LOS ALTOS, CALIFORNIA

DESIGN REVIEW SUBMITTAL

SUPPLEMENTED FOR PARKS AND RECREATION COMMISSION MEETING

SEPTEMBER 7, 2017



FIRST STREET
GREEN OFFICE
BUILDING AND
PUBLIC PLAZA

endd.

INTERIORS
PLANNING URBAN DESIGN
500 TREAT AVE. #201
SAN FRANCISCO
CALIFORNIA 94110

ARCH@EHDD.COM T 415-285-9193 F 415-285-3866

Consultant

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Printing	Date
50% SCHEMATIC DESIGN	01.10.2017
100% SCHEMATIC DESIGN (REVISED)	03.30.2017
PTC PRESUBMITTAL	04.07.2017
DESIGN REVIEW SUBMITTAL	06.15.2017
BPAC SUBMITTAL	08.29.2017
PRC SUBMITTAL	09.07.2017

Revisions and Description Date

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Drawn by

Author
EHDD Job Number
16036

Sheet Title

COVER SHEET

Sheet Num

G0.00

PROJECT LOCATION: 101 1ST ST					
LOS ALTOS, CA 94022					
BLOCK:					
14 OT:					
<u>_OT:</u>)40, 041, 042, 043, 044, (045, 126, 127, AND F	PORTIONS OF 032 (PUBLIC	C PARKING PLA	ZA)	
SITE AREA: 19 731 SE - BUILDING S	ITE ONLY - NOT INC	CLUDING PUBLIC PARKING	G PLAZA (LOT 0:	32)	
LOT COVERAGE:	THE ONE! HOT INC	DEODING FODEIO FAIRMAN	01 L/L// (L01 00	<i>,</i>	
	LDING SITE ONLY - I	NOT INCLUDING PUBLIC F	PARKING PLAZA	(LOT 032)	
PROJECT DESCRIPTION The project consists of the		sting structures and the con	struction of a new	v 3-story commercial building	of approximately
77,000 square feet. It als	so includes the creation	on of a public plaza on what	is now known as	the Plaza 7 parking lot, in order	er to bring more
under the proposed plaza	a as well as the buildir	ng. In addition to replacing t	the existing surface	ory underground parking garage se public parking spaces at a c	
create up to 40 additional	I spaces of new public	c parking spaces, a 50% inc	rease over the cu	irrent amount.	
<u>APPLICABLE CODES (B</u> CODE REQUIREMENTS		NOT LIMITED TO THE FO	LLOWING:		
APPLICABLE LOCAL		E 44 - 70\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			
	NICIPAL CODE TITL	LE 14 - ∠UNING			
	STANDARDS ADMIN	NISTRATIVE CODE, PART	1, CBSC		
		(CBC), PART 2, CBSC DE (CEC), PART 3, CBSC			
2016 CALIFORN	NA MECHANICAL CO	ODE (CMC), PART 4, CBSC E (CPC), PART 5, CBSC			
2016 CALIFORN	IIA ENERGY CODE ((CPC), PART 6, CBSC			
2016 CALIFORN		TANDARDS, PART 12, CBS			
•	CH. 4, SUB-CH. 6-EL ., PUBLIC SAFETY, S	LEVATOR SAFETY ORDEF SFM REGULATIONS	KS		
APPLICABLE FEDER	RAL CODES & STAN	IDARDS:			
TITLE II: UNIFO	ORM FEDERAL ACCE	ESSIBILITY STANDARDS (I	UFAS)		
	<u>NATION:</u>				
Downtown Commercial ZONING DESIGNATION:	<u>.</u>				
Downtown Commercial ZONING DESIGNATION: CD/R3 Commercial Dowr	<u>:</u> ntown/Multiple Family				
Downtown Commercial ZONING DESIGNATION: CD/R3 Commercial Down PERMITTED USES (14.5	<u>:</u> ntown/Multiple Family 52.030):				
Downtown Commercial ZONING DESIGNATION: CD/R3 Commercial Down PERMITTED USES (14.5) Office-administrative serve Parking spaces and loading and loading spaces.	: ntown/Multiple Family 52.030): vices, excluding drive- ing areas				
Downtown Commercial ZONING DESIGNATION: CD/R3 Commercial Down PERMITTED USES (14.5) Office-administrative serve Parking spaces and loading drestaurants, excluding drestaurants.	: ntown/Multiple Family 52.030): vices, excluding drive- ing areas rive-through facilities		character		
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NOTES:

SETBACKS

1. REFER TO SUBMITTAL COVER LETTER FOR

2. REFER TO G1.01 FOR DIMENSIONS OF

3. REFER TO C-6.0 FOR IMPERVIOUS AREAS

DESCRIPTION OF PROPOSED PUBLIC BENEFITS.

ROJECT TEAM SHEET INDEX /NER General S ALTOS HOLDINGS, LLC COVER SHEET (REVISED FOR PRC) 1 MAIN ST, #259 SHEET INDEX & PROJECT INFO (REVISED FOR PRC) S ALTOS, CA 94022 (650) 209-9500 ARCHITECTURAL SITE PLAN VELOPMENT MANAGER PERSPECTIVE VIEWS PERSPECTIVE VIEWS (50MM) RES REGIS GROUP OF NORTHERN CALIFORNIA I MARINERS ISLAND BLVD, SUITE 700 N MATEO, CA 94404 Landscape (650) 378-2800 L1.00 LANDSCAPE PLAN (REVISED FOR PRC) BICYCLE AND PEDESTRIAN AMENITIES (REVISED FOR PRC) <u>CHITECT</u> DD ARCHITECTURE LANDSCAPE MATERIALS (ADDED FOR PRC) I TREAT AVE, SUITE 201 LANDSCAPE MATERIALS (ADDED FOR PRC) N FRANCISCO, CA 94110 (415) 285-9193 CONCEPTUAL PLANTING IMAGES (REVISED FOR PRC) CONCEPTUAL PLANTING IMAGES (REVISED FOR PRC) /IL ENGINEER CONCEPTUAL PLANTING IMAGES (REVISED FOR PRC) LANDSCAPE MATERIAL IMAGES (BUILDING) (REVISED FOR PRC) 00 S. WINCHESTER BLVD LANDSCAPE MATERIAL IMAGES (PLAZA) MPBELL, CA 95008 (REVISED FOR PRC) (408) 636-0900 PLAZA PROGRAMMING NDSCAPE ARCHITECT Architectural FLOOR PLANS NI L. JANECKI & ASSOCIATES, INC. FLOOR PLANS SWIFT ST NTA CRUZ, CA 95060 FLOOR PLANS (831) 423-6040 A2.04 ROOF PLAN STREETSCAPE ELEVATIONS RUCTURAL ENGINEER **BUILDING ELEVATIONS** A3.12 BUILDING ELEVATIONS FREMONT ST, 28TH FLR **ENLARGED ELEVATIONS & MATERIALS** N FRANCISCO, CA 94105 **BUILDING SECTIONS** (415) 989-1004 A10.01 SHADOW STUDIES CHANICAL / ELECTRICAL / PLUMBING ENGINEER A10.11 FLOOR AREA CALCULATION DIAGRAMS EGRAL GROUP Civil 84 FOXWORTHY AVE TOPOGRAPHIC SURVEY (NORTH) AN JOSE, CA 95118 (408) 448-6300 TOPOGRAPHIC SURVEY (SOUTH) GRADING AND DRAINAGE PLAN (NORTH) GRADING AND DRAINAGE PLAN (SOUTH) C-5.0 UTILITY PLAN (NORTH) C-5.1 UTILITY PLAN (SOUTH C-6.0 STORMWATER MANAGEMENT PLAN Construction CINITY MAP CO-1.01 CONSTRUCTION MANAGEMENT PLAN

FIRST STREET
GREEN OFFICE
BUILDING AND
PUBLIC PLAZA

ehdd

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Scale 12" = 1'-0"

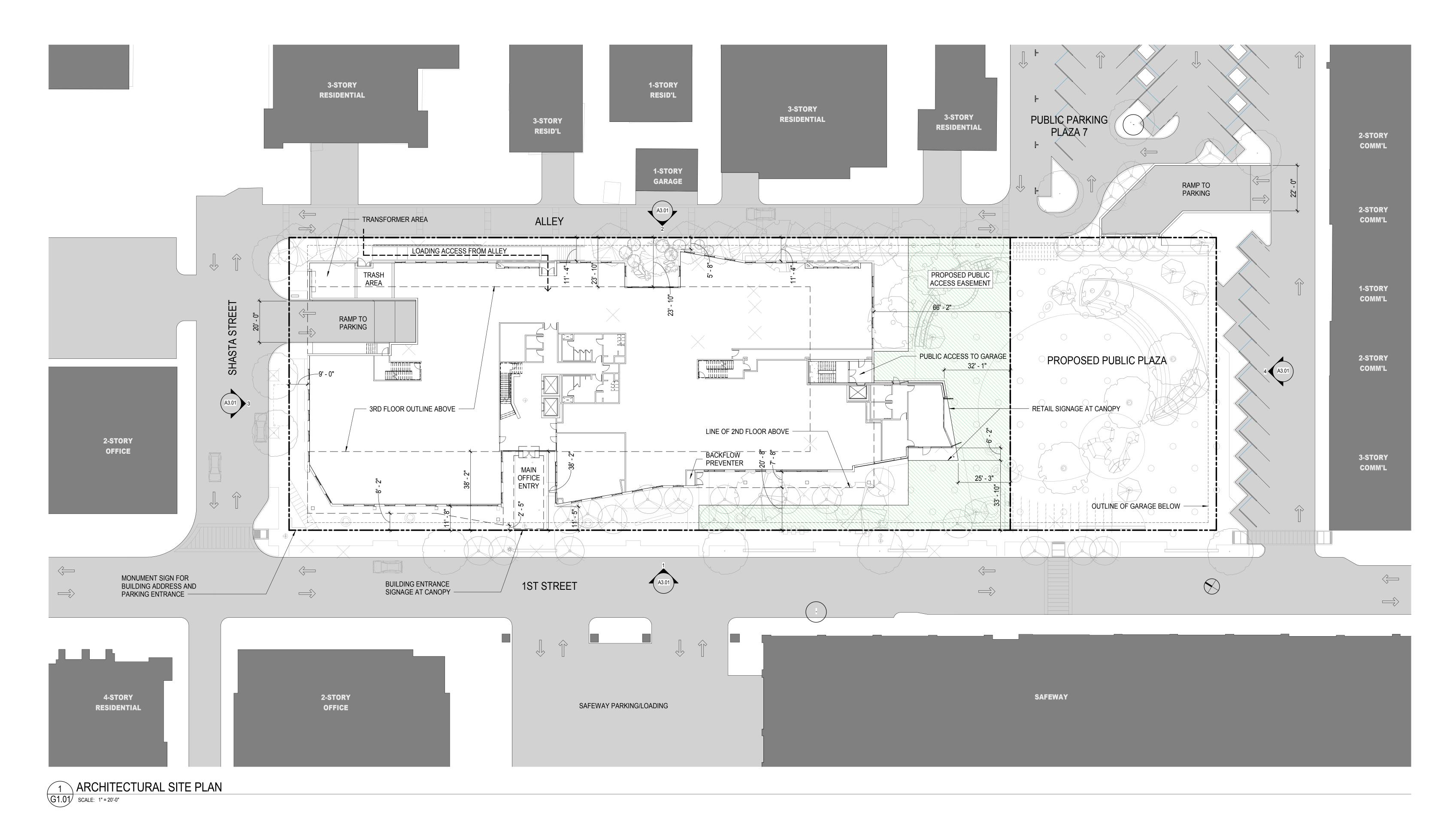
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et Title

SHEET INDEX & PROJECT INFO

Sheet Number

G0.01



SITE PLAN NOTES

1. REFER TO SURVEY (C-2.0 & C-2.1) FOR LOCATIONS AND SIZES EXISTING TREES.

2. REFER TO L1.00 LANDSCAPE PLAN FOR LANDSCAPE AREAS, WALKWAYS, FENCES, AND OTHER SITE FEATURES.

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA



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Scale

1" = 20'-0"

Drawn by
Author

EHDD Job Number

Sheet Title

ARCHITECTURAL

SITE PLAN

Sheet Number

G1.01



1 GATEWAY TO PLAZA FROM FIRST STREET*



3 DROPOFF AREA AT SHASTA STREET



5 GREEN ALLEY CONNECTING TO PLAZA*



2 WELCOMING OFFICE LOBBY ENTRY*



4 GREEN ALLEY WITH ARTICULATED BUILDING SURFACE



6 CAFE AND PARKING GARAGE ENTRANCE FACING PLAZA

* NOTE: SOME PROPOSED STREET TREES AND THE LANDSCAPE HAVE BEEN HIDDEN IN THIS VIEW TO AVOID OBSCURING PORTIONS OF THE BUILDING -- REFER TO L1.00 FOR ALL PROPOSED PLANTING.

