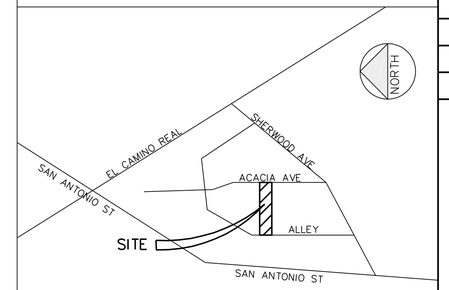
SITE LOCATION MAP



SITE DATA AND ZONING

PROJECT ADDRESS;
962 ACACIA AVE
LOS ALTOS, CA

A.P.N. 170-01-048
LOT SIZE : 5,000 sf
ZONING CN

TOTAL LEASABLE COMMERCIAL SPACE	600 SF
TOTAL HOUSING UNITS	2
RESIDENTIAL	4155
LOBBY, STAIRWELL, AND UTLITY ROOM	583
BALCONIES	564
COVERED PORCHES AND COVERED WALKWAY	119
GARAGE AND STORAGE AREAS	1209
COMMERCIAL	652

SHEET INDEX

C COVER SHEET
1.0 SITE PLAN
1.1 EXISTING SITE PLAN WITH TREES
2. ELEVATIONS
2_C COLORED ELEVATION
2.1 ELEVATIONS
2_1C COLORED ELEVATION
3 GROUND FLOOR PLAN
4. SECOND FLOOR PLAN
5. THIRD FLOOR PLAN
6. ROOF PLAN
7. CROSS SECTIONS
8. AREA CALCULATIONS
9. NEIGHBORHOOD CONTEXT PLAN
10. PHOTO SIMULATION VIEWS
10a. RENDERINGS
11. MATERIAL COLOR BOARD
D1. ARCHITCTURAL DETAILS
D2 SIGN AND TRELLIS DETAIL
CP PRELIM CONSTRUCTION MANAGEMENT PLAN
C-1 GRADING AND DRAINAGE
C-2 GRADING AND DRAINAGE
C-3 BEST MANAGEMENT PRACTICES
TM TENTATIVE MAP
L1 LANDSCAPE PLAN

SQUARE FOOTAGES LISTED BY USE

UNITS:

TOTAL NUMBER OF HOUSING UNITS		2
UNIT-1	4 BEDROOM	2027.9 SF
UNIT-2	3 BEDROOM	2127.2 SF
COMMERCIAL UNIT		652

FLOOR AREA:

EXISTING	PROPOSED	MAXIMUM
480 SF	5947	NONE

LOT COVERAGE :

EXISTING	PROPOSED	MAXIMUM
(480) 9.6%	(2621.8) 52.44%	NONE

SETBACKS;

	EXISTING	PROPOSED	REQUIRED
FRONT	90	24'-9	NONE
LEFT SIDE	3	4"	NONE
RIGHT SIDE	13	0'	NONE
REAR	14	20'	20'

HEIGHT;	PROPOSED	PERMITTED
	30'	30'

PARKING REQUIRED;

	PARKING REQUIRED	PARKING PROVIDED
COVERED	2	2
UNCOVERED	3	3
COMMERCIAL PARKING	2	2
TOTAL	7	7

PROJECT WILL SUBSTITUTE A NONRESIDENTIAL PARKING SPACE FOR VISITOR USE IN-LIEU OF PROVIDING A DEDICATED VISITOR PARKING SPACE FOR THE RESIDENTIAL USES.

BICYCLE STORAGE 3- CLASS-1 , 1 CLASS-2

IMPERVIOUS COVERAGES

BUILDING FOOTPRINT	2158	43.17%
PARKING AND DRIVEWAYS	977	18.2%
WALKWAYS	1069	21.3%

LANDSCAPING;

PROPOSED	REQUIRED
796 SF (13.3%)	NONE

CONSULTANTS

CIVIL ENGINEER / DESIGNERS:
SMP ENGINEERS
SAEID RAZAVI
1534 CAROB LANE,
LOS ALTOS, CALIF

LEWIS LANDSCAPES
GREG LEWIS
736 PARK WAY,
SANTA CRUZ, CA 95065
(83) 425-4747

ENVIRONMENTAL REPORT
CORNERSTONE EARTH GROUP
KURT M. SOENEN, P.E.
1259 OAKMEAD PARKWAY
SUNNYVALE, CAL 94085
408-245-4600 X 110

TRAFFIC REPORT
HEXAGON TRANSPORTATION CONSULTANTS, INC.
4 NORTH SECOND STREET, SUITE 400
SAN JOSE ,CA 95113
408-971-6100

ACOUSTICAL REPORT
JEFF PACK
EDWARD PACK ASSOCIATES
1975 HAMILTON AVE, SUITE 26
SAN JOSE, CA
408-371-1195

ARBORIST REPORT
IAN GEDDES TREE CARE,INC
IAN GEDDES
P.O. BOX 2962
SARATOGA ,CA 95070
408-374-8233
408- 374-8262 FAX
QUOTES@GEDDESTREE.COM

CONSTRUCTION DATA

BUILDING TYPE: VB
NUMBER OF STORIES: 3
OCCUPANCY GROUP: R3,U1
FIRE SPRINKLER: YES

CODES:
2016CRC
2016 CBC
2016 FIRE CODE
2016 CMC,CPC,CEC
2016 CEC (TITLE 24 ENERGY CODE

SCOPE OF WORK

DEMO THE EXISTING RESIDENCE AND CONSTRUCT A NEW 3 STORY BUILDING WITH PARKING ON THE LOWER FLOOR AND 2 UNITS ABOVE WITH STAIRWAYS. PRIVATE OPEN SPACE PROVIDED BY BALCONIES.

REVISION:

COVER SHEET

RICHARD HARO
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARO DRAFTING PLANNING . COM

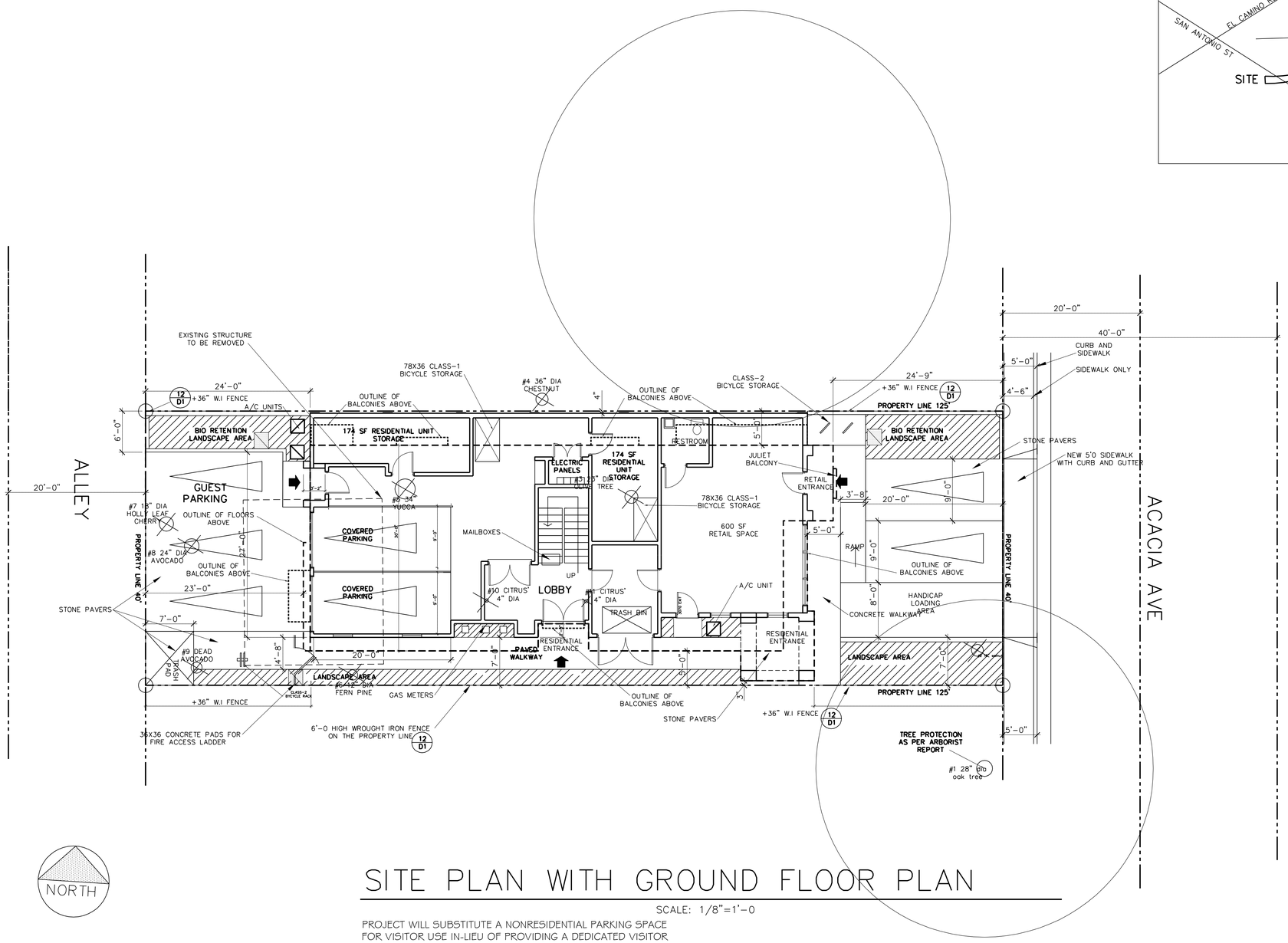
NELSON BARRY INC

OWNER: BARRY NELSON
616 GEORGIA AVE
PALO ALTO , CA

Date: 3-24-17
Drawn: RH
Scale: NONE
Job: BARRY

C

SHT 1 OF



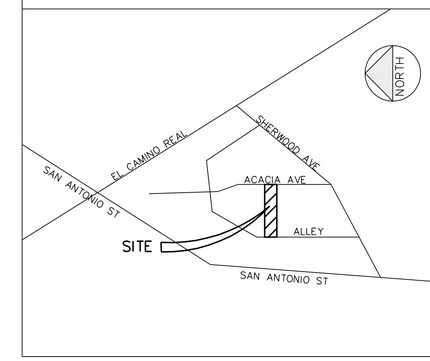
NORTH

SITE PLAN WITH GROUND FLOOR PLAN

SCALE: 1/8"=1'-0

PROJECT WILL SUBSTITUTE A NONRESIDENTIAL PARKING SPACE FOR VISITOR USE IN-LIEU OF PROVIDING A DEDICATED VISITOR PARKING SPACE FOR THE RESIDENTIAL USES.

SITE LOCATION MAP



REVISION:

SITE PLAN
GROUND FLOOR PLAN

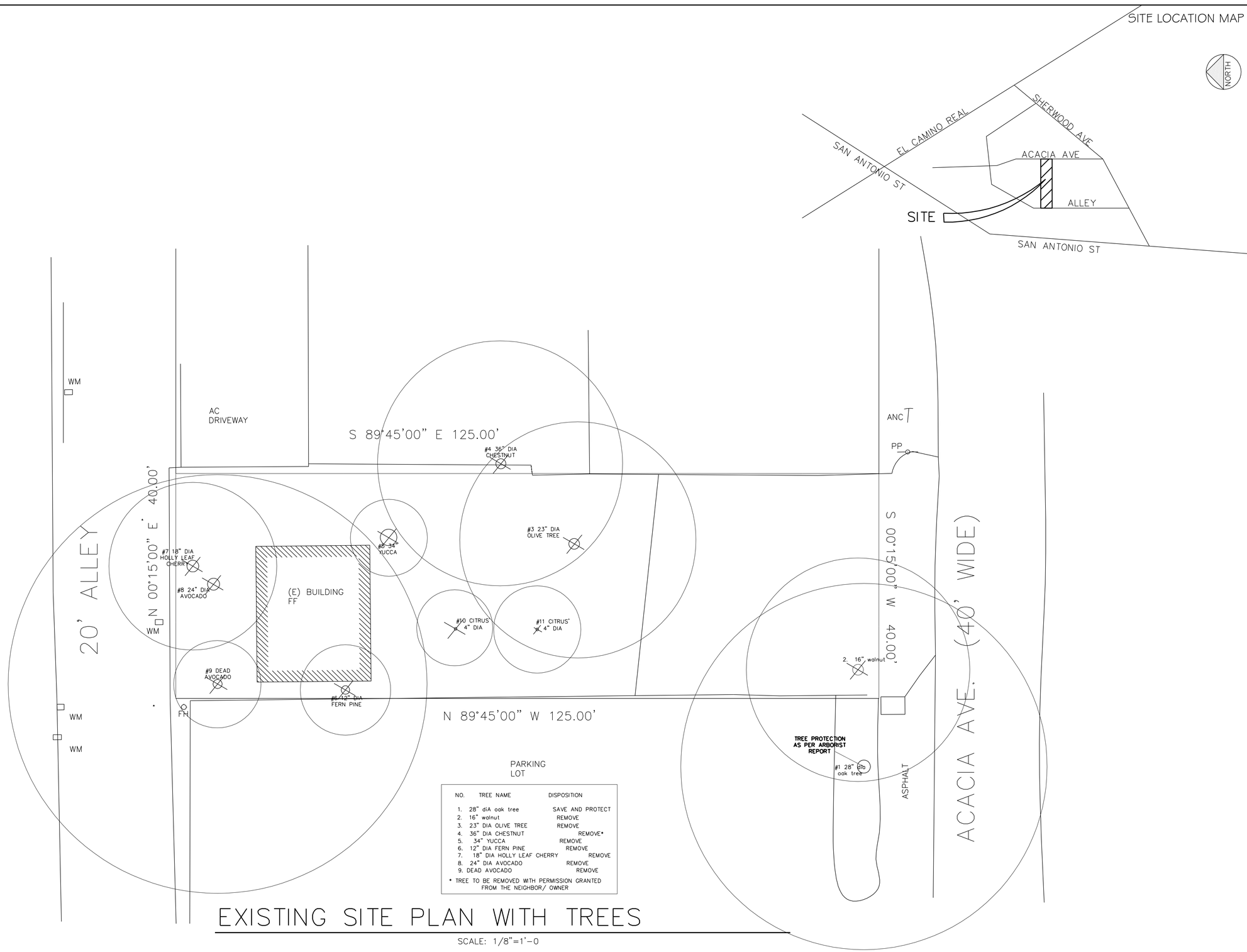
RICHARD HARD
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARD DRAFTING PLANNING . COM

NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS, CA

Date: 3-24-17
Drawn: RH
Scale: 1/8"=1'-0
Job: BARRY

1.0
SHT 1 OF



NO.	TREE NAME	DISPOSITION
1.	28" diA oak tree	SAVE AND PROTECT
2.	16" walnut	REMOVE
3.	23" DIA OLIVE TREE	REMOVE
4.	36" DIA CHESTNUT	REMOVE*
5.	34" YUCCA	REMOVE
6.	12" DIA FERN PINE	REMOVE
7.	18" DIA HOLLY LEAF CHERRY	REMOVE
8.	24" DIA AVOCADO	REMOVE
9.	DEAD AVOCADO	REMOVE

* TREE TO BE REMOVED WITH PERMISSION GRANTED FROM THE NEIGHBOR/ OWNER

EXISTING SITE PLAN WITH TREES

SCALE: 1/8"=1'-0

REVISION:

SITE PLAN WITH TREES

RICHARD HARO
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARO DRAFTING PLANNING . COM

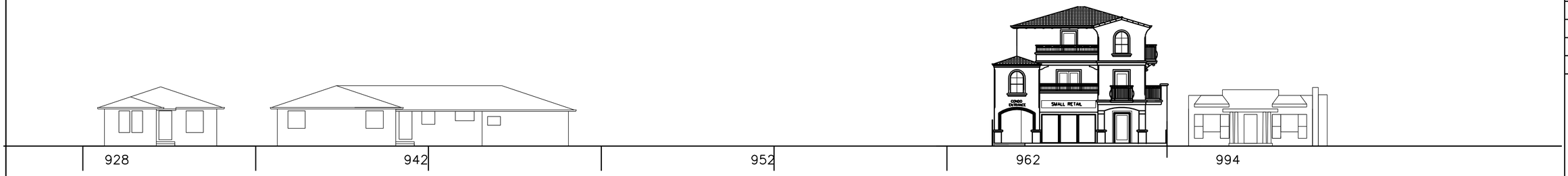
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

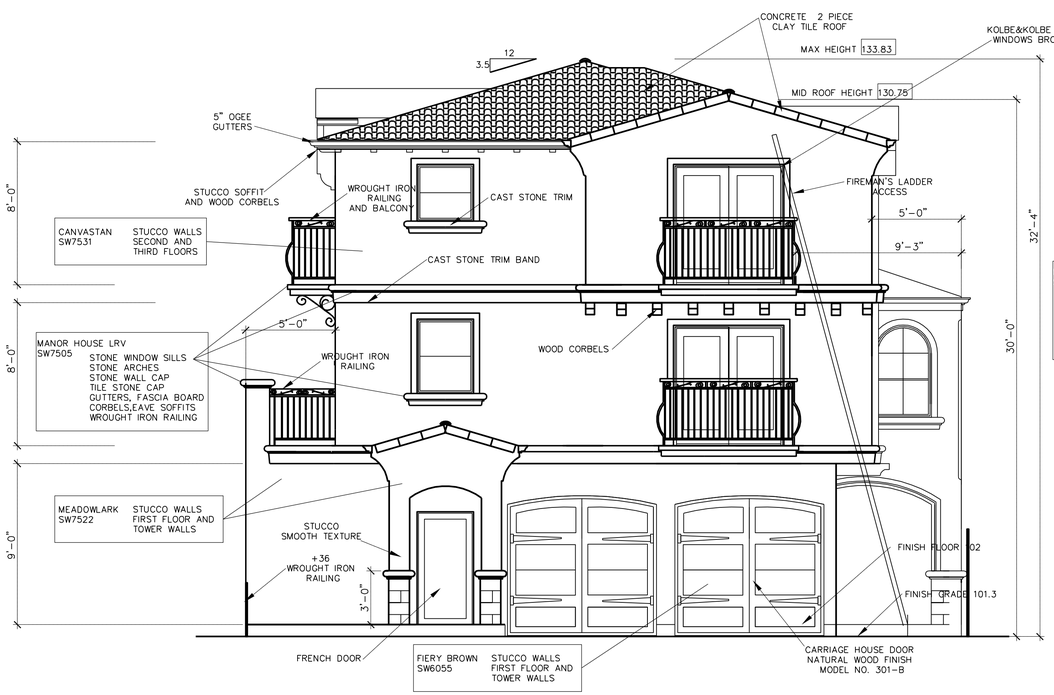
Date: 3-24-17
Drawn: RH
Scale: 1/8"=1'-0
Job: BARRY

1.1

SHT 1 OF

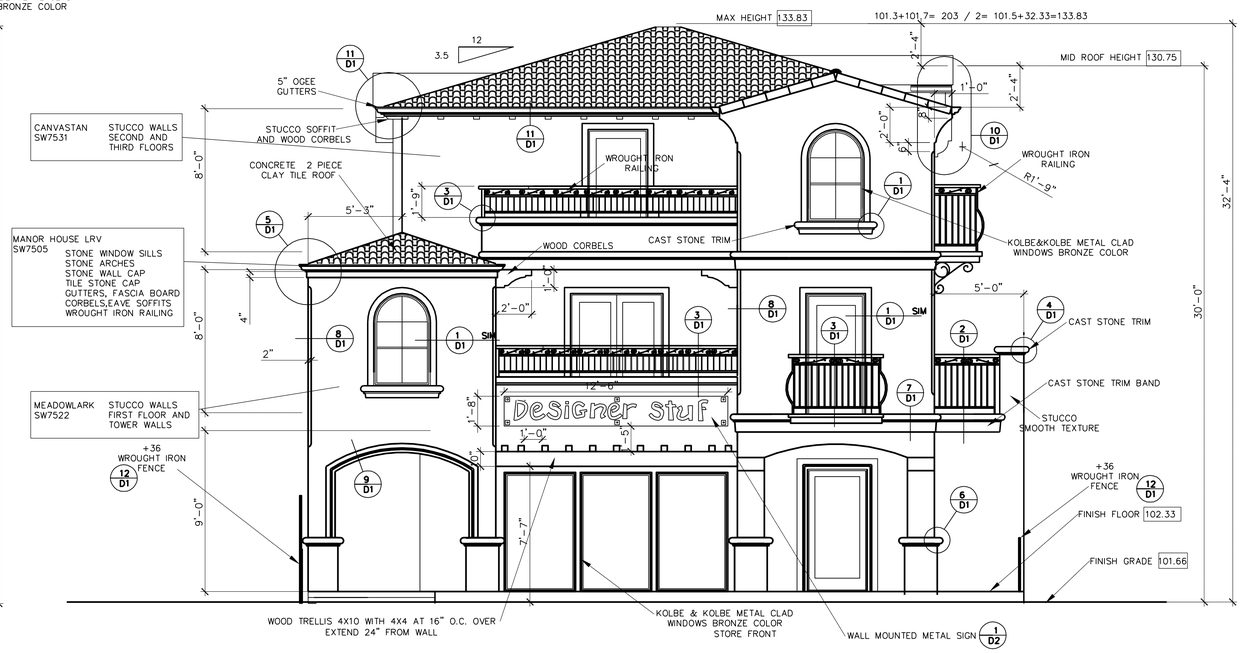


STREETSCAPE ELEVATION



REAR WEST ELEVATION

SCALE: 1/4"=1'-0



FRONT EAST ELEVATION

SCALE: 1/4"=1'-0

REVISION:

ELEVATIONS

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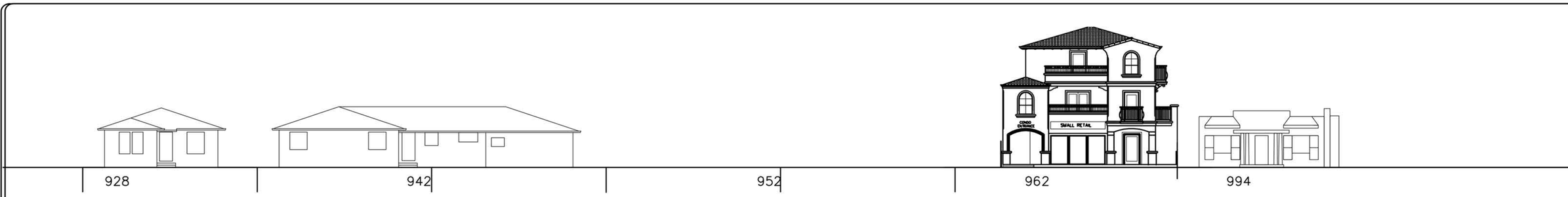
NELSON BARRY INC

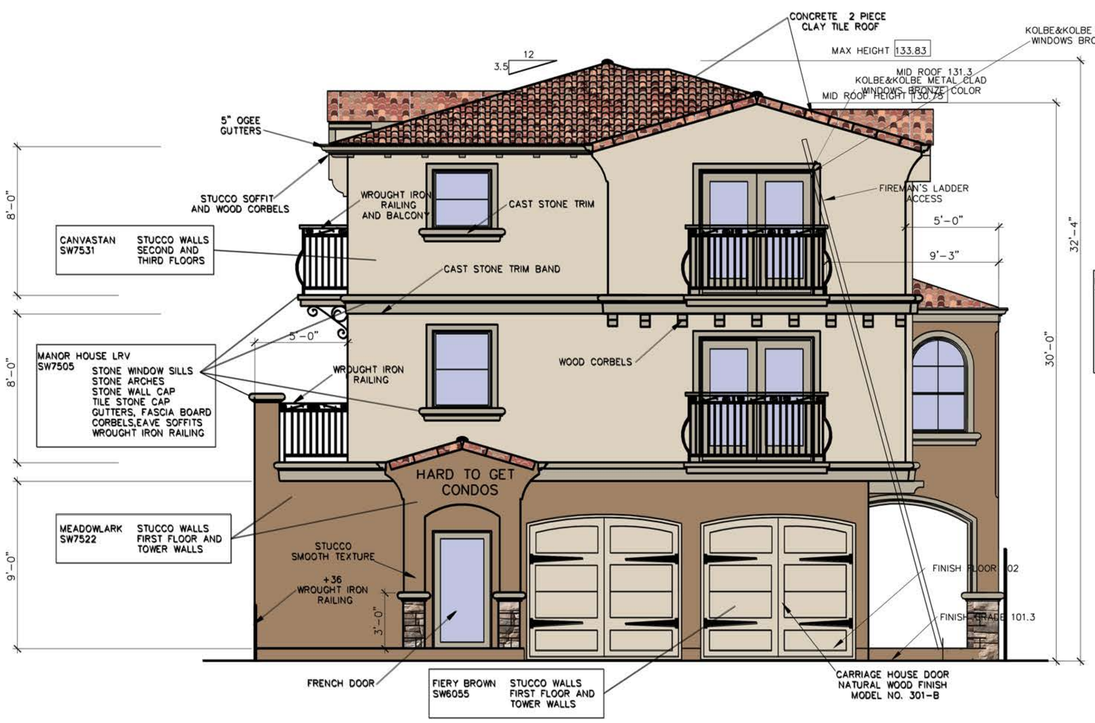
962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/4"=1'-0
Job: BARRY

