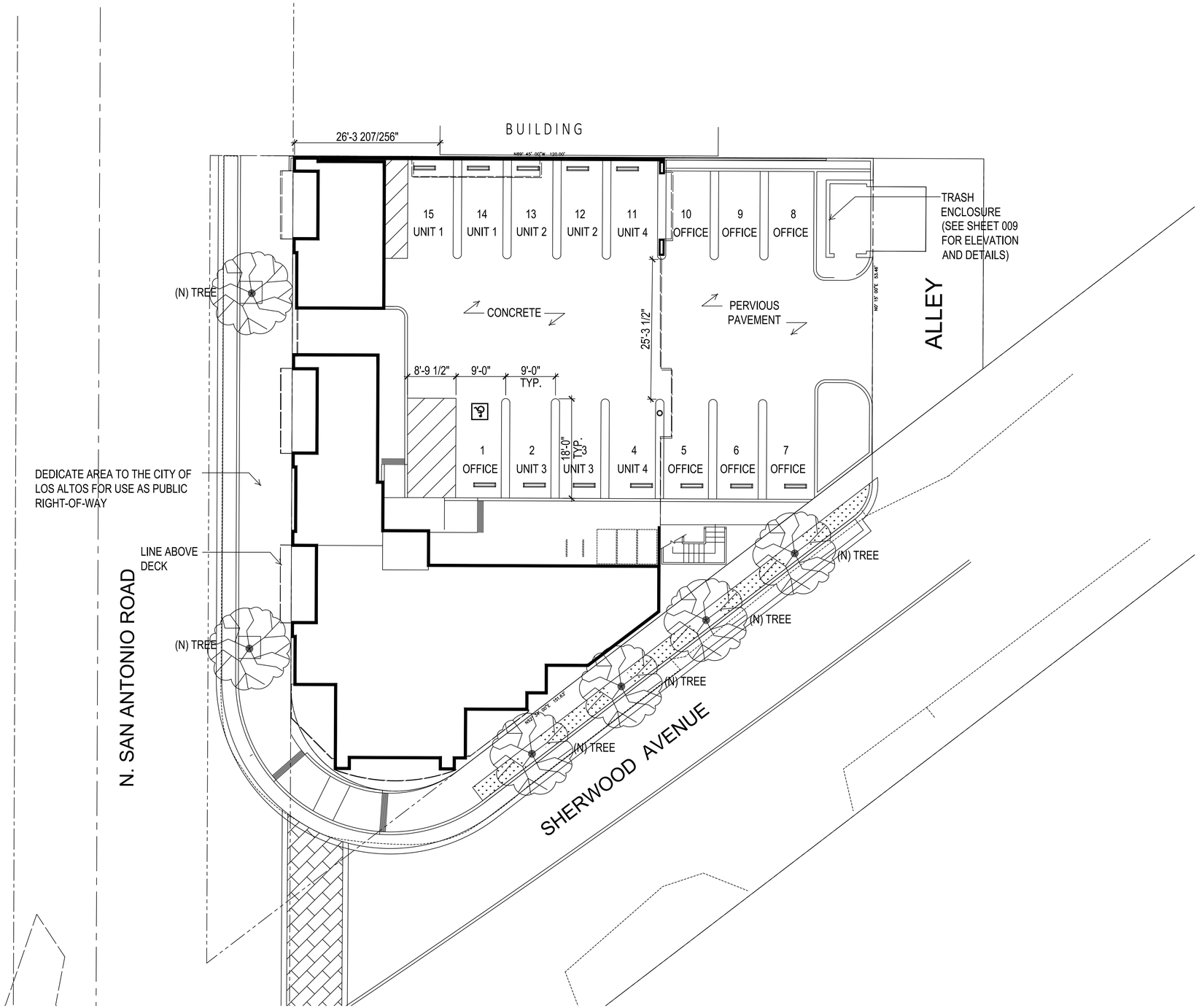


1"=10'

PROJECT INFORMATION

ADDRESS:	895/897 SAN ANTONIO ROAD LOS ALTOS, CA

SITE INFORMATION

APN:	170-001-022
LOT SIZE:	12,000 S.F.
BUILDING AREA:	2,910 S.F.
IMPERVIOUS AREA:	11,308 S.F.
PROPOSED LOT COVERAGE:	24%
PARKING AREA:	4,778 S.F.
ZONING:	CN (COMMERCIAL NEIGHBORHOOD)

DENSITY

LOT SIZE:	11,977 S.F. (.27 ACRES)
NUMBER OF DWELLING UNITS:	4
DENSITY:	16 DU / AC

PARKING CALCULATION (PER MUNICIPAL CODE 14.74)

OFFICE:	2079 S.F. / 300 S.F. = 7 STALLS REQUIRED
RESIDENTIAL:	4 UNITS x 2 = 8 STALLS REQUIRED
TOTAL REQUIRED:	15 STALLS
TOTAL PROVIDED:	15 STALLS

