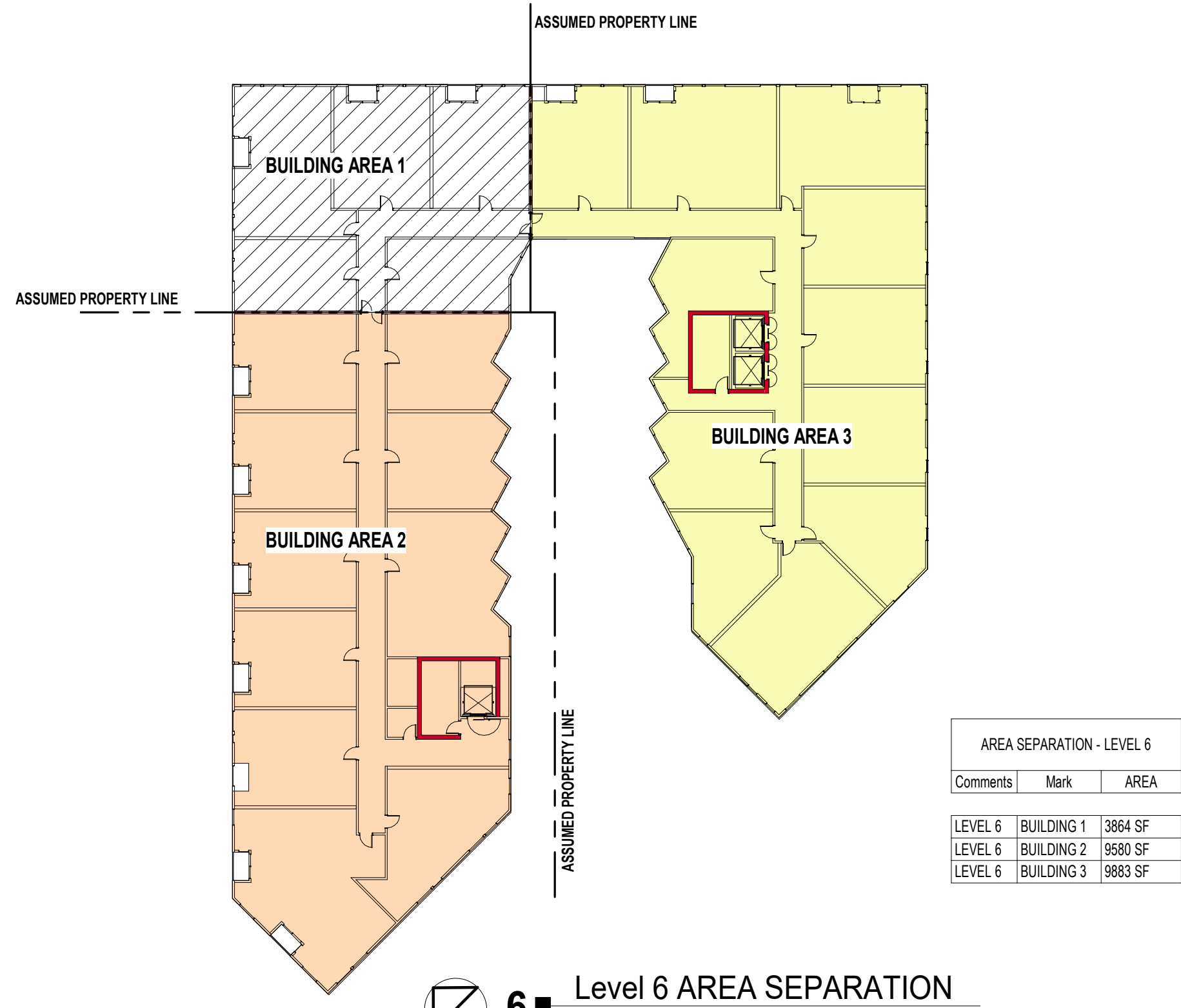
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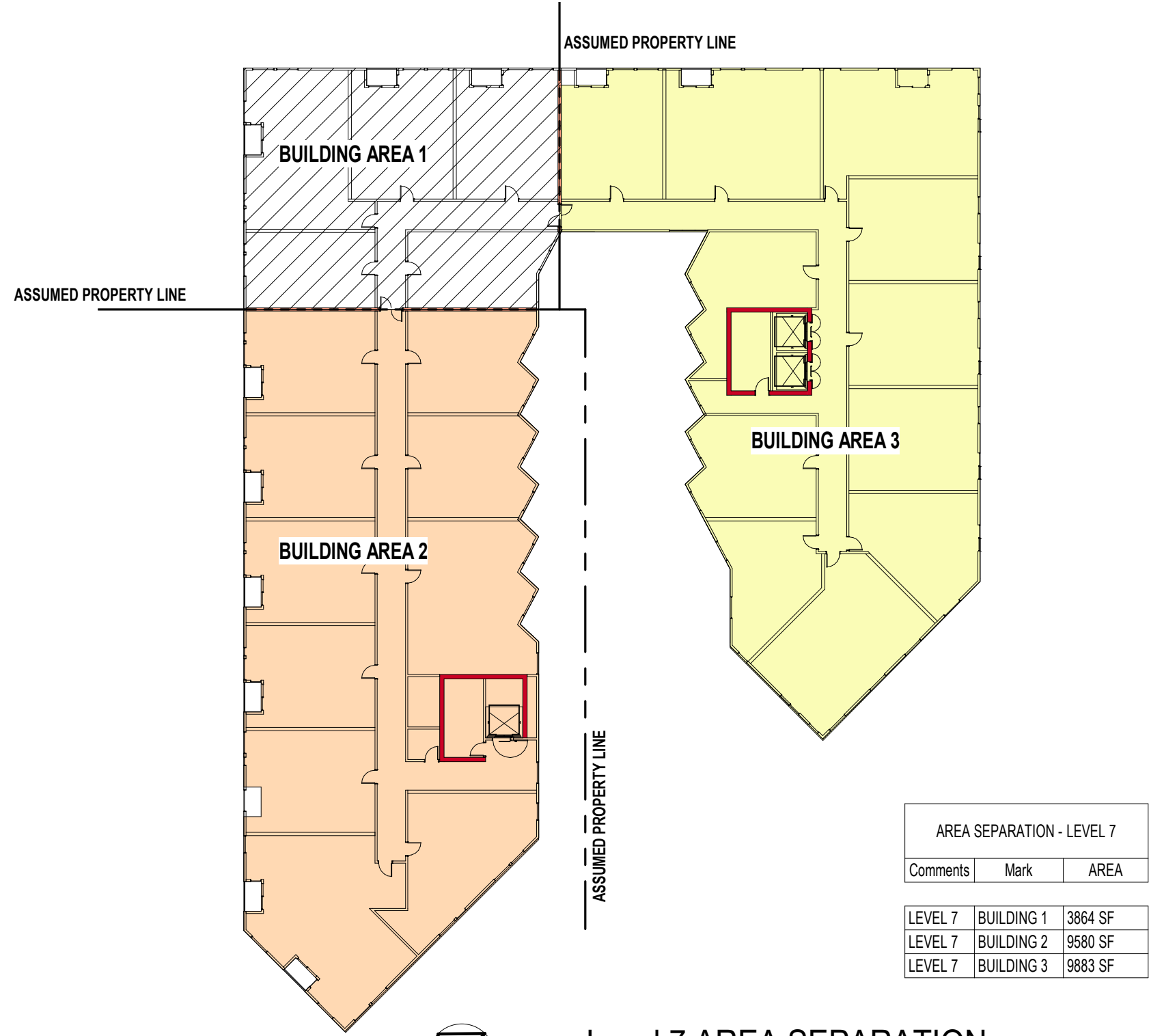
4 Level 4 - AREA SEPARATION
Scale: 1" = 30'-0"



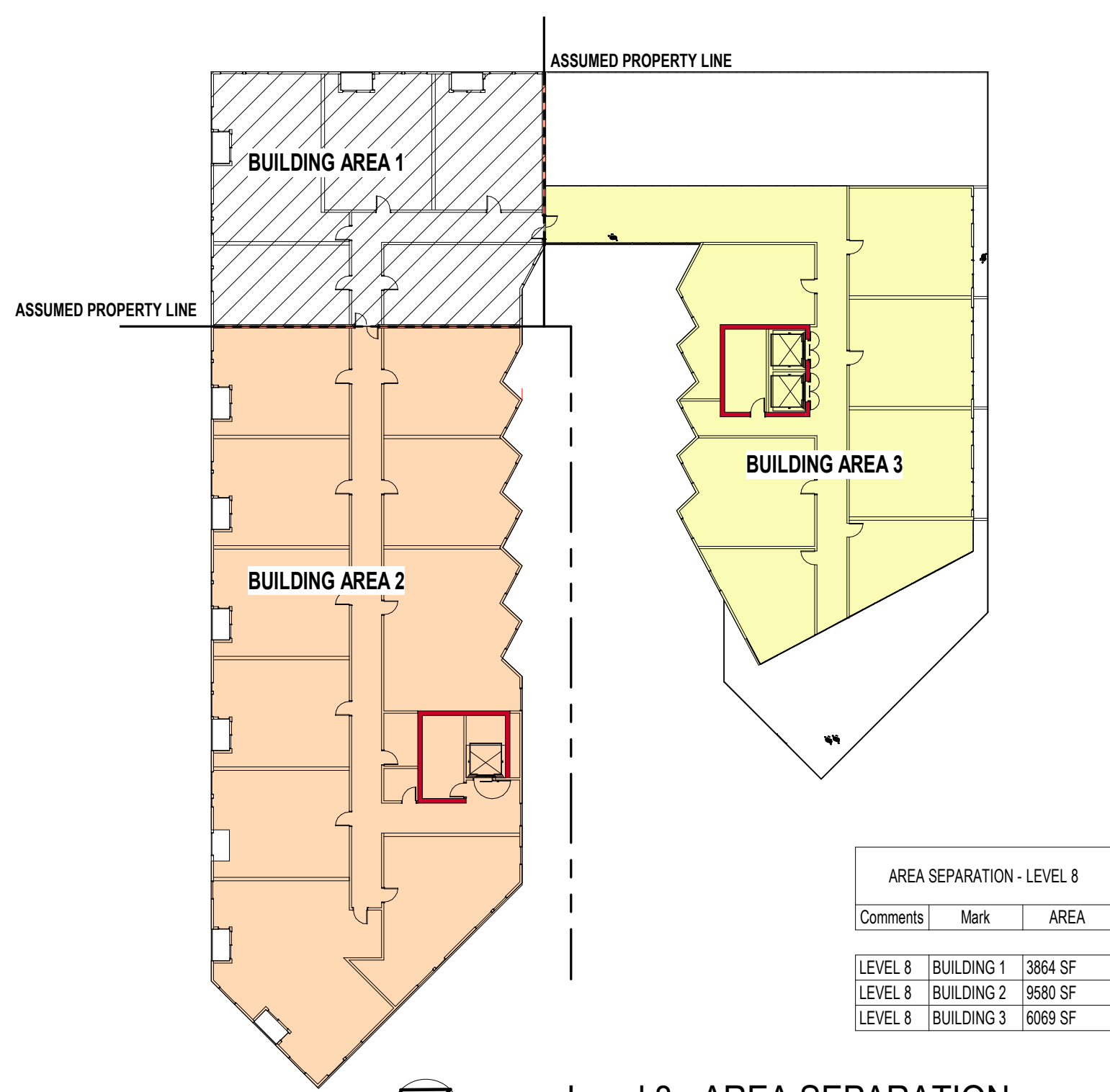
5 Level 5 - AREA SEPARATION
Scale: 1" = 30'-0"



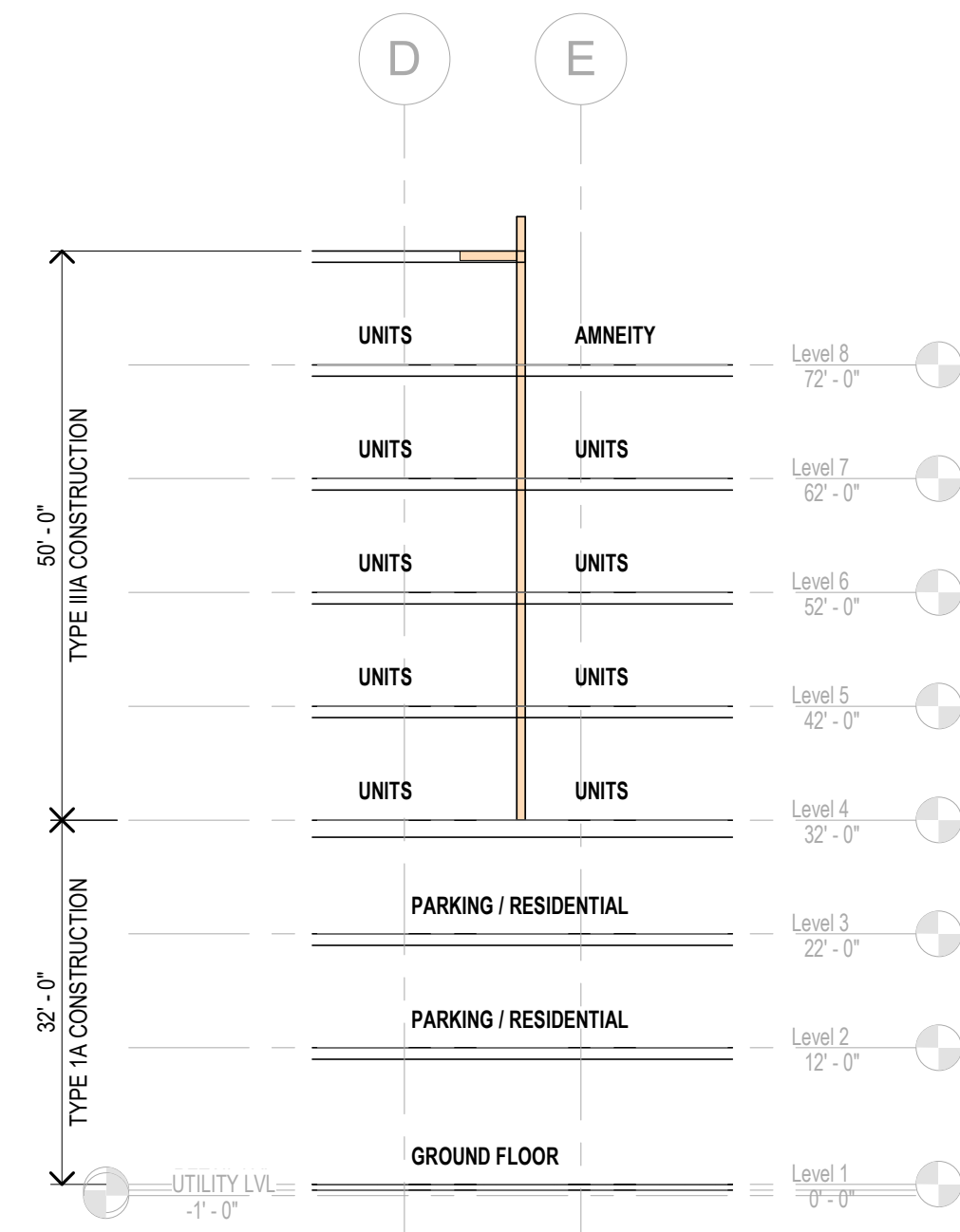
6 Level 6 AREA SEPARATION
Scale: 1" = 30'-0"



7 Level 7 AREA SEPARATION
Scale: 1" = 30'-0"



8 Level 8 - AREA SEPARATION
Scale: 1" = 30'-0"



S Section 8
Scale: 1/16" = 1'-0"

506.2.3 Single-Occupancy, Multistory Buildings

The allowable area of a single-occupancy building with more than one story above the grade plane shall be determined in accordance with Equation 5-2:

$$A_a = [A_s + (NS \times I_f)] \times S_d \quad (\text{Equation 5-2})$$

where:

A_a = Allowable area (square feet).

A_s = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).

I_f = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

S_d = For other than Group A, E, H, I, L and R occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, actual number of building stories above grade plane, not to exceed three. For Group A, E, H, I, L and R occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, actual number of building stories above grade plane, not to exceed two.

No individual story shall exceed the allowable area (A_a) as determined by Equation 5-2 using the value of $S_d = 1$.

TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE ^{a, f}

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-2 ^h	NS ^d	UL	160	65	55	65	55	65	65	65	65	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	60 _j	40

506.2 Allowable Area Determination

The allowable area of a building shall be determined in accordance with the applicable provisions of Sections 506.2.1, 506.2.2 and 506.3.

TABLE 506.2

ALLOWABLE AREA FACTOR (A_s = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET ^{a, f}													
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-2 ^b	NS ^d	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000
	S13R	UL	UL	96,000	64,000	96,000	64,000	246,000	164,000	102,500	82,000	48,000	28,000
	S1	UL	UL	72,000	48,000	72,000	48,000	184,500	123,000	76,875	61,500	36,000	21,000
	SM (without height increase)	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000

Project:
ALVIN & BURDETTE

MIXED USE PROPOSAL

Consultant

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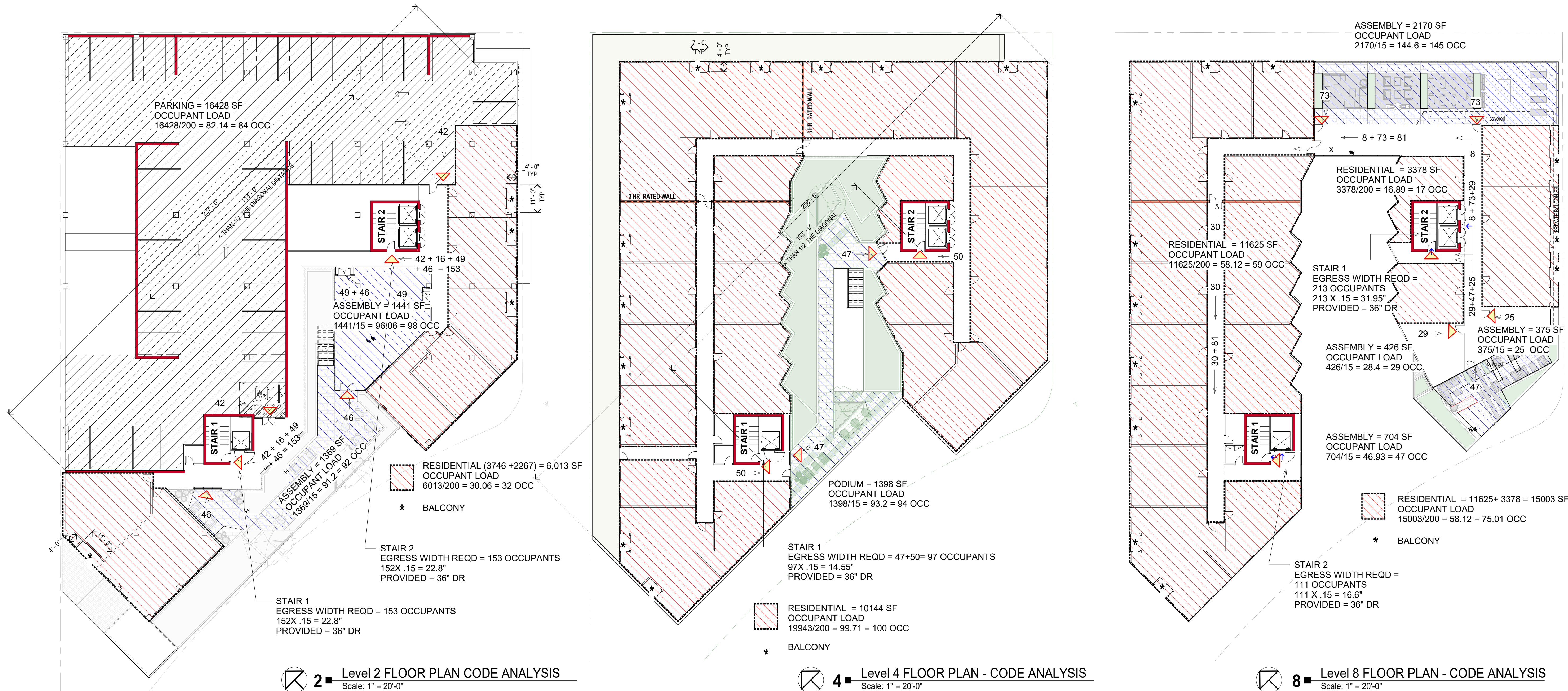


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CODE ANALYSIS

003A-G



2 Level 2 FLOOR PLAN CODE ANALYSIS
Scale: 1" = 20'-0"

4 Level 4 FLOOR PLAN - CODE ANALYSIS
Scale: 1" = 20'-0"

8 Level 8 FLOOR PLAN - CODE ANALYSIS
Scale: 1" = 20'-0"

OCCUPANCY TYPE		
CBC 2019 CODE SECTION	BLDG LEVEL	OCCUPANCY TYPE
SECTION 302, 303.1.2,	GROUND LEVEL	LOW HAZARD STORAGE, GROUP S-2, B, U
	LEVEL 2	GROUP S-2, R-2
	LEVEL 3-7	R-2

UNIT TYPE'S @ EACH FLOOR

Level	Name	Count	Level	Name	Count	Level	Name	Count	Level	Name	Count	Level	Name	Count	Level	Name	Count
Level 2	1 BDR	4	Level 3	1 BDR	4	Level 4	1 BDR	14	Level 5	1 BDR	15	Level 6	1 BDR	15	Level 7	1 BDR	15
Level 2	1 BDR +	1	Level 3	1 BDR +	1	Level 4	2 BDR	5	Level 5	2 BDR	5	Level 6	2 BDR	5	Level 7	2 BDR	2
Level 2	2 BDR	2	Level 3	2 BDR	2	Level 4	3 BDR	1	Level 5	3 BDR	1	Level 6	3 BDR	1	Level 7	3 BDR	1
7			7			Level 4	ST	6	Level 5	ST	6	Level 6	ST	5	Level 7	ST	5
						26			26			26			26		

TOTAL = 7+7+ 26+ 26 + 26 + 26 + 20 = 138 UNITS

COMMON OPEN SPACE

20.55.102 - COMMON AND PRIVATE OPEN SPACE REQUIREMENTS

COMMON OPEN SPACE REQUIREMENTS. COMMON OPEN SPACE IS THE OUTDOOR SPACE PROVIDED FOR RECREATION OF ALL RESIDENTS OF A PROJECT. EACH RESIDENTIAL OR MIXED USE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING COMMON OPEN SPACE REQUIREMENTS:

1.MIXED USE DEVELOPMENT PROJECTS SHALL PROVIDE COMMON OPEN SPACE AT A MINIMUM OF 75 SQUARE FEET PER RESIDENTIAL UNIT

REQUIRED = 138 X 75 = 10,350SF

Area	Level	Name
6223 SF	Level 2	Common Open Space
2317 SF	Level 3	Common Open Space
4131 SF	Level 4	Common Open Space
4494 SF	Level 8	Common Open Space
17165 SF		