2
SHT 1 OF



STREETSCAPE ELEVATION



REAR WEST ELEVATION

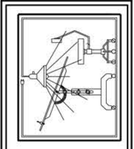
SCALE: 1/2"=1'-0

FRONT EAST ELEVATION

SCALE: 1/2"=1'-0

REVISION

COLORED ELEVATIONS
FRONT AND REAR



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NELSON BARRY INC

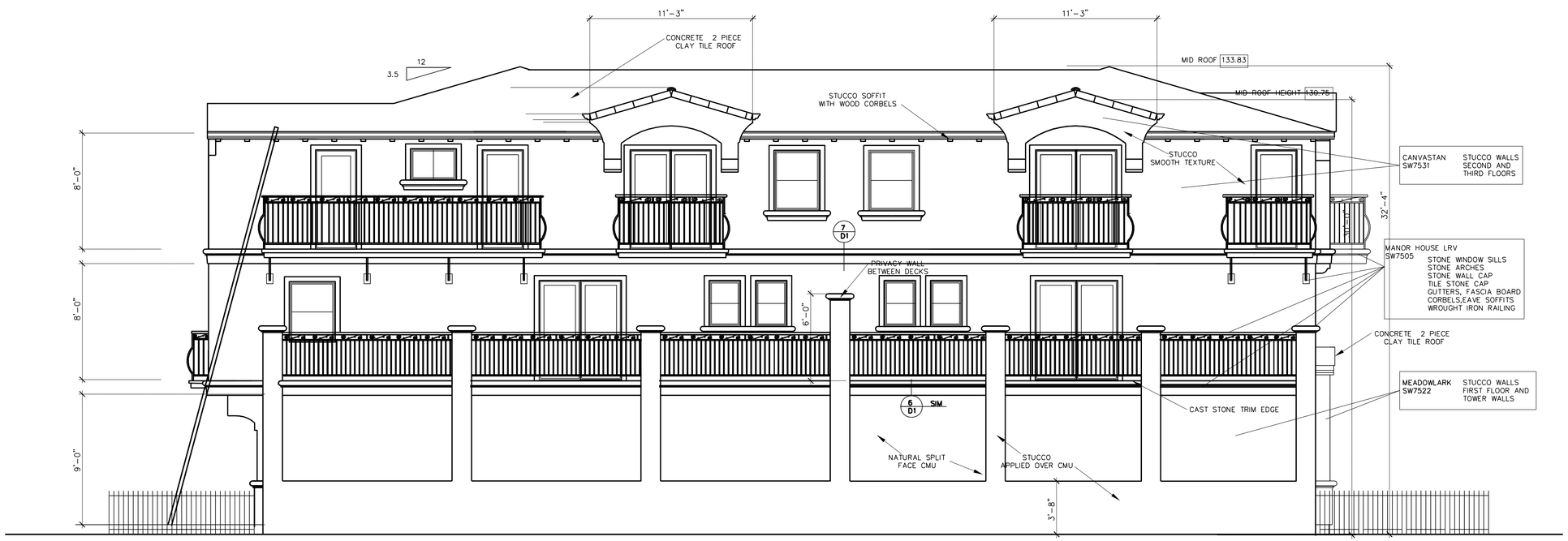
962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/4"=1'-0
Job: BARRY

2_C
SHT 1 OF

LEFT SIDE SOUTH ELEVATION

SCALE: 1/4"=1'-0



RIGHT SIDE NORTH ELEVATION

SCALE: 1/4"=1'-0

REVISION
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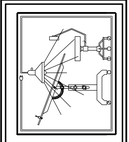
COLORED ELEVATIONS
SIDES



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HARO DRAFTING PLANNING . COM

NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/4"=1'-0
Job: BARRY

2.1

SHT 1 OF

LEFT SIDE SOUTH ELEVATION

SCALE: 1/4"=1'-0

RIGHT SIDE NORTH ELEVATION

SCALE: 1/4"=1'-0

REVISION

COLORED ELEVATIONS
SIDES

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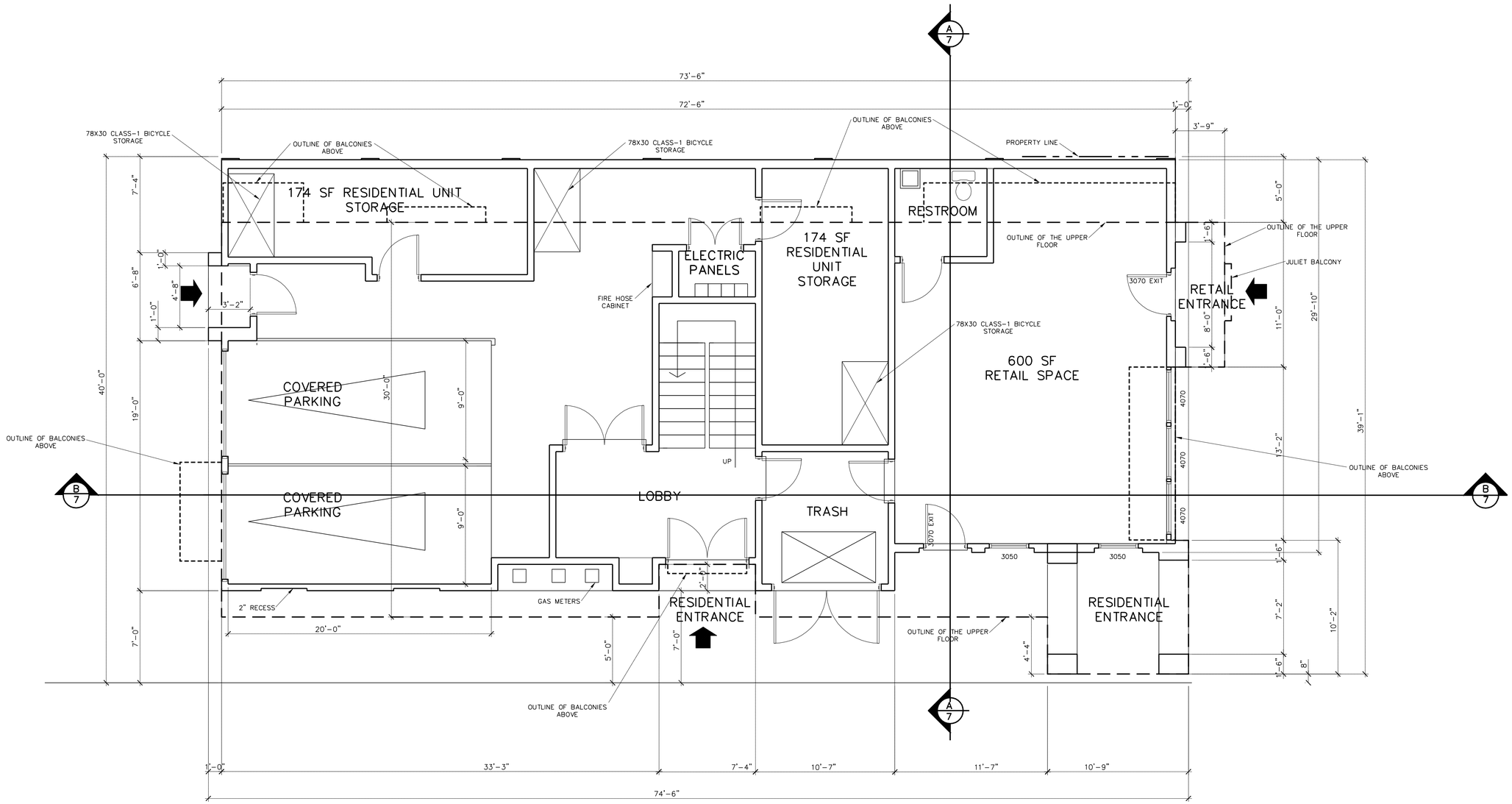
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/8"=1'-0
Job: BARRY

2_1C

SHT 1 OF



GROUND FLOOR LEVEL

SCALE: 1/4"=1'-0

REVISION

GROUND FLOOR PLAN

RICHARD HARD
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARD DRAFTING PLANNING . COM

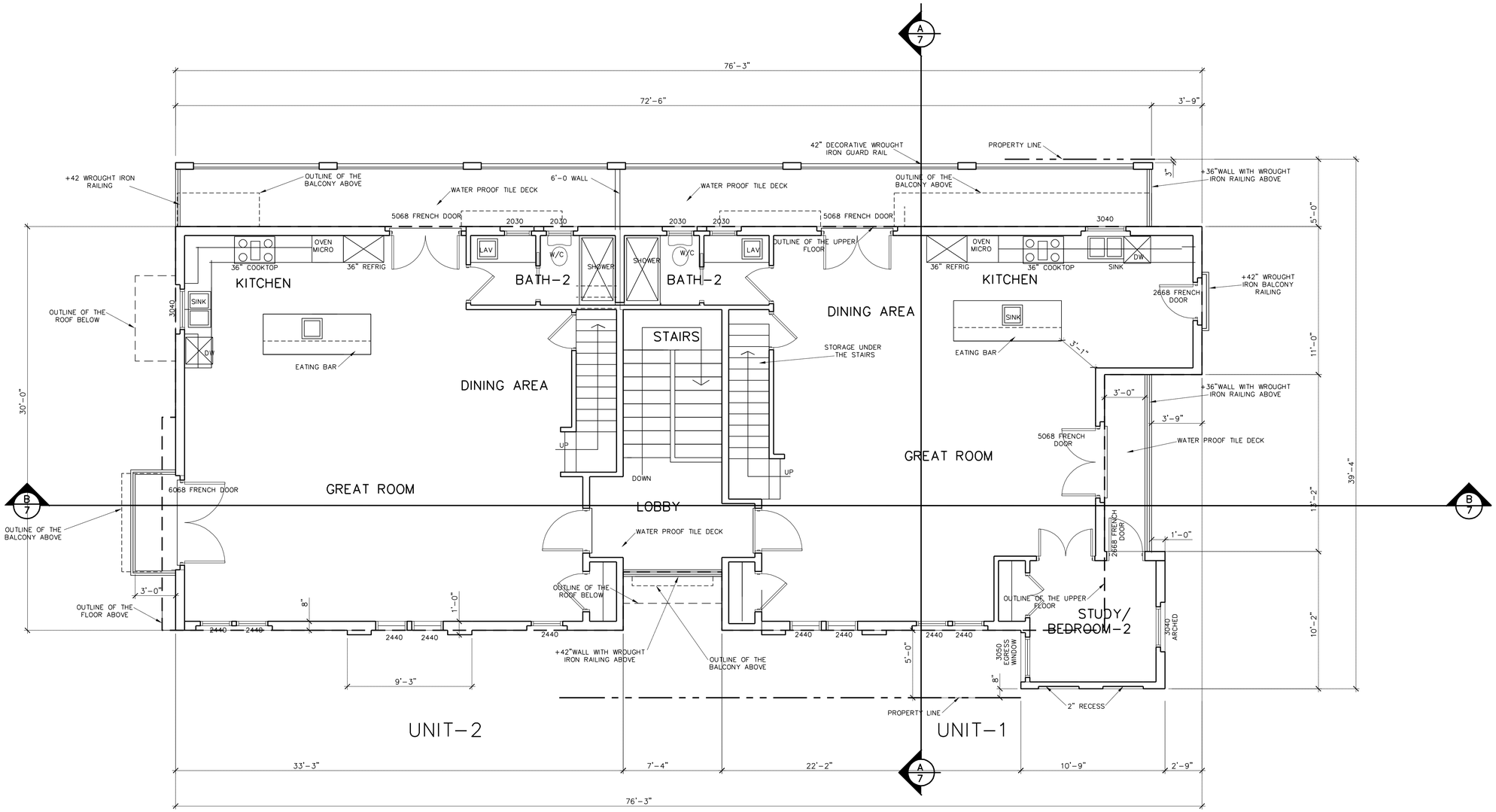
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/4"=1'-0
Job: BARRY

3

SHT 1 OF



SECOND FLOOR LEVEL

SCALE: 1/4"=1'-0

REVISION
△
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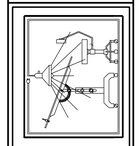
△

SECOND FLOOR PLAN



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HARO DRAFTING PLANNING . COM

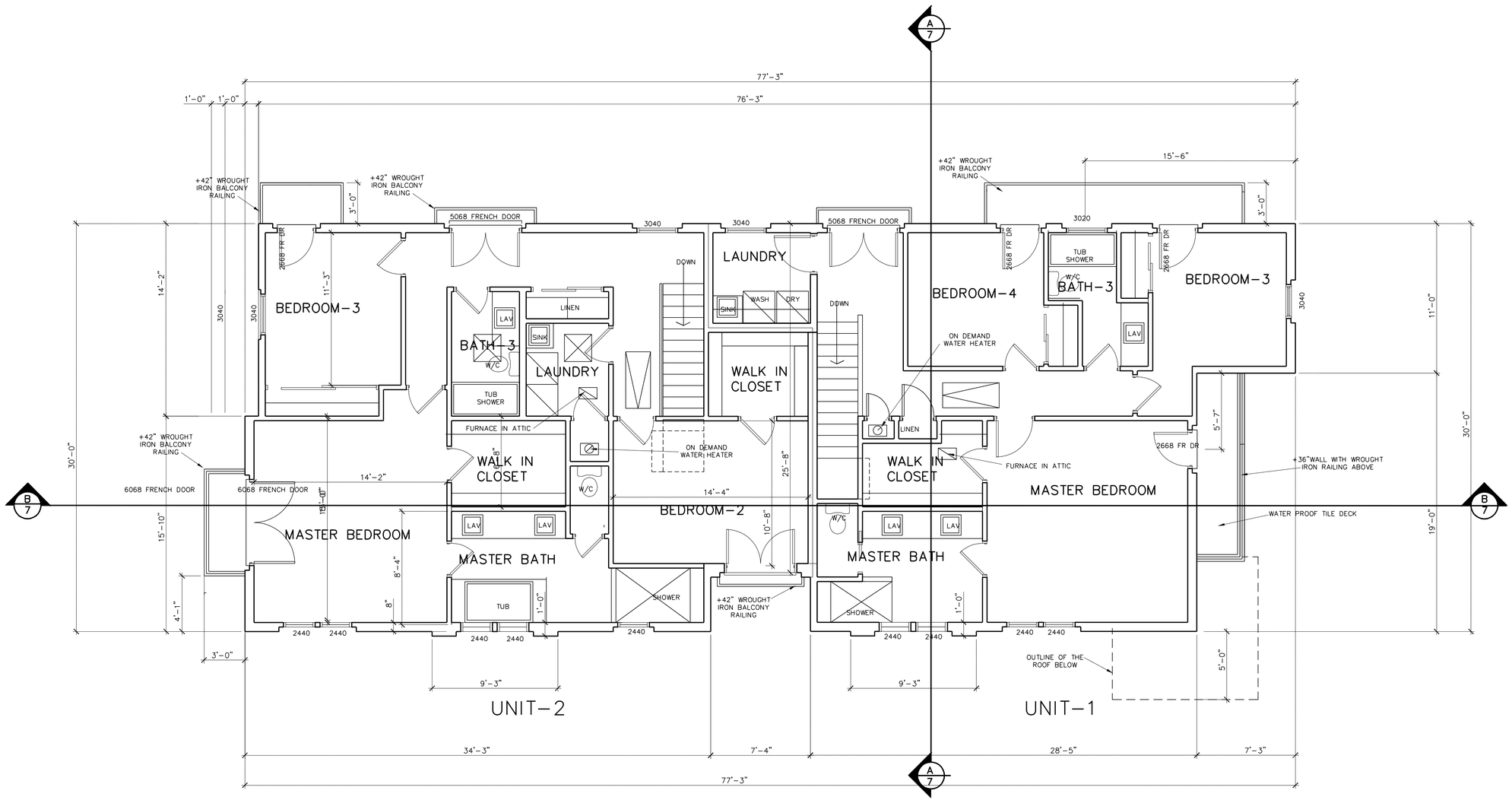
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date:	3-24-17
Drawn:	RH
Scale:	1/4"=1'-0
Job:	BARRY