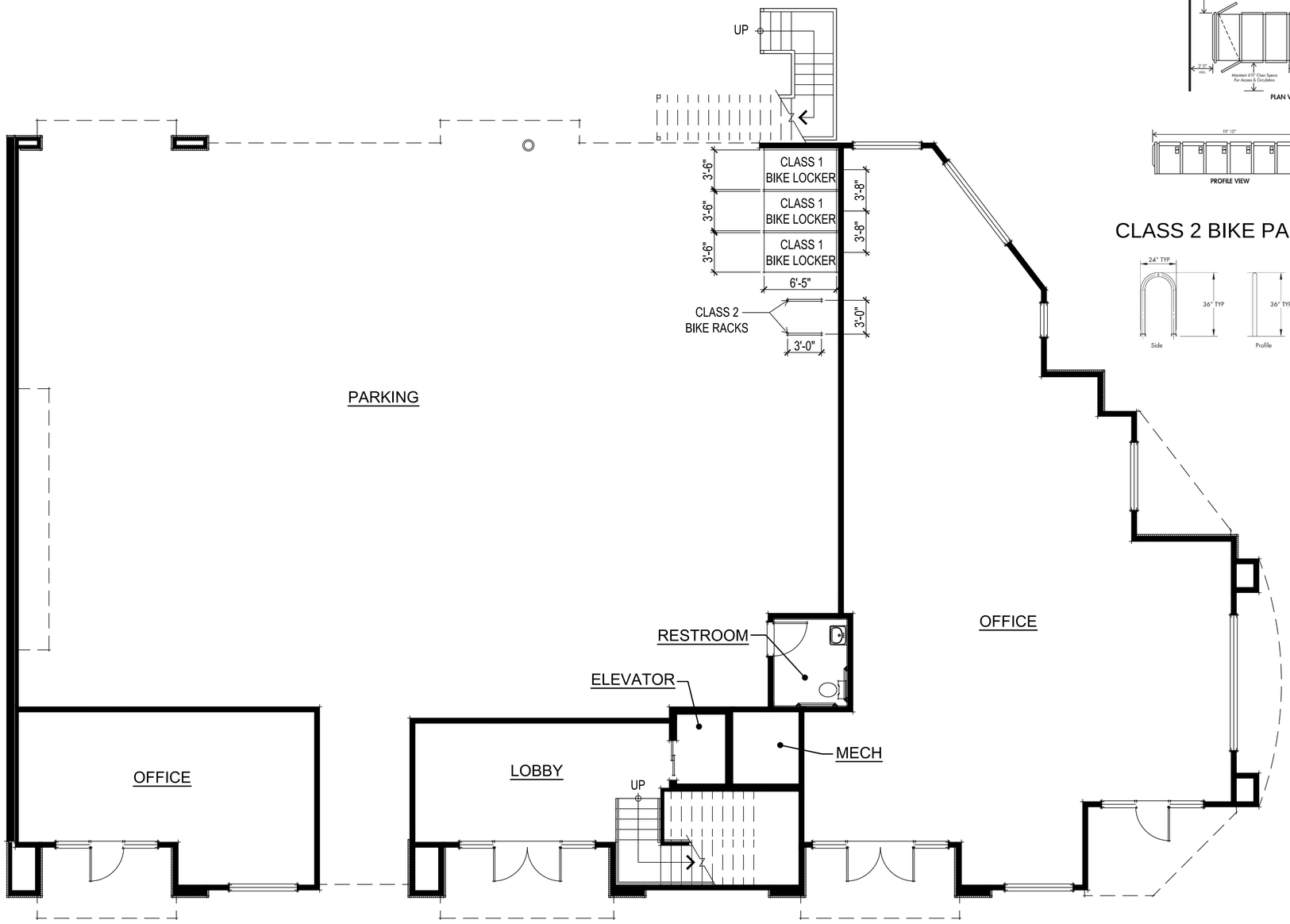
NOTE:
*IN LIEU OF VISITOR SPECIFIED PARKING, OFFICE PARKING WILL BE USED ON OFF-HOURS
* FOR SIZE, TYPE AND PROPOSED DISPOSITION OF ALL EXITING TREES OVER FOUR FEET REFER TO LANDSCAPE L1 AND CIVIL PLAN C1

San Antonio Road
Los Altos, Ca.
April 15, 2014

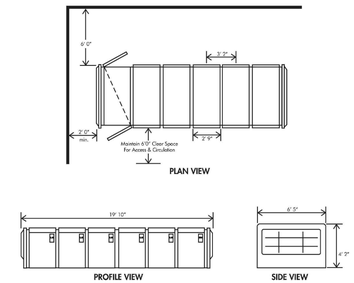
ARCHITECTURAL SITE PLAN 001

C. C. C. I N C.
349 First St., Suite B, Los Altos, CA 94022
831.588.7989

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.straussdesign.com
SDG Architects, Inc.



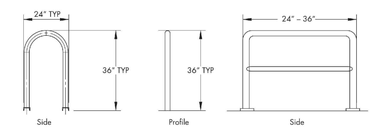
CLASS 1 BIKE PARKING DETAIL



CLASS 1 BICYCLE PARKING SHALL BE INSTALLED IN COMPLIANCE WITH VTA BIKE LOCKER SPECIFICATIONS. THESE INCLUDE:

- DIMENSIONS OF APPROXIMATELY 42" WIDE BY 75" DEEP BY 54" HIGH
- MUST WITHSTAND MINIMUM LOAD OF 200LB. PER SQUARE FOOT.
- OPENED DOOR MUST WITHSTAND 500LB. MINIMUM VERTICAL LOAD

CLASS 2 BIKE PARKING DETAIL



CLASS 2 BICYCLE STORAGE SHALL BE DESIGNED WITH THE TYPICAL DIMENSIONS SHOWN. THEY SHOULD ALSO HAVE THE FOLLOWING ELEMENTS:

- SCHEDULE 40 STEEL PIPE OR STRONGER
- TWO POINTS OF CONTACT TO SUPPORT THE BIKE FRAME
- ABLE TO SECURE FRAME AND ONE WHEEL WITH A U-LOCK

SQUARE FOOTAGES	
LOBBY	471 SQ. FT.
OFFICE SPACE	2079 SQ. FT.
UNIT 1	1136 SQ. FT.
UNIT 2	1169 SQ. FT.
UNIT 3	1620 SQ. FT.
UNIT 4	1620 SQ. FT.