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA

enda

ARCHITECTURE
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PLANNING URBAN DESIGN
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EHDD Job Number
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PERSPECTIVE VIEWS

Sheet Number

G2.01



VIEW OF CORNER @ SHASTA ST & 1ST ST



4 VIEW TOWARD MAIN ENTRY FROM NORTH



7 VIEW TOWARD PLAZA FROM NORTH



10 VIEW ALONG ALLEY FROM PUBLIC PARKING PLAZA 7



2 VIEW ALONG SHASTA ST.



5 BUILDING MAIN ENTRY & COMMUNITY ROOM ENTRY



8 VIEW FROM SAFEWAY @ CROSSWALK



11 VIEW ALONG ALLEY FRONTAGE



3 VIEW ALONG 1ST STREET FRONTAGE



6 VIEW TOWARD MAIN ENTRY FROM SOUTH



9 VIEW FROM 1ST ST @ STATE ST



12 VIEW ALONG ALLEY FROM SHASTA ST.

NOTE: AT THE REQUEST OF THE PLANNING AND TRANSPORTATION COMISSION, THIS SERIES OF VIEWS DEPICTS THE PROPOSED BUILDING AS VIEWED THROUGH A 50MM CAMERA LENS FROM PEDESTRIAN EYE HEIGHT.

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA

endd.

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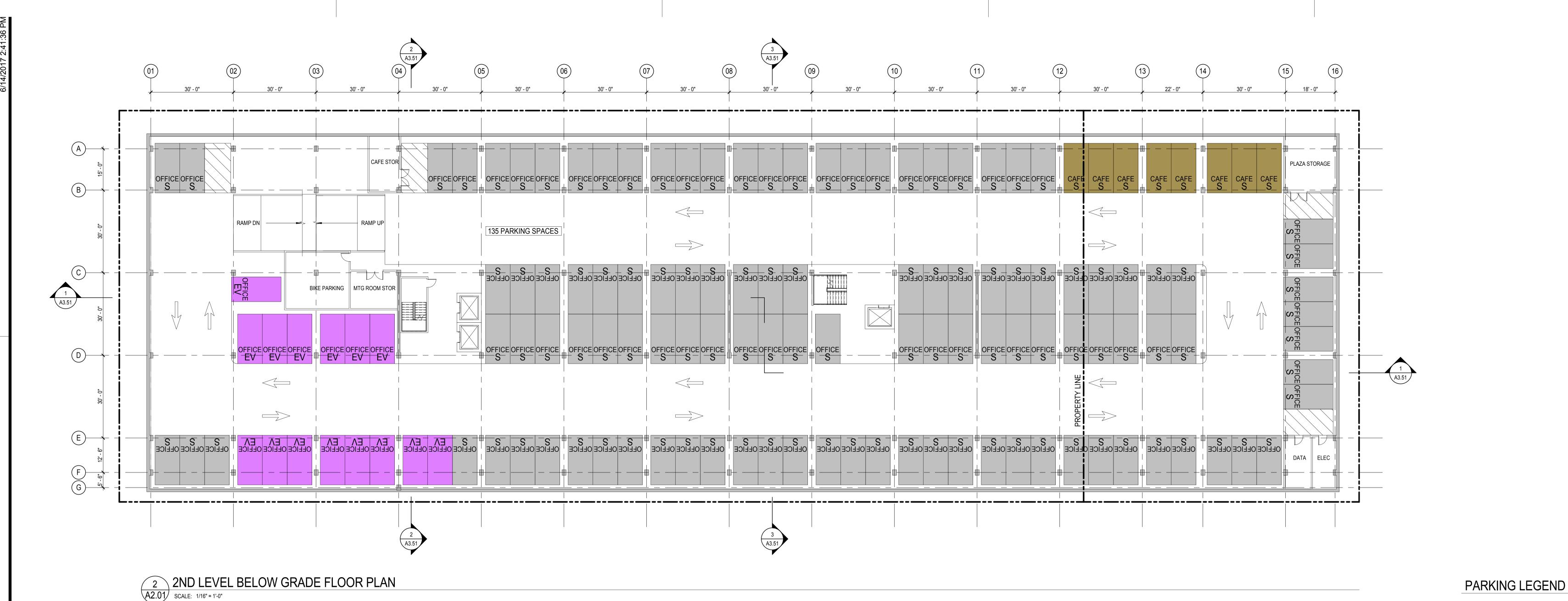
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EHDD Job Number

Sheet Title

PERSPECTIVE VIEWS (50MM)

Sheet Number

G2.02



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→ 3RD LEVEL BELOW GRADE FLOOR PLAN A2.01 SCALE: 1/16" = 1'-0"

A3.51

<u>OFFICE</u>

VAN ADA 9'-0"x18'-0"

VAN ADA EV 12'-0"x18'-0"

ADA EV 9'-0"x18'-0"

EV 9'-0"x18'-0"

型の STANDARD 9'-0"x18'-0"

CAFE

STANDARD 9'-0"x18'-0"

PUBLIC REPLACEMENT

ADA 9'-0"x18'-0"

VAN ADA 9'-0"x18'-0"

VAN ADA EV 12'-0"x18'-0"

ADA EV 9'-0"x18'-0"

EV 9'-0"x18'-0"

STANDARD 9'-0"x18'-0"

ADDITIONAL STANDARD 9'-0"x18'-0"

FIRST STREET **GREEN OFFICE BUILDING AND PUBLIC PLAZA**

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN 500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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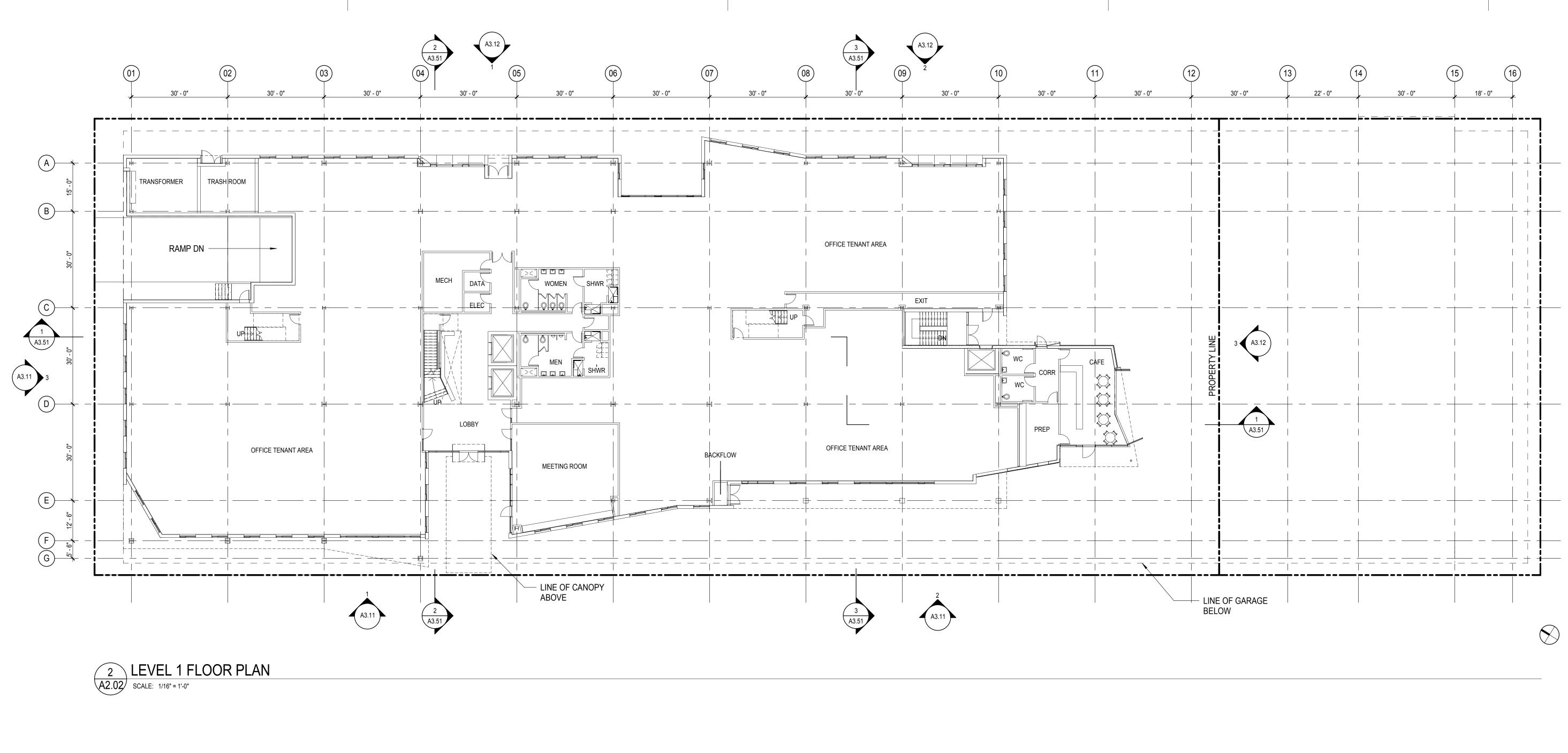
Revisions and Description Date

Scale

1/16" = 1'-0" Drawn by **Author**

EHDD Job Number 16036

Sheet Title **FLOOR PLANS**





<u>OFFICE</u>

VAN ADA 9'-0"x18'-0"

VAN ADA EV 12'-0"x18'-0"

ADA EV 9'-0"x18'-0"

STANDARD 9'-0"x18'-0"

<u>CAFE</u>

VAN ADA EV 12'-0"x18'-0"

ADDITIONAL STANDARD 9'-0"x18'-0"



FIRST STREET

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BUILDING AND

PUBLIC PLAZA

ARCHITECTURE

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PUBLIC REPLACEMENT

ADA 9'-0"x18'-0"

ADA EV 9'-0"x18'-0"

EV 9'-0"x18'-0"

STANDARD 9'-0"x18'-0"

Sheet Number

Scale 1/16" = 1'-0"