4

SHT 1 OF



THIRD FLOOR LEVEL

SCALE: 1/4"=1'-0

REVISION
△
△
△
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△

THIRD FLOOR PLAN

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(408) 532-1755 HARDINC1@AOL.COM
HARO DRAFTING PLANNING . COM

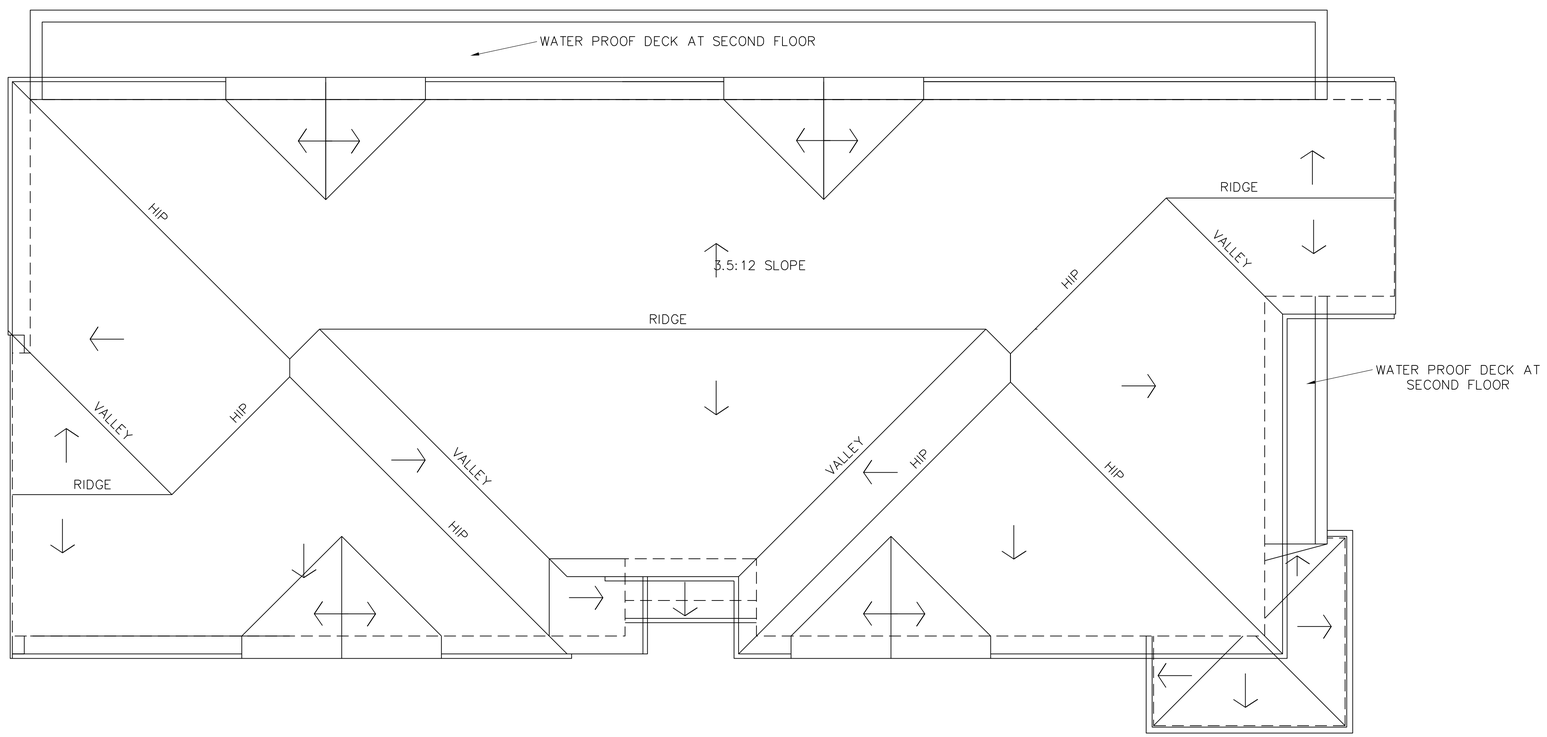
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/4"=1'-0
Job: BARRY

5

SHT 1 OF



ROOF PLAN

SCALE: 1/4"=1'-0

REVISION

ROOF PLAN

RICHARD HARDING
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDING1@AOL.COM
HARD DRAFTING PLANNING . COM

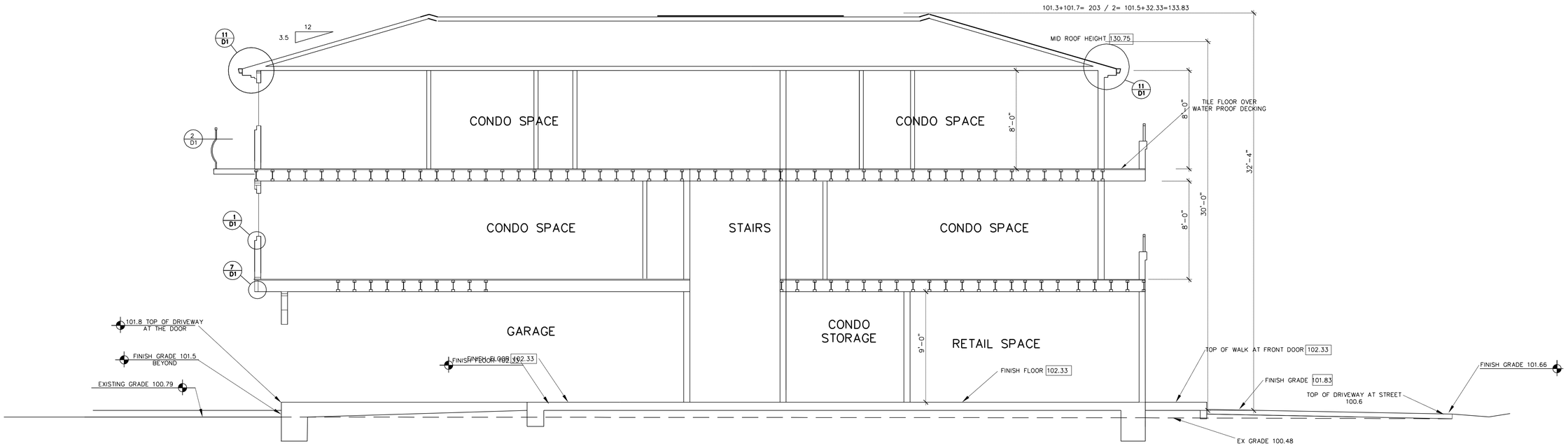
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date:	3-24-17
Drawn:	RH
Scale:	1/8"=1'-0
Job:	BARRY

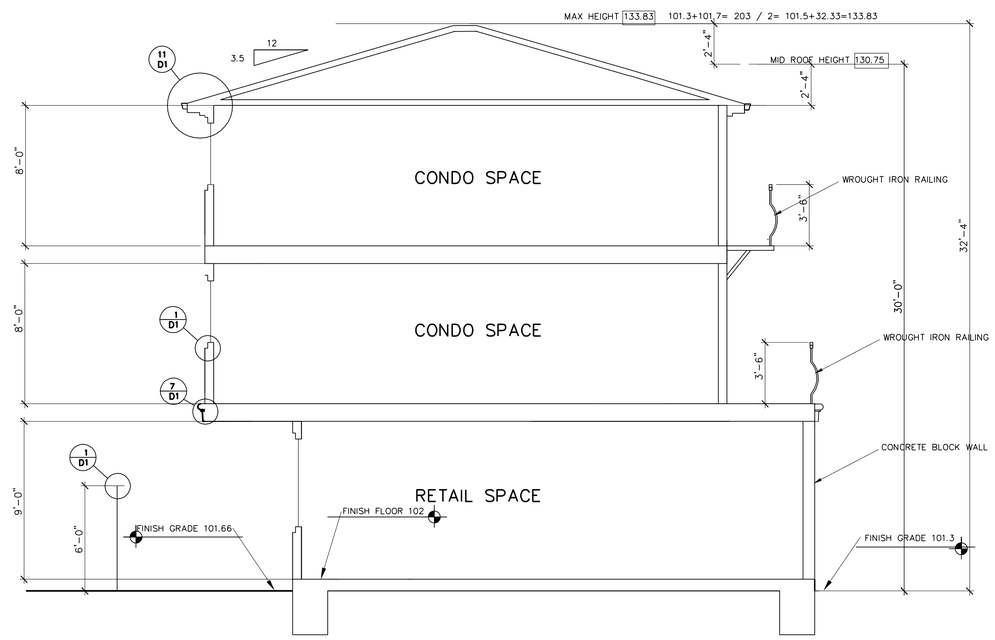
6

SHT 1 OF



B SECTION

SCALE: 1/4"=1'-0



A SECTION

SCALE: 1/4"=1'-0

REVISION

SECTIONS

RICHARD HARO
DRAFTING AND PLANNING, INC.
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LOS ALTOS , CA

Date: 3-24-17
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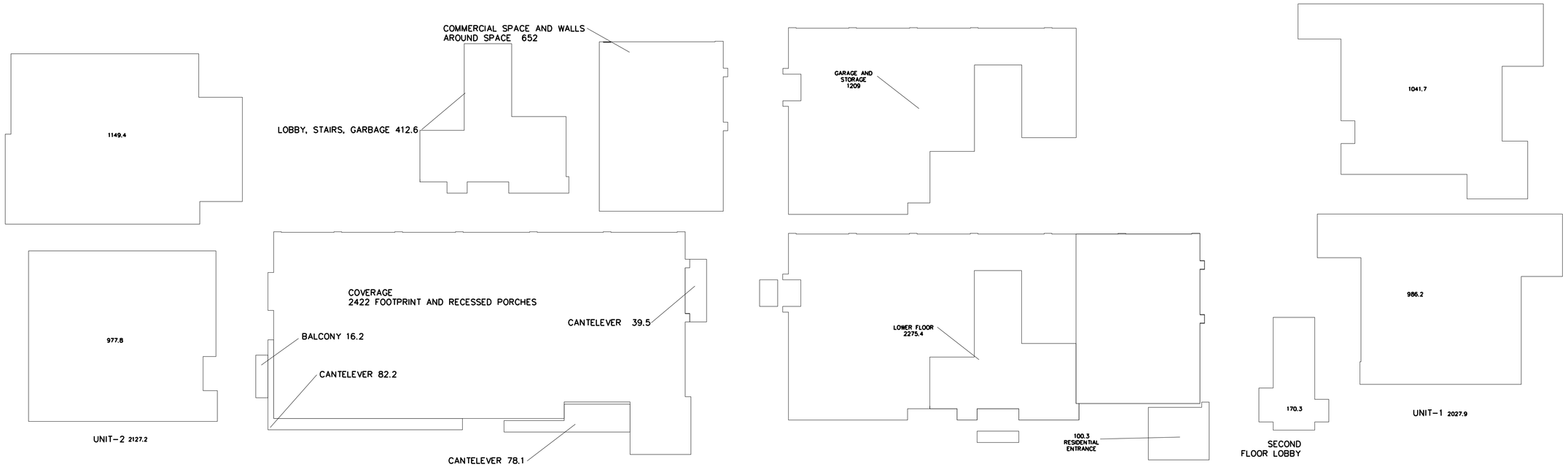
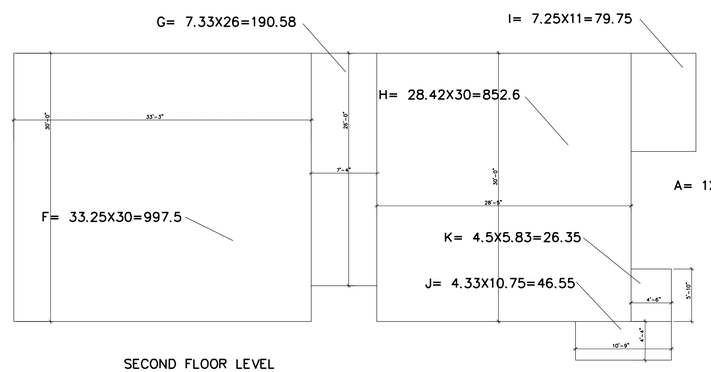
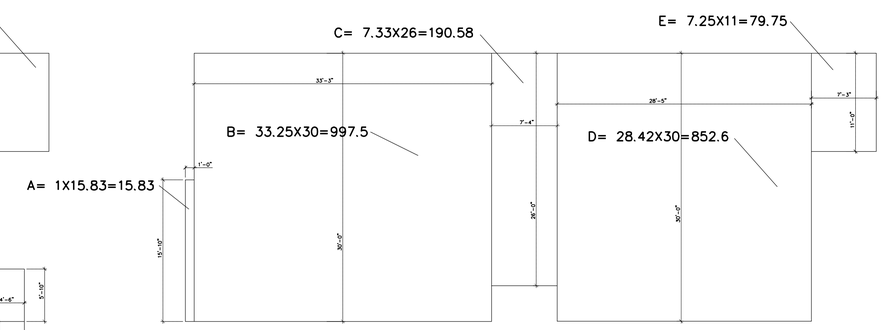
Scale: 1/4"=1'-0
Job: BARRY