0' 1' 2' 4' 8'

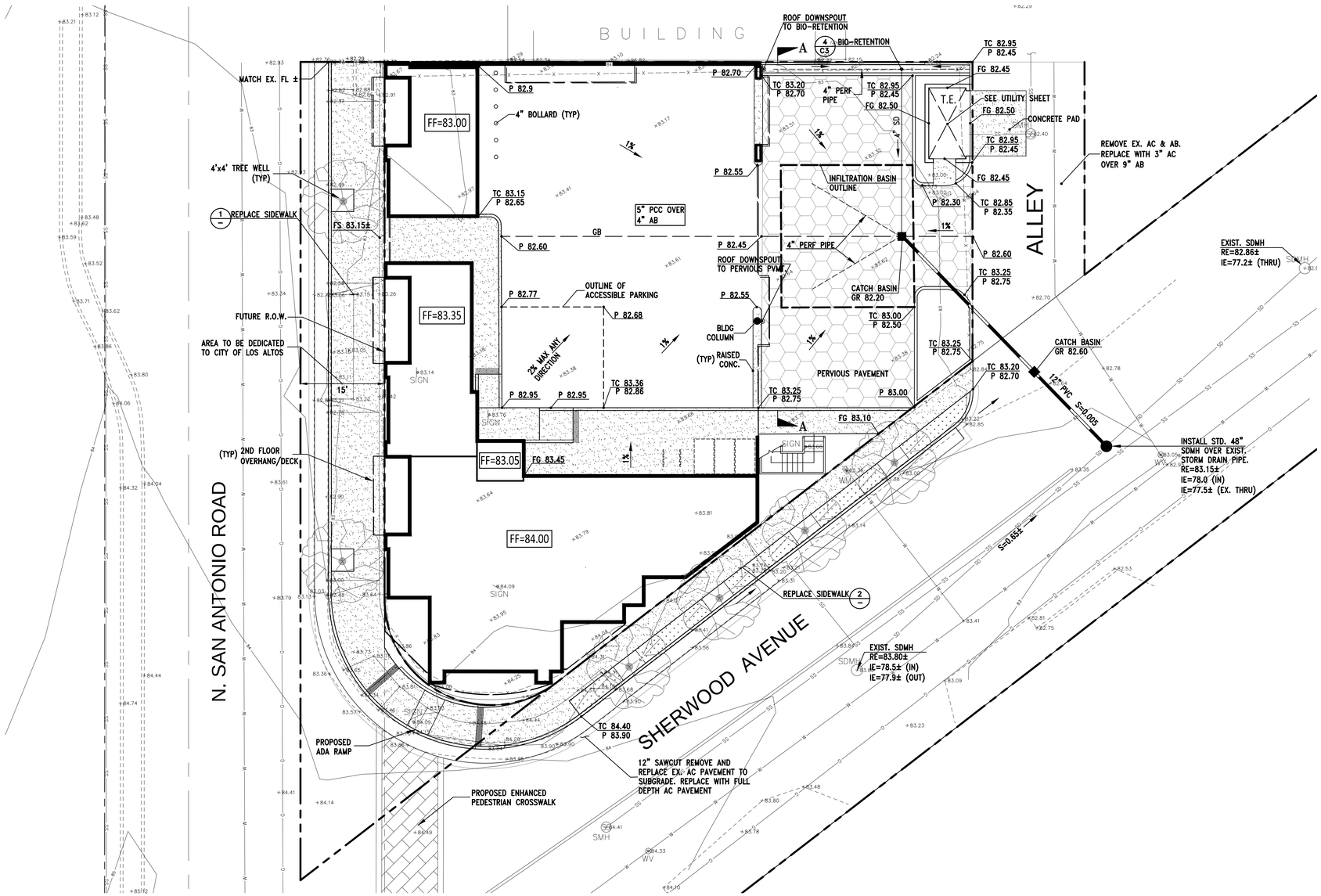
FIRST FLOOR PLAN

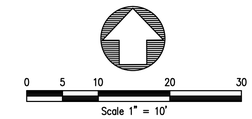
San Antonio Road
Los Altos, Ca.
February 26, 2014

FIRST FLOOR PLAN 002

C. C. C. I N C.
349 First St., Suite B, Los Altos, CA 94022
831.588.7989

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.straussdesign.com
SDG Architects, Inc.