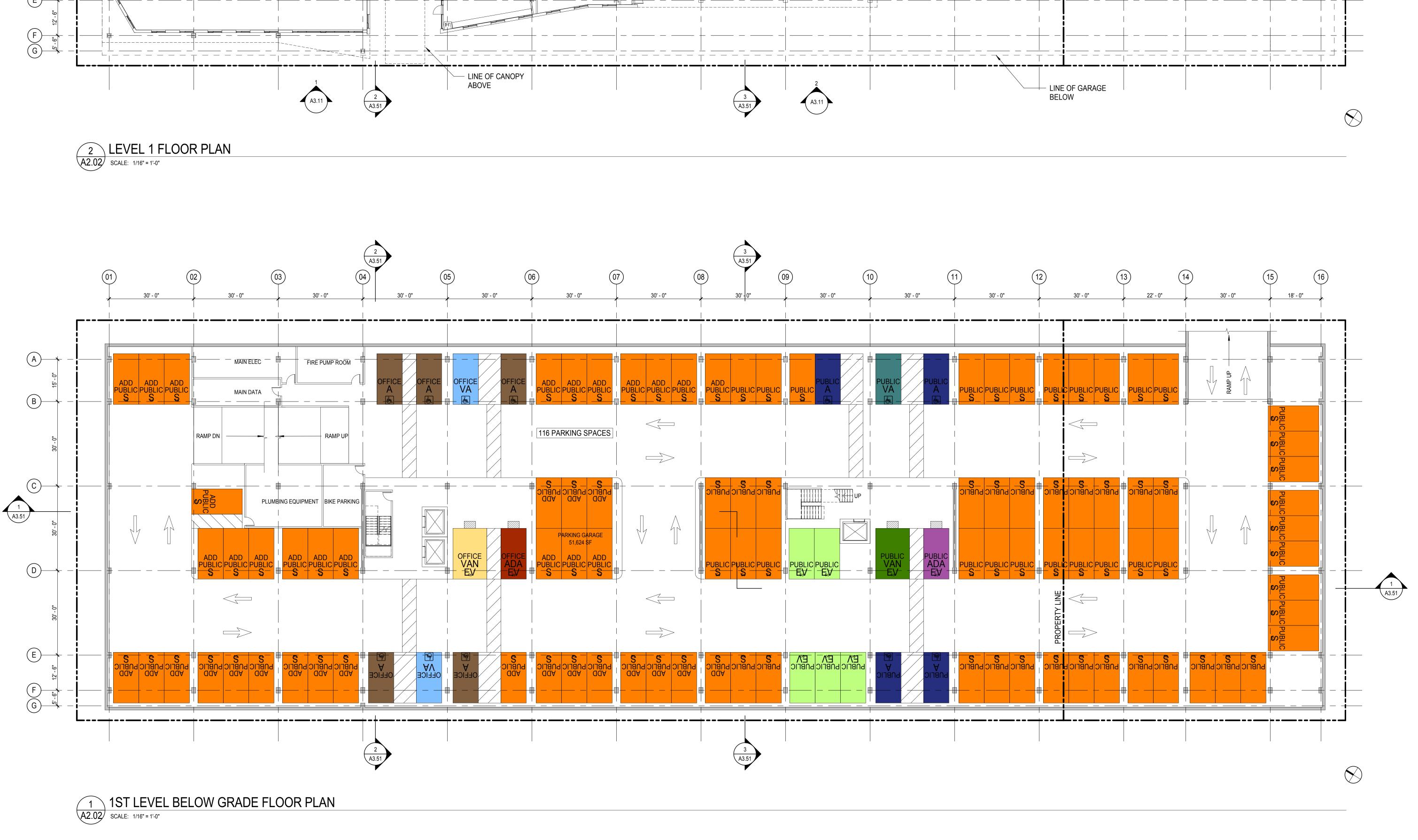
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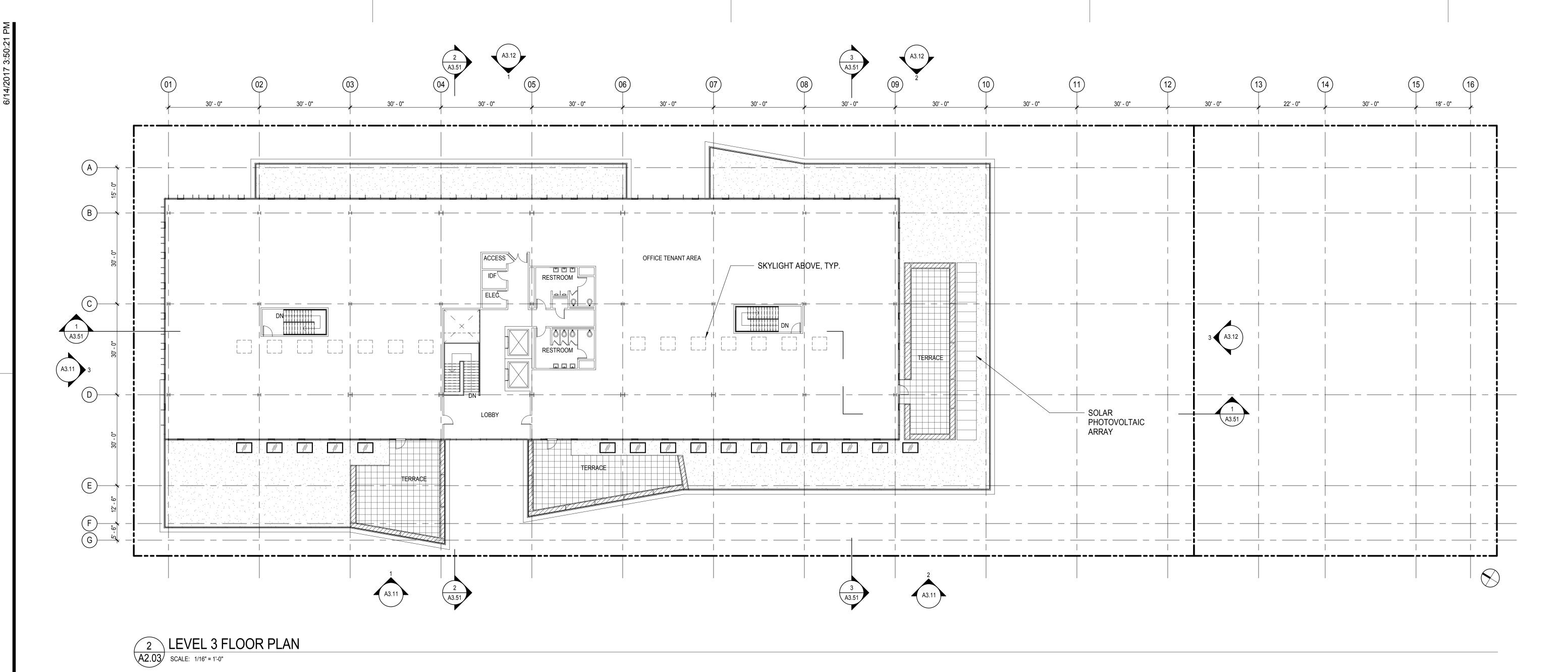
16036

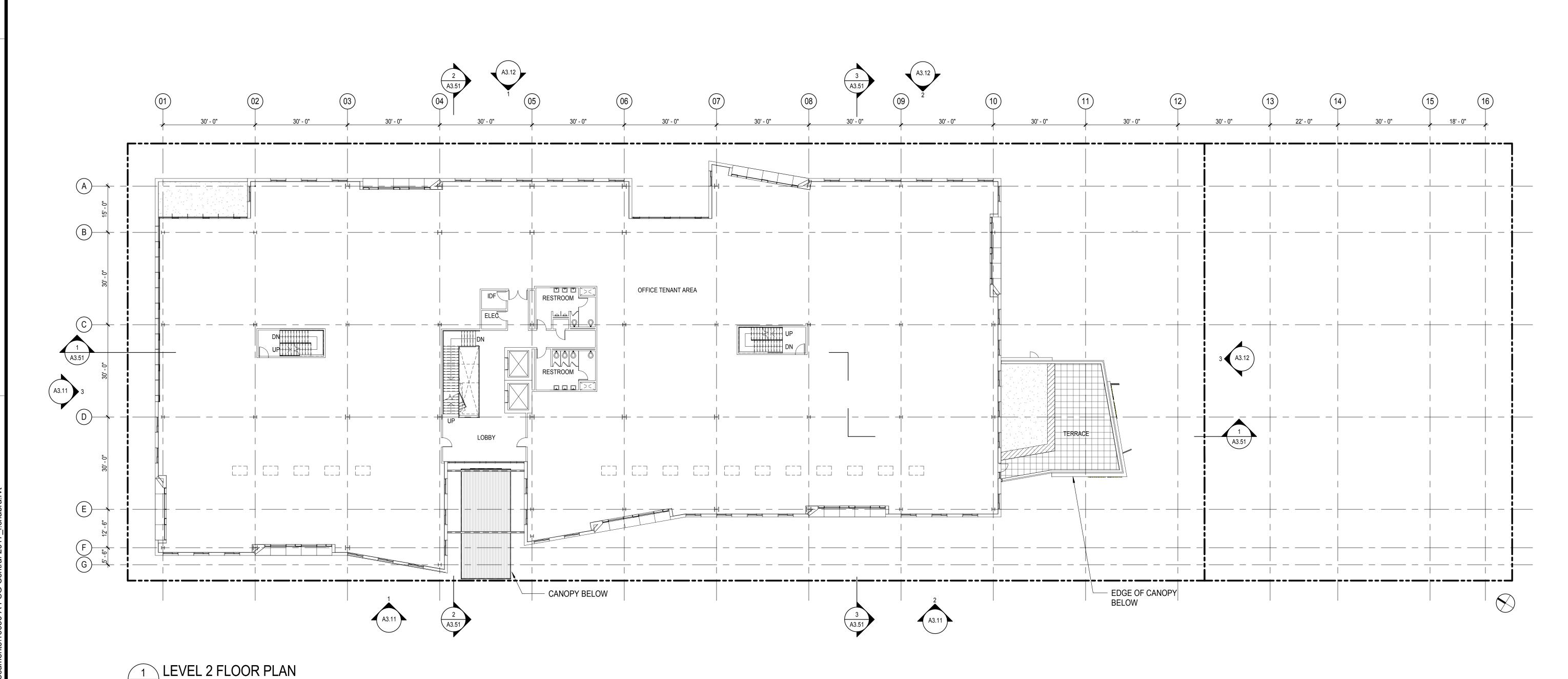
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EHDD Job Number

FLOOR PLANS







A2.03 SCALE: 1/16" = 1'-0"

<u>LEGEND</u>

UNIT SKYLIGHT

SKYL

ROOF BALLAST

> PHOTOVOLTAIC SOLAR PANEL

PEDESTA PAVERS

RAIS

RAISED PLANTER

FIRST STREET
GREEN OFFICE
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Sheet Title
FLOOR PLANS

Sheet Number

A2.03

1 ROOF PLAN
A2.04 SCALE: 1/16" = 1'-0"

LEGEND

UNIT SKYLIGHT

ROOF BALLAST

PHOTOVOLTAIC SOLAR PANEL

PEDESTAL PAVERS

RAISED PLANTER

Scale
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ROOF PLAN

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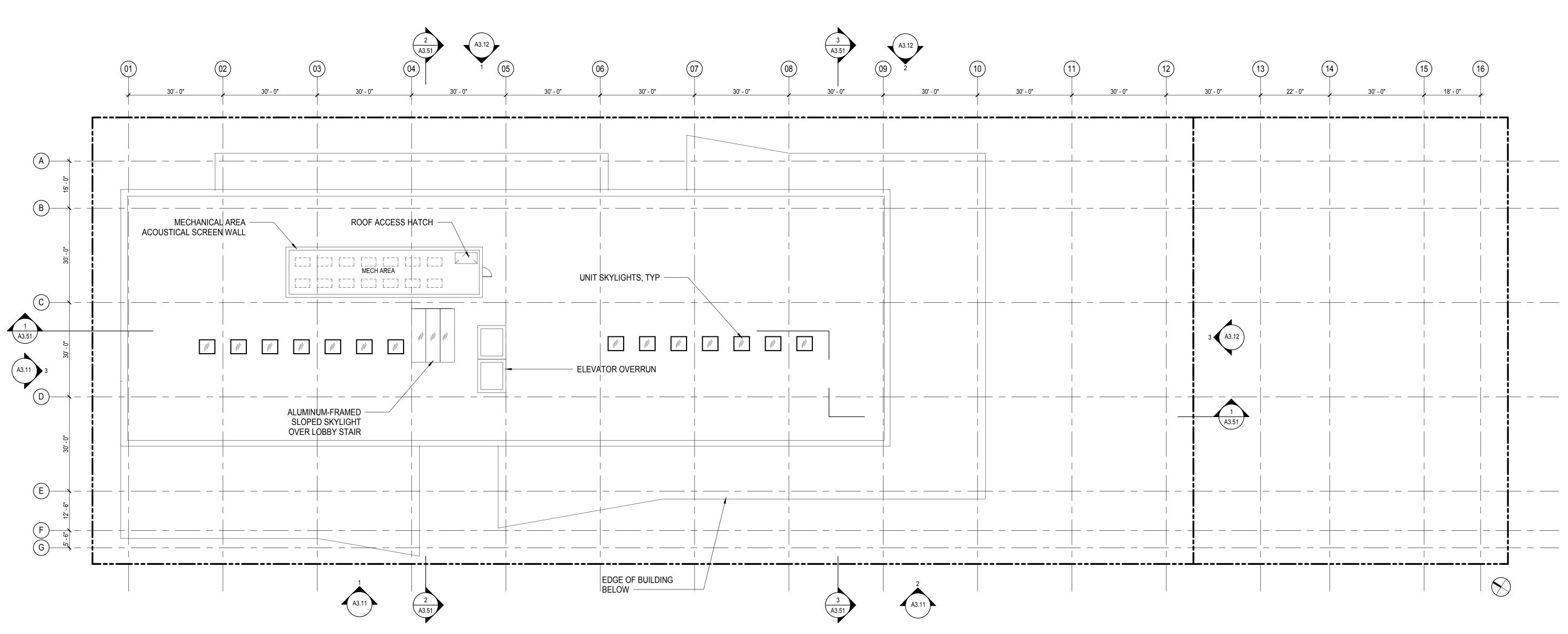
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STREETSCAPE **ELEVATIONS**

Sheet Number

A3.01

FIRST STREET **GREEN OFFICE BUILDING AND**

PLANNING URBAN DESIGN

04.07.2017 06.15.2017

STEEL AND WOOD SCREEN OVER CONC STAIR AND RAMP, S.L.D.