STUDIO			1 BDR			2 BDR			3 BDR		
Level	Name	Count	Level	Name	Count	Level	Name	Count	Level	Name	Count
Level 4	ST	6	Level 2		5	Level 2	2 BDR	2	Level 4	3 BDR	1
Level 5	ST	5	Level 3		5	Level 3	2 BDR	2	Level 5	3 BDR	1
Level 6	ST	5	Level 4	1 BDR	14	Level 4	2 BDR	5	Level 6	3 BDR	1
Level 7	ST	5	Level 5	1 BDR	15	Level 5	2 BDR	5	Level 7	3 BDR	1
Level 8	ST	3	Level 6	1 BDR	15	Level 6	2 BDR	5	Level 8	3 BDR	1
24			Level 7	1 BDR	15	Level 7	2 BDR	5	5		
			Level 8	1 BDR	14	Level 8	2 BDR	2			
			83			26					

20.55.102 - COMMON AND PRIVATE OPEN SPACE REQUIREMENTS

PRIVATE OPEN SPACE REQUIREMENTS. PRIVATE OPEN SPACE IS THE OUTDOOR SPACE ATTACHED TO A LIVING UNIT AND PROVIDED FOR THE USE OF THE RESIDENTS OF THE LIVING UNIT. PRIVATE OPEN SPACE CAN OCCUR IN THE FORM OF A PATIO, BALCONY, DECK, OR REAR YARD. THE PRIVATE OPEN SPACE REQUIREMENT IS CALCULATED BASED ON THE TOTAL NUMBER OF UNITS AND EACH DEVELOPMENT SHALL MEET THE FOLLOWING PRIVATE OPEN SPACE REQUIREMENTS

1.MIXED USE DEVELOPMENT PROJECTS SHALL PROVIDE PRIVATE OPEN SPACE IN THE FOLLOWING MANNER: A STUDIOS AND 1 BEDROOM UNITS SHALL PROVIDE A MINIMUM OF 30 SQUARE FEET PER RESIDENTIAL UNIT; B. UNITS WITH 2 OR MORE BEDROOMS SHALL PROVIDE A MINIMUM OF 45 SQUARE FEET PER RESIDENTIAL UNIT;

PRIVATE OPEN SPACE

Area	Level	Name
663 SF	Level 2	Private Open Space
175 SF	Level 3	Private Open Space
423 SF	Level 4	Private Open Space
423 SF	Level 5	Private Open Space
423 SF	Level 6	Private Open Space
423 SF	Level 7	Private Open Space
536 SF	Level 8	Private Open Space
3065 SF		

REQUIRED = STUDIO & 1 BDR = 24+ 81+ 2 = 107 X = 3,210 SF
= 2 BED OR MORE = 26+ 5 = 31 X 45 = 1,395 SF
TOTAL = 3,201 + 1,395 = 4596 SF

TABLE 508.4 MIXED OCCUPANCIES		
LEVEL	MIXED OCCUPANCIES	REQUIRED HOURS OF SEPARATION OF OCCUPANCIES
GROUND LEVEL	S2 /B/ R2	1
LEVEL 2	S2 / R-2	1
LEVEL 3	R-2 /A3	1
LEVEL 4	R-2/ A3	1
LEVEL 5	R-2	-
LEVEL 6	R-2/A3	1
LEVEL 7	R-2	-

TABLE 1020.2 CORRIDOR FIRE RATING	
OCCUPANCY TYPE	CORRIDOR WITH SPRINKLER SYSTEM
R-2	1 HOUR IF GREATER THAN 10
S-2	0
A-2	0
B	0

MINIMUM CORRIDOR WIDTH (PER TABLE 1020.1)
THE MINIMUM CORRIDOR WIDTH IN PUBLIC AREA IS 44" FOR THE OCCUPANCIES R-2, S-2, A-2 AND B, THE MINIMUM CORRIDOR WIDTH IN RESIDENTIAL UNIT IS 36". ALL CORRIDORS PROVIDED ARE AT LEAST 6 FEET, EXCEEDING THE REQUIRED WIDTH.

TABLE 504 .3 ALLOWABLE HEIGHT		
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT ALLOWED
B, S, A	TYPE I A	UNLIMITED
	TYPE III A	85'
R-2 WITHOUT AREA INCREASE	TYPE III A	85'

1005.3.2 OTHER EGRESS COMPONENTS

CALCULATE THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

EXCEPTIONS
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15 INCH (3.8 MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

1007.1 GENERAL (1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS)

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

1010.1.2.1 DIRECTION OF SWING

SIDE-HINGED SWINGING DOORS, PIVOTED DOORS AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL, WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY. FOR GROUP I OCCUPANCIES, SEE SECTION 453.6.2.

FFR (PER TABLE 601 AND 602)

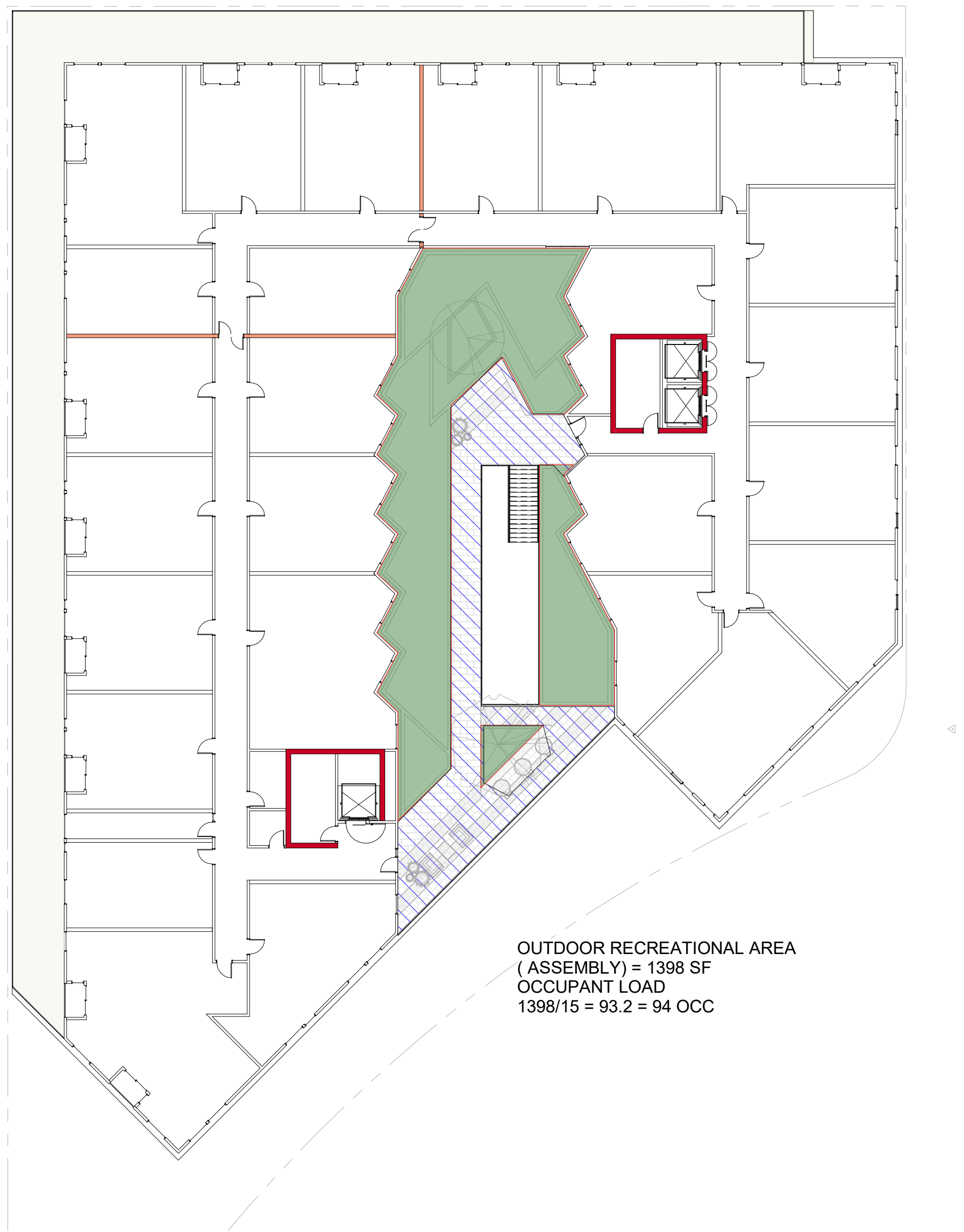
BUILDING AREAS ARE SHOWN ON PLAN AND COMPLY WITH TYPE I-A (LEVEL 1 - 2) AND TYPE III-A (LEVEL 3 - 7) CONSTRUCTION TYPES. SLAB SEPARATING TYPE I-A FROM TYPE 3A IS 3-HOUR SEPARATION. WOOD FRAMED APARTMENT UNITS (UPPER 5 LEVELS) ARE TYPE III-A W/ SPRINKLERS

TABLE 506.2 ALLOWABLE FLOOR AREA		
OCCUPANCY	TYPE OF CONSTRUCTION	ALLOWABLE AREA
B, S, A	TYPE I A	UNLIMITED
R-2 WITH HEIGHT INCREASE	TYPE III A	ALLOWABLE FLOOR AREA = 24,000 SF PER 506.2.3 24,000 X 2 = 48,000SF IS = 600 SF FOR AREA SEPARATION SEE SHEET 002-A FULLY SPRINKLERED AS PER NFPA 13

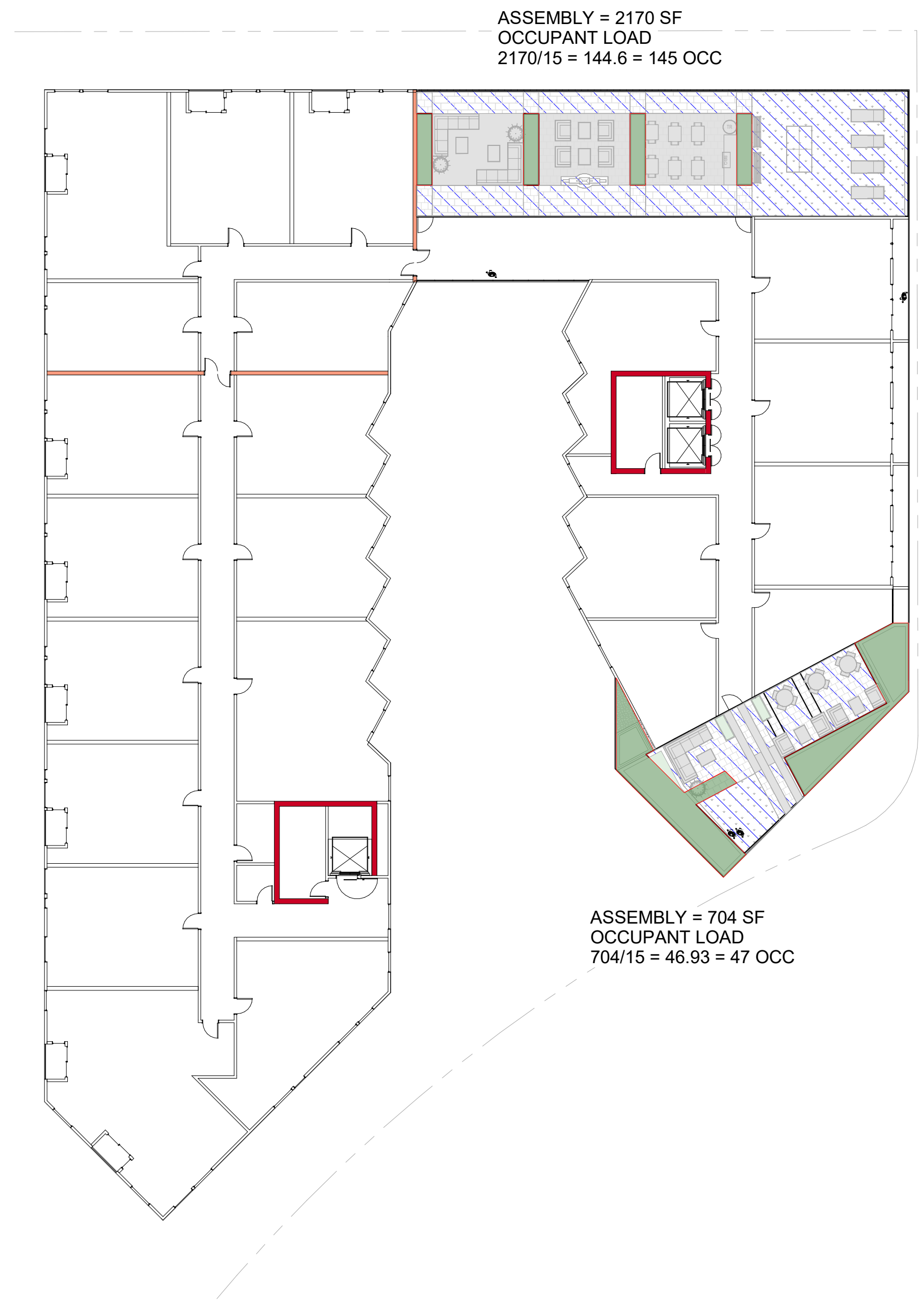
1 GROUND FLOOR LEVEL CODE ANALYSIS
Scale: 1" = 20'-0"



1 ■ Level 2 FLOOR PLAN CODE ANALYSIS - OUTDDOR ASSEMBLY
Scale: 1" = 20'-0"



2 ■ Level 4 FLOOR PLAN - CODE ANALYSIS - OUTDOOR ASSEMBLY
Scale: 1" = 20'-0"



3 ■ Level 8 FLOOR PLAN - CODE ANALYSIS -OUTDOOR ASSEMBLY
Scale: 1" = 20'-0"

Revision	
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ASSEMBLY OCCUPANCY

003B-G

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ALVIN & BURDETTE
MIXED USE PROPOSAL
Consultant

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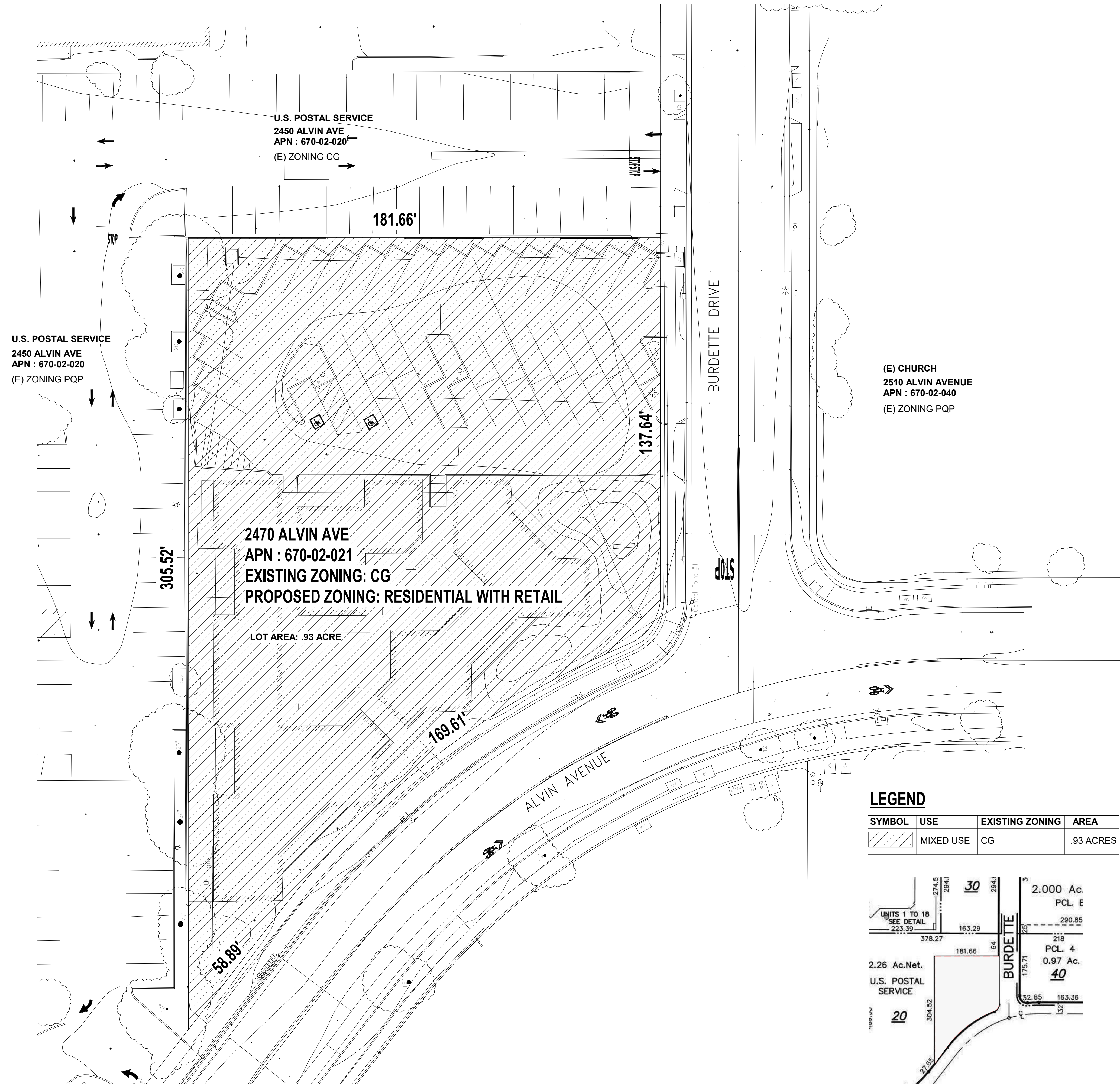
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GENERAL
DEVELOPMENT PLAN

004-G



1 GENERAL DEVELOPMENT PLAN
Scale: 1" = 20'-0"



1) VIEW FROM ALVIN
POST OFFICE DRIVEWAY ADJACENT TO PROPOSED PROJECT



2) VIEW FROM ALVIN
ALVIN CENTER RETAIL / COMMERCIAL ACROSS
PROPOSED PROJECT



3) VIEW FROM ALVIN
SHOWING EXISTING NURSING AND REHABILITATION CENTER AND CHURCH



4) VIEW FROM ALVIN
SHOWING EXISTING CHURCH



5) VIEW FROM BURDETTE
SHOWING EXISTING DRIVEWAY TO 2470 ALVIN



1 ■ EXISTING SITE PLAN
Scale: 3/64" = 1'-0"



6) VIEW FROM BURDETTE
SHOWING 2470 ALVIN AND ALVIN CENTER (RETAIL/COMMERCIAL)



7) VIEW FROM ALVIN/BURDETTE
SHOWING 2470 ALVIN



Project:
ALVIN & BURDETTE

MIXED USE PROPOSAL

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PROPOSED SITE PLAN

006-S

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PARKING SPACE REQUIRED

THE SAN JOSE CITY COUNCIL VOTED UNANIMOUSLY ON DECEMBER 6, 2022 TO UPDATE ITS PARKING ORDINANCE TO NO LONGER HAVE MINIMUM PARKING REQUIREMENTS FOR DEVELOPMENT PROPOSALS AND TO FAVOR OTHER MODES OF TRANSPORTATION. THE NEW ORDINANCE IS IN EFFECT AS OF APRIL 10, 2023.

Level	Family and Type	Count
Level 2	ADA: ADA PARKING	1
Level 3	ADA: ADA PARKING	1
Level 1	Parking Space1: 9' x 18' - 90 deg	1
Level 1	Parking Space - ADA: 9' x 18' ADA (5' Aisle)	3
Level 1	Parking Space: motorcycle stall 3x6	3
Level 1	Parking Space: Uninstall	41
Level 2	Parking Space: Uninstall	47
Level 3	Parking Space: Uninstall	48
Grand total: 143		

ADA PARKING SPACE REQUIRED

11B-208.2 MINIMUM NUMBER

PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-208.2 EXCEPT AS REQUIRED BY SECTIONS 11B-208.2.1, 11B-208.2.2, AND 11B-208.2.3. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY.

11B-208.2.4 VAN PARKING SPACES

FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 TO COMPLY WITH SECTION 11B-502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502.

101-150 SPACES = 5 ADA PARKING SPACES

PROVIDED - 5 ADA PARKING SPACES

BIKE PARKING SPACE REQUIRED

TABLE 20-190

BICYCLE PARKING SPACES REQUIRED BY LAND USE AND TDM LAND USE CATEGORIZATION

MULTIPLE DWELLING - 1 PER 4 LIVING UNITS
138/4 = 34.5 = 35 SPACES

PROVIDED 36 SPACES

MOTORBIKE PARKING SPACE REQUIRED

20.90.350 - TWO-WHEELED MOTORIZED VEHICLE PARKING SPACES.

A TWO-WHEELED MOTORIZED VEHICLE PARKING SHALL BE PROVIDED AT A RATE OF 2.5% OF STANDARD VEHICLE PARKING PROVIDED, EXCEPT FOR MULTI-FAMILY RESIDENTIAL USES WHEN THE MULTI-FAMILY USES ARE LOCATED IN BUILDINGS THAT HAVE INDIVIDUAL ENCLOSED GARAGES ASSIGNED TO EACH MULTI-FAMILY DWELLING UNIT. ANY FRACTIONAL AMOUNT IS ROUNDED UP. NO TWO-WHEELED MOTORIZED VEHICLE PARKING SPACES ARE REQUIRED IF TEN OR LESS VEHICLE PARKING SPACES ARE PROVIDED.