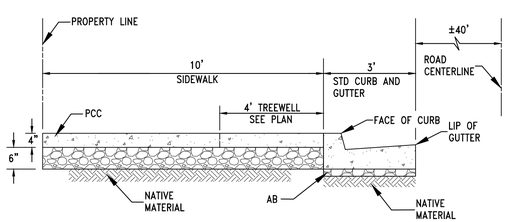


GRADING NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL AND FOUNDATION INVESTIGATION.
2. CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.
3. TOP OF CURB ELEVATION IS 0.5' ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS OTHERWISE NOTED).
4. COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE.
5. STORM DRAIN DESIGNATED AS "SD" SHALL BE CLASS III RCP, SDR 35 PVC OR HDPE AS STATED BELOW. PVC AND HDPE PIPES SHALL ONLY BE USED WHEN MINIMUM COVER REQUIREMENTS ARE MET AS SPECIFIED IN THE PVC PIPE BEDDING DETAIL AS SHOWN ON THESE PLANS. SUBSTITUTIONS FOR ANY PIPE WITH A PARTICULAR MATERIAL SPECIFIED ON THIS PLAN SHALL ONLY BE MADE WITH THE WRITTEN APPROVAL OF THE ENGINEER.
6. STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SDR 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477. 12" DIAMETER TO BE SDR 35 PVC, CLASS III RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOR WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS; PIPE TO BE CLASS III RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE. PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE (DIP).
7. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS, AND PULL BOXES, THAT LIE WITHIN THE PUBLIC RIGHT-OF-WAY EASEMENTS OR AREAS AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
8. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESES IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
9. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW, BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
10. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR THE TRENCHING OR PLACEMENT OF CONCRETE.
11. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
12. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARDS AND REQUIREMENTS.

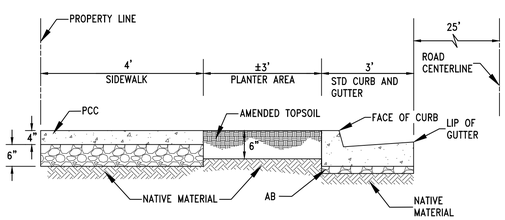
LEGEND

EASEMENT LINE		BLDG	BUILDING
LOT LINE		DDCV	DOUBLE DETECTOR CHECK VALVE
CENTERLINE OF STREET		FC	FACE OF CURB
FENCE	X	FDC	FIRE DEPARTMENT CONNECTOR
CONCRETE CURB		FF	FINISHED FLOOR
STORM DRAIN		FG	FINISHED GRADE
SANITARY SEWER	6" SS	GB	GRADE BREAK
WATER	2" W	GR	GRATE ELEVATION
FLOW DIRECTION		IE	INVERT ELEVATION
MANHOLE		JT	JOINT TRENCH
SS CLEANOUT	CO	P	PAVEMENT
STORM DRAIN INLETS		PIV	POST-INDICATOR VALVE
FIRE HYDRANT		PUE	PUBLIC UTILITY EASEMENT
WATER METER	WM	ROW	RIGHT OF WAY
WATER VALVE		RE	RIM ELEVATION
DRY UTILITIES STUBS: CABLE, ELECTRIC, GAS, TELEPHONE	CABLE ELECTRIC GAS	RPD	REDUCED PRESSURE BACKFLOW DEVICE
STREET LIGHT		SD	STORM DRAIN
		SDMH	STORM DRAIN MANHOLE
		SS	SANITARY SEWER
		SSMH	SANITARY SEWER MANHOLE
		TC	TOP OF CURB
		TE	TRASH ENCLOSURE