DARK GREY TILE -CLADDING AT BASE, TYP

A3.51

1 EAST ELEVATION
A3.12 SCALE: 1/8" = 1'-0"

FIRST STREET
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Sheet Title

BUILDING ELEVATIONS

Sheet Number

A3.12

7 CLEAR GLASS W/ LOW-E COATING



1 A3.21 SCALE: 1/4" = 1'-0" FIRST STREET
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BUILDING AND
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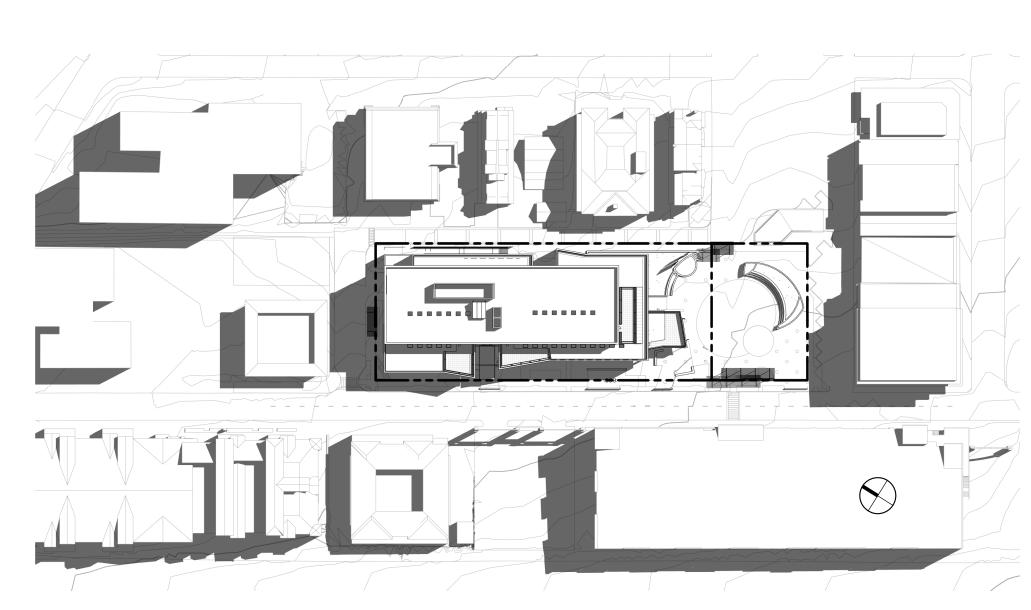
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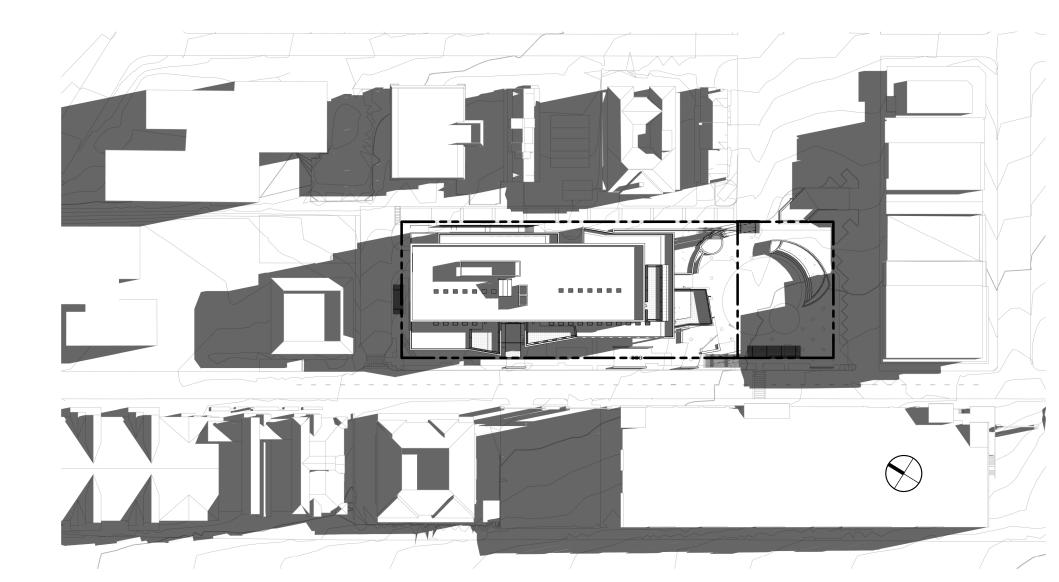
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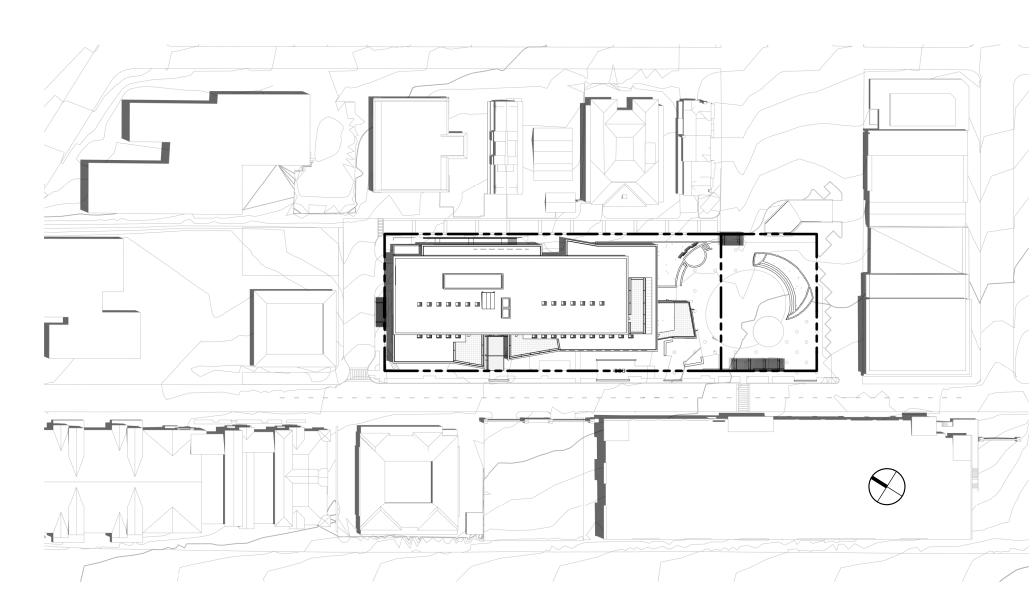
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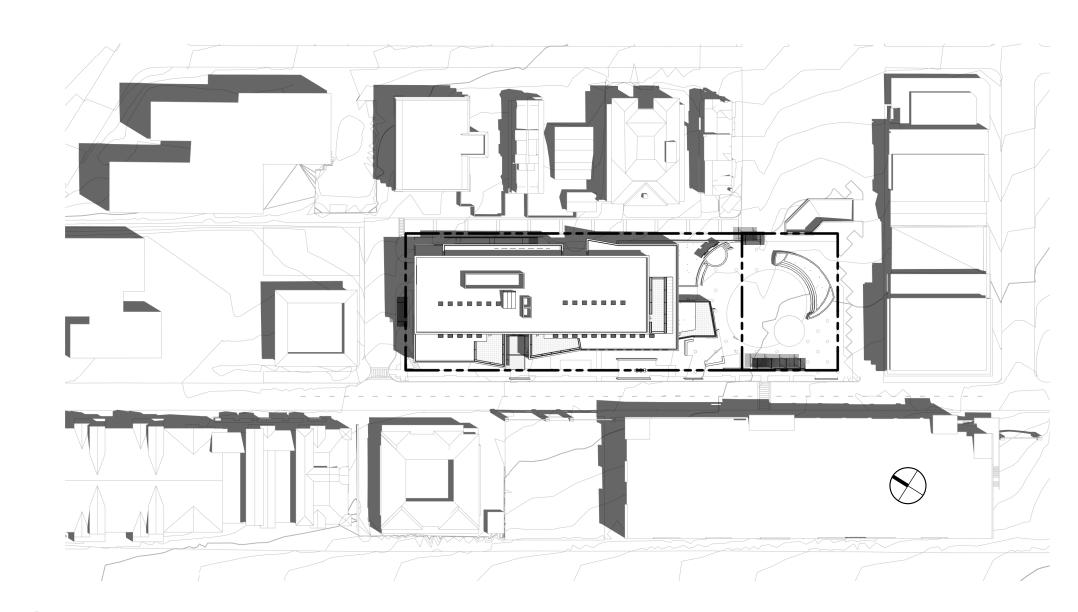
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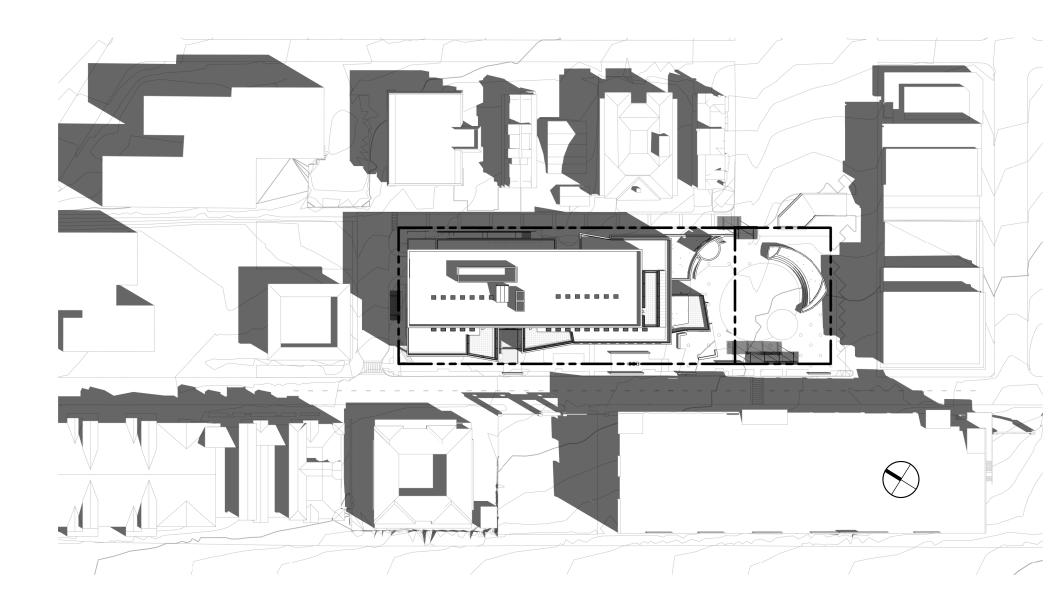
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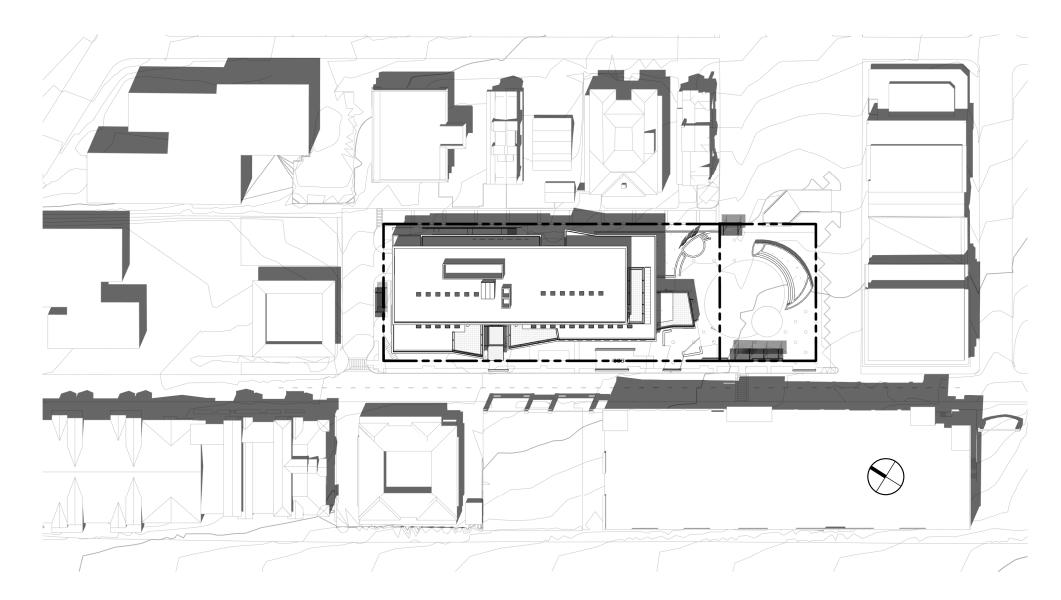
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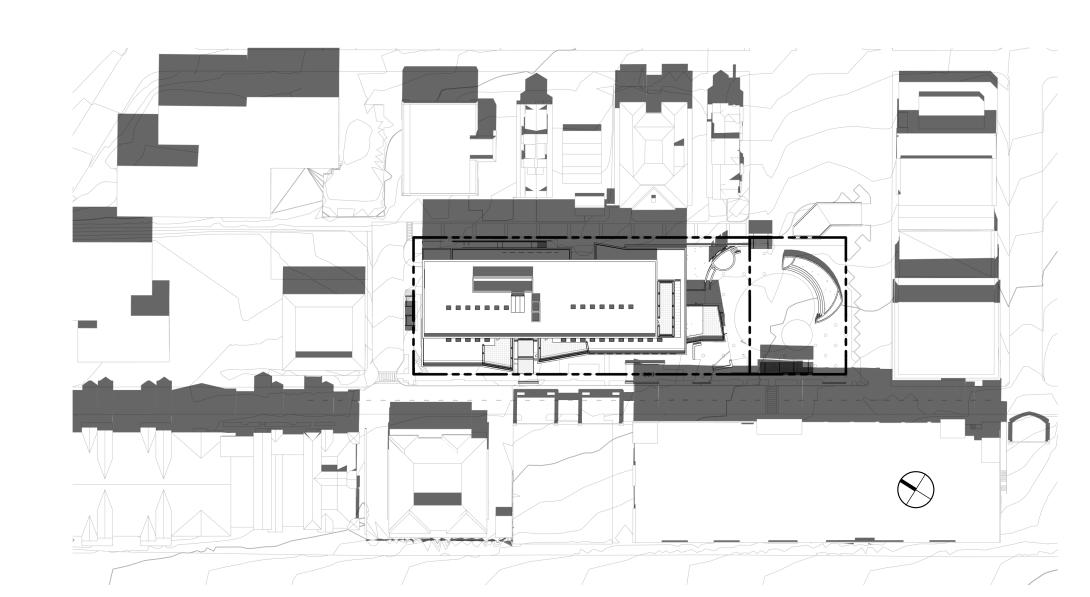
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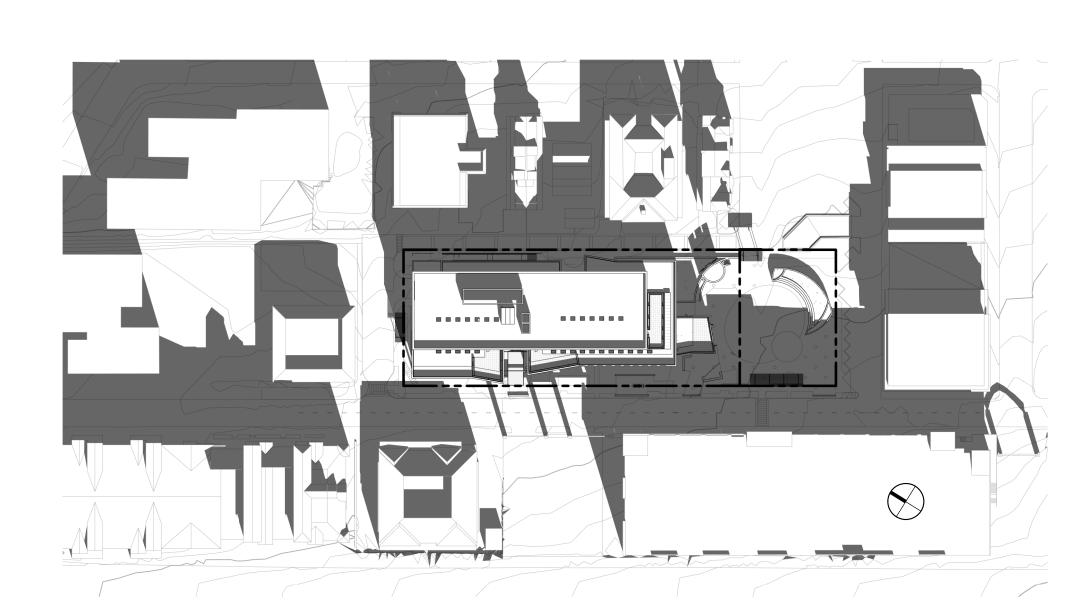
8 SHADOW STUDY - 12/21 @ 12PM SCALE: 1" = 100'-0"