REQUIRED = 2.5% OF 138 UNITS = 3.45 = 4 SPACES
PROVIDE = 11 SPACES

EV PARKING (SEE SHEET 007-A)

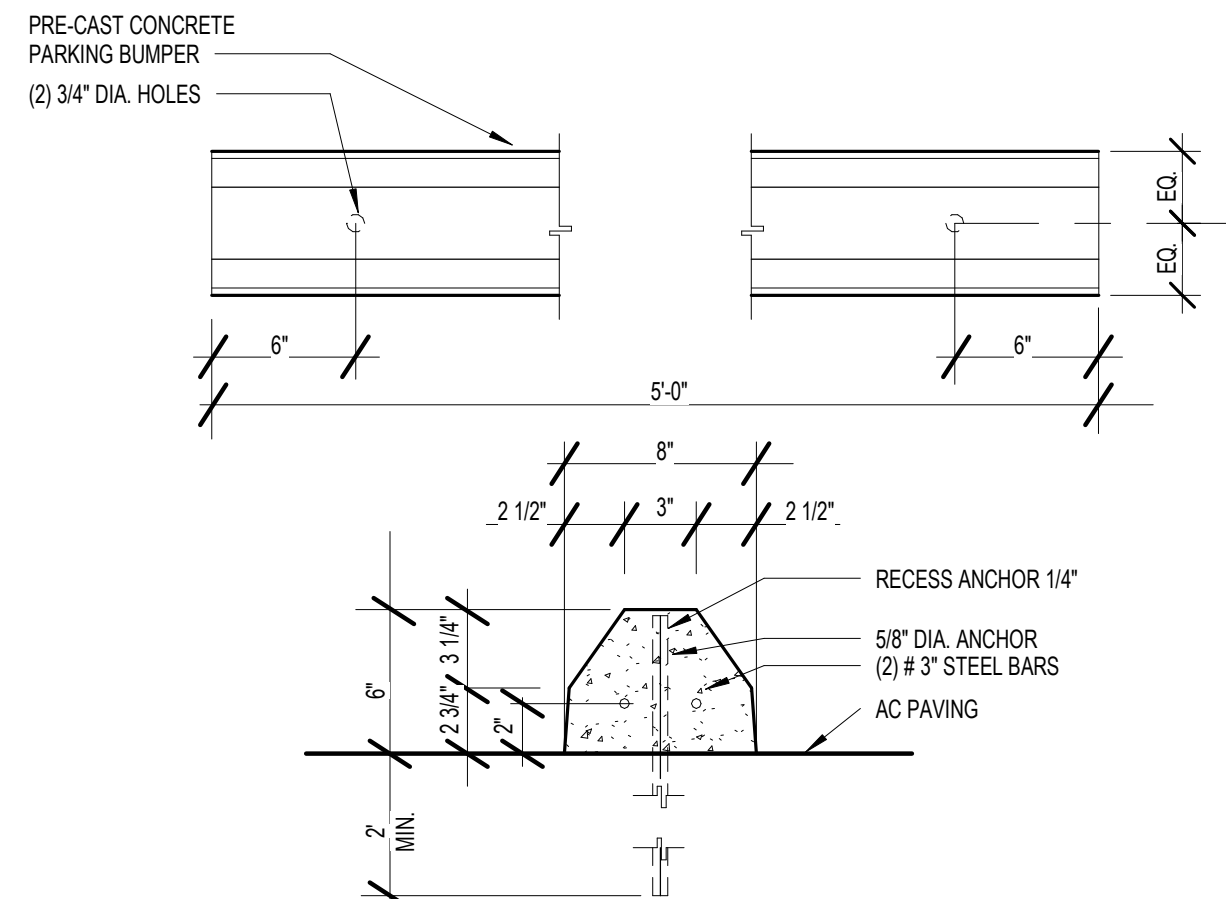
LEVEL 1
EVSE 15
EV Ready 14
EV Capable 17
TOTAL 46

LEVEL 2
EVSE 0
EV Ready 15
EV Capable 33
TOTAL 48

LEVEL 3
EVSE 0
EV Ready 0
EV Capable 49
TOTAL 49

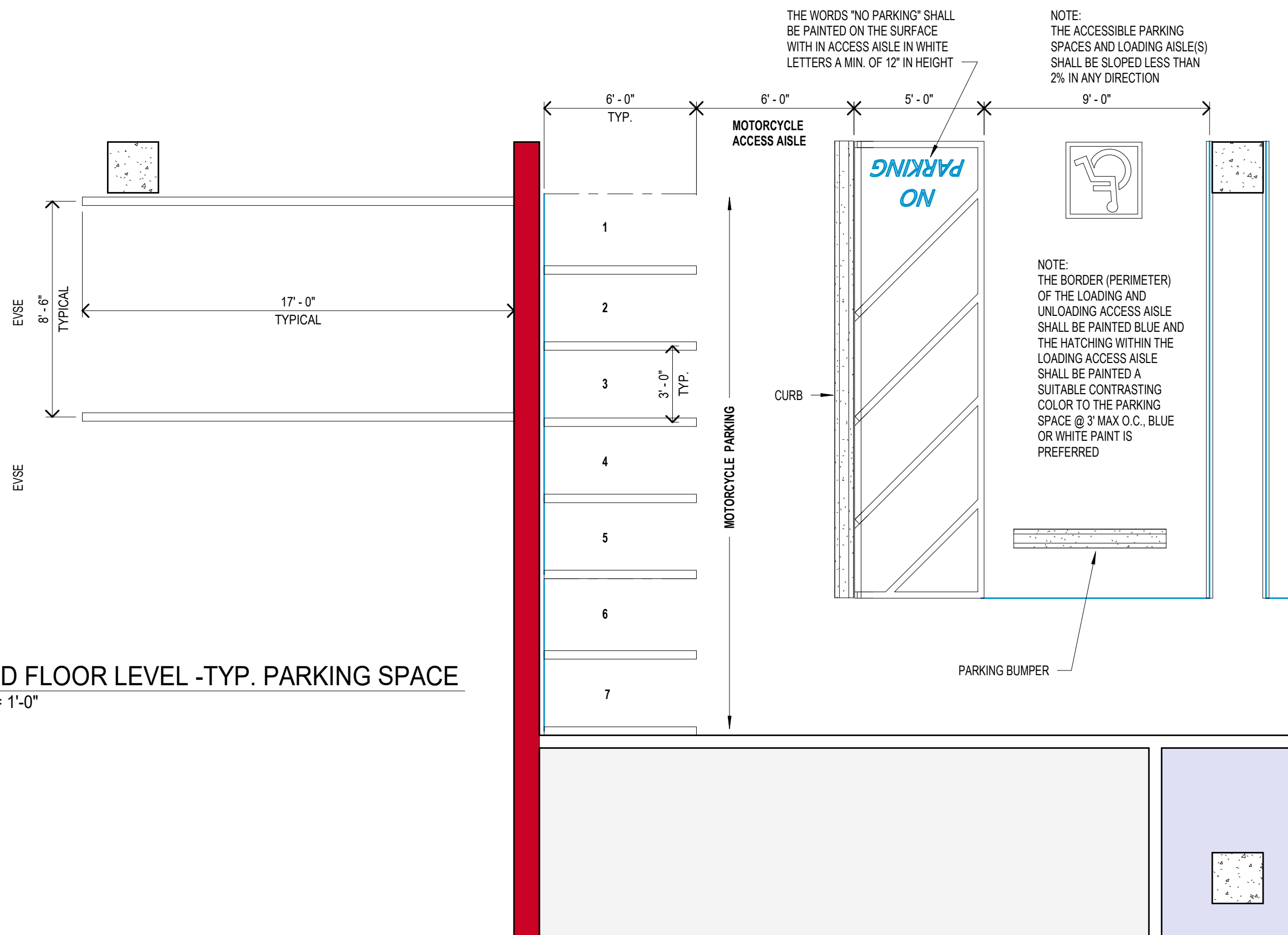
TOTAL

EVSE 15 (10.5%)
EV Ready 29 (20.3%)
EV Capable 99 (69.2%)
TOTAL 143 (100%)



3 WHEELSTOPS / CURB

Scale: 1 1/2" = 1'-0"



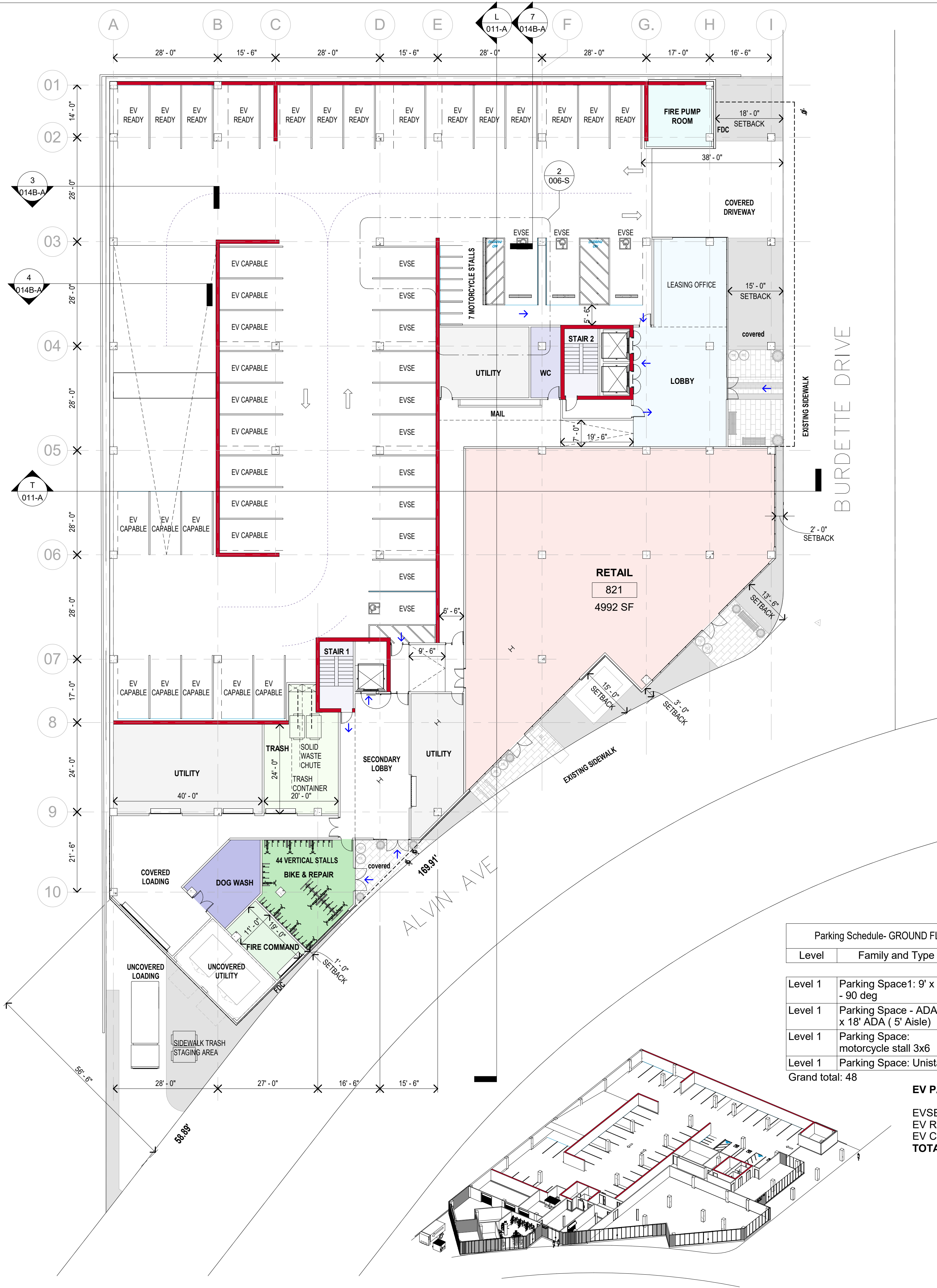
2 GROUND FLOOR LEVEL -TYP. PARKING SPACE

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

EV PARKING

EVSE 15
EV Ready 14
EV Capable 17
TOTAL 46

Parking Schedule- GROUND FLOOR		
Level	Family and Type	Count
Level 1	Parking Space1: 9' x 18' - 90 deg	1
Level 1	Parking Space - ADA: 9' x 18' ADA (5' Aisle)	3
Level 1	Parking Space: motorcycle stall 3x6	3
Level 1	Parking Space: Uninstall	41
Grand total: 48		



1 GROUND FLOOR LEVEL
Scale: 1/16" = 1'-0"

V1 1ST FLOOR
Scale:



Project:
ALVIN & BURDETTE
MIXED USE PROPOSAL
Consultant

REFERENCE FILE # PRE23-091
SUBMITTED ON JUNE 14, 2023

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SITE DEVELOPMENT
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No Date

SITE DEVELOPMENT 10/10/2023
REVISION 1 12/06/2023

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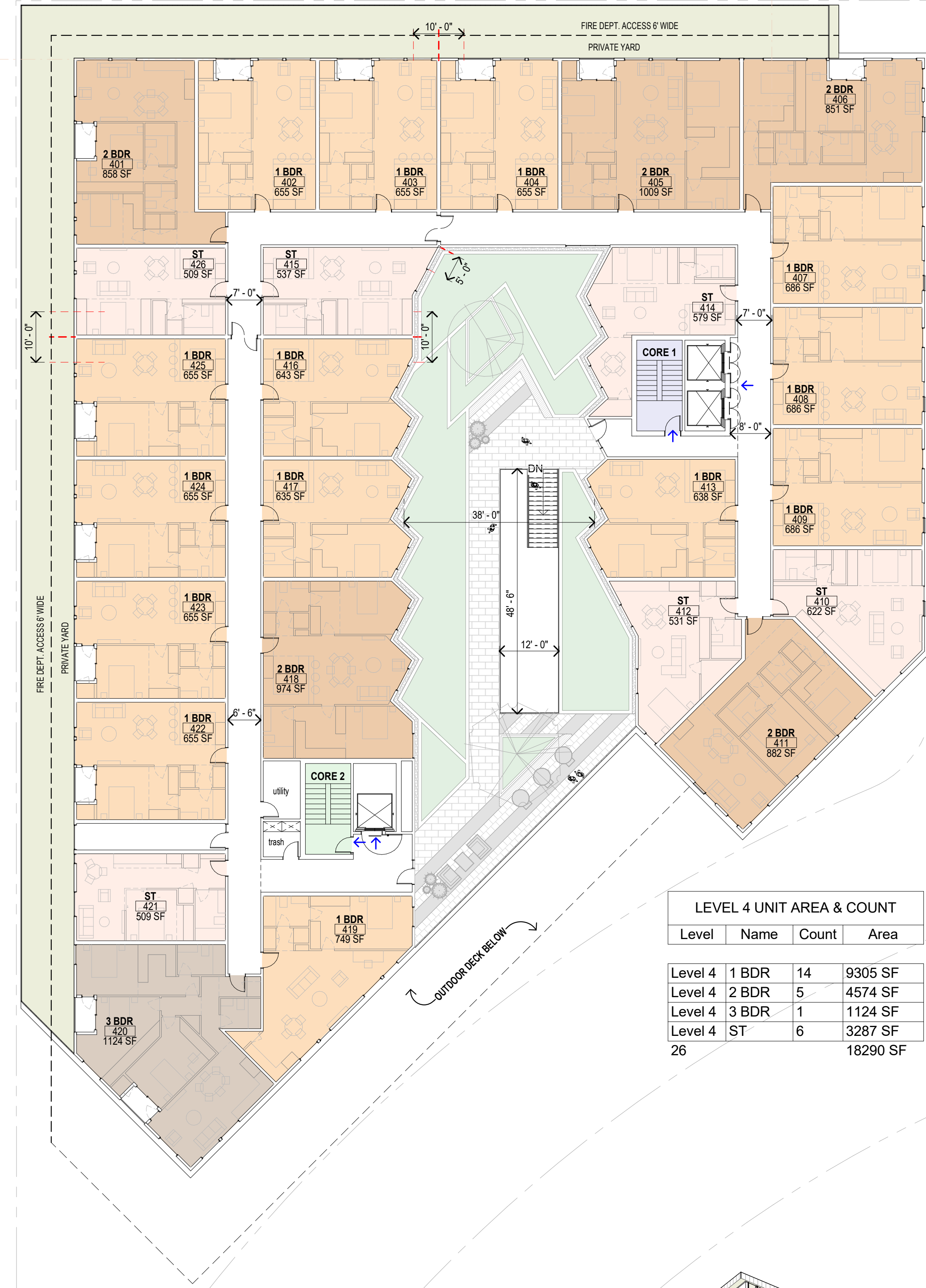


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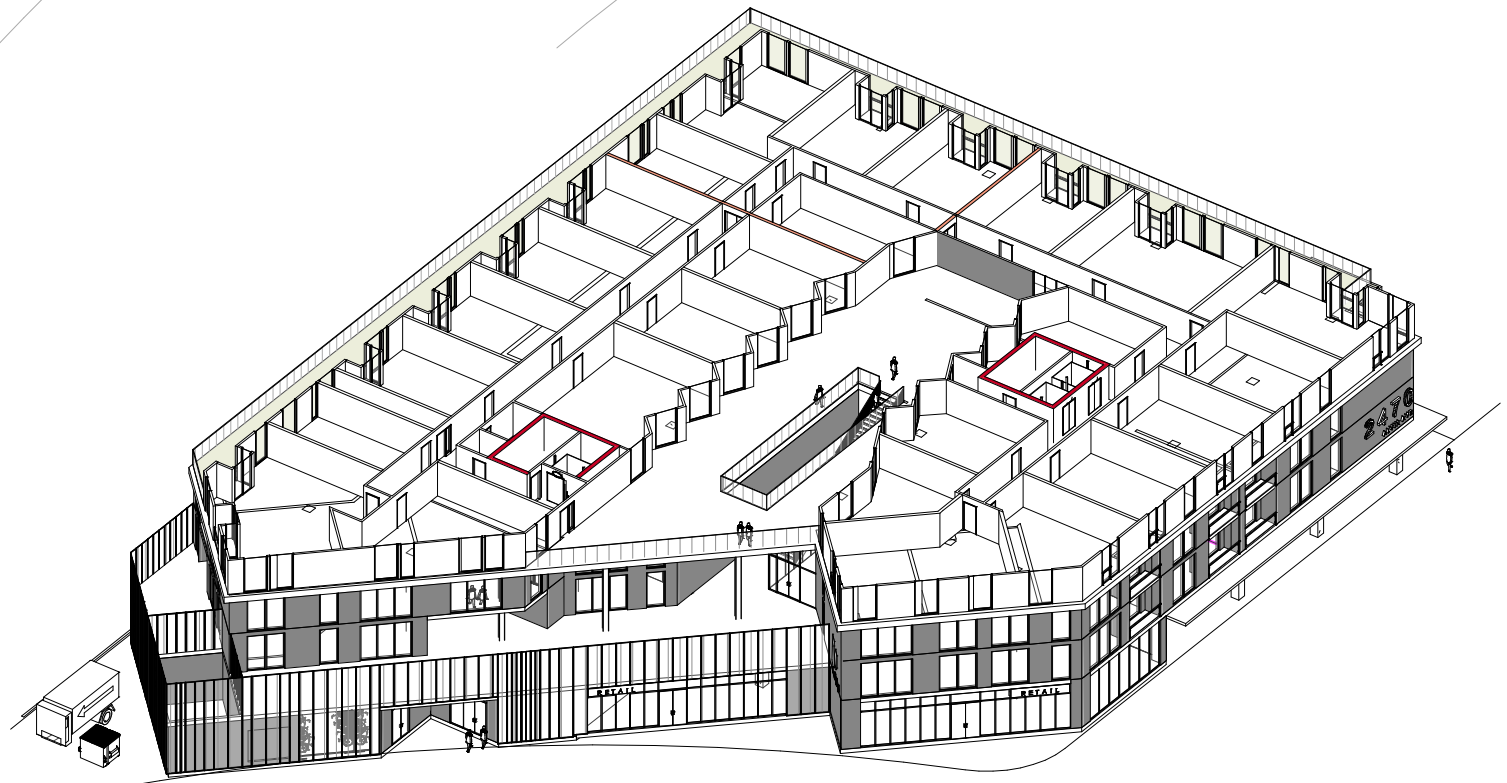
Issue Date 12/06/2023
Job Number Project Number
Drawn Author
Checked Checker
Approved Designer
Scale 1/16" = 1'-0"

Sheet Title
4TH & 5TH FLOOR PLANS

008-A

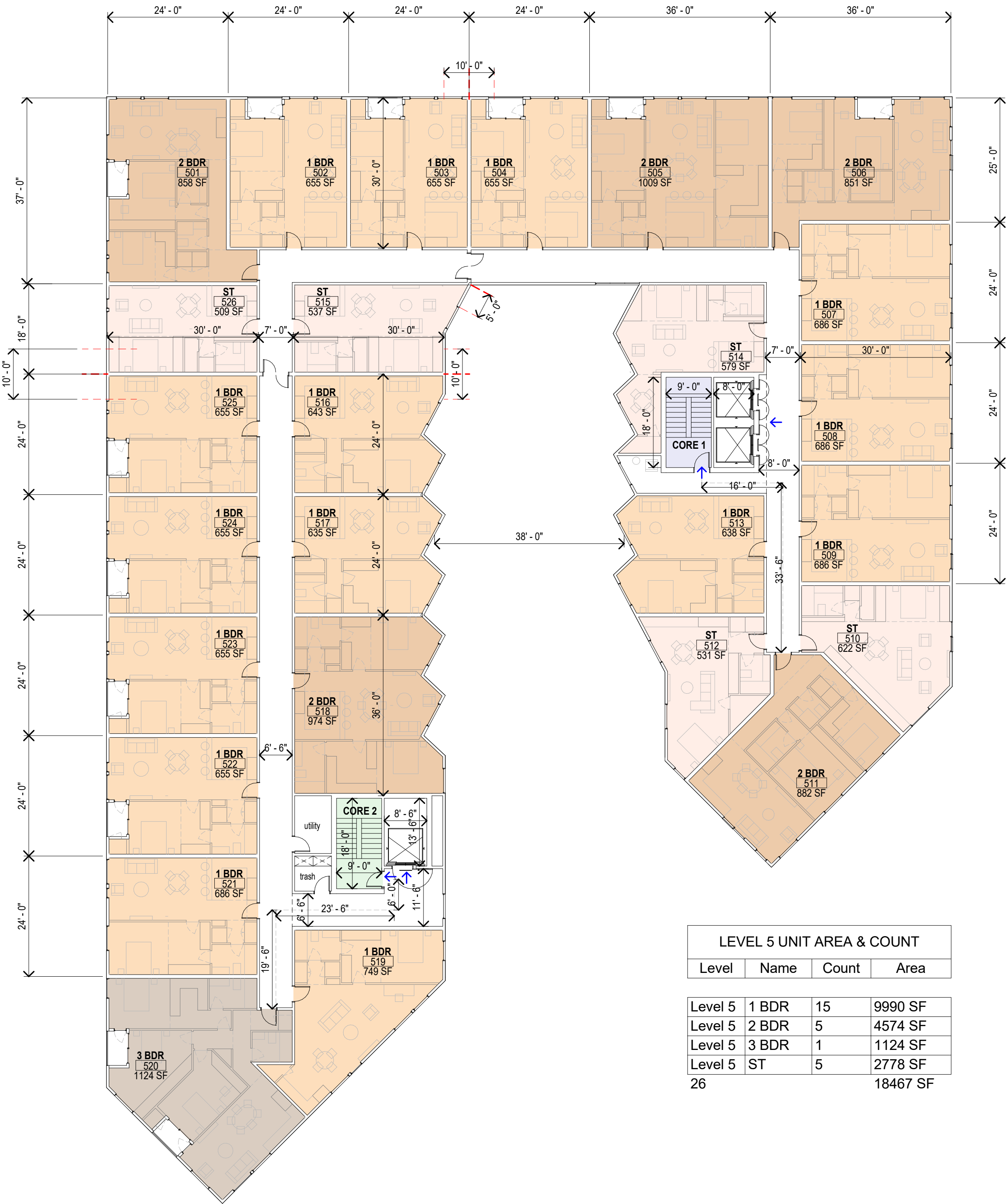


LEVEL 4 UNIT AREA & COUNT				
Level	Name	Count	Area	
Level 4	1 BDR	14	9305 SF	
Level 4	2 BDR	5	4574 SF	
Level 4	3 BDR	1	1124 SF	
Level 4	ST	6	3287 SF	
26			18290 SF	