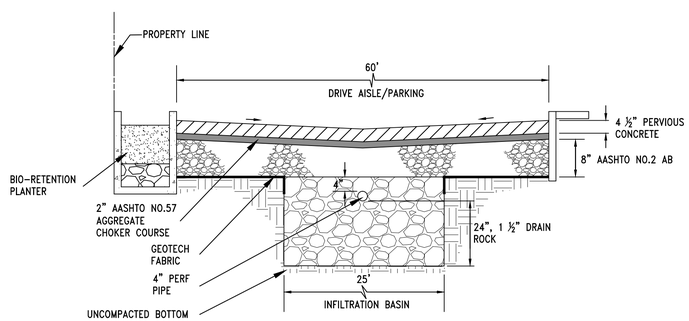
1 SIDEWALK REPLACEMENT FOR SAN ANTONIO ROAD

NOT TO SCALE



2 SIDEWALK REPLACEMENT FOR SHERWOOD AVENUE

NOT TO SCALE



SECTION A-A

NOT TO SCALE

PROGRESS SET

DATE	REVISION	BY

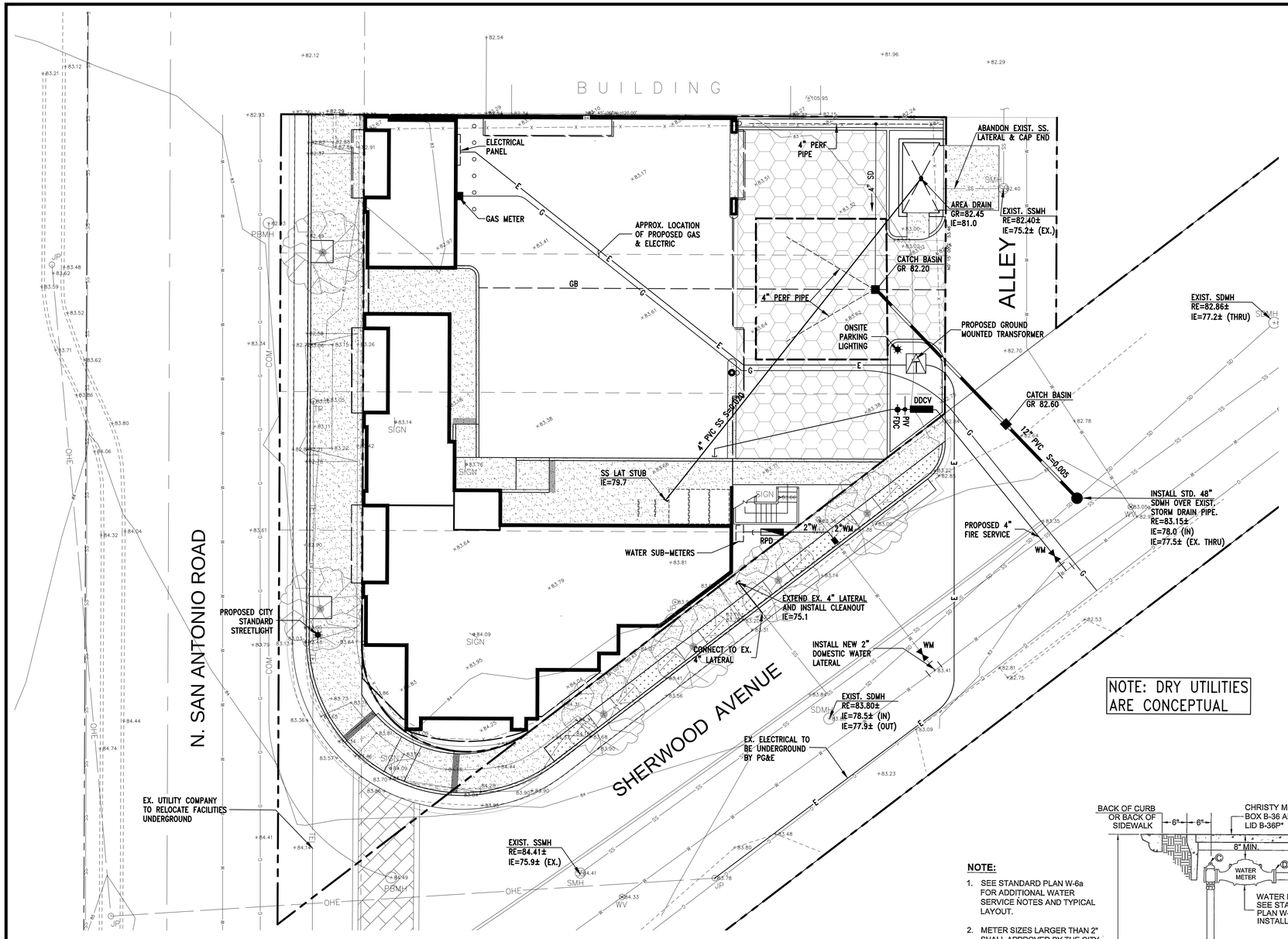
GRADING & DRAINAGE PLAN
MIXED USE PROJECT
897 NORTH SAN ANTONIO ROAD
LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT (800)227-2600

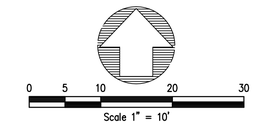
SDG ARCHITECTS, INC.
Architects | Planners | Engineers | Surveyors
3361 WALNUT BLVD, STE 120 BRENTWOOD, CA 94513
Office: (925) 634-7000 Fax: (925) 634-8020
Check out our website at www.strausdesign.com
or send us an email to info@strausdesign.com

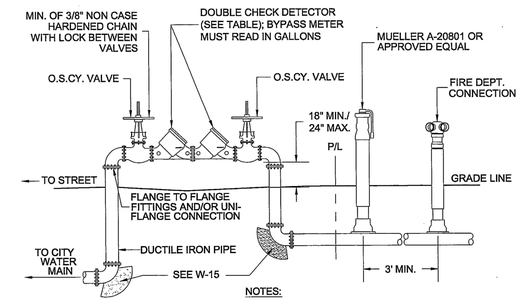
REGISTERED PROFESSIONAL ENGINEER DAVID J. BAIR No. 36109 EXP. CIVIL STATE OF CALIFORNIA

PROJECT#	410.318
DATE:	4-15-14
SCALE:	1" = 10'
DRAWN BY:	BD
SHEET:	C1
OF	3 SHEETS



NOTE: DRY UTILITIES ARE CONCEPTUAL





NOTES:

1. ANY DEVIATION FROM DESIGN SHALL BE APPROVED IN WRITING PRIOR TO PROJECT APPROVAL BY THE CITY ENGINEER.
2. THE FIRE DEPARTMENT CONNECTION SHOULD NOT BE MORE THAN 50' AWAY FROM A FIRE HYDRANT.
3. AN APPROVED FREEZE PROTECTION IS REQUIRED ON THE DOUBLE CHECK DETECTOR ASSEMBLY INCLUDING METER.
4. THIS STANDARD PLAN HAS BEEN REVIEWED AND APPROVED BY THE EAST DIABLO FIRE PROTECTION DISTRICT.
5. ALL FITTING MUST HAVE STAINLESS STELL BOLTS.
6. INSTALL CATHODIC PROTECTION ON ALL METALLIC RISERS PER CP-9.

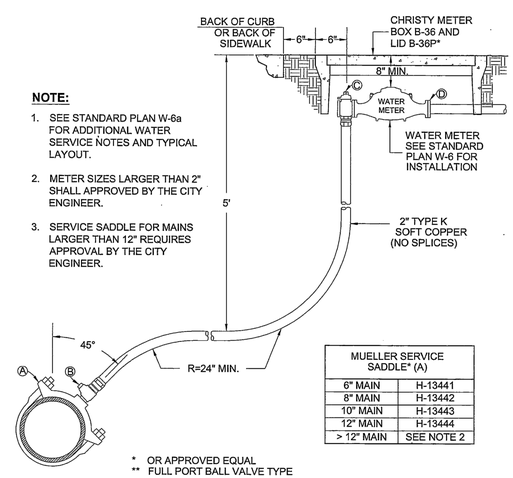
DOUBLE DETECTOR CHECK ASSEMBLY		
MAKE*	MODEL*	SIZE
FEBCO	805-YD	ALL SIZES
	806-YD	
	856	
	876V	
CONBRACO	40-600-C	
WATTS	709-DDC	
WILKINS	950-DA	
	350-DA	