3 SHADOW STUDY - 06/21 @ 3PM SCALE: 1" = 100'-0"



6 SHADOW STUDY - 9/21 & 3/21 @ 3PM SCALE: 1" = 100'-0"



9 SHADOW STUDY - 12/21 @ 3PM scale: 1" = 100'-0"

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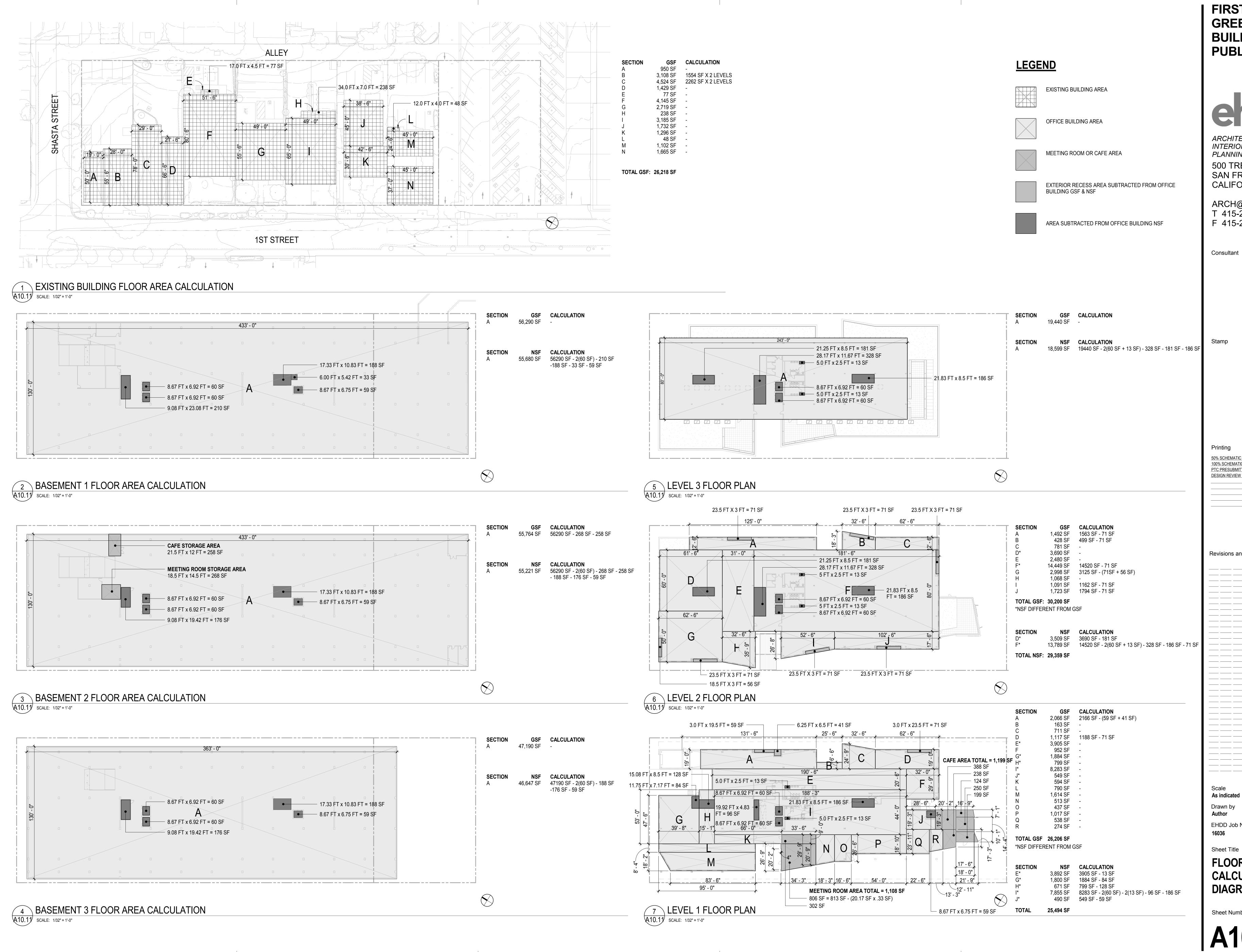
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SHADOW STUDIES

Sheet Number

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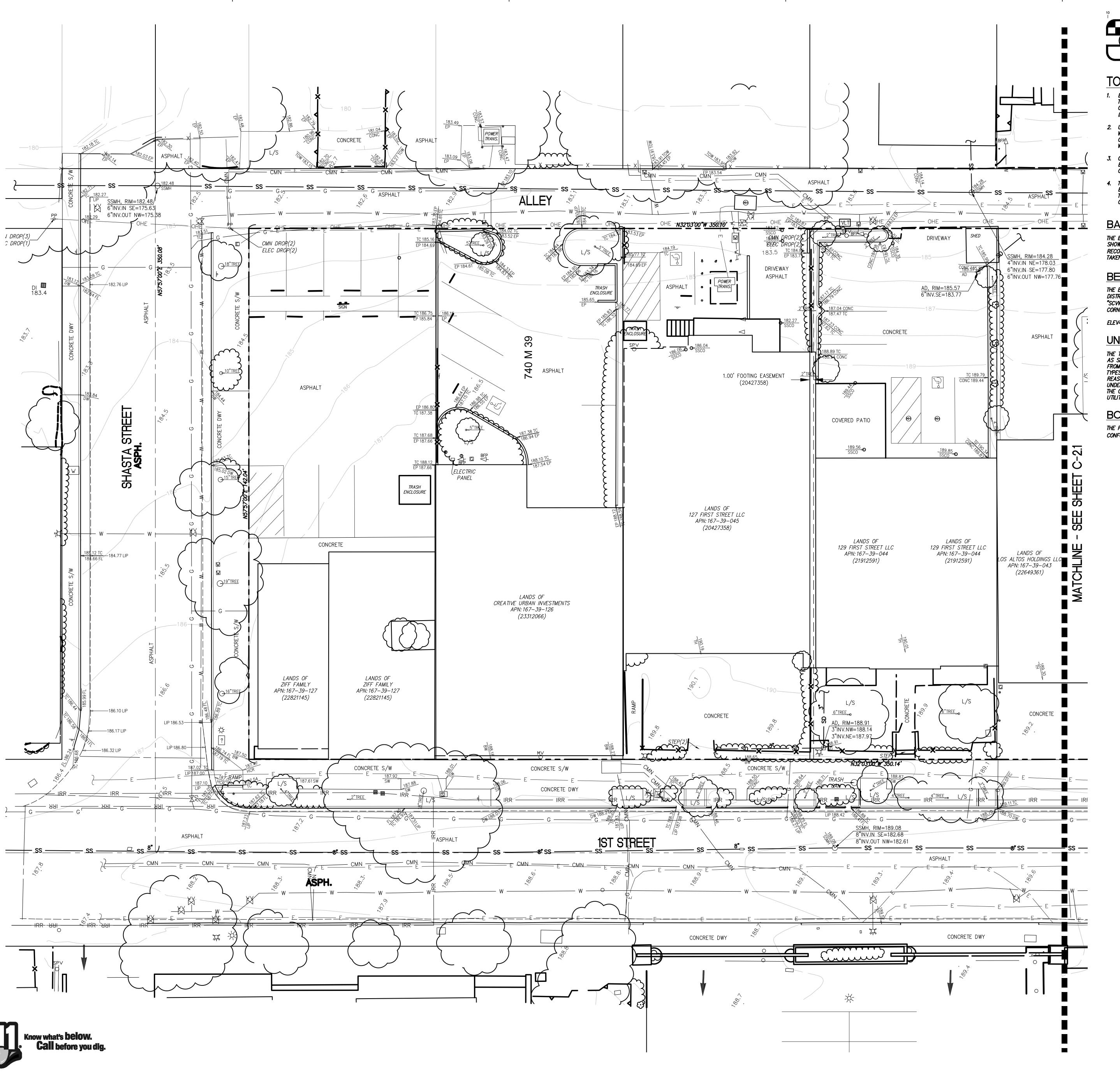
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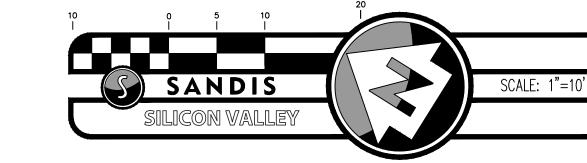
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FLOOR AREA CALCULATION DIAGRAMS