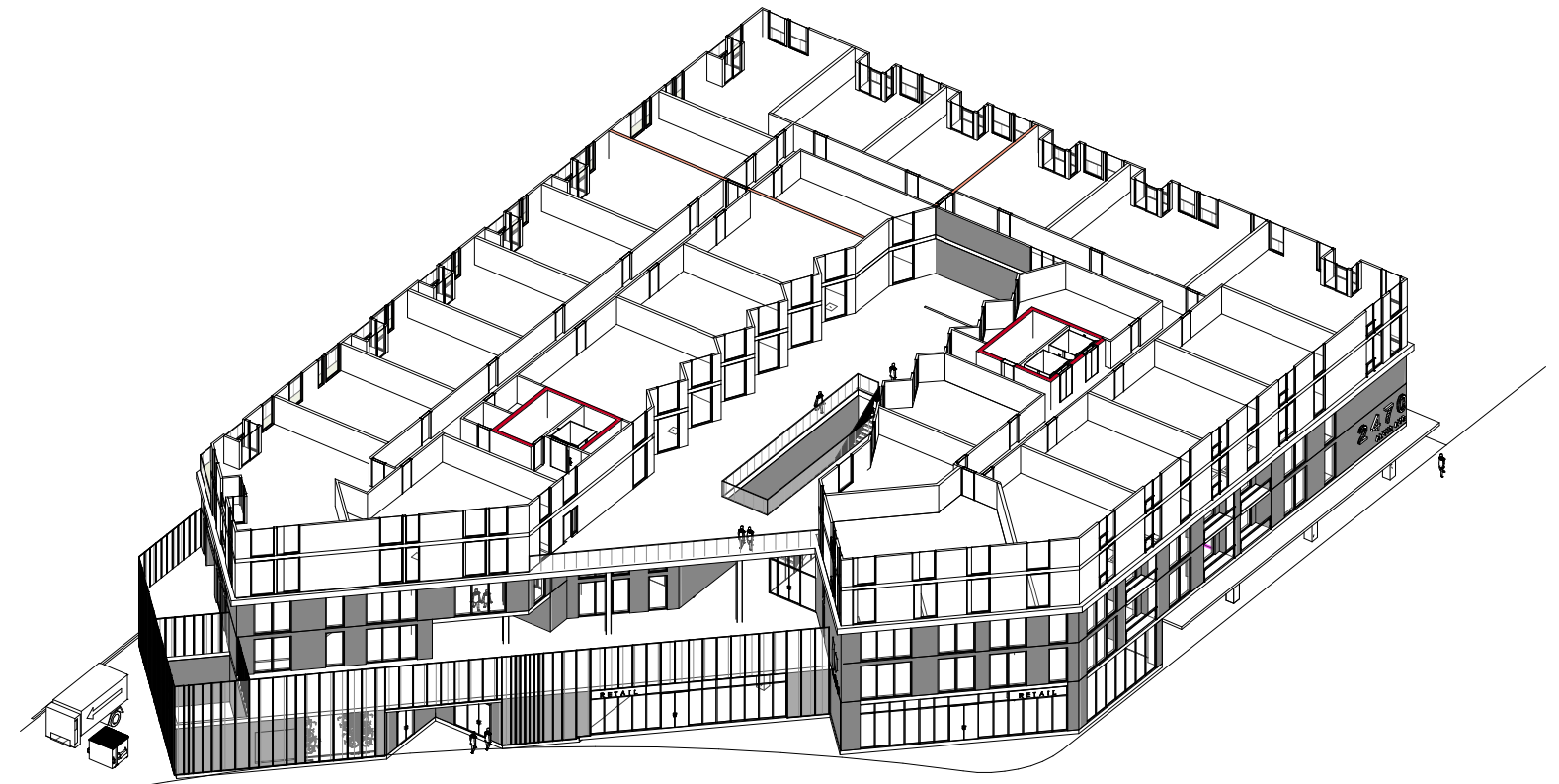


V4 ■ 4th FLOOR
Scale:

4 ■ Level 4
Scale: 1/16" = 1'-0"

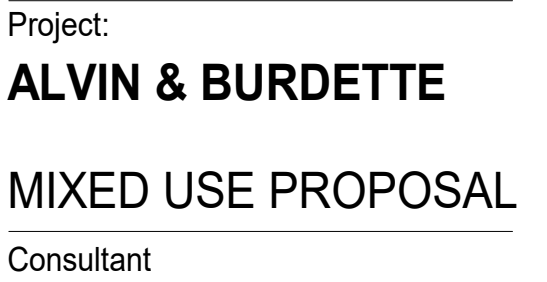


LEVEL 5 UNIT AREA & COUNT				
Level	Name	Count	Area	
Level 5	1 BDR	15	9990 SF	
Level 5	2 BDR	5	4574 SF	
Level 5	3 BDR	1	1124 SF	
Level 5	ST	5	2778 SF	
26			18467 SF	



V5 ■ 5th FLOOR
Scale:

5 ■ Level 5
Scale: 1/16" = 1'-0"



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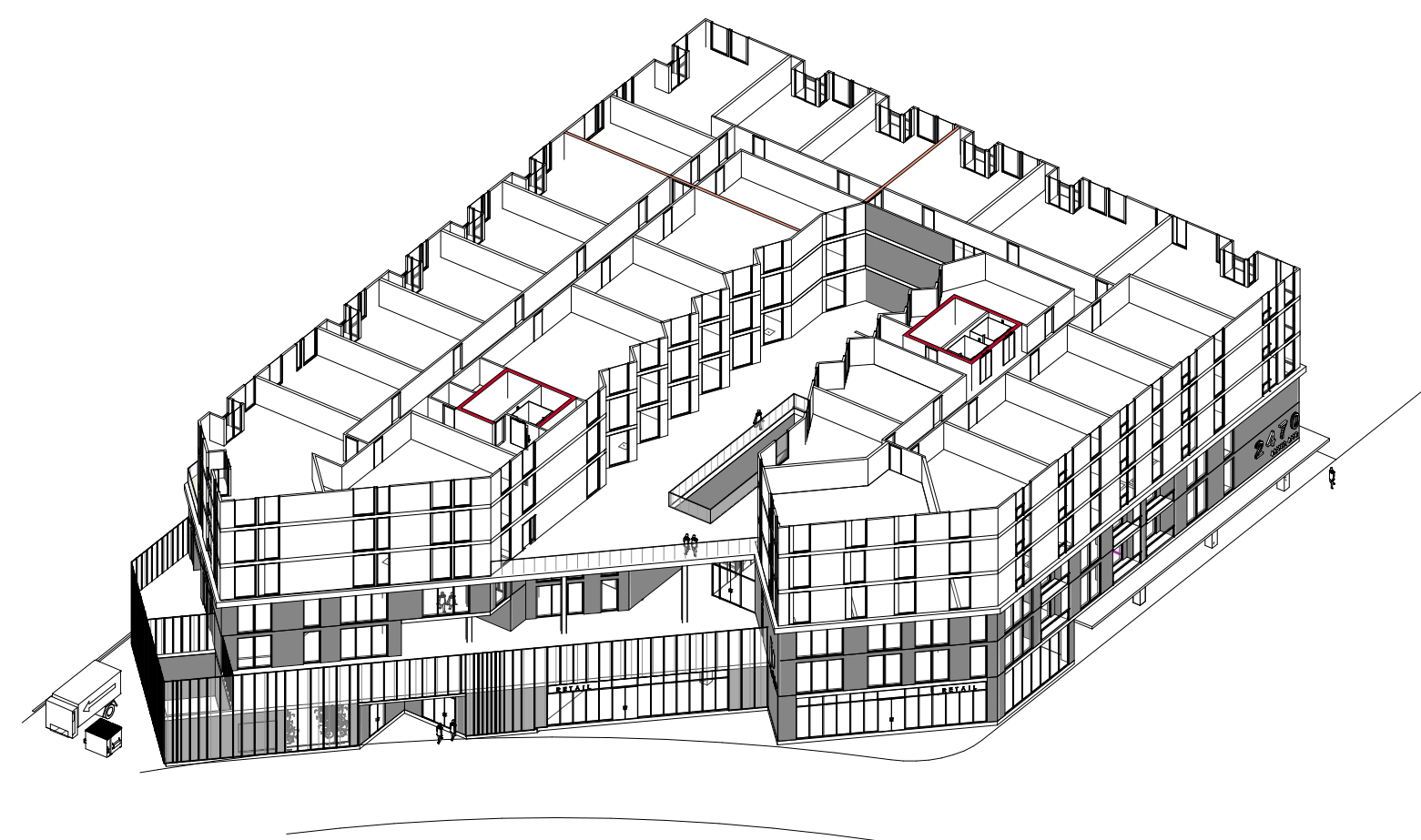
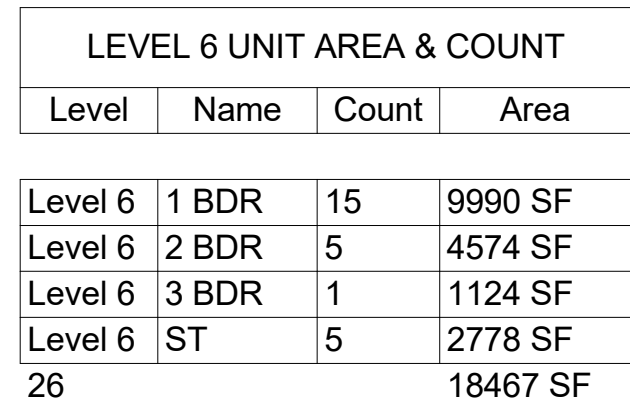
Issue Date	12/06/2023
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

6TH & 7TH FLOOR
PLANS

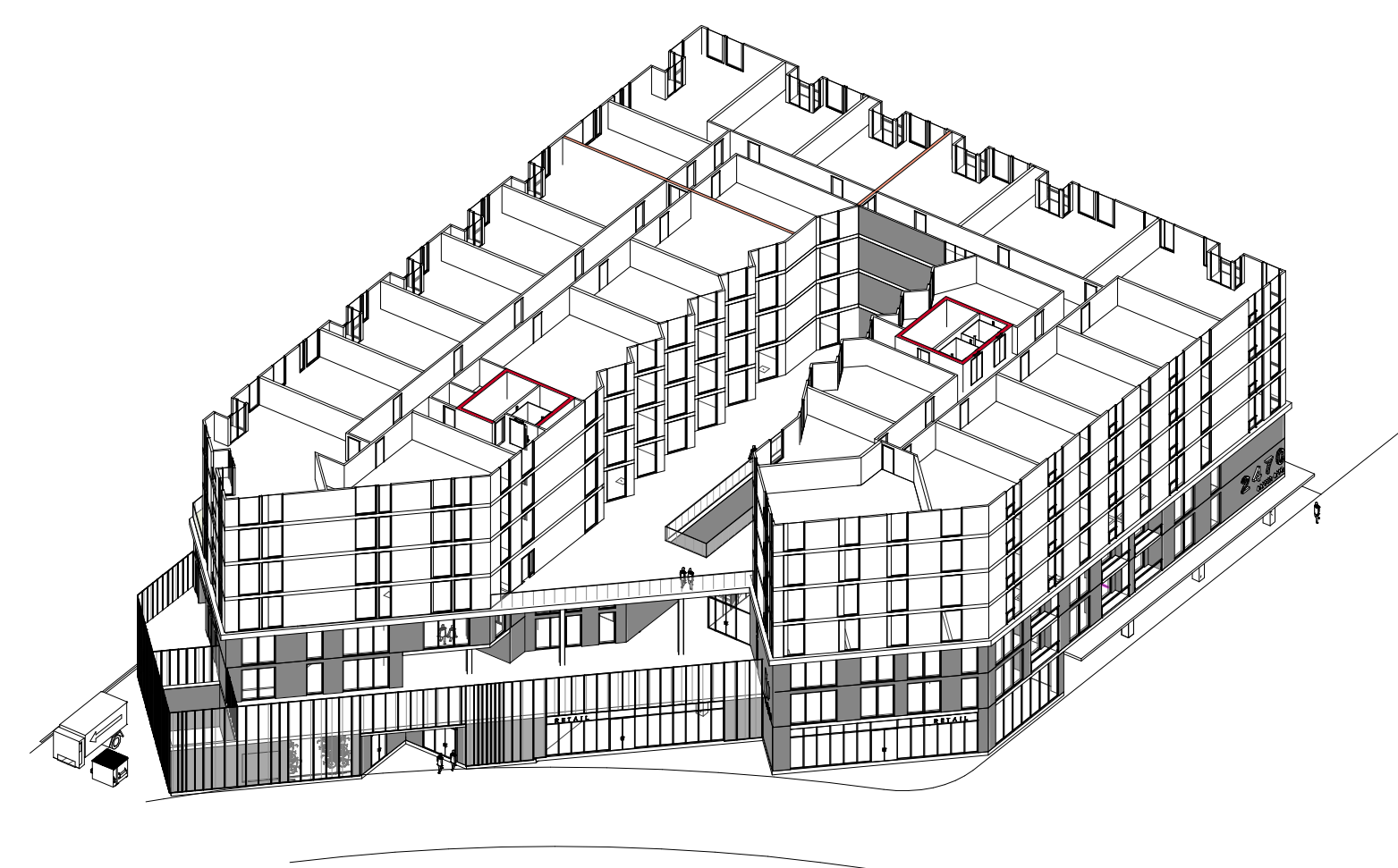
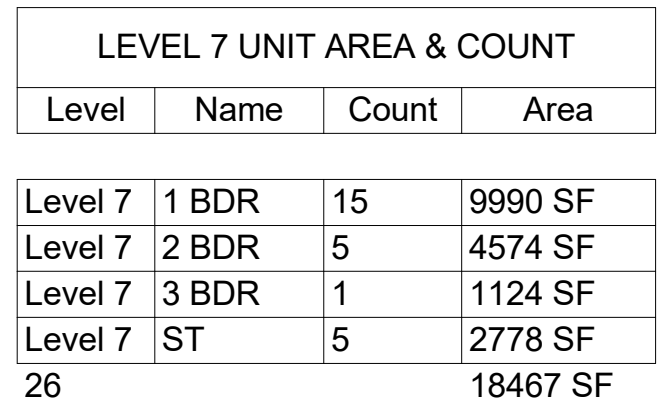
009-A

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 **6** ■ **Level 6**
Scale: 1/16" = 1'-0"

V6 ■ 6th FLOOR
Scale:



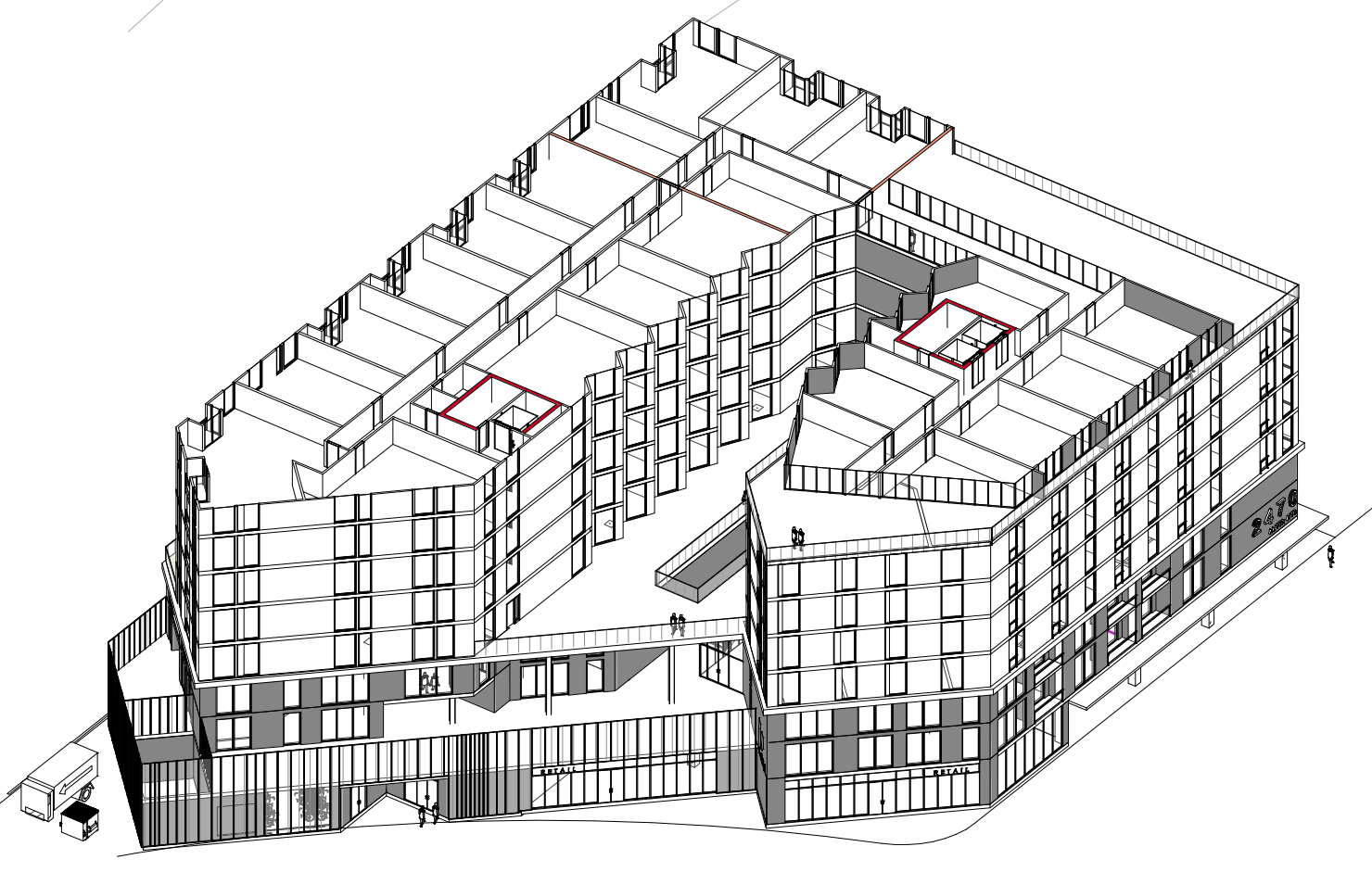
 **7** ■ **Level 7**
Scale: 1/16" = 1'-0"

V7 ■ 7th FLOOR
Scale:

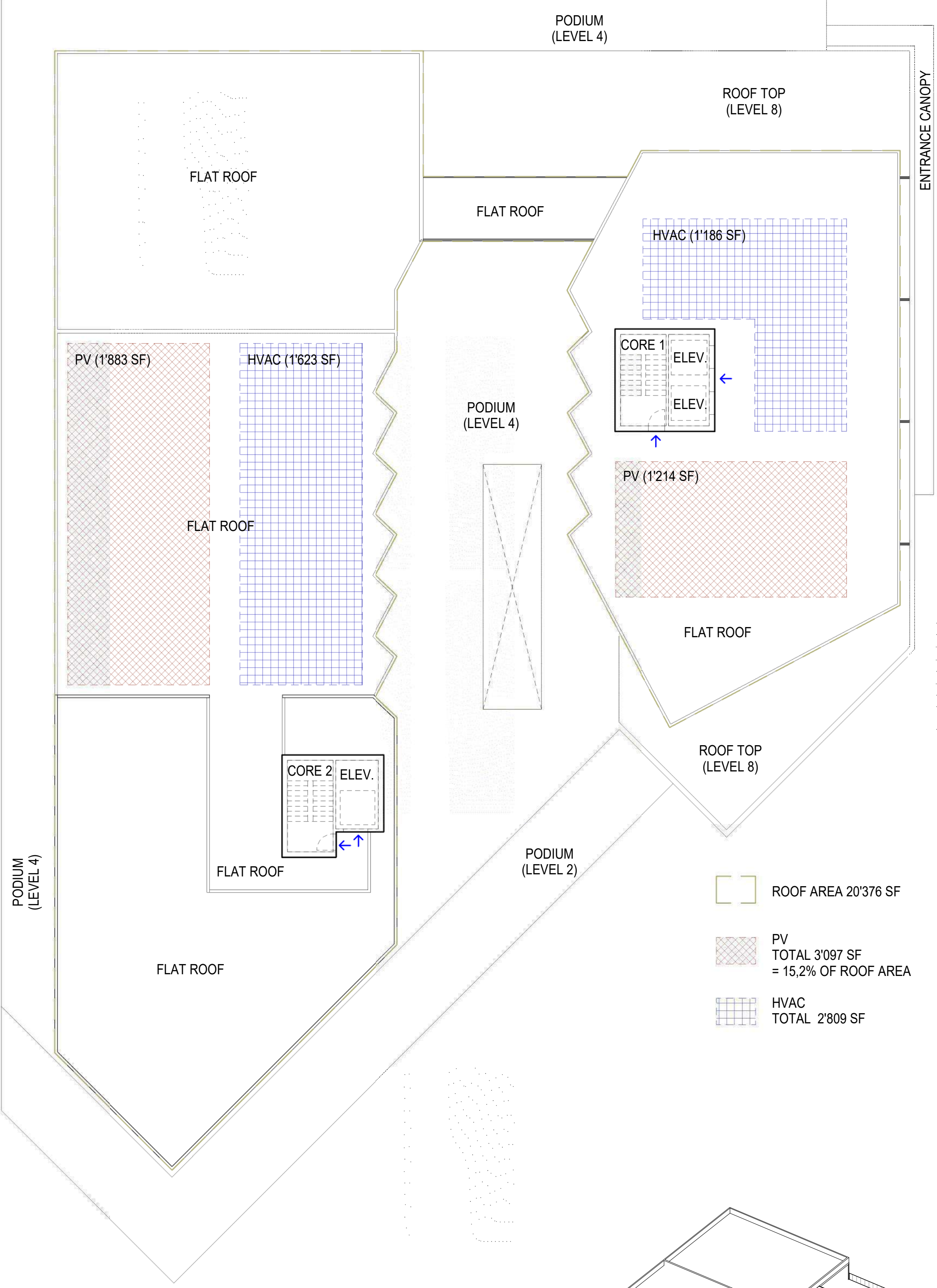


LEVEL 8 - AMENITY AREA			
Level	Name	Area	
Level 8	HOME OFFICE	374 SF	
Level 8	HOME OFFICE	426 SF	
2		801 SF	