* OR EQUIVALENT AS APPROVED BY CITY ENGINEER

FIRE PROTECTION ASSEMBLY

NOTES:

1. SEE STANDARD PLAN W-6a FOR ADDITIONAL WATER SERVICE NOTES AND TYPICAL LAYOUT.
2. METER SIZES LARGER THAN 2" SHALL APPROVED BY THE CITY ENGINEER.
3. SERVICE SADDLE FOR MAINS LARGER THAN 12" REQUIRES APPROVAL BY THE CITY ENGINEER.



MUELLER SERVICE SADDLE* (A)	
6" MAIN	H-13441
8" MAIN	H-13442
10" MAIN	H-13443
12" MAIN	H-13444
> 12" MAIN	SEE NOTE 2

* OR APPROVED EQUAL
** FULL PORT BALL VALVE TYPE

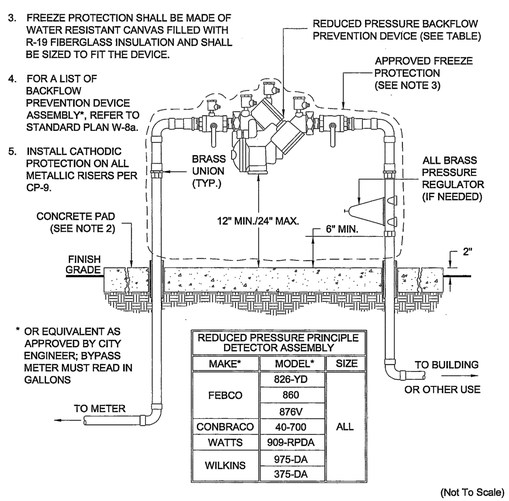
METER SIZE	MUELLER CORPORATION STOP* (B)**	MUELLER ANGLE METER STOP* (C)**	MUELLER METER COUPLING* (D)
1-½"	2" B-25008	2" B-24276	1½" FLANGE
2"			2" FLANGE

(Not To Scale)

LARGE DIAMETER WATER SERVICE

NOTES:

1. ALL FITTINGS, INCLUDING PRESSURE REDUCER, SHALL BE BRASS.
2. WHEN REQUIRED BY CITY, PROVIDE CONCRETE PAD AND ENCLOSURE PER STANDARD PLAN I-5.
3. FREEZE PROTECTION SHALL BE MADE OF WATER RESISTANT CANVAS FILLED WITH R-19 FIBERGLASS INSULATION AND SHALL BE SIZED TO FIT THE DEVICE.
4. FOR A LIST OF BACKFLOW PREVENTION DEVICE ASSEMBLY*, REFER TO STANDARD PLAN W-8a.
5. INSTALL CATHODIC PROTECTION ON ALL METALLIC RISERS PER CP-9.



* OR EQUIVALENT AS APPROVED BY CITY ENGINEER; BYPASS METER MUST READ IN GALLONS

REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY		
MAKE*	MODEL*	SIZE
FEBCO	826-YD	ALL
	860	
	876V	
CONBRACO	40-700	
WATTS	909-RPDA	
WILKINS	975-DA	
	375-DA	

(Not To Scale)

REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE

DATE	REVISION	BY

UTILITY PLAN
MIXED USE PROJECT
897 NORTH SAN ANTONIO ROAD
LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

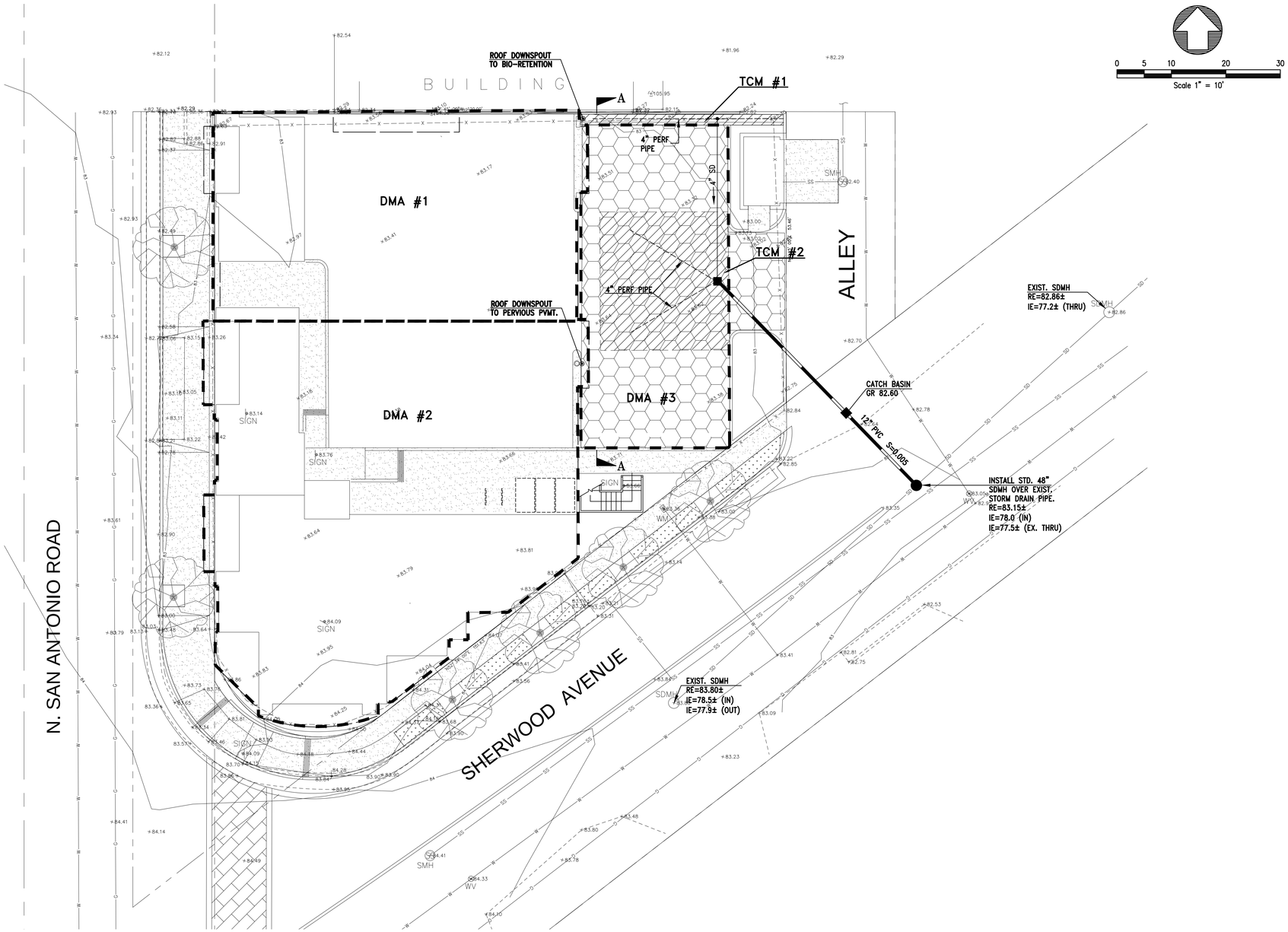
CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT (800)227-2600

SDG ARCHITECTS, INC.
Architects | Planners | Engineers | Surveyors
3361 WALNUT BLVD, STE 120 BRENTWOOD, CA 94513
Office:(925) 634-7000 Fax:(925) 634-8020
Check out our website at www.strausdesign.com or send us an email to info@strausdesign.com

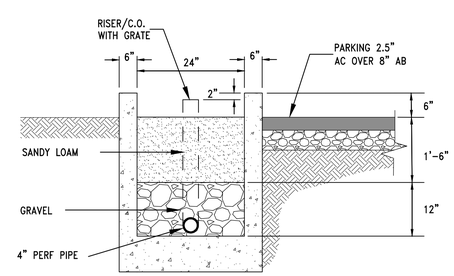
REGISTERED PROFESSIONAL ENGINEER DAVID J. BAIR No. 36109 EXP. CIVIL STATE OF CALIFORNIA

PROJECT#	410.318
DATE:	4-15-14
SCALE:	1" = 10
DRAWN BY:	BD
SHEET:	C2
OF	3 SHEETS

PROGRESS SET



AREA DESCRIPTION (DMA)	TREATMENT CONTROL MEASURE	IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
DMA #1 ROOF	TCM #1 BIORETENTION	2600	72	72
DMA #2 ROOF	TCM #2 INFILTRATION BASIN	4330	263	625
DMA #3 PERVIOUS CONCRETE	SELF-TREATING	0	0	0



4 — BIO-RETENTION PLANTER

NOT TO SCALE

DATE	REVISION	BY

STORMWATER EXHIBIT
MIXED USE PROJECT
897 NORTH SAN ANTONIO ROAD
LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT (800)227-2600

SDG ARCHITECTS, INC.
Architects | Planners | Engineers | Surveyors
3361 WALNUT BLVD, STE 120 BRENTWOOD, CA 94513
Office:(925) 634-7000 Fax:(925) 634-8020
Check out our website at www.strausssdesign.com
or send us an email to info@strausssdesign.com

REGISTERED PROFESSIONAL ENGINEER DAVID J. BAIR No. 36109 EXP. CIVIL STATE OF CALIFORNIA

PROJECT#	410.318
DATE:	4-15-14
SCALE:	1" = 10'
DRAWN BY:	BD
SHEET:	C3
OF 3	SHEETS

PROGRESS SET

Plant Legend

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
PC	24" box	Pistacia chinensis	Chinese Pistache
PK	24" box	Lagerstroemia Tuskarora	Crape Myrtle
SHRUBS			
DV	5	Dietes vegeta	Fortnight Lily
RC	5	Rhaphiolepis minor	India Hawthorne
MC	5	Myrtus communis	Myrtle
VINES			
FP	5	Ficus pumila	Creeping Fig vine
GROUND COVERS			
CD	1	Carex divulsa	Berkeley Sedge
CK	1	Coprosma kirkii	
LP	1	Limonium perezii	Sea Lavender
JP	1	Juncus patens in bio retention area	Rush

Landscape Notes

1) Planting and irrigation to meet the requirements of the most recent CA State Water Efficient Landscape Ordinance as adopted by the City of Los Altos.
2) See the Civil Engineering drawings for existing trees to be removed
3) See the Civil Engineering drawings for additional specifications and details for bio-retention (C.3 Stormwater) features
4) See Architectural drawings for the most recent floor plan
5) All planter soil that is in bio retention planters -is to meet the specifications for soil in the Appendix C - Specifications for Soils for Bio Treatment or Bio Retention Facilities in the Santa Clara Valley Urban Runoff Pollution Prevention Program
6) See Civil Engineering drawings for soil and gravel depths in planters
7) Be sure and dig down thru old paving, compacted base rock, and compacted soil to remove any material that will not promote good plant growth. Replace with new top soil or amend existing soil if it is good enough.
8) All street trees to have 24 inch DEEP ROOT CORP RB24-2 deep root barriers
9) Street trees on San Antonio to have 4'x4' tree grates if that is OK with the City Arborist. The City Arborist is to approve of the manuf. and model of the tree grate.