7

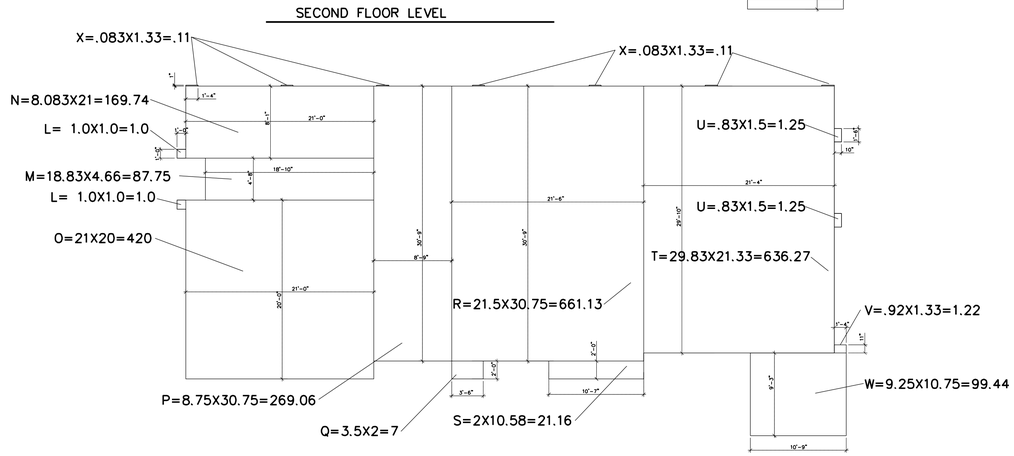
SHT 1 OF







SECOND FLOOR LEVEL



A= 1X15.83=15.83
B= 33.25X30=997.5
C= 7.33X26=190.58
D= 28.42X30=852.6
E= 7.25X11=79.75 THIRD FLOOR LEVEL

2136.26

F= 33.25X30=997.5
G= 7.33X26=190.58
H= 28.42X30=852.6
I= 7.25X11=79.75
J= 4.33X10.75=46.55
K= 4.5X5.83=26.35 SECOND FLOOR LEVEL

2193.33

L= 1.0X1.0=1.0 X2= 2
M=18.83X4.66=87.75
N=8.083X21=169.74
O=21X20=420
P=8.75X30.75=269.06
Q=3.5X2=7
R=21.5X30.75=661.13
S=2X10.58=21.16
T=29.83X21.33=636.27
U=.83X1.5=1.25X2=2.5
V=.92X1.33=1.22
W=9.25X10.75=99.44 GROUND FLOOR LEVEL

2377.27

AREA CALCULATIONS

TOTAL GROSS FLOOR AREA 6706.86 SF

REVISION:

AREA CALCULATIONS

RICHARD HARO
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARO DRAFTING PLANNING . COM

NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/8"=1'-0
Job: BARRY

8
SHT 1 OF

NIEGHBORHOOD CONTEXT

RICHARD HARD
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARD DRAFTING PLANNING . COM

NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date:	3-24-17
Drawn:	RH
Scale:	1/4"=1'-0
Job:	BARRY

9

SHT 1 OF

VIEW FROM N. SAN ANTONIO AND LOUCKS AVE

VIEW FROM SHERWOOD AVE AND ACAIA AVE

VIEW FROM N. SAN ANTONIO AND SHERWOOD AVE

VIEW FROM EL CAMINO REAL AND ACAIA AVE

REVISION:

PHOTO REALISTIC RENDERINGS

RICHARD HARD
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
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HARD DRAFTING PLANNING . COM

NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/4"=1'-0
Job: BARRY

10
SHT 1 OF

REVISION:
△
△
△
△
△

RENDERINGS

RICHARD HARO
DRAFTING AND PLANNING, INC.
2150 MANSIN WAY, SAN JOSE, CA 95148
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HARD DRAFTING PLANNING . COM

NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date:	3-24-17
Drawn:	RH
Scale:	none
Job:	BARRY

10a

SHT 1 OF

962 Acacia Ave Material Board

Fiery Brown - SW6055

Stone window sill, stone arches stone wall cap, tile stone caps, gutters, fascia boards, corbels, eave, soffits, wrought iron fence.

Meadowlark - SW7522

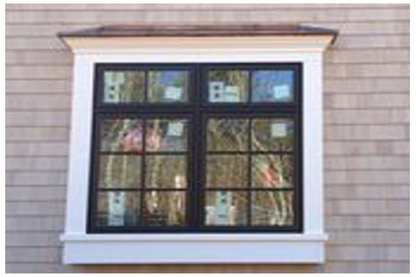
Lower first level stucco walls and towerwalls

Canvastan - SW7541

Upper first level and 2nd level

Recessed Windows

Wrought Iron Balconey Railing



Kolbe and Kolbe Metal Clad Windows

Wrought Iron Recess Grills

French Doors to Balconey

Smooth Stucco Finish

Carriage House Door - Steel Collection

5" Ogee Gutters

Two-Piece Clay Roof Tiles

Tile Roof on building

Precast Trim from Architectural Facade

REVISION:

COLOR AND MATERIALS BOARD

RICHARD HARO
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2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARO DRAFTING PLANNING . COM

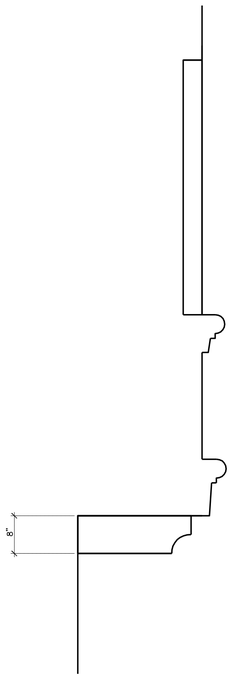
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

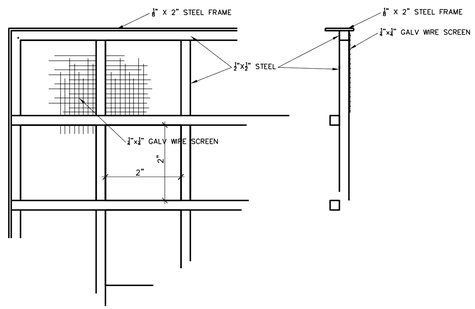
Date: 3-24-17
Drawn: RH
Scale: 1/4"=1'-0
Job: BARRY

11

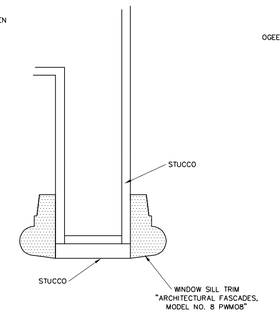
SHT 1 OF



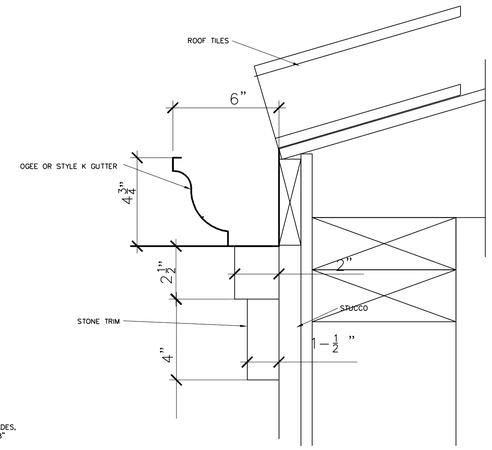
13 CANTELEVER PROFILE WITH CORBELS



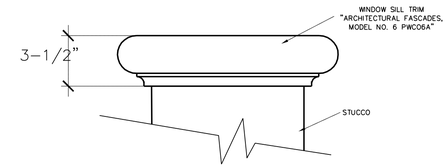
16 TRASH VENT / SCREEN



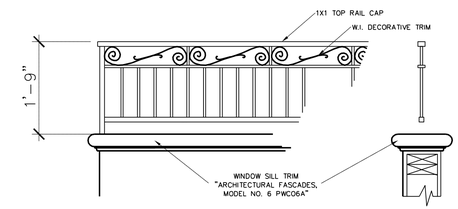
9 STONE ARCH TRIM DETAIL



5 ROOF GUTTER DETAIL

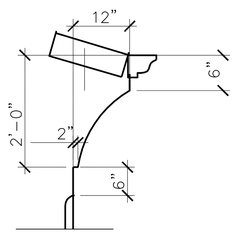


4 WALL CAP DETAIL

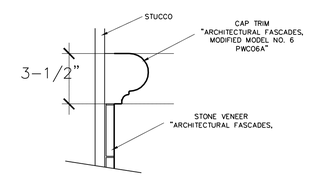


RAILING ELEVATION GUARD RAIL SECTION

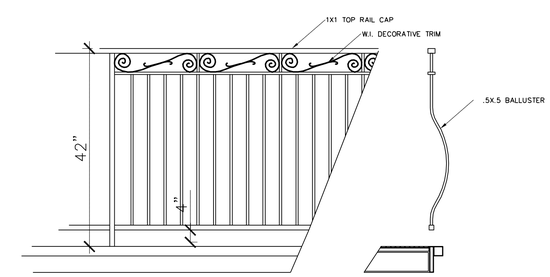
3 SHORT WROUGHT IRON BALCONY RAILING DETAIL



10 GABLE END DETAIL

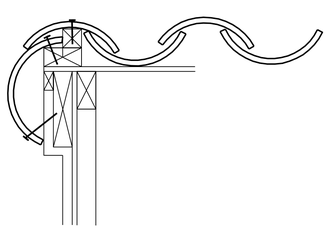


6 WALL CAP DETAIL

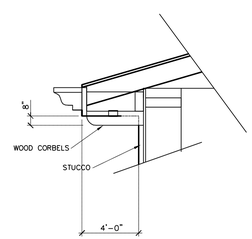


RAILING ELEVATION GUARD RAIL SECTION

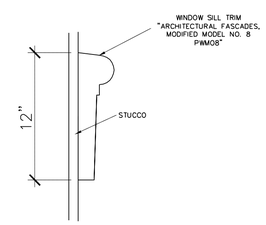
2 WROUGHT IRON BALCONY RAILING DETAIL



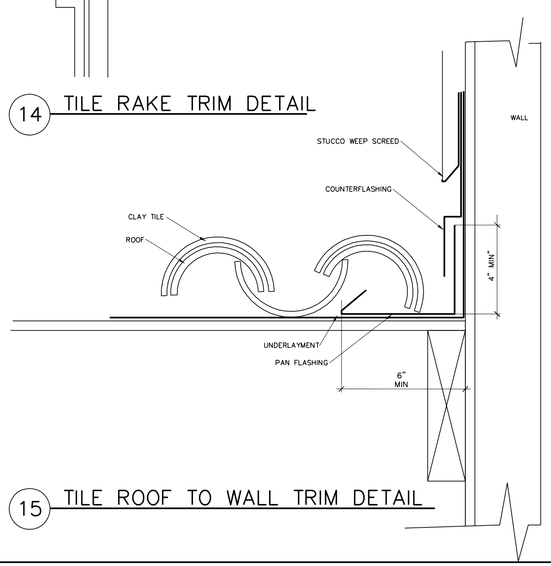
14 TILE RAKE TRIM DETAIL



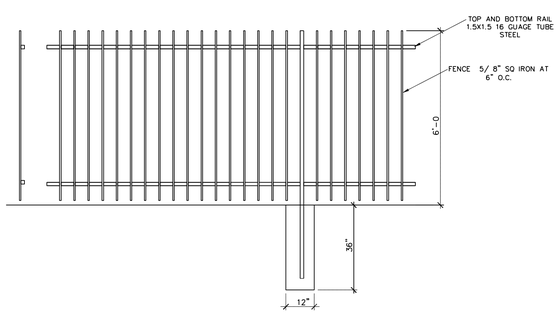
11 STONE ARCH TRIM DETAIL



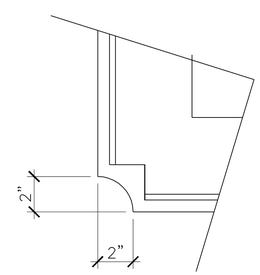
7 STONE BAND TRIM DETAIL



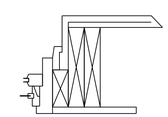
15 TILE ROOF TO WALL TRIM DETAIL



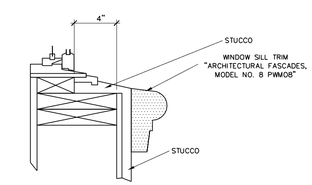
12 WROUGHT IRON FENCE



8 CORNER STUCCO DETAIL



JAMB SECTION



SILL SECTION

1 WINDOW SILL DETAIL

REVISION:

ARCHITECTURAL DETAILS

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2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARD DRAFTING PLANNING . COM