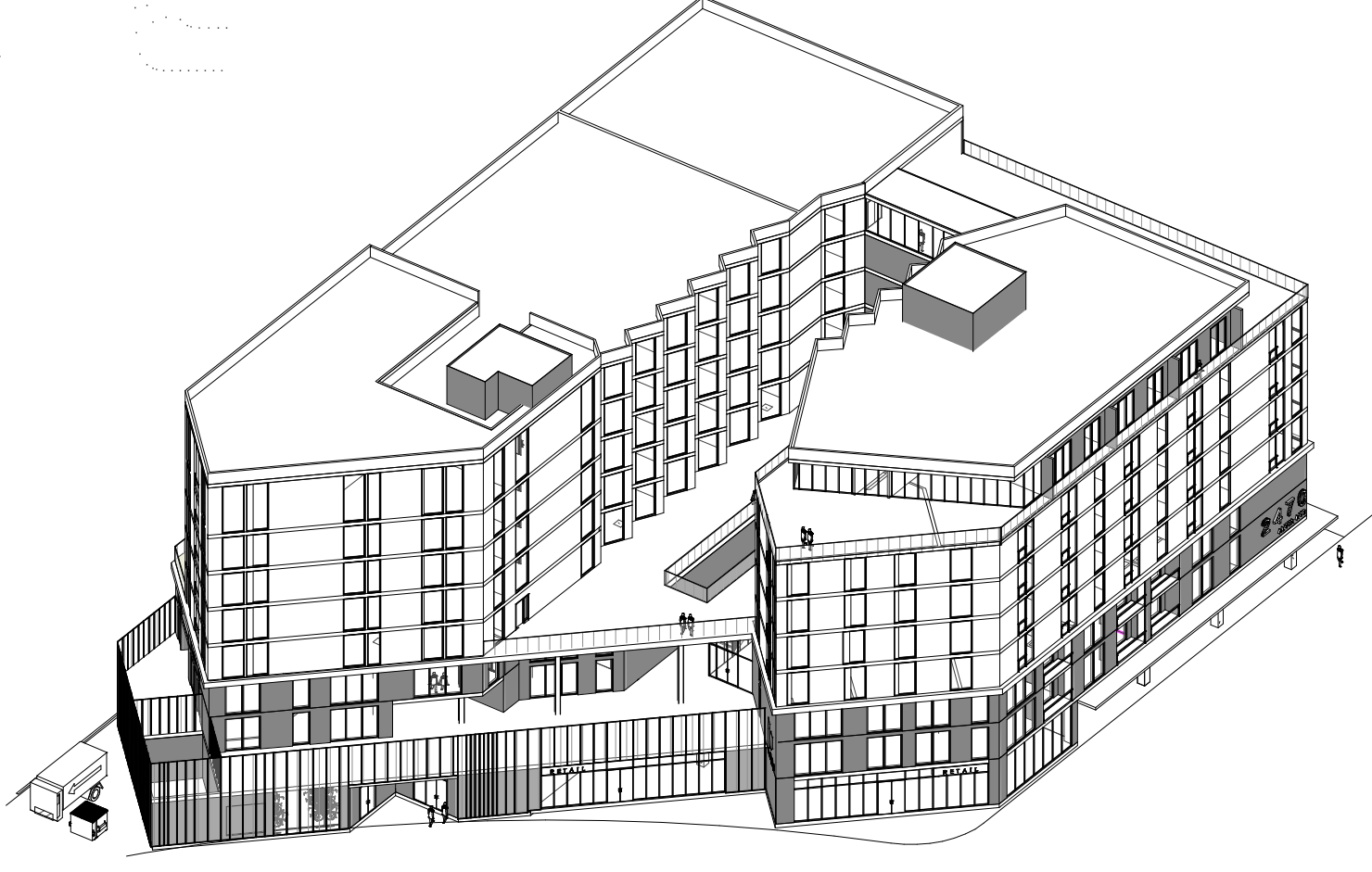
LEVEL 8 UNIT AREA & COUNT			
Level	Name	Count	Area
Level 8	1 BDR	14	9133 SF
Level 8	2 BDR	2	1832 SF
Level 8	3 BDR	1	1124 SF
Level 8	ST	3	1625 SF
20			13714 SF



V8 8th FLOOR
Scale:

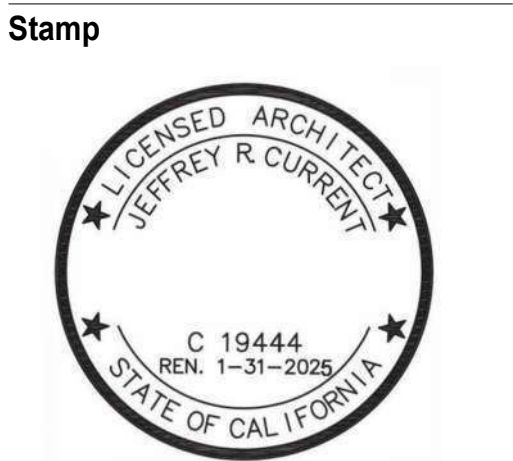


ROOF AREA	20'376 SF
PV	TOTAL 3'097 SF = 15,2% OF ROOF AREA
HVAC	TOTAL 2'809 SF



VR ROOF PLAN
Scale:

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Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title
8TH & ROOF FLOOR PLANS

Project:
ALVIN & BURDETTE
MIXED USE PROPOSAL
Consultant

REFERENCE FILE # PRE23-091
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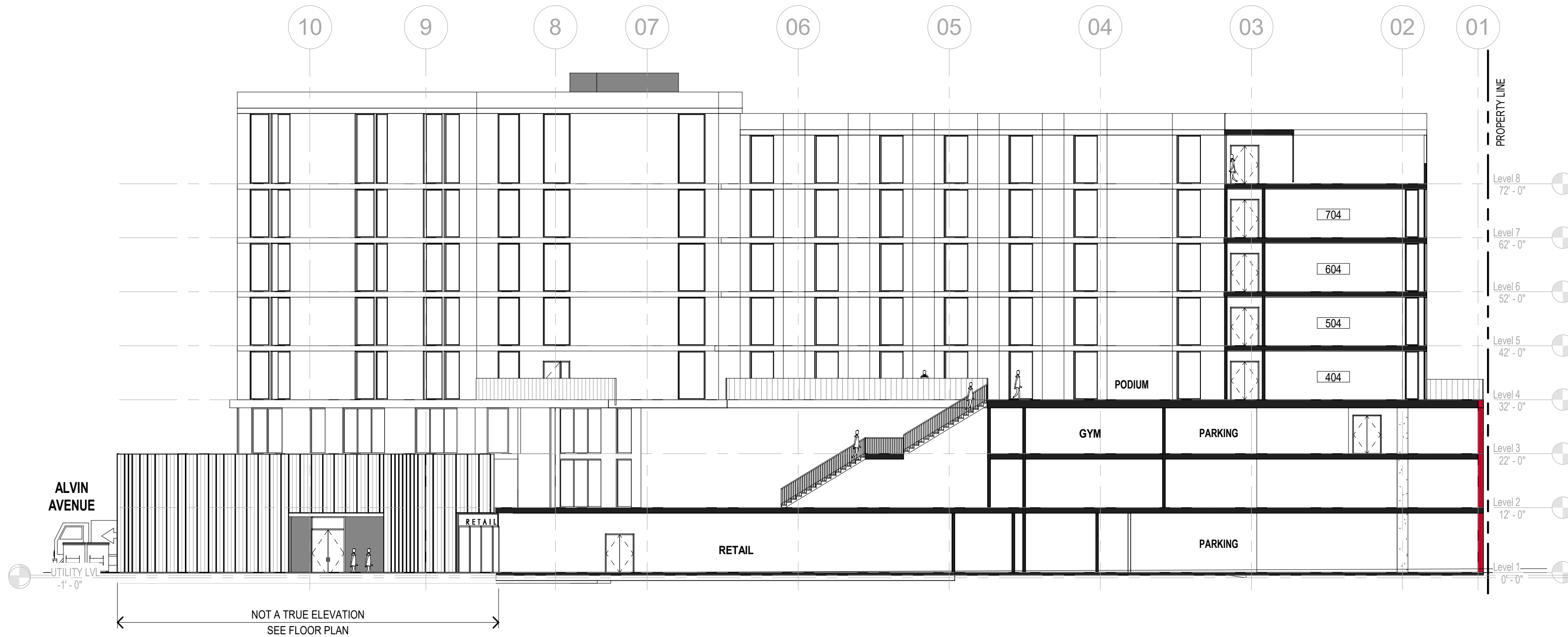
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Approved	Designer
Scale	As indicated

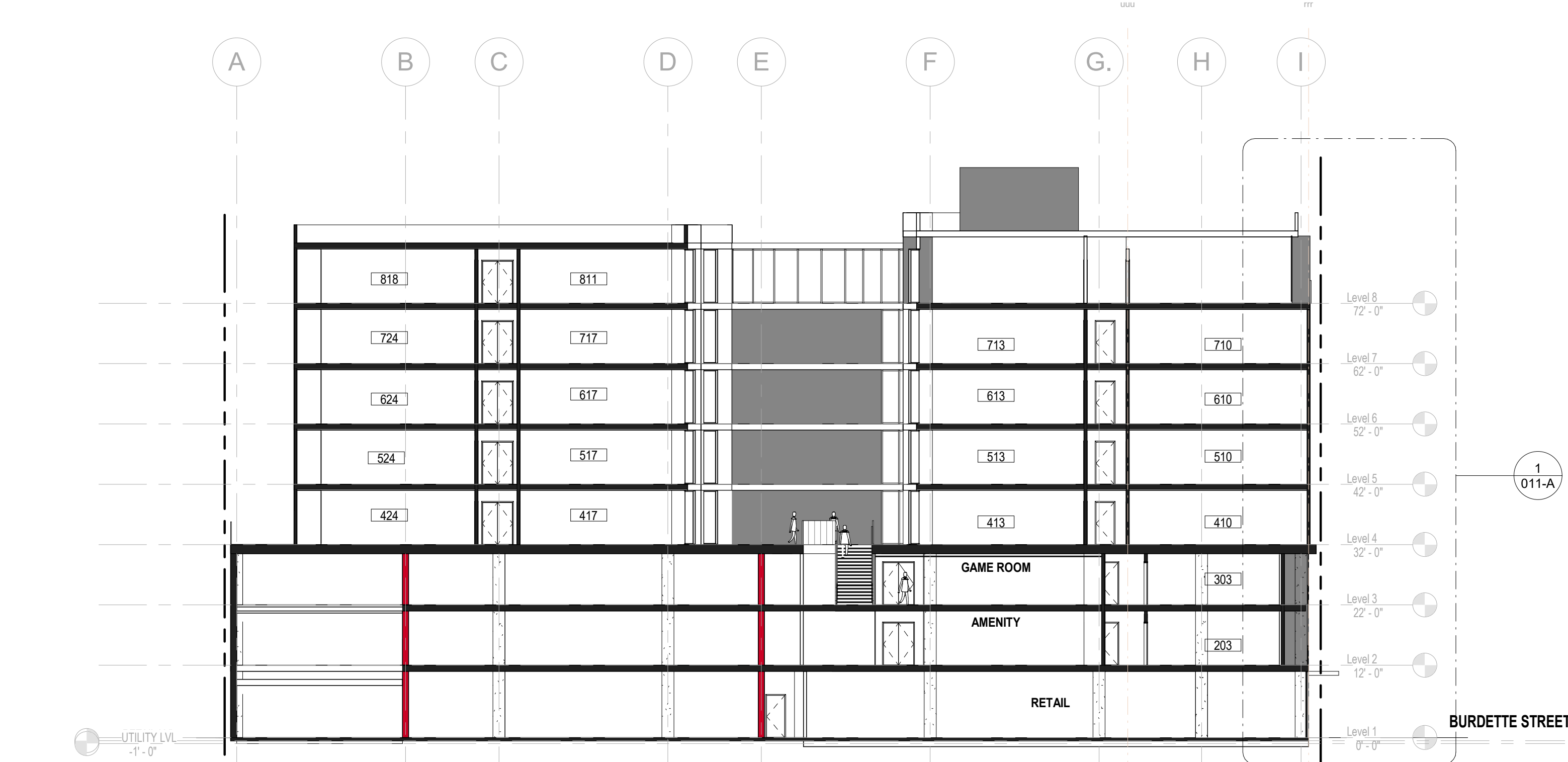
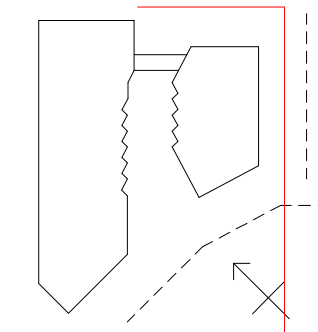
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SECTIONS

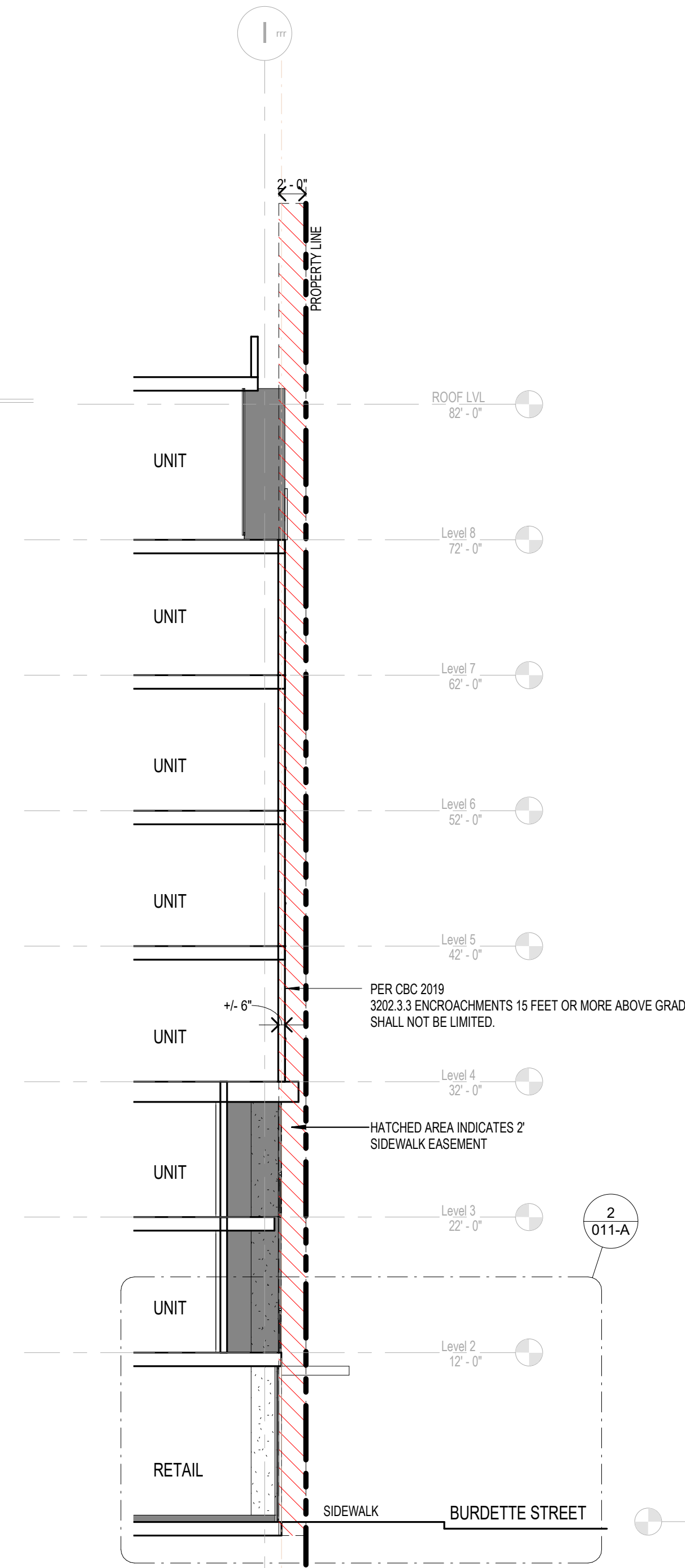
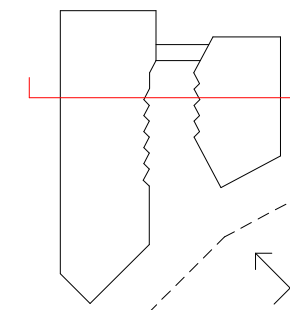
011-A



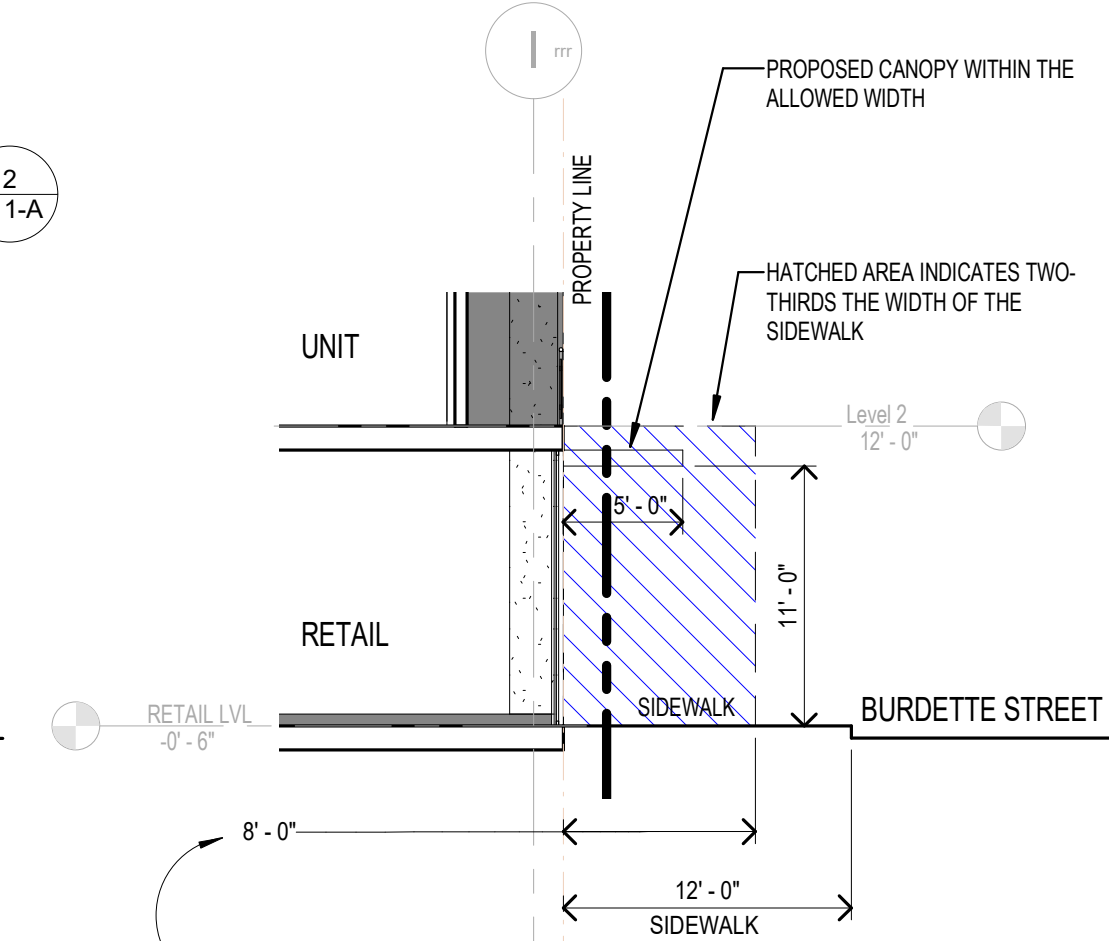
L LONGITUDINAL
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T TRANSVERSAL
Scale: 1/16" = 1'-0"