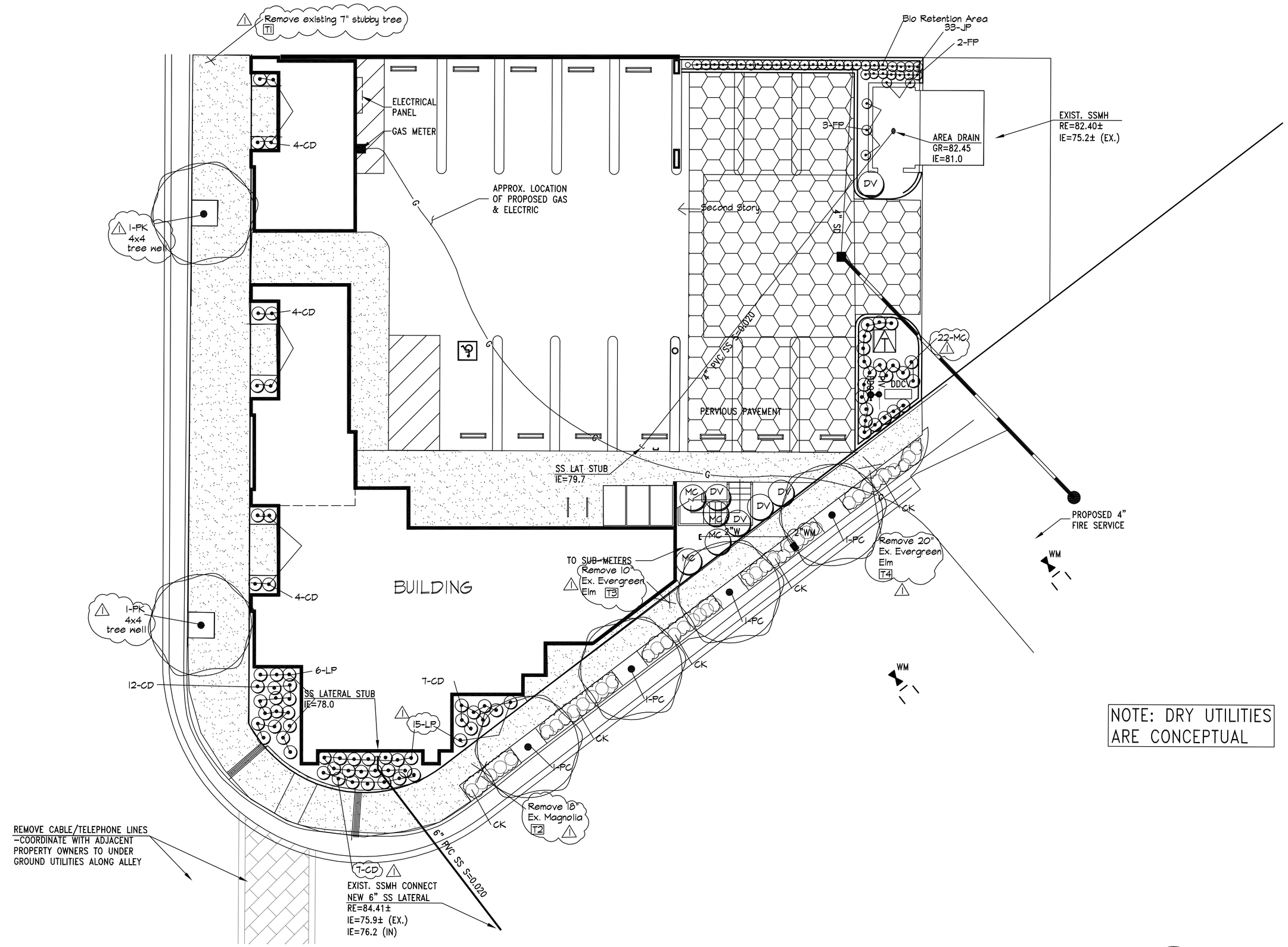
Area Calcs.

Planting Area within parcel property lines = 675 sq.ft.

Paved paths and trash enclosure area = 1176 sq.ft.

Existing Trees

KEY	SIZE-DIA. @ 4.5'	NAME	Comments
T1	7"	Oak	Remove (hacked)
T2	18"	Magnolia	Remove
T3	10"	Evergreen Elm	Remove
T4	22"	Evergreen Elm	Remove



NOTE: DRY UTILITIES ARE CONCEPTUAL

Planting Plan

1"=10'-0"

0' 10' 20'

Revision

2/26/14 - City Comments
4/14/14 - City Comments

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 425-4747
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Signature 4/30/2016 Renewal Date STATE OF CALIFORNIA

Mixed Use Project

897 North San Antonio Rd., Los Altos, CA

Date	11/11/13
Scale	As Noted
Drawn	Greg
Job	
Sheet	L1 of 2