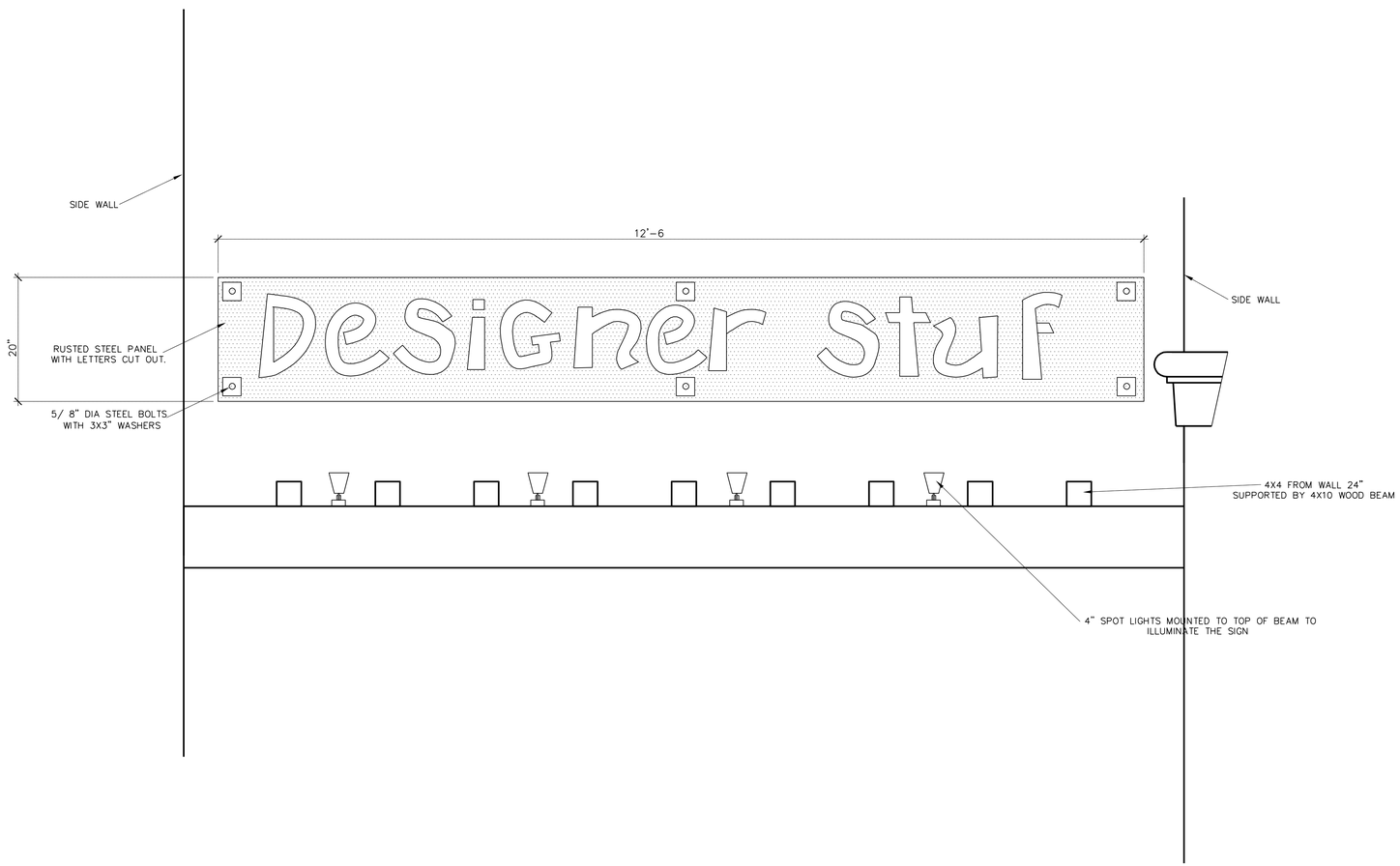
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/4"=1'-0
Job: BARRY

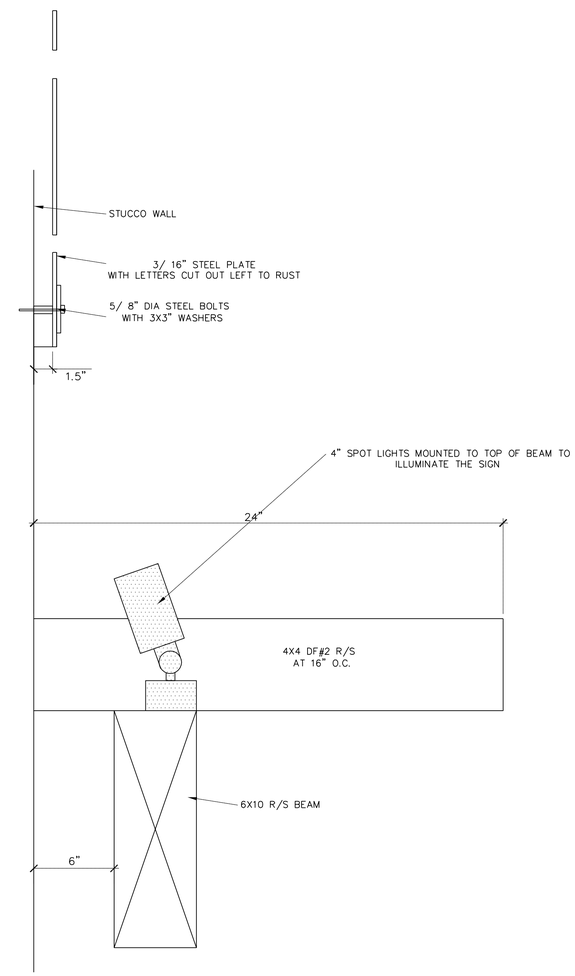
D1

SHT 1 OF



1 SIGN DETAIL

1" =1'-0



2 TRELLIS DETAIL

1" =1'-0

REVISION:

SIGN DETAIL
TRELLIS DETAIL

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(408) 532-1755 HARDINC1@AOL.COM
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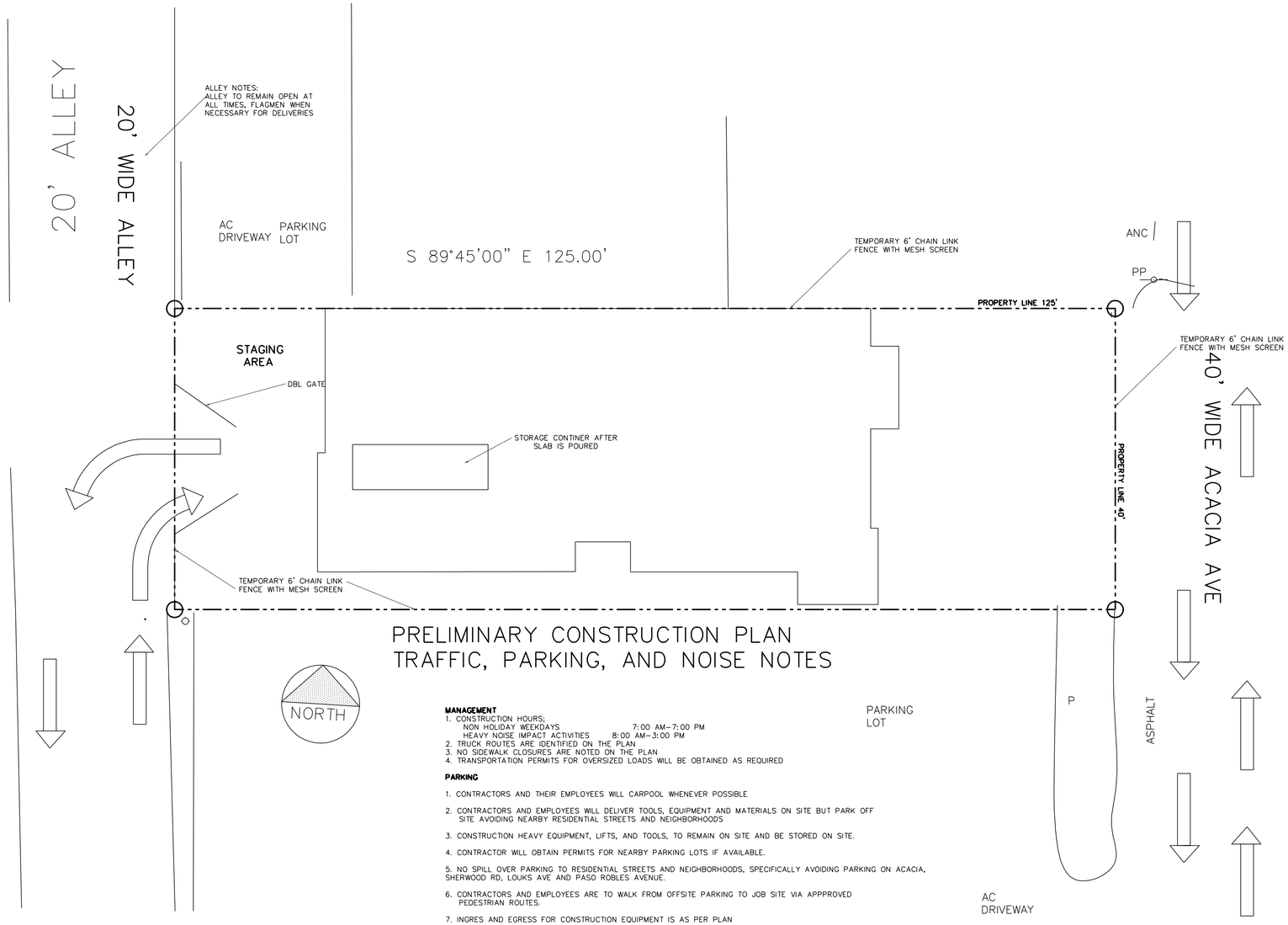
NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: NONE
Job: BARRY

D2

SHT 1 OF



PRELIMINARY CONSTRUCTION PLAN
TRAFFIC, PARKING, AND NOISE NOTES

MANAGEMENT

1. CONSTRUCTION HOURS;
   NON HOLIDAY WEEKDAYS 7:00 AM–7:00 PM
   HEAVY NOISE IMPACT ACTIVITIES 8:00 AM–3:00 PM
2. TRUCK ROUTES ARE IDENTIFIED ON THE PLAN
3. NO SIDEWALK CLOSURES ARE NOTED ON THE PLAN
4. TRANSPORTATION PERMITS FOR OVERSIZED LOADS WILL BE OBTAINED AS REQUIRED

PARKING

1. CONTRACTORS AND THEIR EMPLOYEES WILL CARPOOL WHENEVER POSSIBLE
2. CONTRACTORS AND EMPLOYEES WILL DELIVER TOOLS, EQUIPMENT AND MATERIALS ON SITE BUT PARK OFF SITE AVOIDING NEARBY RESIDENTIAL STREETS AND NEIGHBORHOODS
3. CONSTRUCTION HEAVY EQUIPMENT, LIFTS, AND TOOLS, TO REMAIN ON SITE AND BE STORED ON SITE.
4. CONTRACTOR WILL OBTAIN PERMITS FOR NEARBY PARKING LOTS IF AVAILABLE.
5. NO SPILL OVER PARKING TO RESIDENTIAL STREETS AND NEIGHBORHOODS, SPECIFICALLY AVOIDING PARKING ON ACACIA, SHERWOOD RD, LOUKS AVE AND PASO ROBLES AVENUE.
6. CONTRACTORS AND EMPLOYEES ARE TO WALK FROM OFFSITE PARKING TO JOB SITE VIA APPPROVED PEDESTRIAN ROUTES.
7. INGRES AND EGRESS FOR CONSTRUCTION EQUIPMENT IS AS PER PLAN

SIGNAGE

1. SIGNAGE TO BE POSTED TO REINFORCE TRUCK DELIVERY ROUTES.
2. SIDEWALK CLOSURE NOTIFICATION SIGNAGE AND BARRACADES TO BE PLACED AS NEEDED DURING SIDEWALK CLOSURE PERIODS.

PEDESTRIAN/ BICYCLE ROUTES

1. CONSTRUCTION SITE TO BE FENCED OFF FROM PEDESTRIANS AND BICYCLISTS.
2. PESESTRIAN SIDEWALK ROUTES TO BE SIDES OF STREET OPPOSITE THE CONSTRUCTION SITE.
3. SIDEWALK CLOSURES AND DETOURS TO BE CLEARLY MARKED AT ALL TIMES.
4. SIDEWALK CLOSURE SIGNS TO BE PLACED AT NEAREST CROSSWALKS IN EACH DIRECTION TO DETOUR PEDESTRIAN TRAFFIC.

NOISE REDUCTION

1. COMPLY WITH CITY'S NOISE CONTROL ORDINANCE AS STATED IN CHAPTER 6.16 OF THE MUNICIPAL CODE.
2. AT LEAST 24 HOURS PRIOR TO ANY JACK HAMMERING ACTIVITIES, ALL OCCUPANTS OF THE ADJACENT PROPERTIES WILL BE NOTIFIED.