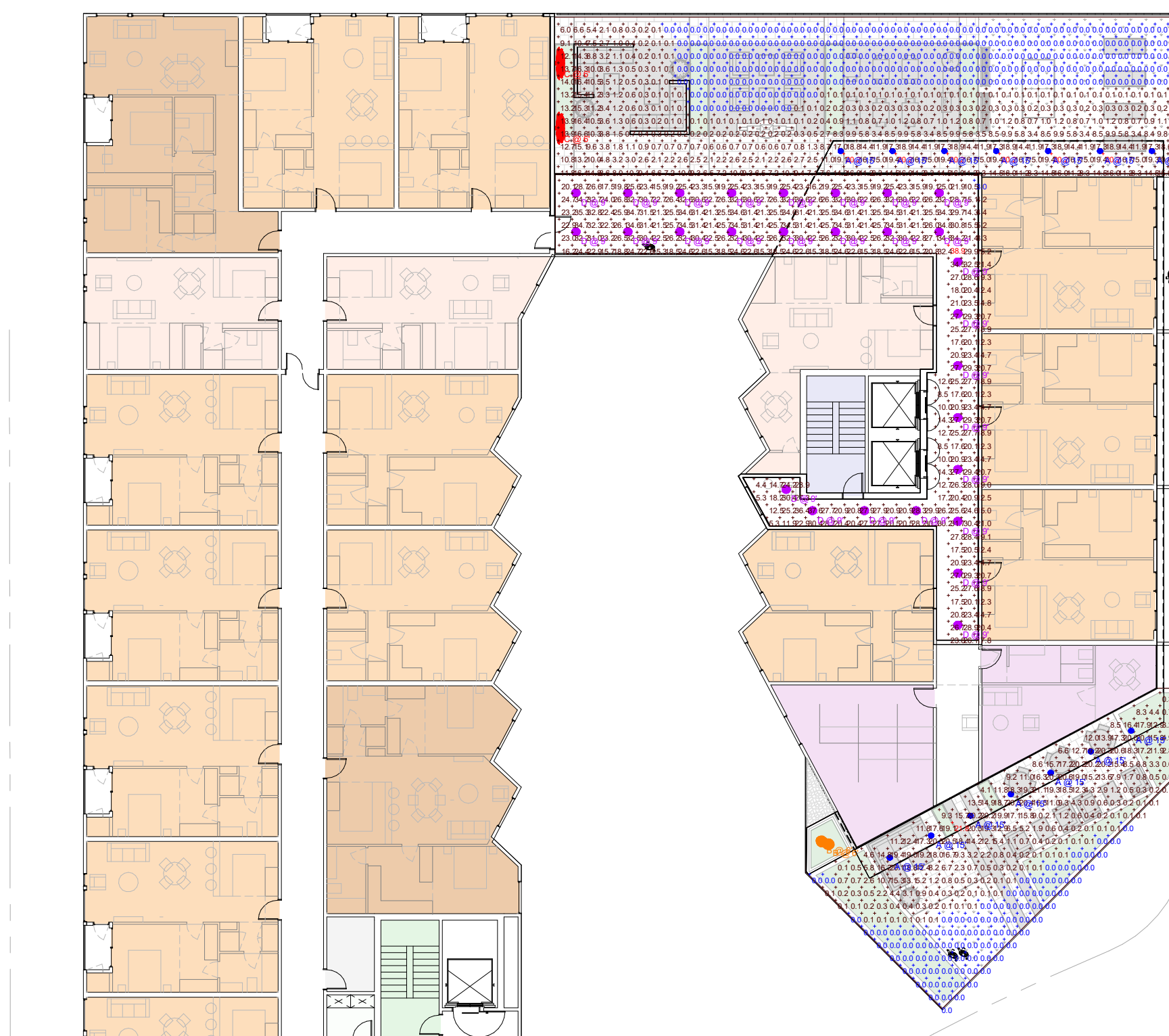
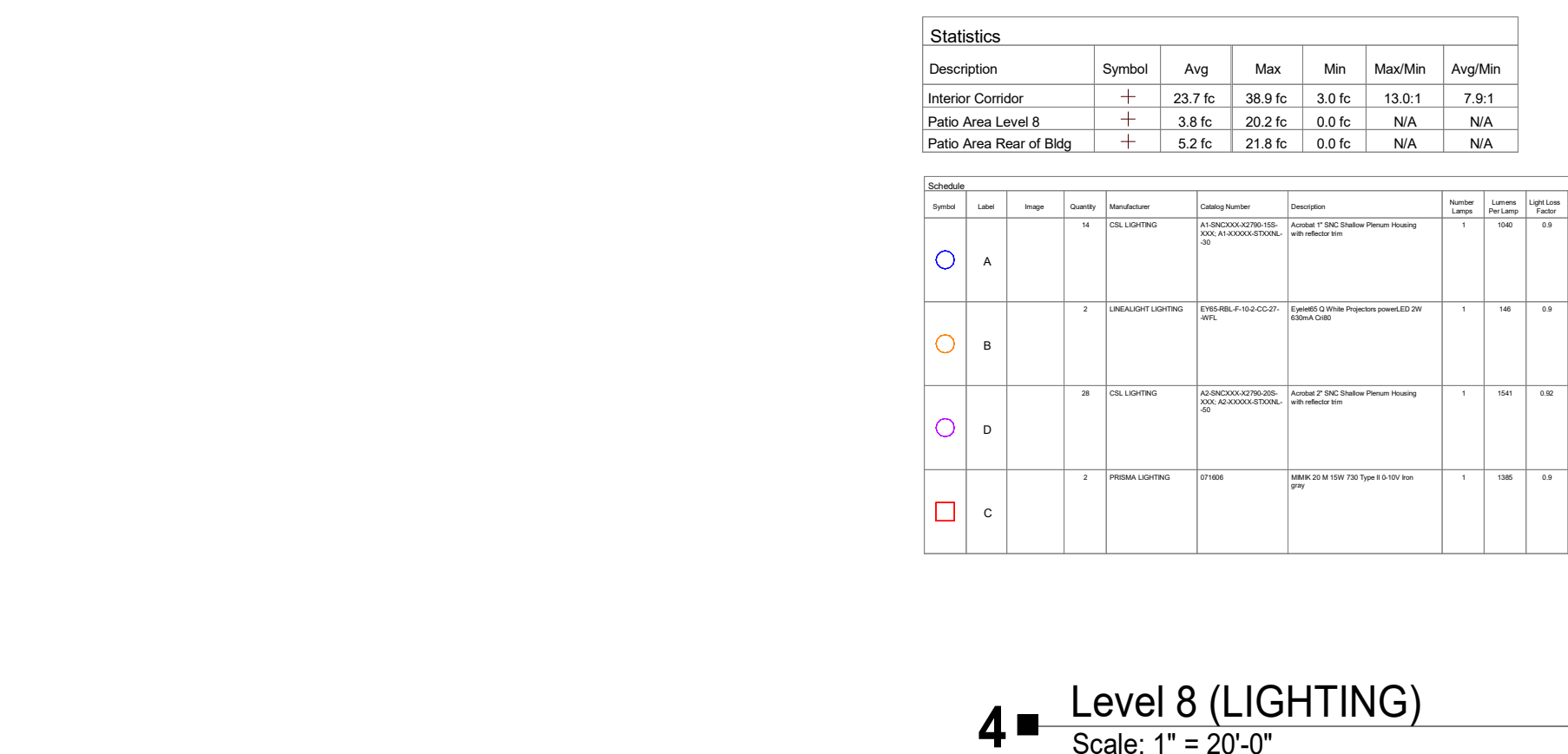
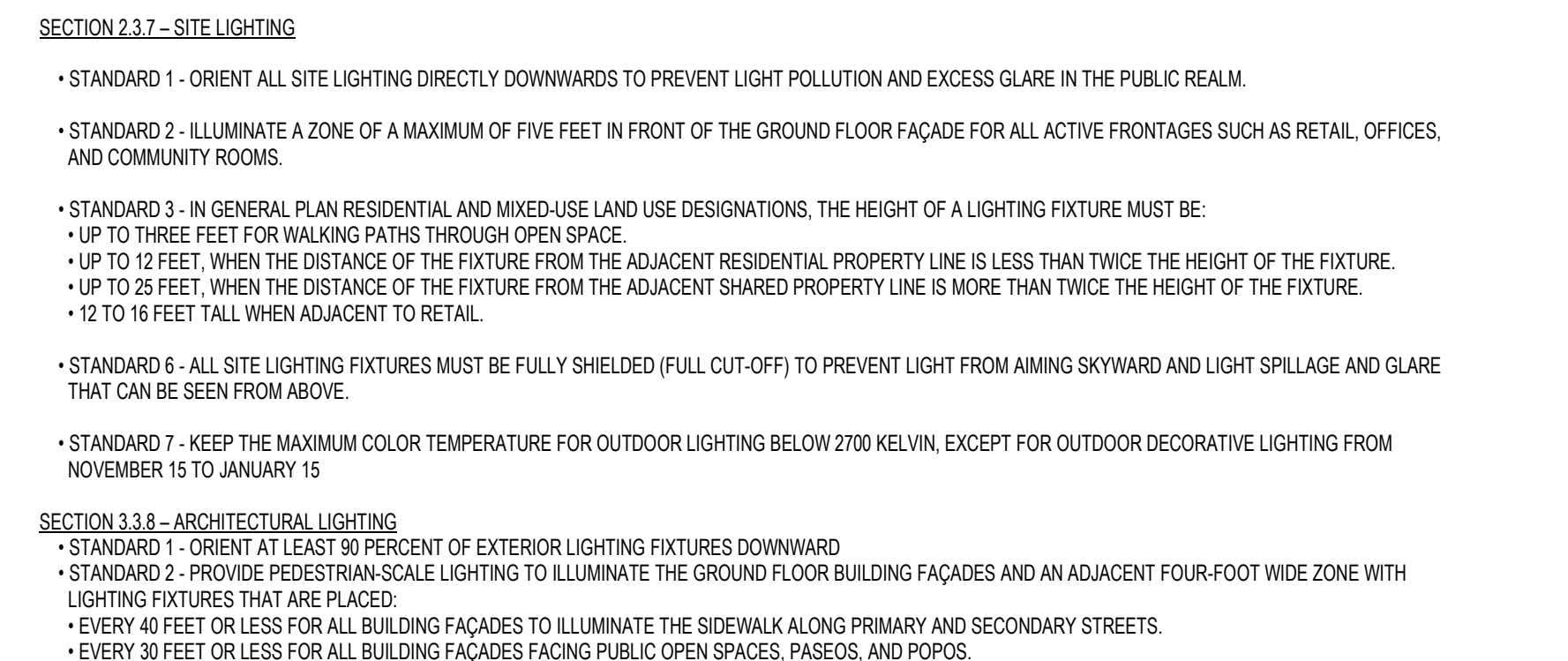


1 TRANSVERSAL - Callout 1
Scale: 1/8" = 1'-0"



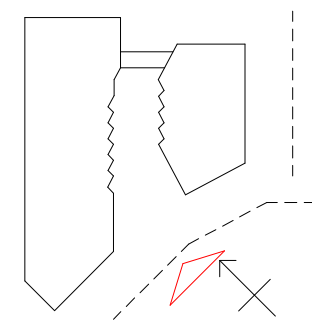
2 TRANSVERSAL - Callout 1 - Callout 1
Scale: 1/8" = 1'-0"

PER CBC 2019
3202.3.1 AWNINGS, CANOPIES, MARQUEES AND SIGNS
AWNINGS, CANOPIES, MARQUEES AND SIGNS SHALL BE CONSTRUCTED SO AS TO
SUPPORT APPLICABLE LOADS AS SPECIFIED IN CHAPTER 16. AWNINGS, CANOPIES,
MARQUEES AND SIGNS WITH LESS THAN 15 FEET (4572 MM) OF CLEARANCE ABOVE THE
SIDEWALK SHALL NOT EXTEND INTO OR OCCUPY MORE THAN TWO-THIRDS THE WIDTH
OF THE SIDEWALK MEASURED FROM THE BUILDING. STANCHIONS OR COLUMNS THAT
SUPPORT AWNINGS, CANOPIES, MARQUEES AND SIGNS SHALL BE LOCATED NOT LESS
THAN 2 FEET (610 MM) IN FROM THE CURB LINE.

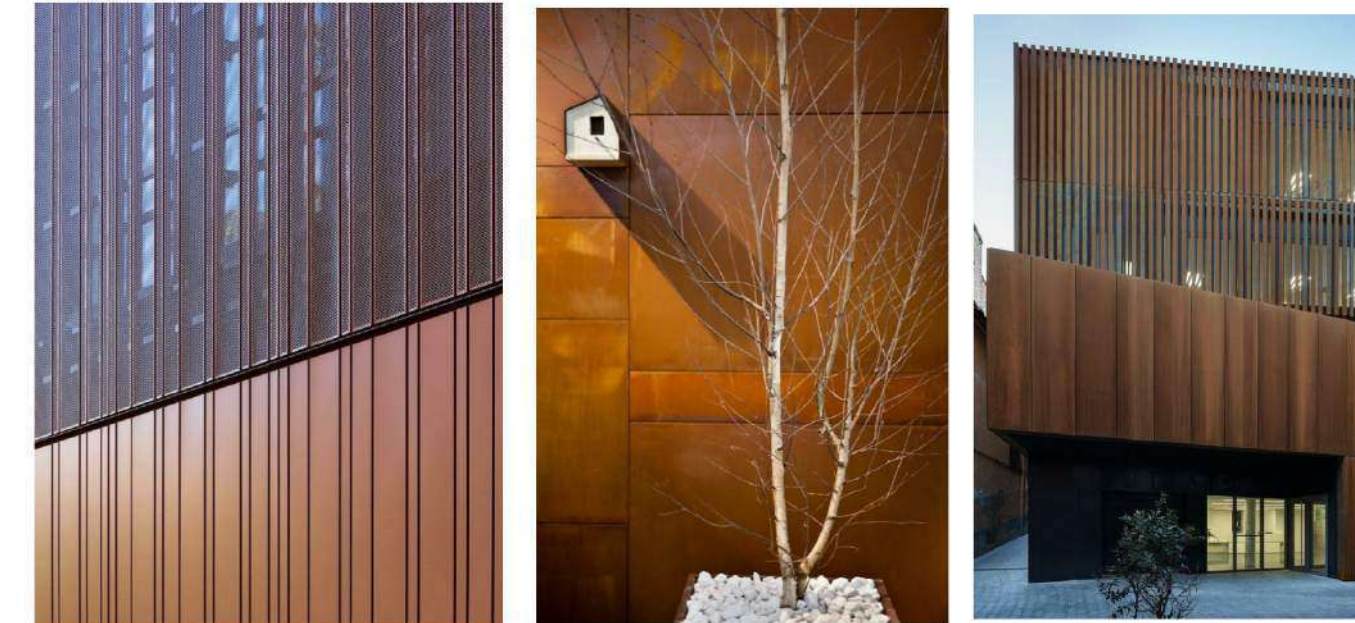
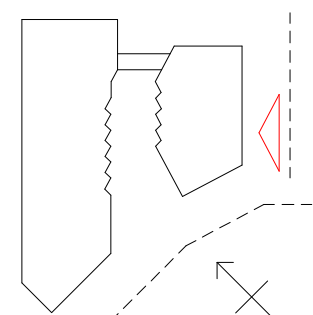




1 ■ ALVIN STREET ELEVATION
Scale: 1/16" = 1'-0"



2 ■ BURDETTE STREET ELEVATION
Scale: 1/16" = 1'-0"



THE BASE - CORTEN INFLUENCE



THE BASE - SCREEN INFLUENCE

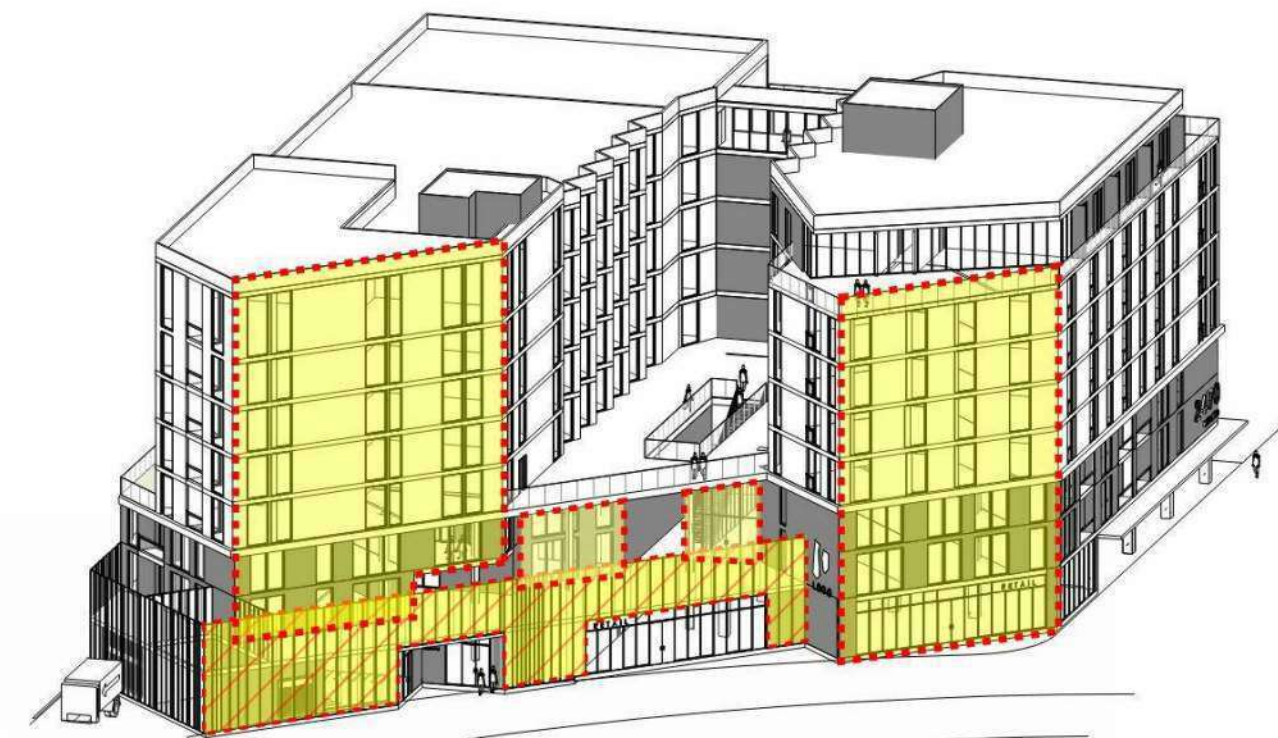
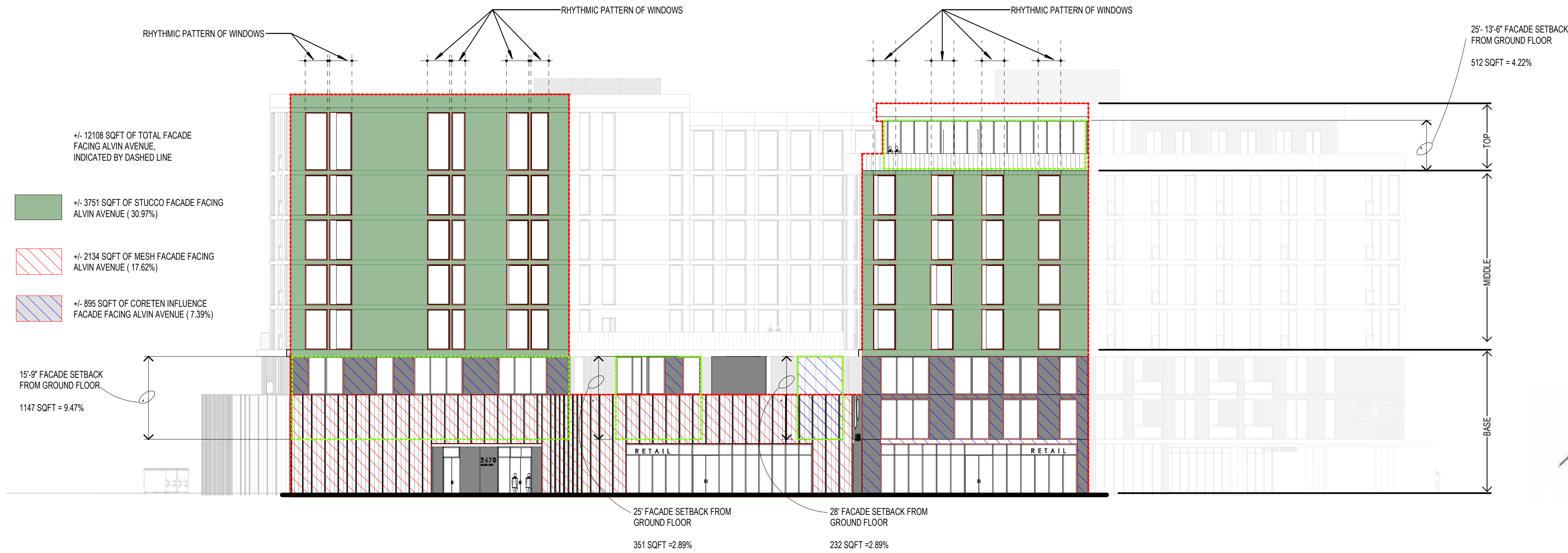


THE MIDDLE - WINDOWS INFLUENCE



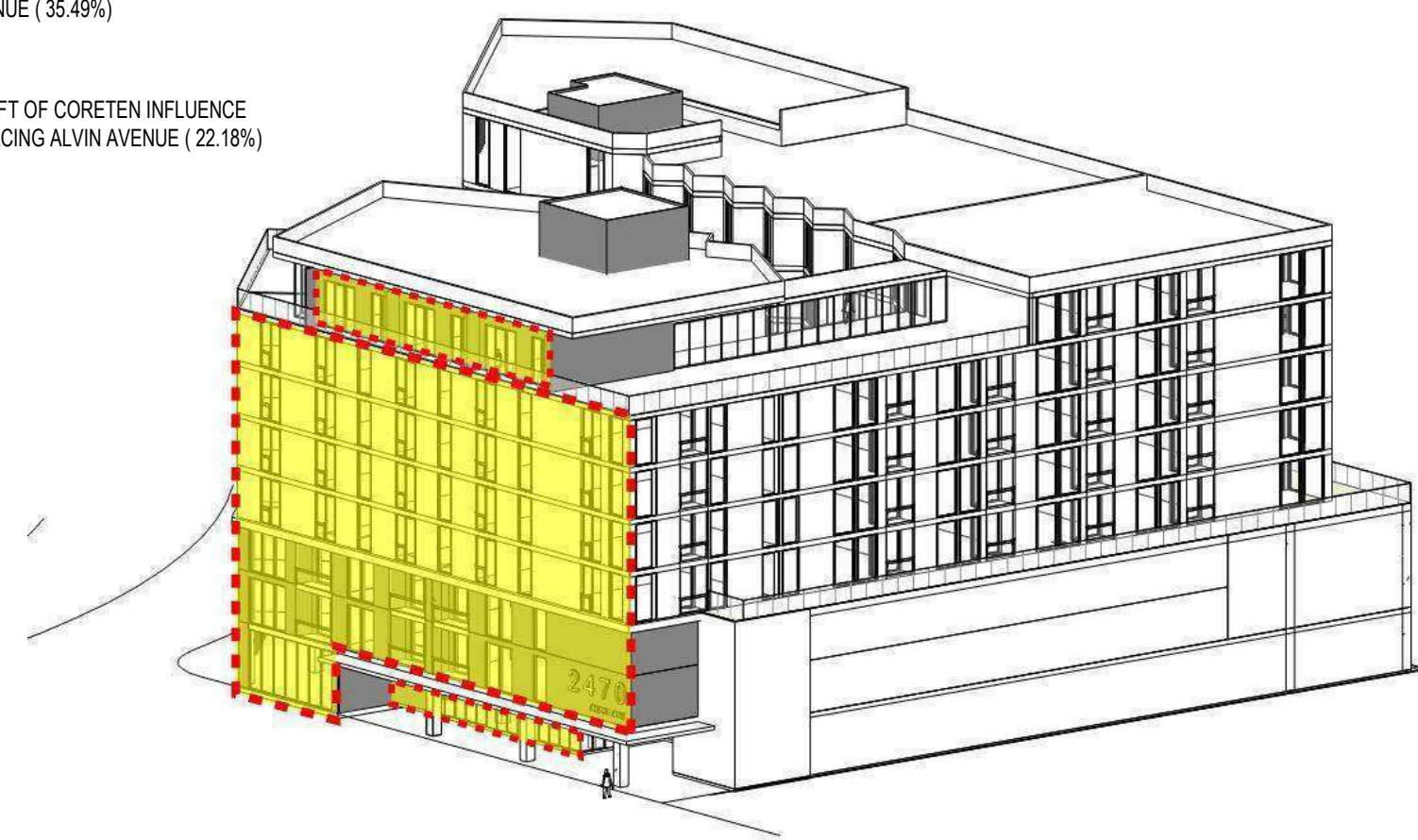
THE TOP - CORTEN INFLUENCE





3D VIEW SHOWING FACADE FRONTING ALVIN AVE.