TOPOGRAPHIC SURVEY NOTES

- 1. EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756 AND AERIAL SURVEYS COMPLETE BY RADMAN AERIAL SURVEYS, INC. DATED 11/29/2016.
- 2. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
- 3. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
- 4. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.

BASIS OF BEARING

THE BEARING OF NORTH 32°03'00" WEST ALONG THE CENTERLINE OF FIRST STREET AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP NO.1 OF THE TOWN OF LOS ALTOS" RECORDED IN BOOK "L" OF MAPS, PAGE 99, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK CONTROL NOTE

THE ELEVATION REFERENCE FOR THIS SURVEY IS A SANTA CLARA VALLEY WATER DISTRICT BENCHMARK, BM ID BM288, DESCRIBED AS 1-1/2" BRASS DISK STAMPED "SCVWD BM 288 RESET" ON TOP OF CURB; BY CATCH BASIN; AT THE SOUTHWESTERLY CORNER OF EDITH AND LOS ALTOS AVENUE. CITY OF LOS ALTOS.

ELEV=186.23 FEET (NAVD 88 DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. 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 ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

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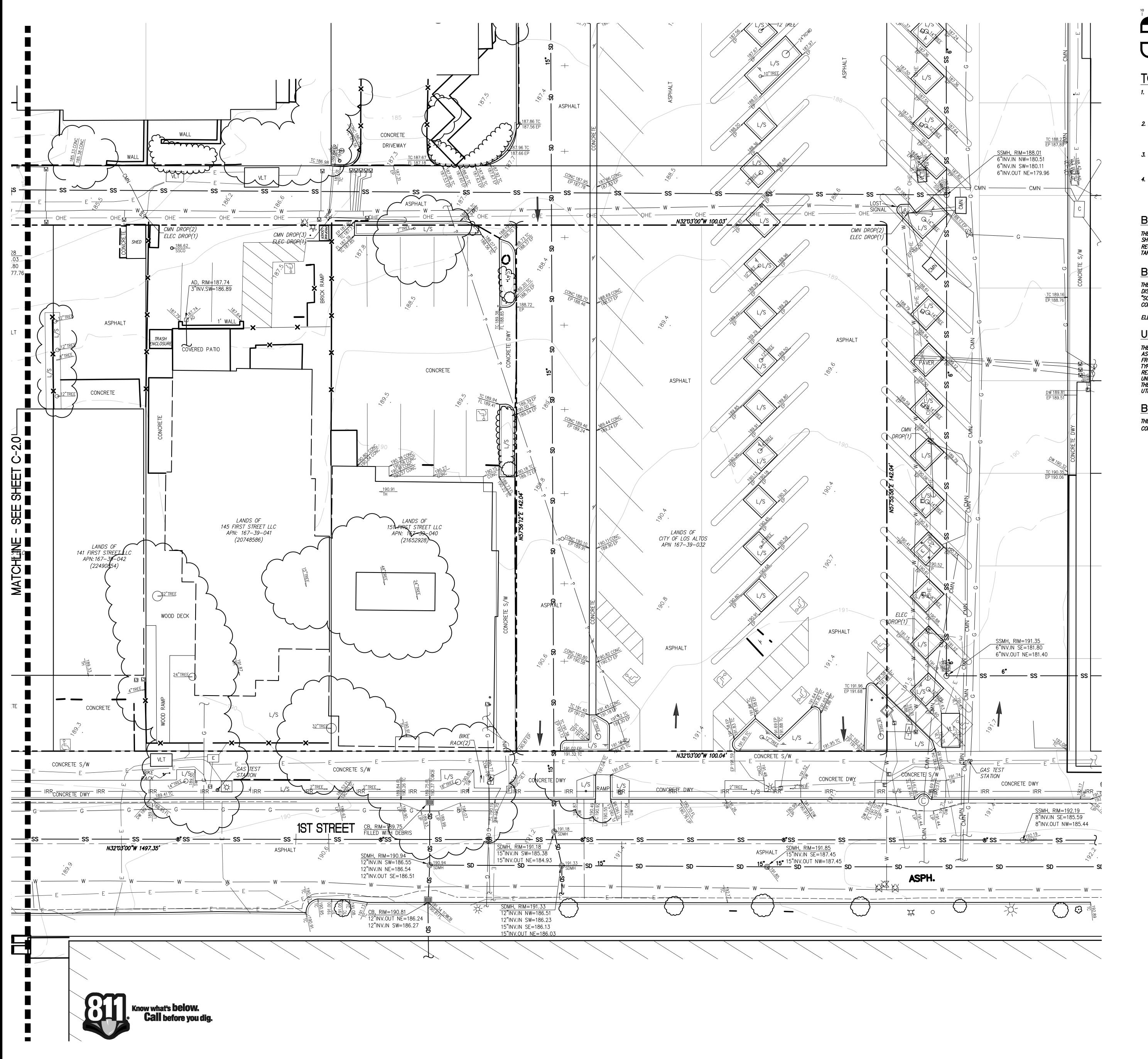
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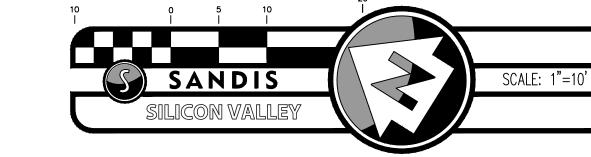
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TOPOGRAPHIC SURVEY (NORTH)

Sheet Number

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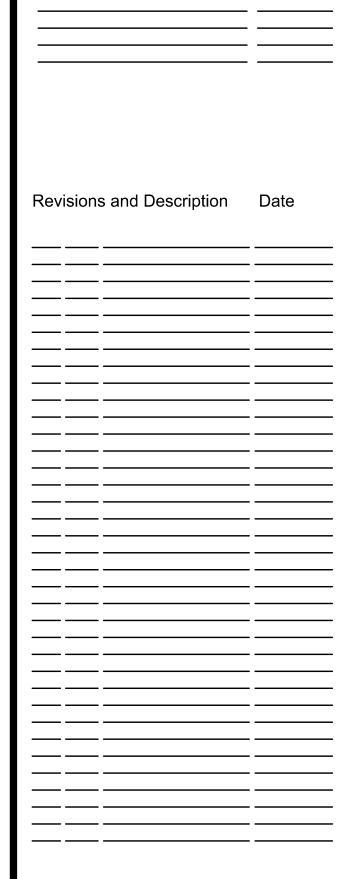
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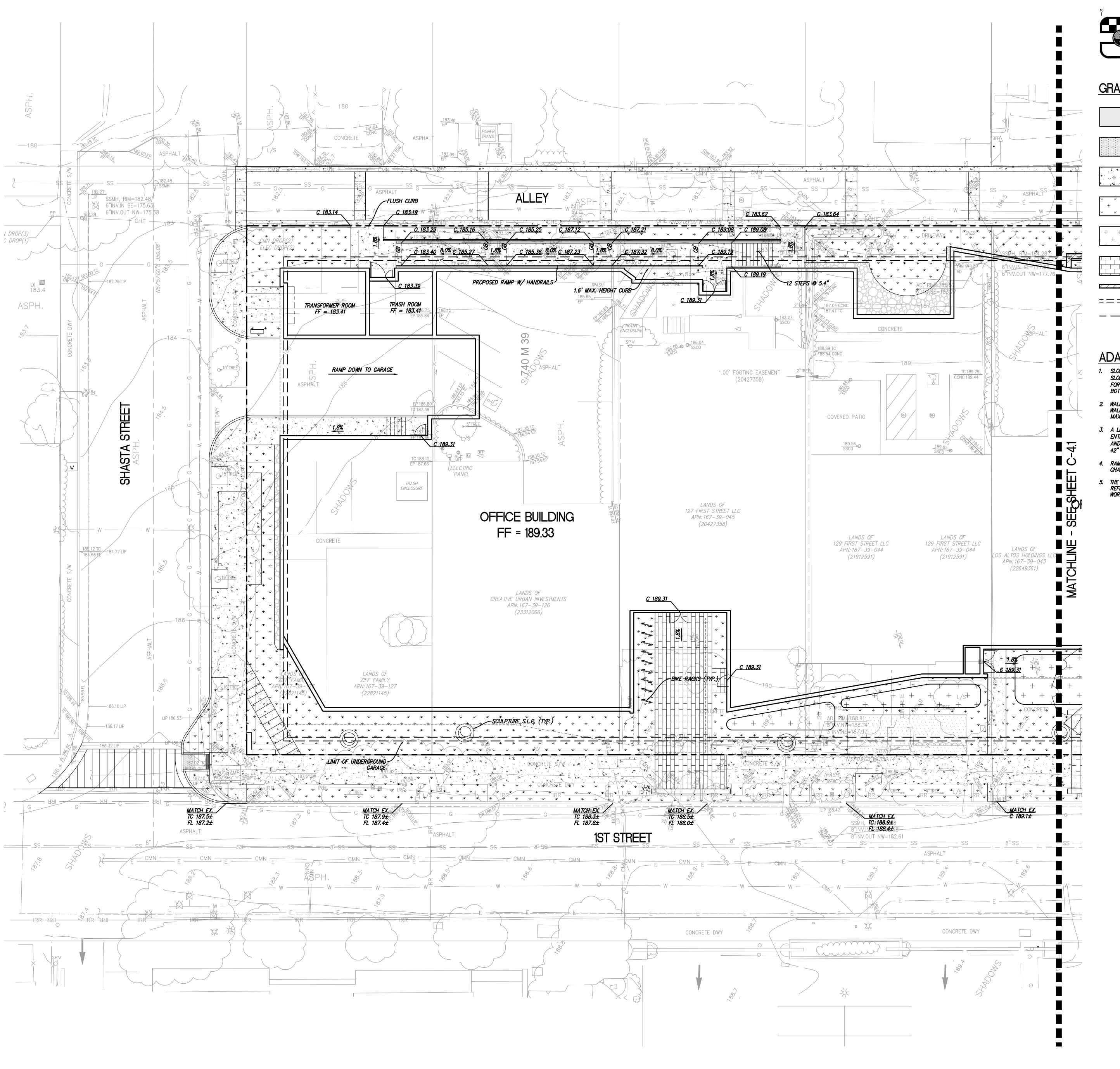
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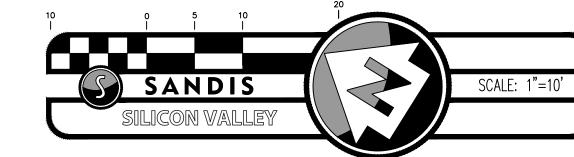
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TOPOGRAPHIC SURVEY (SOUTH)

Sheet Number

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GRADING PLAN LEGEND

ASPHALT CONCRETE PAVING FIRE LANE ASPHALT CONCRETE PAYING

CONCRETE PAVING

LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS

BIO-RETENTION AREA

PEDESTRIAN PAVERS

RETAINING WALL, SEE LANDSCAPE PLANS FOR DETAILS

= = = GARAGE OUTLINE — — GRADE BREAK

ADA NOTES

- SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
- . WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
- 3. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
- 4. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.
- 5. THE NOTES ABOVE ARE A PARTIAL LIST OF CBC REQUIREMENTS INTENDED FOR REFERENCE WHERE QUESTIONS IN GRADING OR SITE PLAN INTENT MAY ARISE, ALL WORK ALONG THE ADA PATH OF TRAVEL MUST CONFORM TO THE CURRENT CODE.