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

SCALE: 1/8"=1'-0

REVISION:

CONSTRUCTION MANAGEMENT PLAN

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HARO DRAFTING PLANNING . COM

NELSON BARRY INC

962 ACACIA AVE
LOS ALTOS , CA

Date: 3-24-17
Drawn: RH
Scale: 1/8"=1'-0
Job: BARRY

CP

SHT 1 OF

CONCEPTUAL STORMWATER CONTROL, UTILITY AND GRADING AND DRAINAGE PLANS

962 ACACIA AVE, LOS ALTOS , CA

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LND'G	LANDING
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
C&G	CURB AND GUTTER	PGEV	PG&E VAULT
℄,C/L	CENTERLINE	P/L	PROPERTY LINE
CLSW	CENTERLINE SWALE	PP	POWER POLE
CO	CLEANOUT	PPP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PSE	PUBLIC SERVICE EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R/W	RIGHT OF WAY
DTL	DETAIL	RCP	REINFORCED CONCRETE PIPE
ELCT	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT ELEVATION	SDMH	STORM DRAIN MANHOLE
EUC	EUCALYPTUS TREE	STD	STANDARD
(E),EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TF	TOP OF FOUNDATION
FNC	FENCE	TG	TOP OF GRATE
FOC	FACE OF CURB	TOS	TOP OF SLAB
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GUY	GUY WIRE	TW	TOP OF WALL
HP	HIGH POINT	(TYP)	TYPICAL
DIP	DUCTILE IRON PIPE	VCP	VITRIFIED CLAY PIPE
INV	INVERT	WL	WHITE LINE STRIPE
JP	JOINT POLE	WLK	WALKWAY
JB	JUNCTION BOX (UTILITY)	WM	WATER METER
LIP	LIP OF GUTTER	WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		DOWN-SPOUT WITH SPLASH BLOCK (DISCONNECTED)

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

STORMWATER CONTROL MEASURES:

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

Updated stormwater quality control measures include:
- Source Control Measures
- Site Design Measures
- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be design and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

Source Control Measures

COVERED TRASH ENCLOSURES

Site Design Measures

DISCONNECTED DOWN-SPOUTS RELEASING TO LANDSCAPE AREAS
ON-SITE INFILTRATION BASINS

Storm water Treatment Measures:

NOT APPLICABLE, BELOW 5,000 SQFT OF NEW AND REPLACED IMPERVIOUS AREA

ADDITIONAL INFORMATION:

- NAME AND LOCATION OF RECEIVING WATER BODY: LOCAL CREEK/ RESERVOIR, FOLLOWING TO BAY
- POLLUTANT SOURCES: DRIVEWAY, ROOF.

POST-DEVELOPMENT WATERSHED TABLE:

DESCRIPTION:	AREA (SQFT)	AREA (ACRES)	MATERIAL
BUILDING	2,302	0.053	ROOFING
PARKING	1,173	0.027	AC
SIDE AND BACKYARD WALKWAYS, PATIOS	728	0.017	CONCRETE
TOTAL IMPERVIOUS	**4,203**	**0.096**	**IMPERVIOUS**
LANDSCAPE/ GROUND	**797**	**0.018**	**PERVIOUS**
TOTAL	**5,000**	**0.115**	

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

a. Project Phase Number (N/A, 1, 2, 3, etc.):	N/A	**b. Total Site (acres):**	0.11
c. Total Site Existing Impervious Surfaces (square feet):	489	**d. Total Area of Site Disturbed (acres):**	0.11

e. Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet) Replaced[1]	New[2]
Roof Area(s)	489	215	2,087
Parking	0	193	980
Sidewalks, Patios, Paths, etc.	0	81	647
Streets (public)	0	0	0
Streets (private)	0	0	0
Total Impervious Surfaces:	**e.1: 489**	**e.2: 489**	**e.3: 3,714**
f. Pervious Surfaces			
Landscaped Areas	4,511	797	0
Pervious Paving	0	0	0
Other Pervious Surfaces (green roof, etc.)	0	0	0
Total Pervious Surfaces:	**f.1: 4,511**	**f.2: 797**	**f.3: 0**

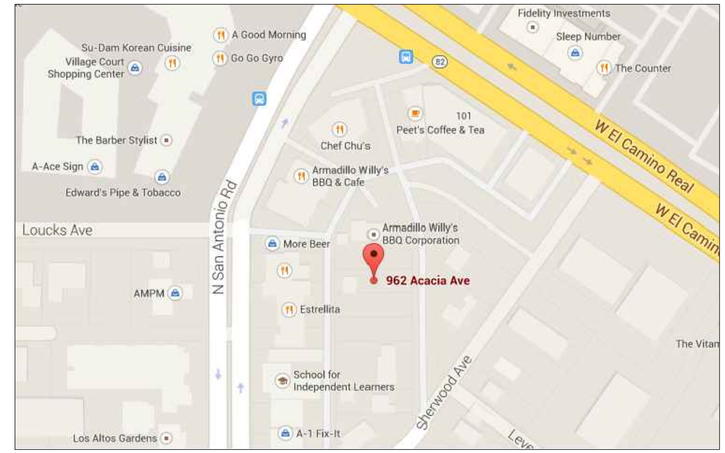
0 0

g. Total Proposed Replaced + New Impervious Surfaces (e.2 + e.3):	**4,203**
h. Total Proposed Replaced + New Pervious Surfaces (f.2 + f.3):	**797**
i. Percent of Replacement of Impervious Area in redevelopment projects (e.2 ÷ c x 100):	**100.0%**

Table Footnotes:

[1]**Proposed Replaced Impervious Surface:** All impervious surfaces added to any area of the site that was a previously existing impervious surface.

[2]**Proposed New Impervious Surface:** All impervious surfaces added to any area of the site that was a previously existing pervious surface.



SHEET INDEX:

C-1 COVER SHEET
C-2 GRADING AND DRAINAGE PLAN
C-3 BEST MANAGEMENT PRACTICES

BENCHMARK:

REFERENCED ASSUMED B.M.:
TOP OF SANITARY SEWER MANHOLE LOCATED IN 20' ALLEY DISTANT THEREON 55'± NORTHERLY OF THE NORTHWEST PROPERTY CORNER
EL: 100.00'

- THE BEARING S 00°15'00" W OF THE WESTERLY LINE OF ACACIA AVE., AS SHOWN UPON CERTAIN MAP OF SAN ANTONIO VILLA PARK, RECORDED IN BOOK "U" OF MAPS, AT PAGES 8 & 9, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

NOTE: WORK IN THE PUBLIC RIGHT-OF-WAY

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

GEOTECHNICAL REVIEW:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL/ SOILS ENGINEER. GEOTECHNICAL/ SOILS ENGINEER TO PROVIDE AND FURNISH LETTER OF APPROVAL TO CITY.

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
BUILDING/ BASEMENT	40	0		
SITE	10	30		
TOTAL	50	30	20	0

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

SMP ENGINEERS
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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CIVIL ENGINEERS

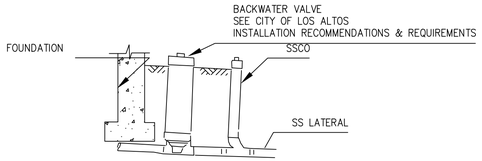
GRADING AND DRAINAGE PLANS
MIXED USE DEVELOPMENT
962 ACACIA AVE, LOS ALTOS , CA
COVER SHEET/ NOTES/ DETAILS

Revisions:

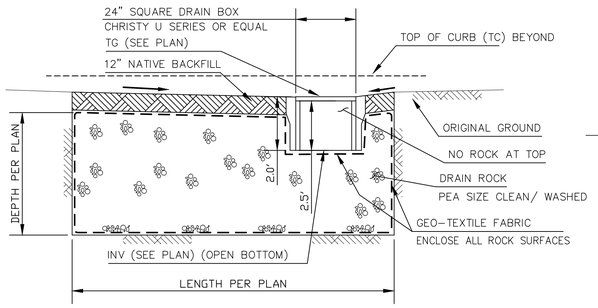
REGISTERED PROFESSIONAL ENGINEER SAEID RAZAVI EXPIRES 12-31-2016 No. C52724 CIVIL STATE OF CALIFORNIA

Date: 4/20/2015
Scale: NTS
Prepared by: V.G.
Checked by: S.R.
Job #: 215029

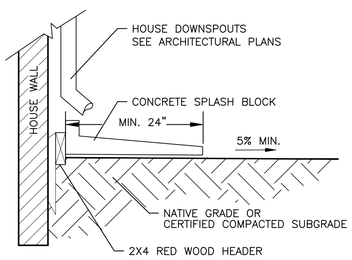
Sheet: 1 OF 3
C-1



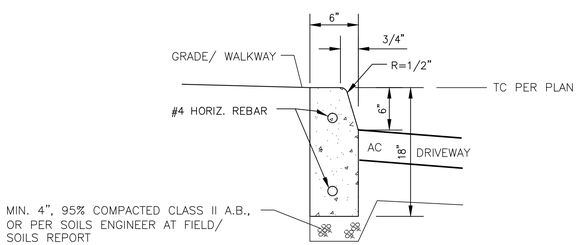
SANITARY SEWER BACKFLOW PRENENTOR DETAIL
NTS



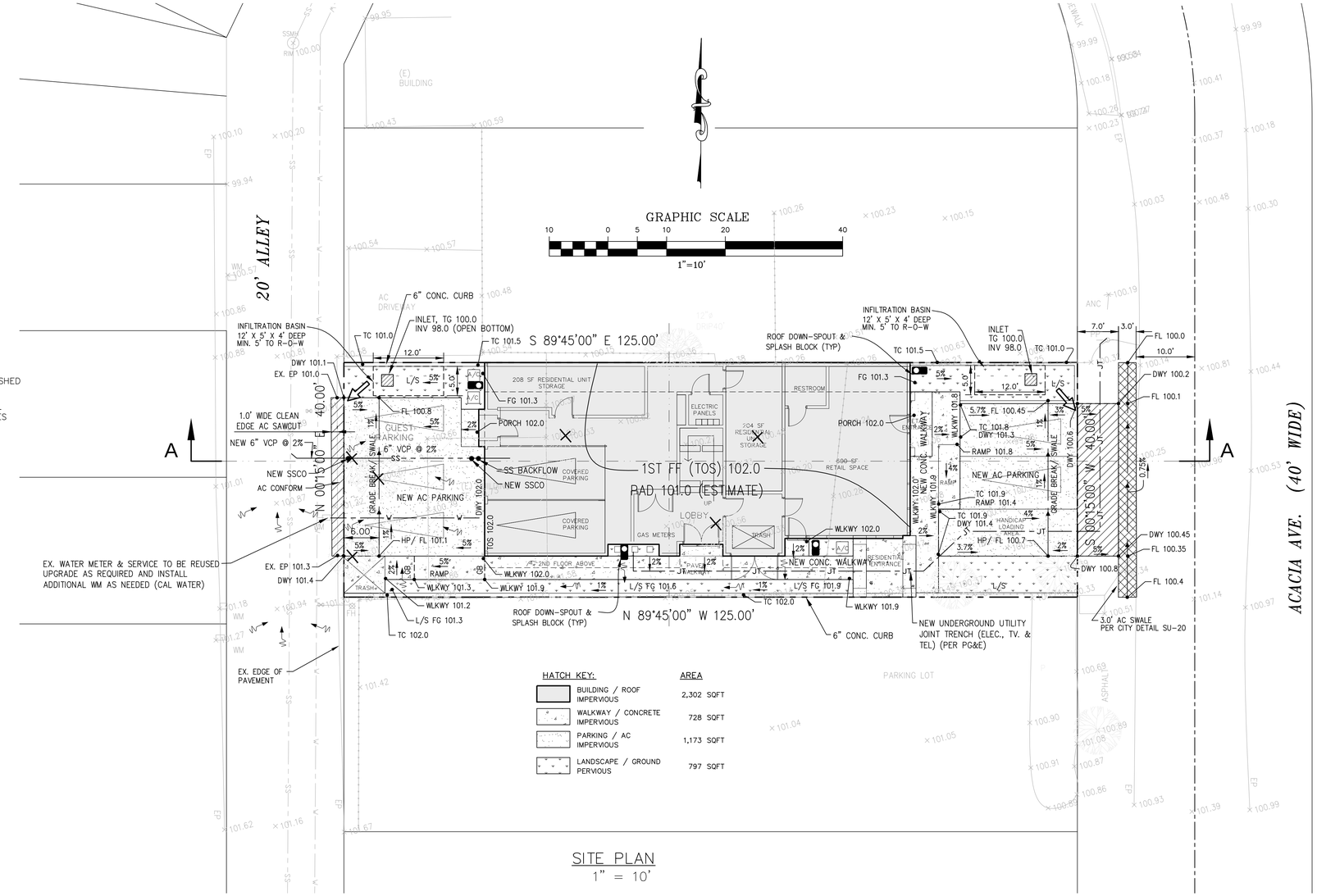
INFILTRATION BASIN
NTS



SPLASH BLOCK
NTS

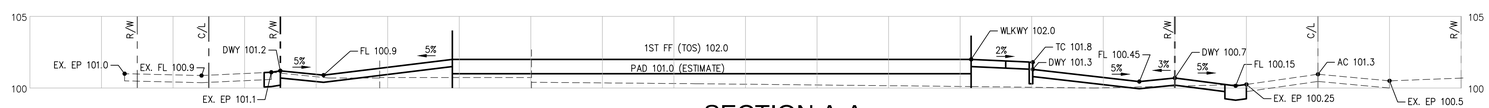


ON-SITE VERTICAL CURB
NTS



HATCH KEY:	AREA
BUILDING / ROOF IMPERVIOUS	2,302 SQFT
WALKWAY / CONCRETE IMPERVIOUS	728 SQFT
PARKING / AC IMPERVIOUS	1,173 SQFT
LANDSCAPE / GROUND PERVIOUS	797 SQFT

SITE PLAN
1" = 10'



SECTION A-A
SCALE H: 1"= 10'
SCALE V: 1"= 5'

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

SMP
ENGINEERS
CIVIL ENGINEERS

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LOS ALTOS, CA 94024
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OWNER:

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GRADING AND DRAINAGE PLANS
MIXED USE DEVELOPMENT
962 ACACIA AVE, LOS ALTOS , CA
GRADING AND DRAINAGE PLAN