1 ALVIN AVE. ELEVATION - FACADE ARTICULATION
Scale: 1/16" = 1'-0"



3D VIEW SHOWING FACADE FRONTING BURDETTE STREET

2 BURDETTE STREET ELEVATION FACADE ARTICULATION
Scale: 1/16" = 1'-0"

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Approved	Designer
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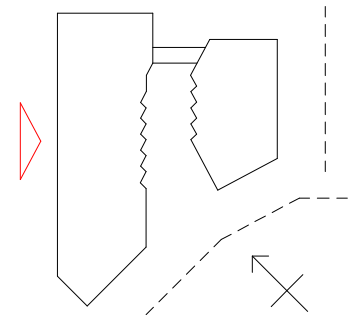
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FACADE
ARTICULATION

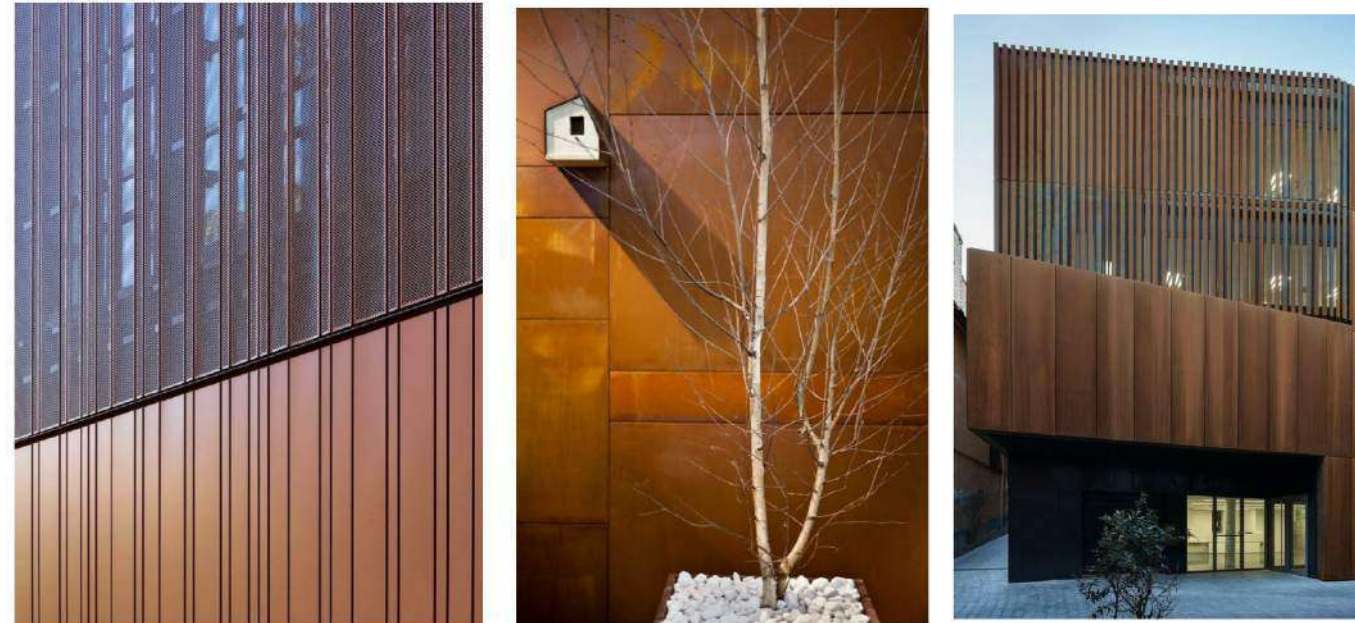
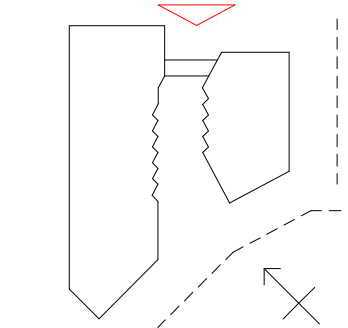
013B-A



1 ■ ELEVATION NORTH-WEST
Scale: 1/16" = 1'-0"



2 ■ ELEVATION NORTH-EAST
Scale: 1/16" = 1'-0"



THE BASE - CORTEN INFLUENCE



THE BASE - SCREEN INFLUENCE

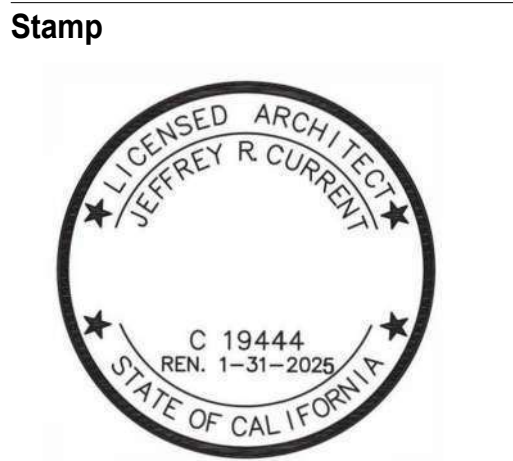


THE MIDDLE - WINDOWS INFLUENCE



THE TOP - CORTEN INFLUENCE

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ELEVATIONS

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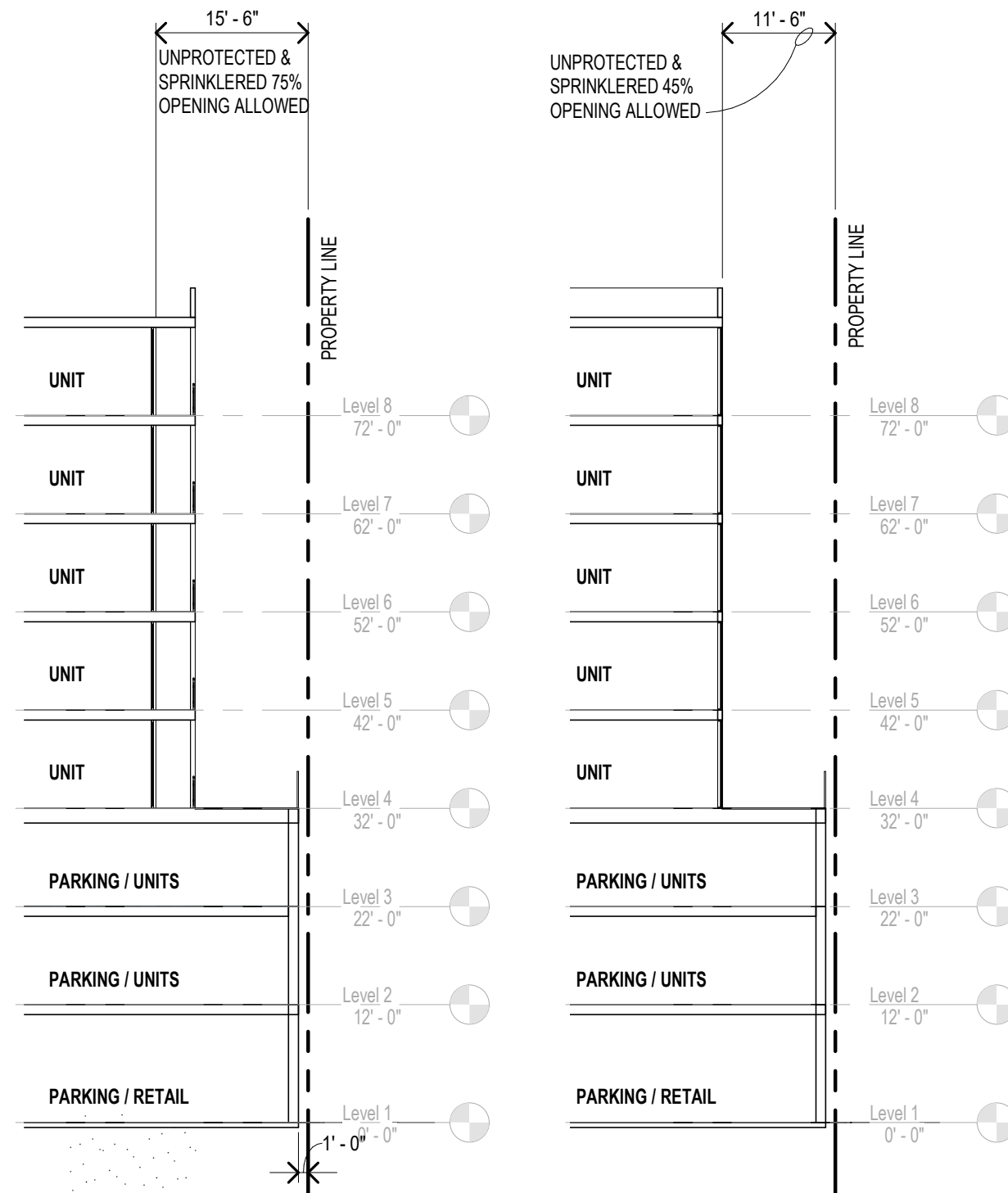
WALL OPENING
ANALYSIS

014B-A

12/4/2023 12:58:58 PM

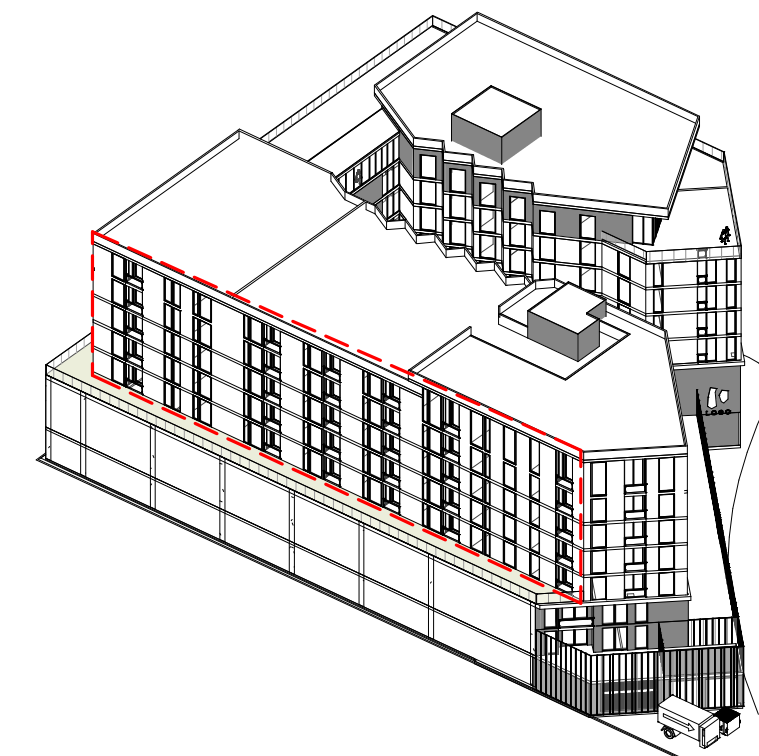


1 ELEVATION NORTH-WEST -OPENING ANALYSIS
Scale: 1/16" = 1'-0"

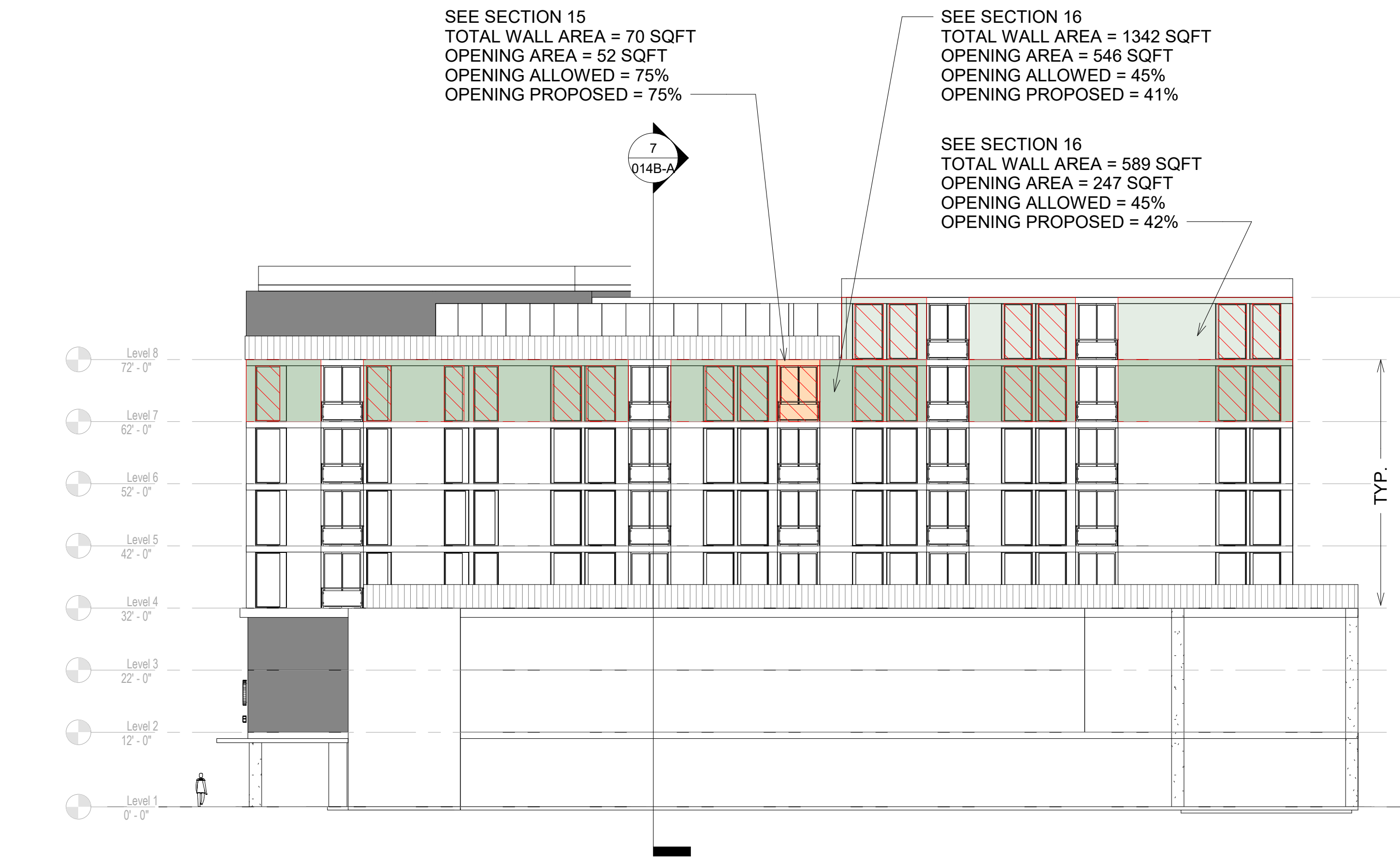


3 Section 15
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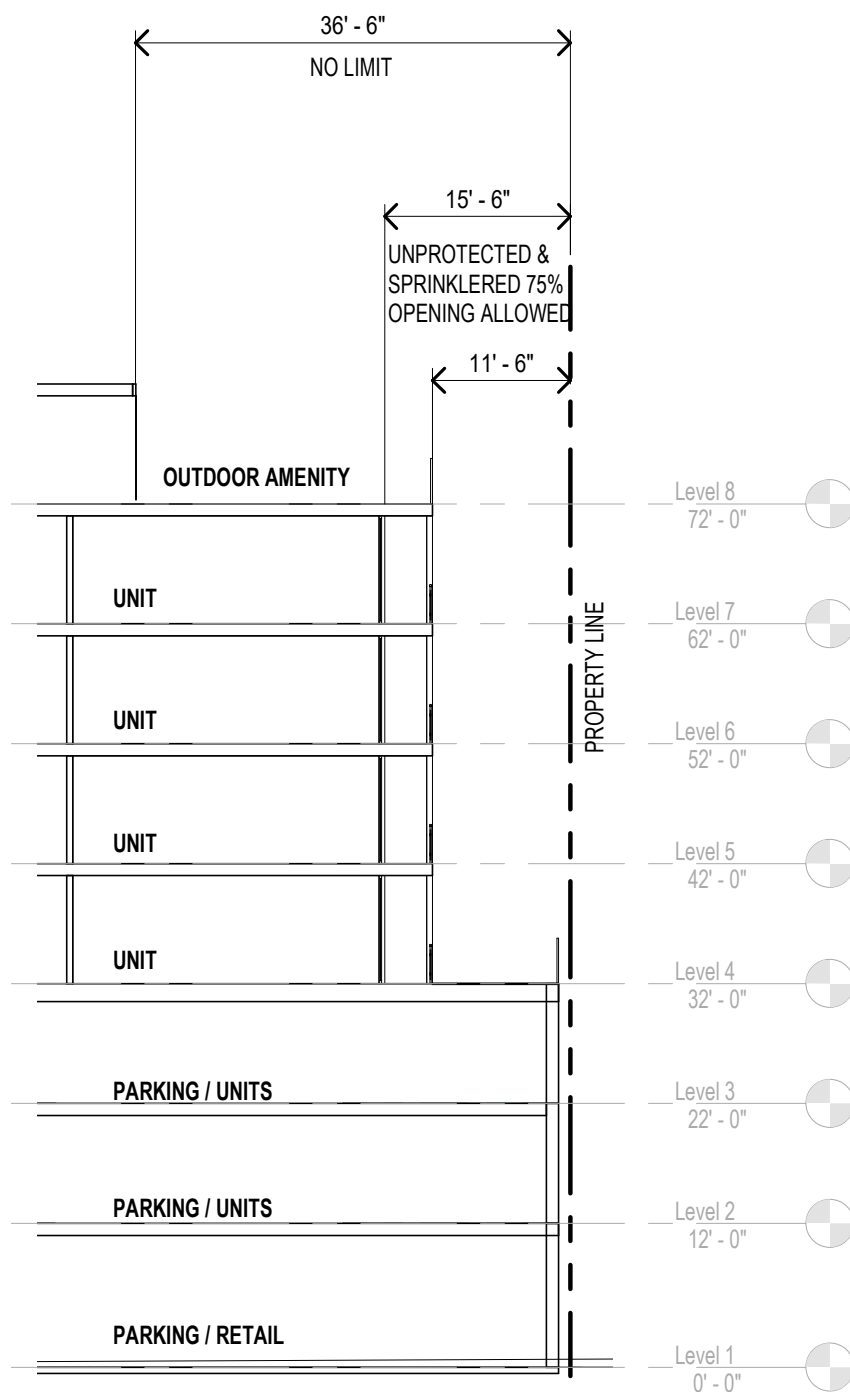
4 Section 16
Scale: 1/16" = 1'-0"



5 NORTH-WEST VIEW
Scale:



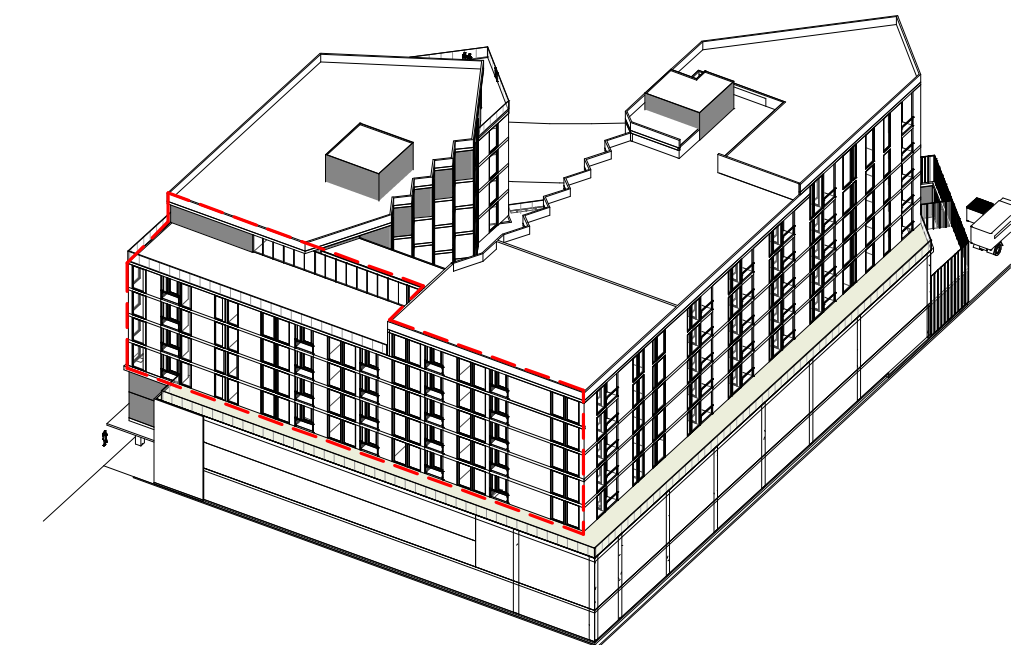
2 ELEVATION NORTH-EAST - OPENING ANALYSIS
Scale: 1/16" = 1'-0"



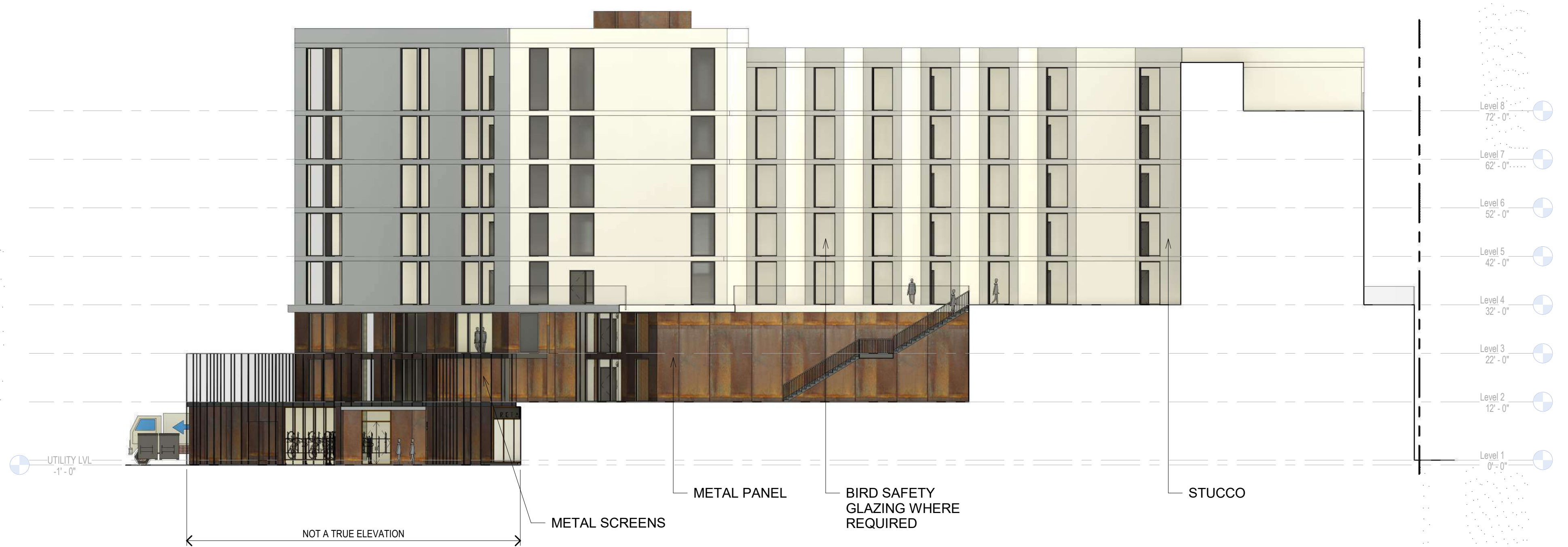
7 Section 17
Scale: 1/16" = 1'-0"

FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0 TO LESS THAN 3 FEET	UNPROTECTED, SPRINKLERED	NOT PERMITTED
5 TO LESS THAN 10 FEET	UNPROTECTED, SPRINKLERED	25%
10 TO LESS THAN 15 FEET	UNPROTECTED, SPRINKLERED	45%
15 TO LESS THAN 20 FEET	UNPROTECTED, SPRINKLERED	75%
MORE THAN 20 FEET	UNPROTECTED, SPRINKLERED	NO LIMIT

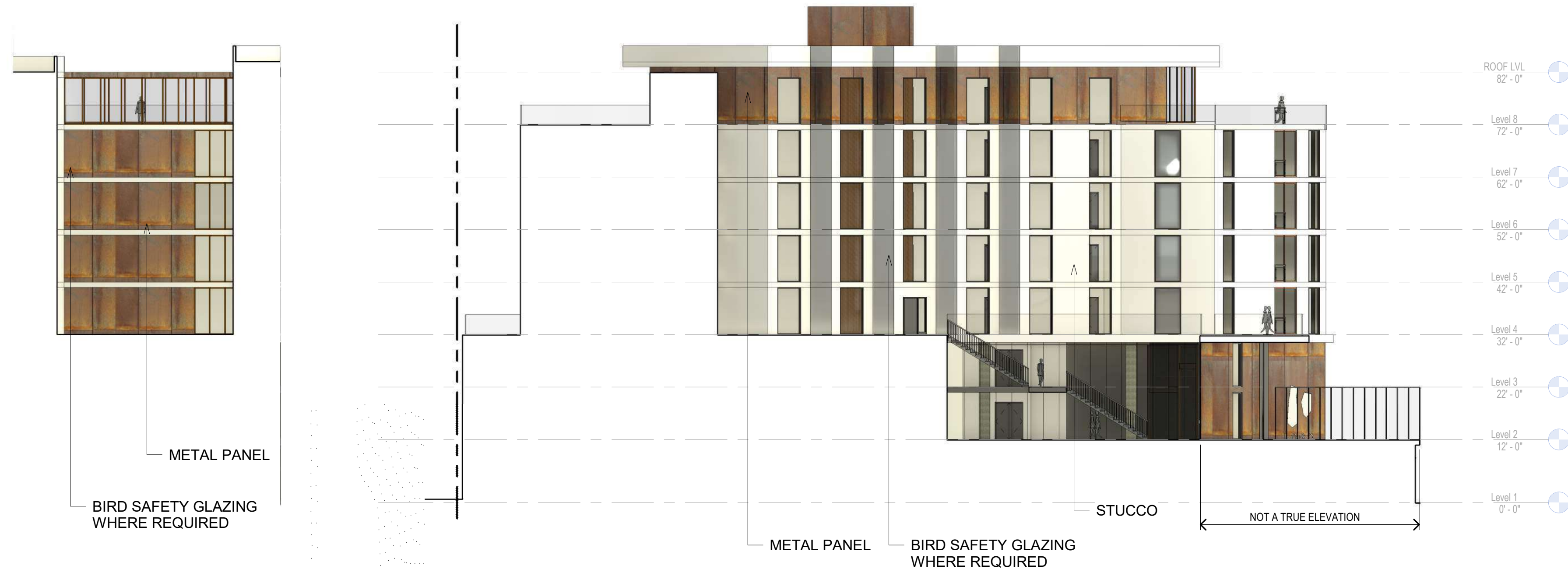
Table CBC 705.8
Scale: 1/4" = 1'-0"