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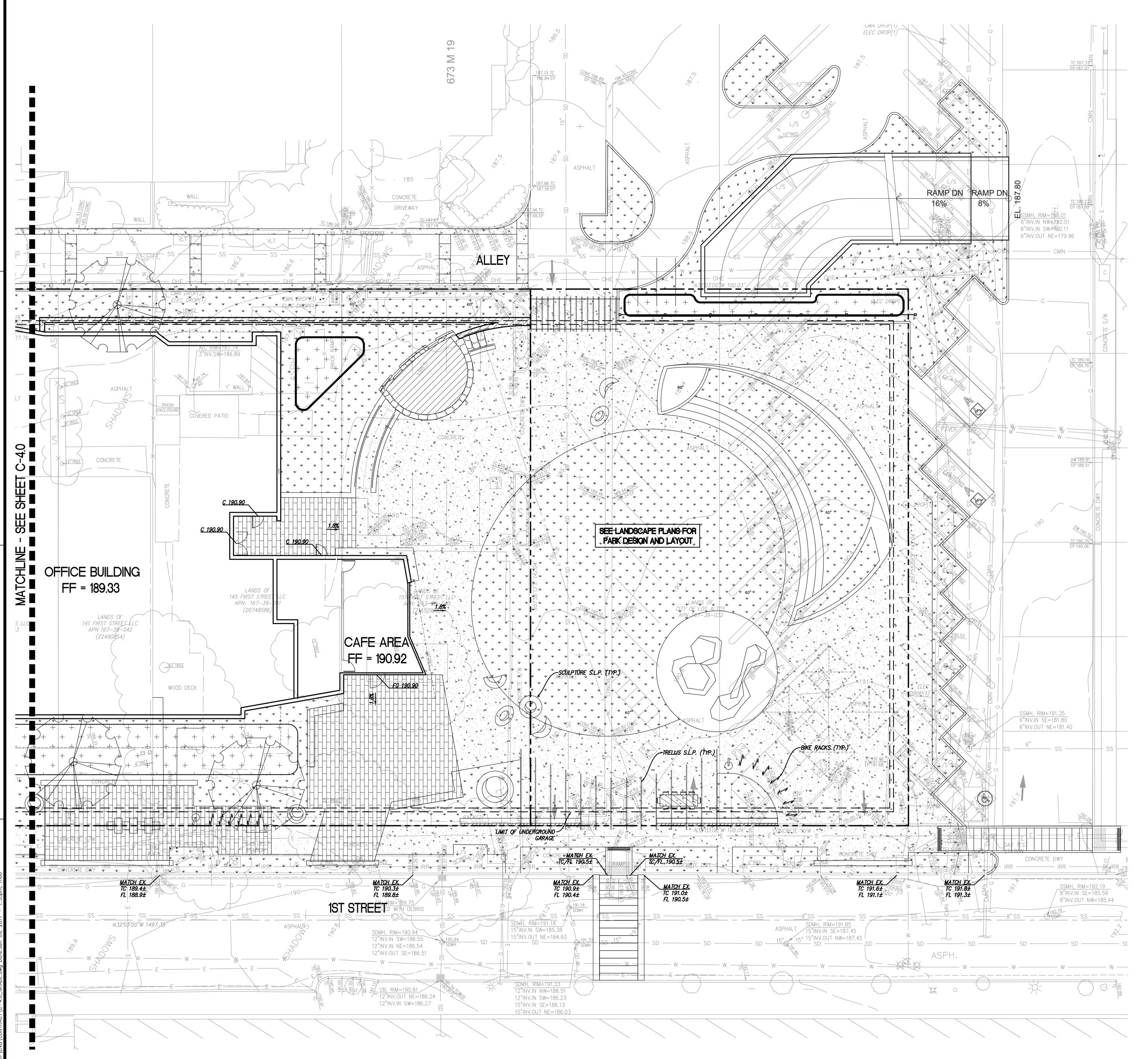
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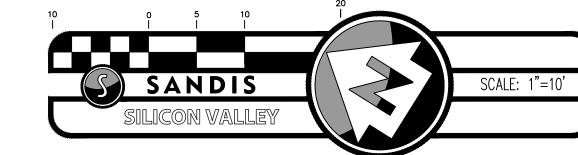
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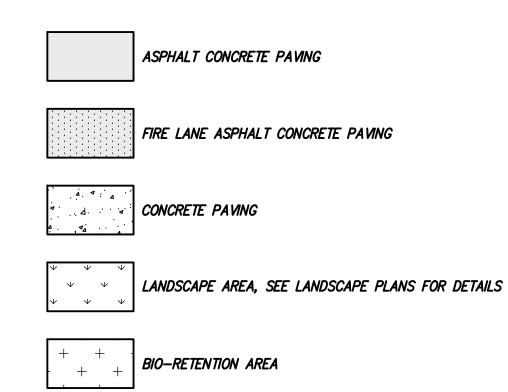
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GRADING AND DRAINAGE PLAN (NORTH)





GRADING PLAN LEGEND



PEDESTRIAN PAVERS RETAINING WALL, SEE LANDSCAPE PLANS FOR DETAILS

= = = GARAGE OUTLINE — — GRADE BREAK

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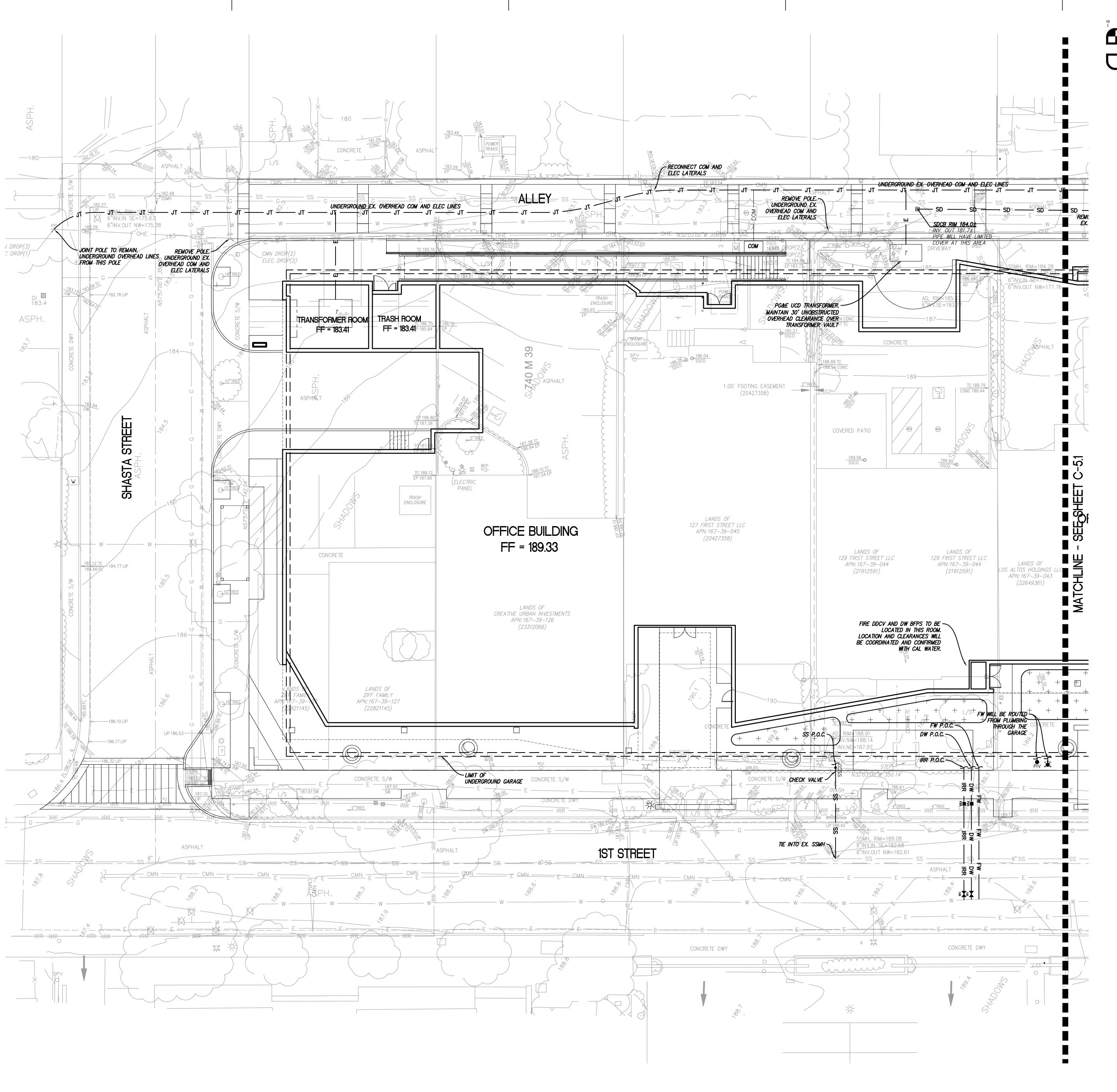
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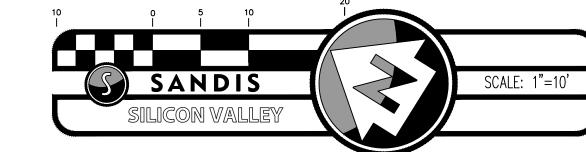
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GRADING AND DRAINAGE PLAN (SOUTH)