6 NORTH-EAST VIEW
Scale:



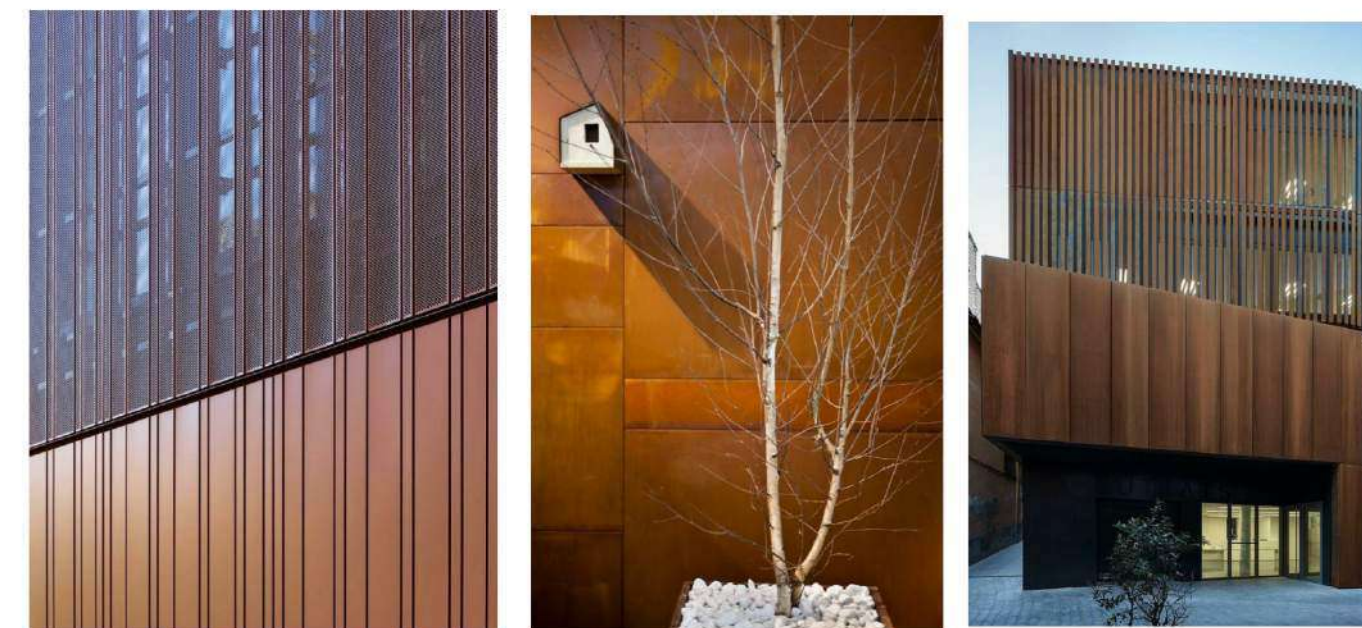
A ELEVATION COURTYARD A
Scale: 1/16" = 1'-0"



B ELEVATION COURTYARD B
Scale: 1/16" = 1'-0"



C ELEVATION COURTYARD C
Scale: 1/16" = 1'-0"



THE BASE - CORTEN INFLUENCE



THE BASE - SCREEN INFLUENCE

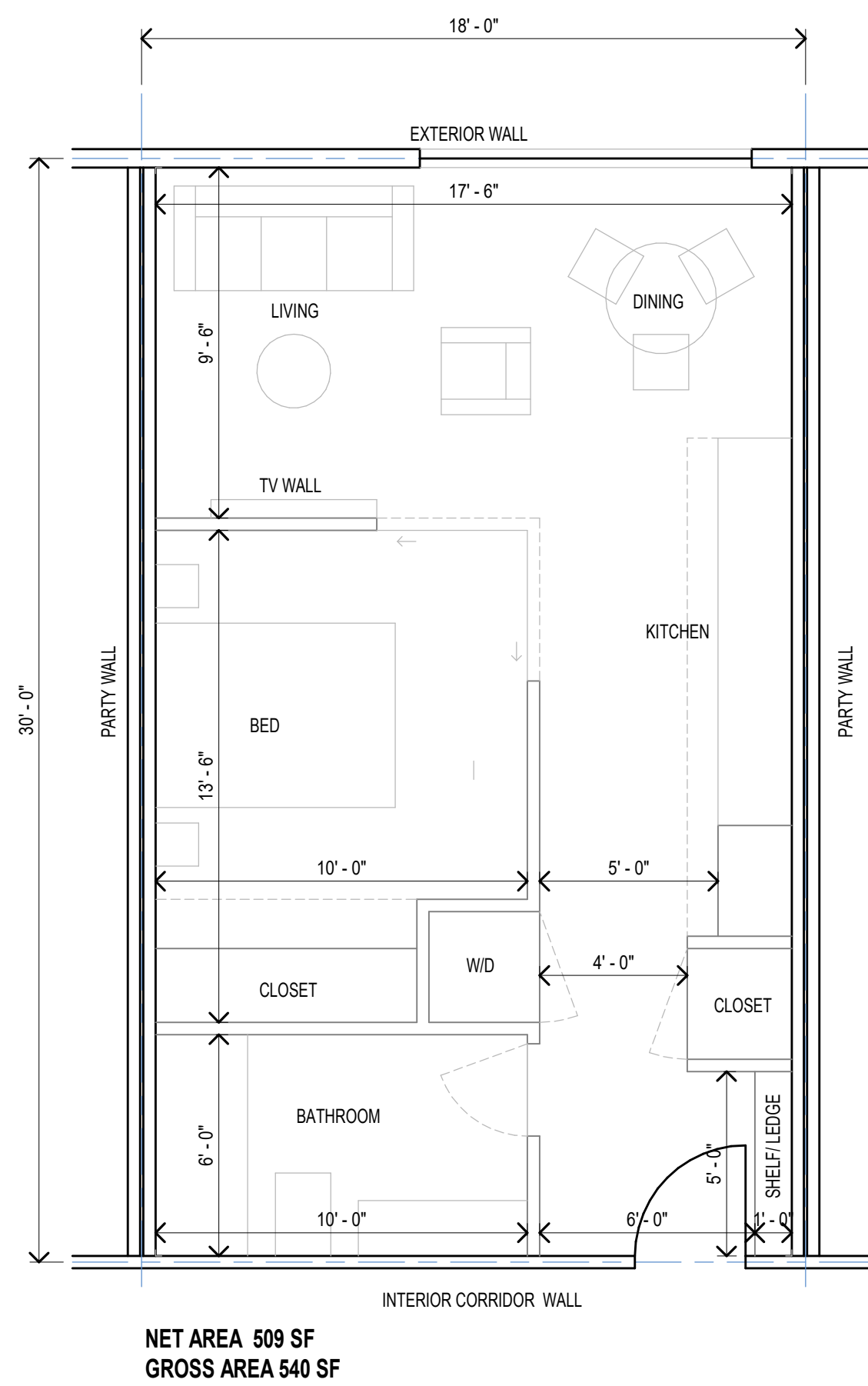


THE MIDDLE - WINDOWS INFLUENCE



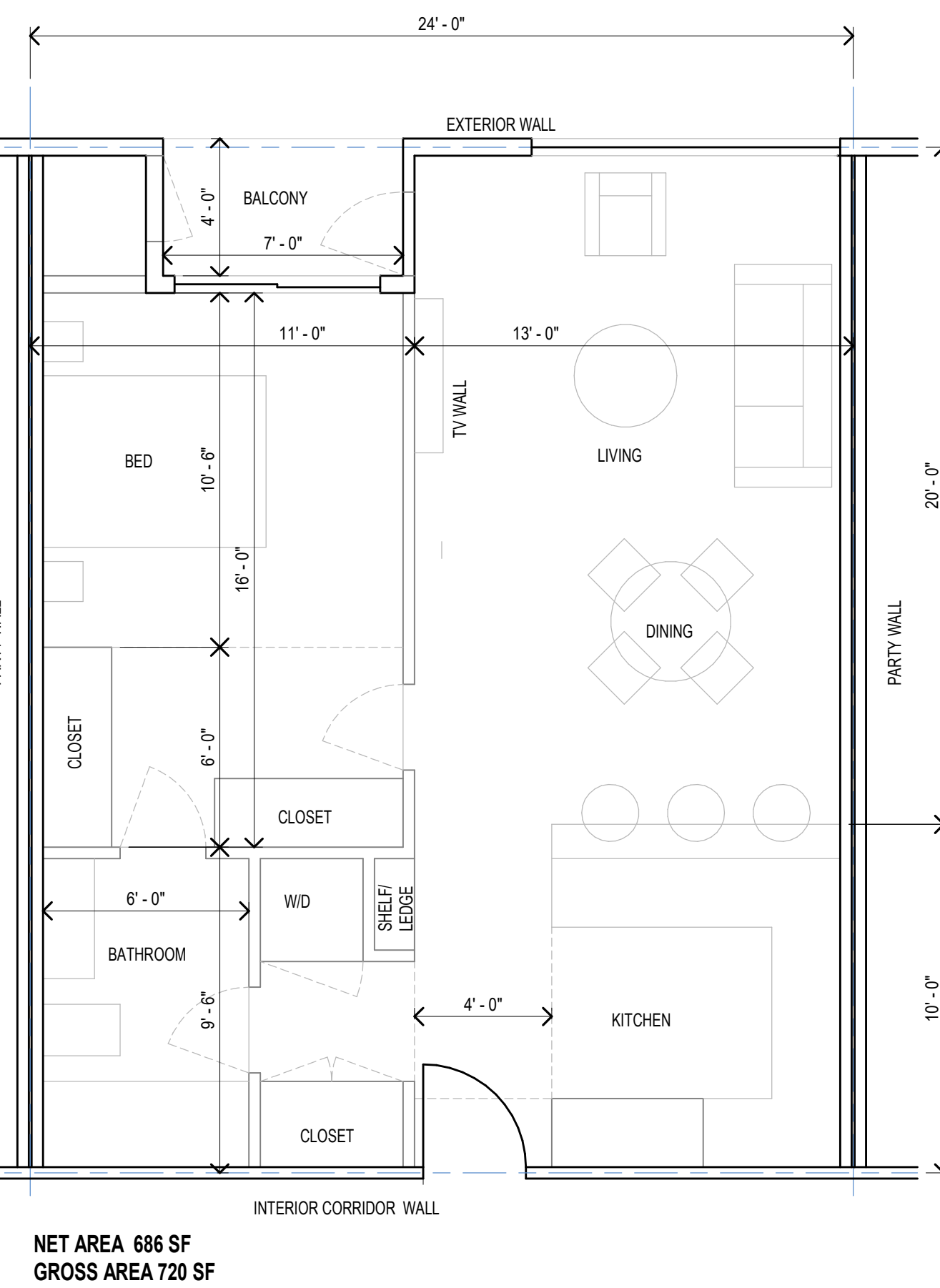
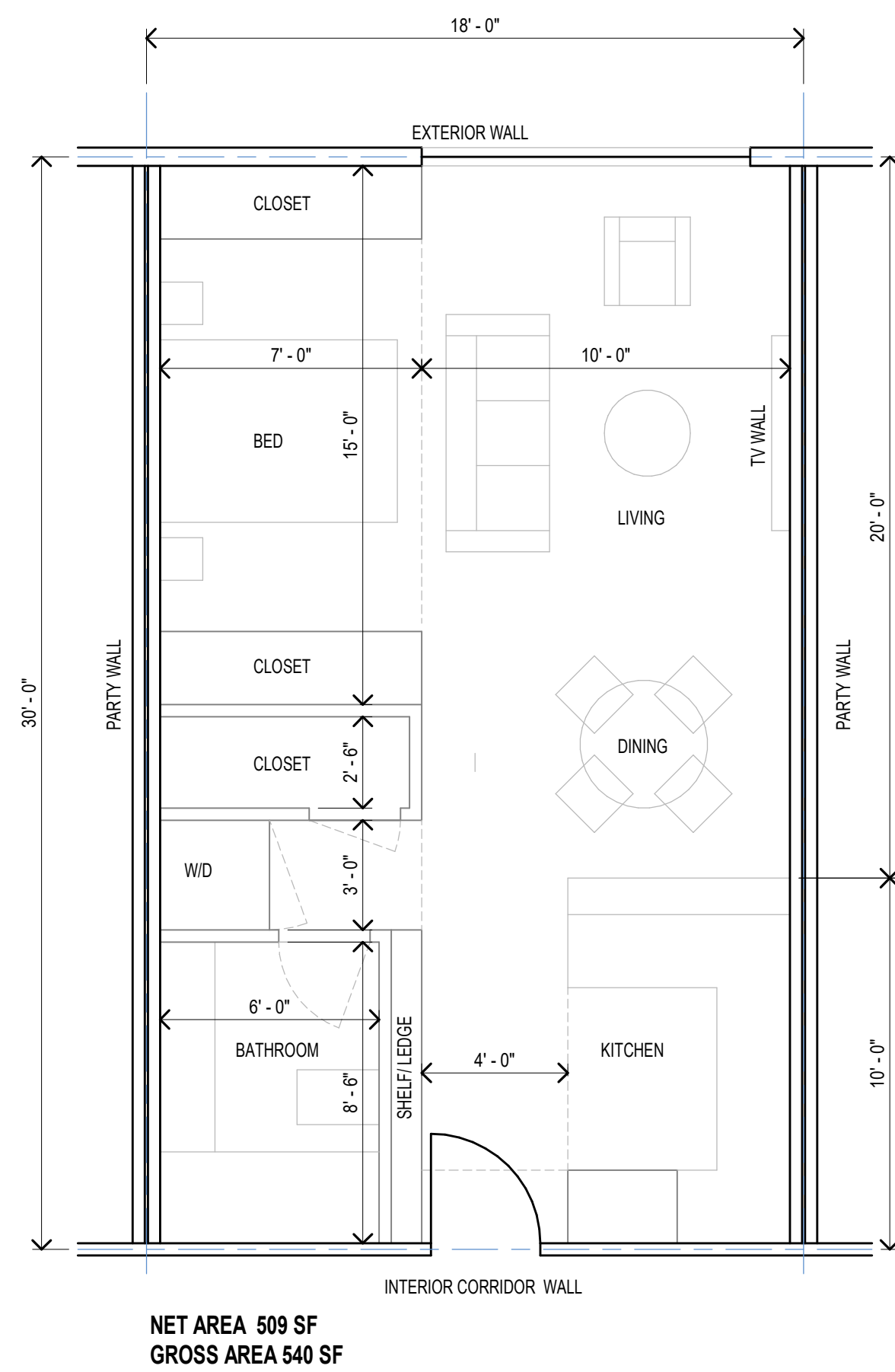
THE TOP - CORTEN INFLUENCE





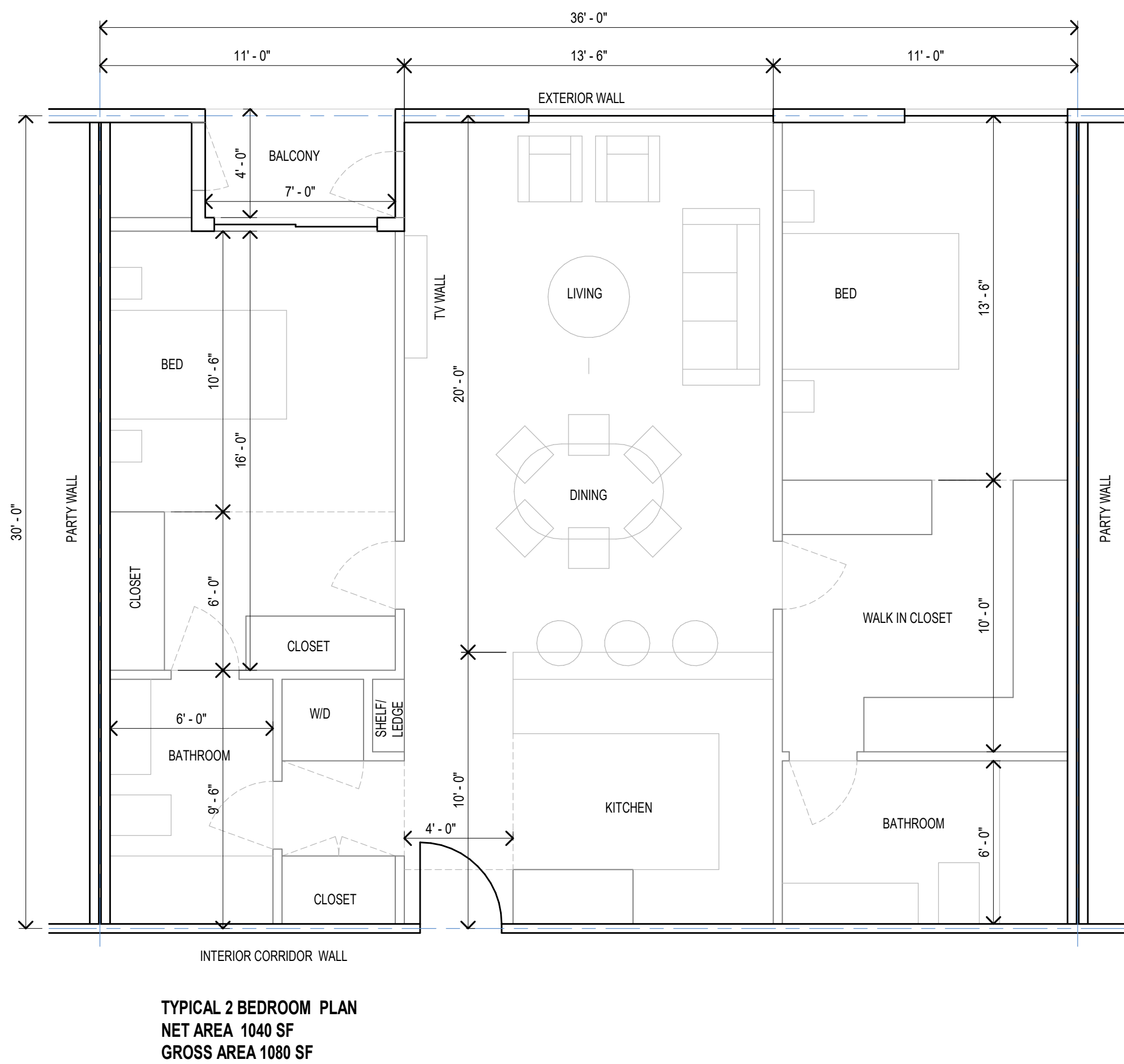
TYPICAL STUDIO UNIT PLAN

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



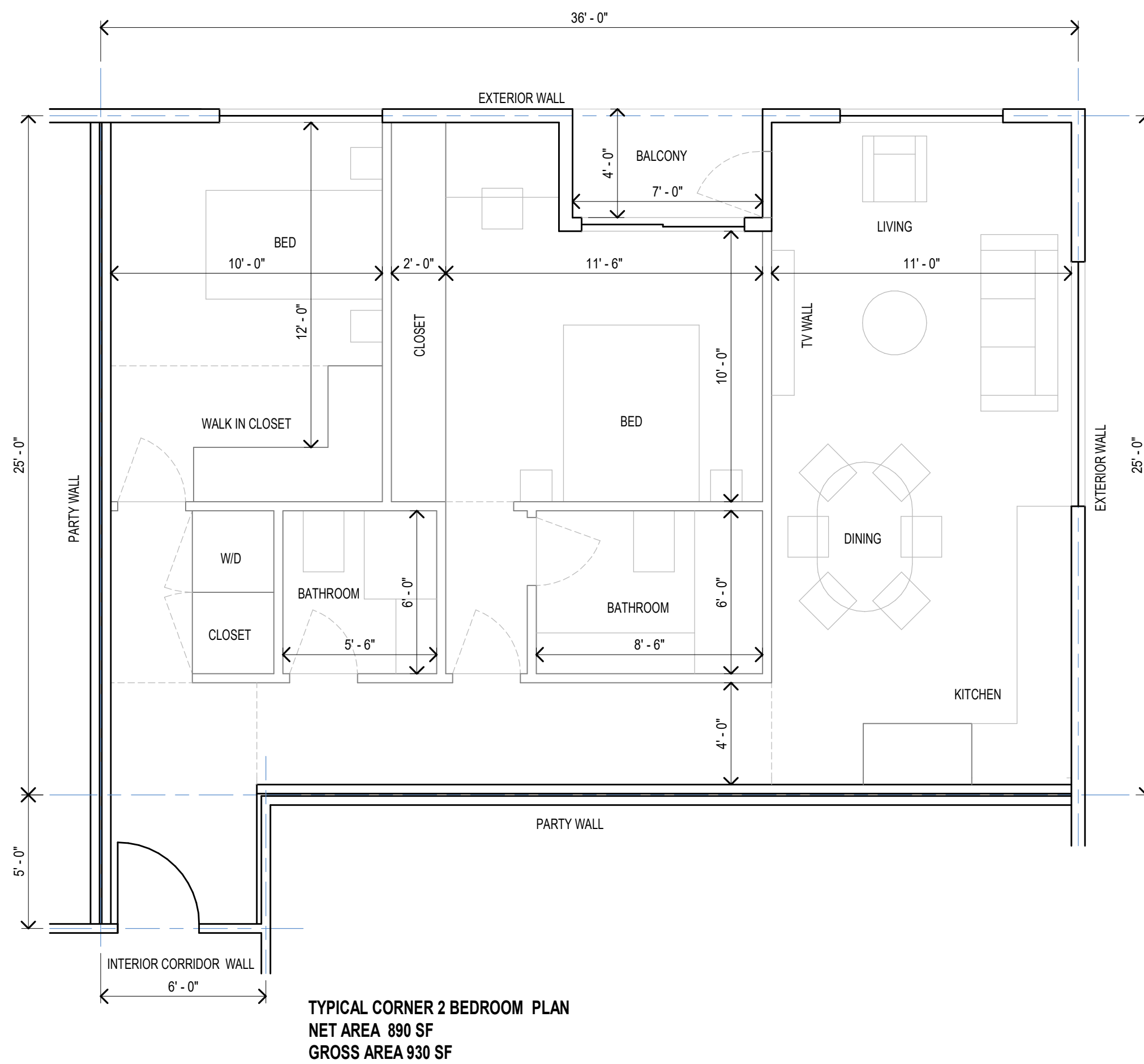
TYPICAL 1 BED UNIT PLAN

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



TYPICAL 2 BED UNIT PLAN

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



TYPICAL CORNER 2 BEDROOM PLAN

NET AREA 890 SF
GROSS AREA 930 SF

U ■ TYPICAL UNIT LAYOUT
Scale: 1/4" = 1'-0"

Project:
ALVIN & BURDETTE
MIXED USE PROPOSAL
Consultant

REFERENCE FILE # PRE23-091
SUBMITTED ON JUNE 14, 2023

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Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/4" = 1'-0"

Sheet Title
TYPICAL UNIT LAYOUT