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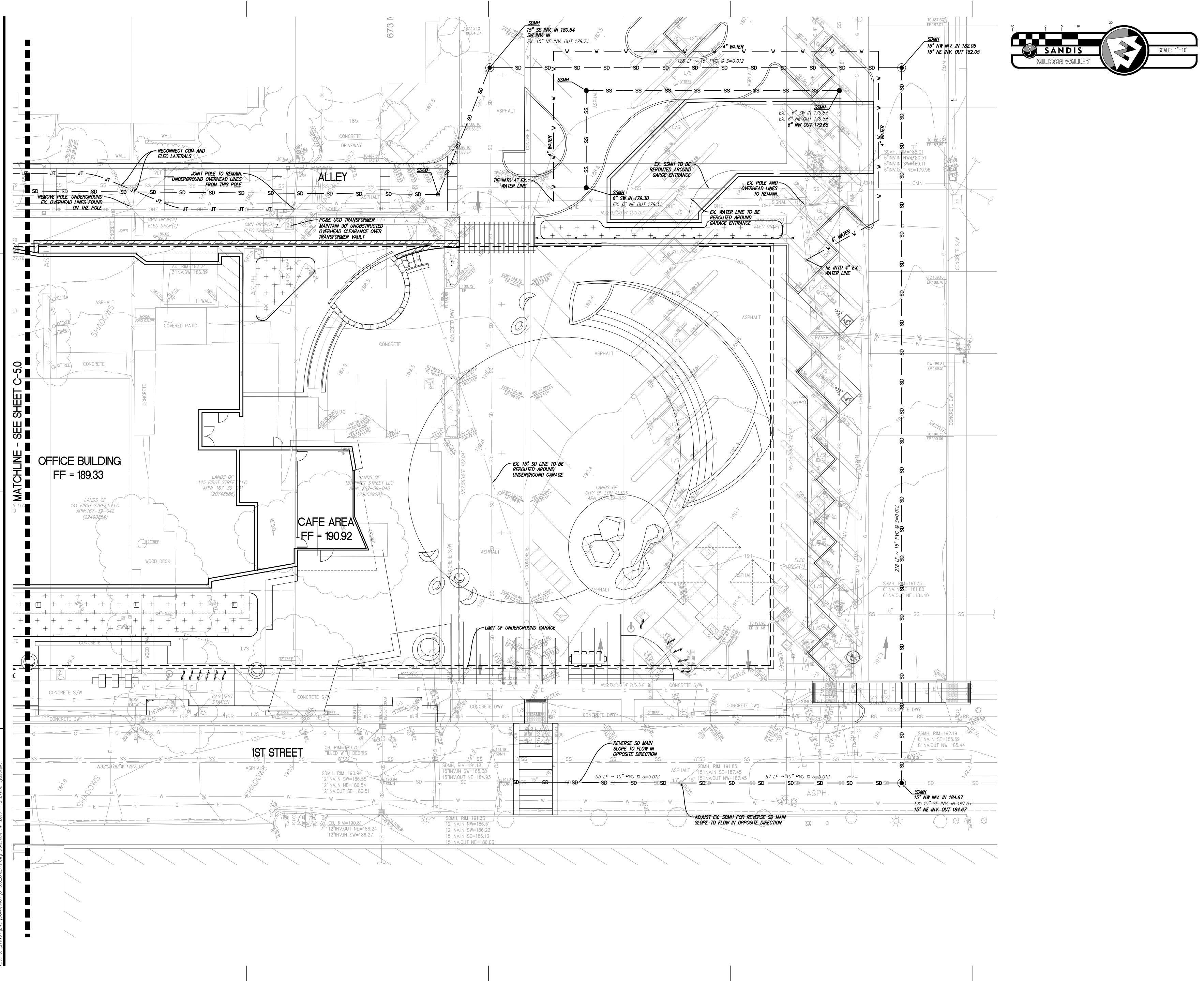
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Sheet Title **UTILITY PLAN** (NORTH)





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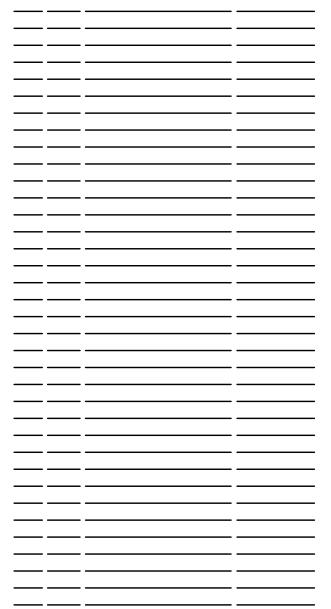
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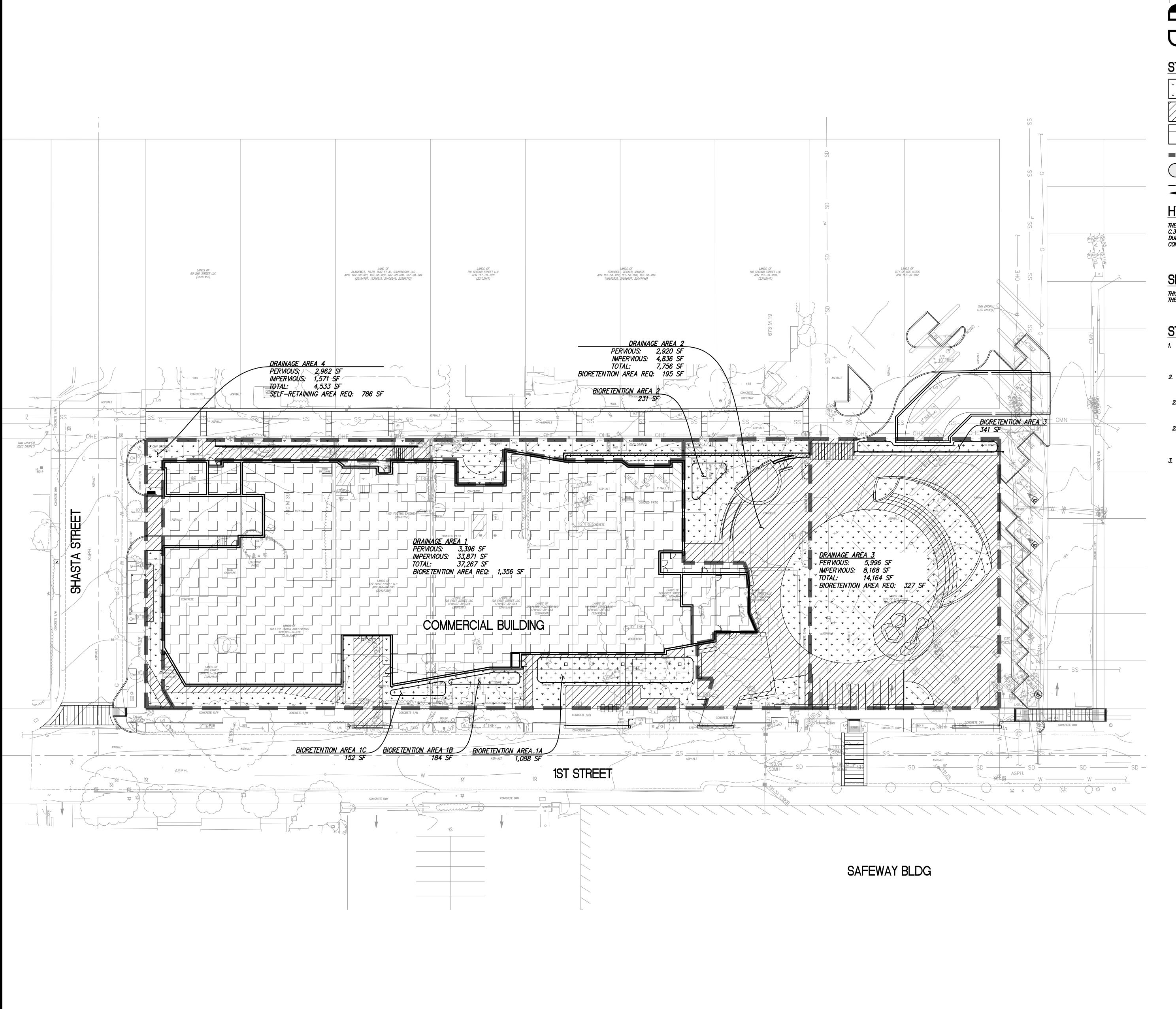
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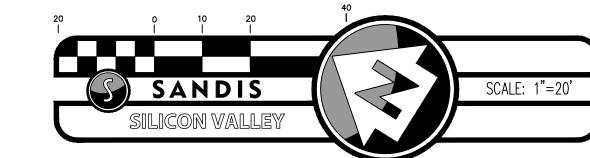
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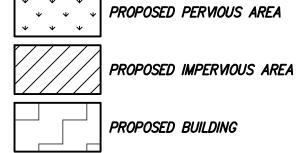
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STORM WATER MANAGEMENT PLAN LEGEND



DRAINAGE AREA BOUNDARY

INTERCEPTOR TREE CREDIT AREA

—··— FLOWLINE FLOW DIRECTION

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT TO HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT TO HYDROMODIFICATION DUE TO THE PROJECT WILL DECREASE IMPERVIOUS SURFACE OVER PRE-PROJECT

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

STORMWATER MANAGEMENT NOTES:

- 1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF LOS ALTOS REQUIREMENTS.
- 2. THE FOLLOWING TREATMENT MEASURES ARE CONSIDER AS OPTIONS TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE
- 2.1. SELF—RETAINING AREA RUNOFF IN THIS AREA IS DIRECTED TO A DEPRESSED LANDSCAPE AREA THAT ALLOWS WATER TO POND TO 3" PRIOR TO LEAVING THE SITE. NO SPECIAL LANDSCAPING OR SOILS ARE REQUIRED
- 2.2. BIO—RETENTION AREA RUNOFF IN THIS AREA IS DIRECTED TO A BIO—RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXITING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL
- 3. TREE CREDITS WILL BE ANALYZED TO REDUCE SOME OF THE REQUIRED TREATMENT IN CONSTRUCTION DOCUMENT PHASE.

FIRST STREET **GREEN OFFICE BUILDING AND PUBLIC PLAZA**



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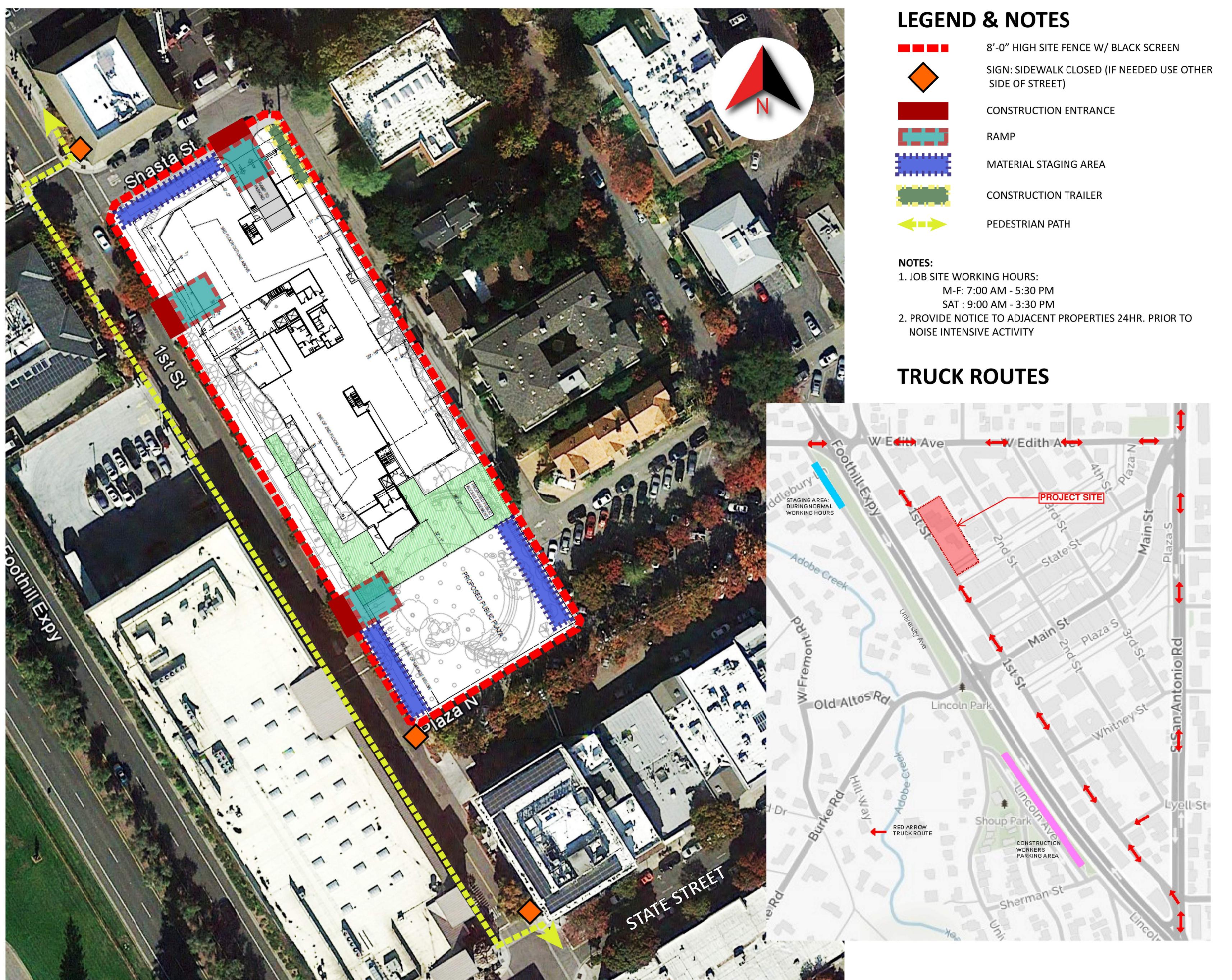
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Sheet Title

STORMWATER **MANAGEMENT PLAN**



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