Revisions:

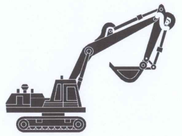
REGISTERED PROFESSIONAL ENGINEER
SAETO RAZAVI
EXPIRES 12-31-2016
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 4/20/2015
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 215029

Sheet: 2 OF 3
C-2

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Spill Cleanup

- ☐ Clean up spills immediately when they happen.
- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately.
- ☐ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Develop and implement erosion/sediment control plans for roadway embankments.
- ☐ Schedule excavation and grading work during dry weather.
- ☐ Check for and repair leaking equipment.
- ☐ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ☐ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ☐ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ☐ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ☐ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ☐ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ☐ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ☐ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ☐ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ☐ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

During Construction

- ☐ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ☐ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ☐ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ☐ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ☐ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects during dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with sandbags or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site

Landscaping/Garden Maintenance

- ☐ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- ☐ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- ☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ☐ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ☐ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- ☐ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ☐ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ☐ Recycle or donate excess **water-based (latex) paint,** or return to supplier.
- ☐ Reuse leftover **oil-based paint**. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ☐ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, storm drains and drainage channels.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ☐ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

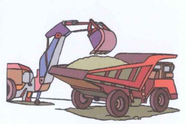
- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ☐ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Schedule excavation and grading work during dry weather.
- ☐ Perform major equipment repairs away from the job site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ☐ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and slow* the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. Check for Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

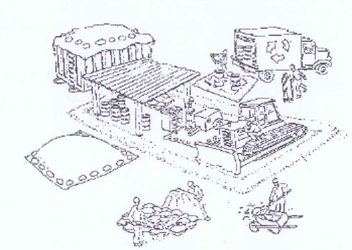
2. Check for Sediment Levels

- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

DESIGNED BY: LARRY LIND	APPROVED BY:	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
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GRADING AND DRAINAGE PLANS
MIXED USE DEVELOPMENT
962 ACACIA AVE, LOS ALTOS , CA
BEST MANAGEMENT PRACTICES

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAETO RAZAVI
EXPIRES 12-31-2016
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 4/20/2015
Scale: NTS
Prepared by: V.G.
Checked by: S.R.
Job #: 215029
Sheet: 3 OF 3
C-3

TENTATIVE MAP

MIXED USE

962 ACACIA AVE.
LOS ALTOS CA 94022

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

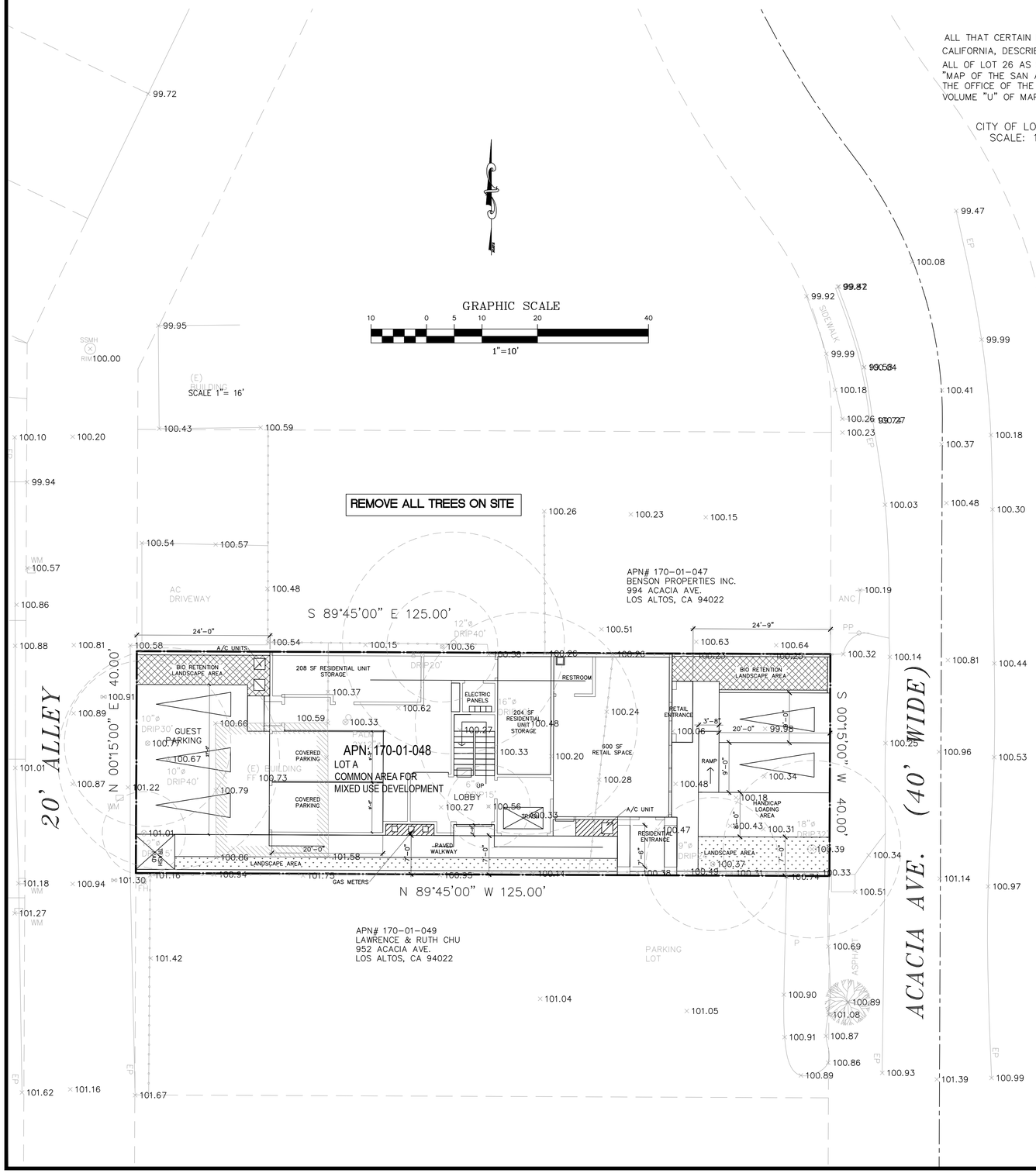
ALL OF LOT 26 AS SAID LOT IS SHOWN AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE SAN ANTONIO VILLA PARK", AND WHICH SAID MAP WAS FILED JANUARY 11, 1926 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, IN VOLUME "U" OF MAPS, AT PAGES 8 AND 9.

CITY OF LOS ALTOS
SCALE: 1"=10'

CALIFORNIA
JUNE, 2015

SMP ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024



Project Description/Improvements

Construction of a new mixed-use residential and commercial building containing:

I- 1 commercial space, automobile parking for tenants and homeowners, a residential lobby, storage, utility meters, trash/recycling room and site improvements at the ground floor:

II- A total of 2 residential units on the 2nd and 3rd floors;

STATEMENTS and TABLES

GENERAL PLAN:	COMMERCIAL
EXISTING ZONING:	CN
APN:	170-01-048
SITE AREA:	5,000 SQUARE FEET (0.11 ACRES)

PROPOSED LOTS	GROSS	
TOTAL	5,000 sf	0.11 acres

EXISTING PARCEL	SQ. FT.	ACRES
PARCEL	5,000 sf	0.11

UNIT COUNT

PROPOSED TWO RESIDENTIAL UNITS

TYPE	COUNT
• 3BD + 3BA	2

GROSS AREA

GROUND FLOOR

• RETAIL SPACE	618 SQ. FT.
• PARKING AREA	1164.3 SQ. FT.
• PARKING GARAGE	372.5 SQ. FT.
• LANDSCAPE/WALKS	1431.7 SQ. FT.
• UNIT 1 STORAGE	250.8 SQ. FT.
• UNIT 2 STORAGE	217.6 SQ. FT.
• COMMON AREA	408.5 SQ. FT.
TOTAL	4463.4 SQ. FT.

SECOND FLOOR

• UNIT 1	1043.6 SQ. FT.
• BALCONIES	244.8 SQ. FT.
• UNIT 2	980.8 SQ. FT.
• BALCONIES	188.8 SQ. FT.
TOTAL	2458 SQ. FT.

THIRD FLOOR

• UNIT 1	1147.2 SQ. FT.
• BALCONIES	57 SQ. FT.
• UNIT 2	986.3 SQ. FT.
• BALCONIES	105 SQ. FT.
TOTAL	2295.5 SQ. FT.

GENERAL NOTES

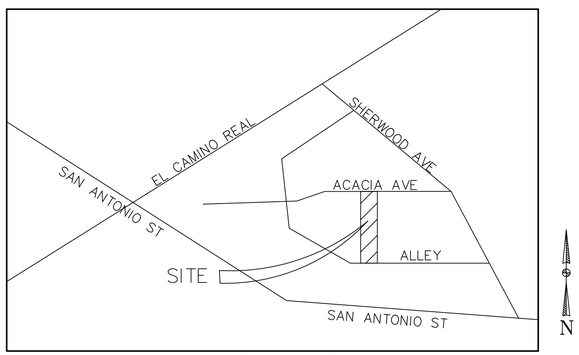
1. OWNERS :
   BARRY NELSON
   616 GEORGIA AVE.
   PALO ALTO, CA 94306
2. SUBDIVIDERS/DEVELOPERS:
   BARRY NELSON
   616 GEORGIA AVE.
   PALO ALTO, CA 94306
3. APPLICANT:
   SAME AS ABOVE.
4. EXISTING/PROPOSED ZONING: COMMERCIAL
5. EXISTING APN: 170-01-048
6. EXISTING USE: COMMERCIAL
7. PROPOSED USE: MIXED USE
8. GENERAL PLAN: COMMERCIAL
9. EXISTING WELLS: NONE
10. FLOOD ZONE: X
11. STREETS: THE SIDEWALK AND THE DRIVEWAY ENCROACHMENT SHALL BE REPLACED.
12. EXISTING USE OF ADJACENT PROPERTIES: COMMERCIAL
13. WATER: CALIFORNIA WATER COMPANY
14. FIRE PROTECTION: LOS ALTOS/SANTA CLARA COUNTY FIRE DEPARTMENT
15. STORM/ SANITARY SEWER: CITY OF LOS ALTOS
16. POWER AND GAS: PACIFIC GAS AND ELECTRIC
17. TELEPHONE: AT&T
18. STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF LOS ALTOS STANDARDS. THIS SUBDIVISION WILL CONFORM TO THE STREET PLAN OF THE CITY OF LOS ALTOS. NO ORDINANCE SIZE TREES WILL BE REMOVED.
19. CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
20. ALL DIMENSIONS ARE EXACT.
21. ALL EXISTING STRUCTURES ON THE SITE SHALL BE REMOVED PRIOR TO MAP RECORDATION.
24. NO NEW STREET NAME .

LEGEND AND ABBREVIATIONS:

- STREET CENTER LINE
- EXTERIOR BOUNDARY LINE
- NEW LOT LINE
- FOUND IRON PIPE

BASIS OF BEARINGS:

THE BEARING S 00°15'00" W OF THE WESTERLY LINE OF ACACIA AVE,, AS SHOWN UPON CERTAIN MAP OF SAN ANTONIO VILLA PARK, RECORDED IN BOOK "U" OF MAPS, AT PAGES 8 & 9, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.



LOCATION MAP
N.T.S.

SMP
ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

TENTATIVE MAP
962 ACACIA AVE.
LOS ALTOS, CA
APN: 170-01-048

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
EXPIRES 12-31-2014
No. C52724
CIVIL
STATE OF CALIFORNIA

Revisions:

Date: JUNE 17, 2015
Scale: 1" = 10'
Designed by: S.R.
Drawn by: S.P.
Job #: 215051

Sheet: TM
1 OF 1

Agapanthus Peter Pan

Clytostoma callistigoides

Carex divulsa

Dietes vegeta

Chondropetalum tectorum

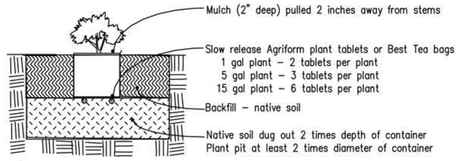
Juncus patens

Salvia leucantha

Rhaphiolepis minor

Pistachia chinensis young

Trachelospermum jasminoides



1) 8 – 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig the plant hole at least 2 times the dia. and 2 times the depth of the plant container.
3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water .
4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7) Make the water basin.
8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
9) Install mulch

Shrub Planting

No Scale

Landscape Notes

1) Final construction drawings to include a detailed irrigation plan that meets the landscape water conservation requirements. Drip irrigation will be used.
2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
3) Use 3" deep top dress mulch in areas with shrubs that are not Bio Retention Areas. Do not install top dress mulch in bio retention areas. Provide owner with different mulch samples and prices including small fir bark, dark brown Wonder Mulch from Vision Recycling, or other walk on bark type material
4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 24" box size
5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. Keep valves and quick couplers away from trees.
6) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of nitrolized redwood sandust and 16 pounds of 12-12-12 fertilizer tilled into the top 6" to 8" of soil after ripping soil to 12" deep. except under existing tree canopy or on steep slopes.
7) Train vines on fence on wood lattice made from 2x2 redwood. Install 2' wide x 5' high lattice panel at each vine. Try to locate and coordinate vines and lattice panels symetrically on fence panel sections
8) Pervious Paving Stone areas are Calstone Narrow Joint Permeable Pavers 6x9 size in herringbone pattern, Sierra Granite color
9) Concrete areas are medium broom finish with integral color to go with paving stone colors
10) The arborist report is done by Ian Geddes and it is on a separate sheet. No trees are being saved so there are no protective measures.

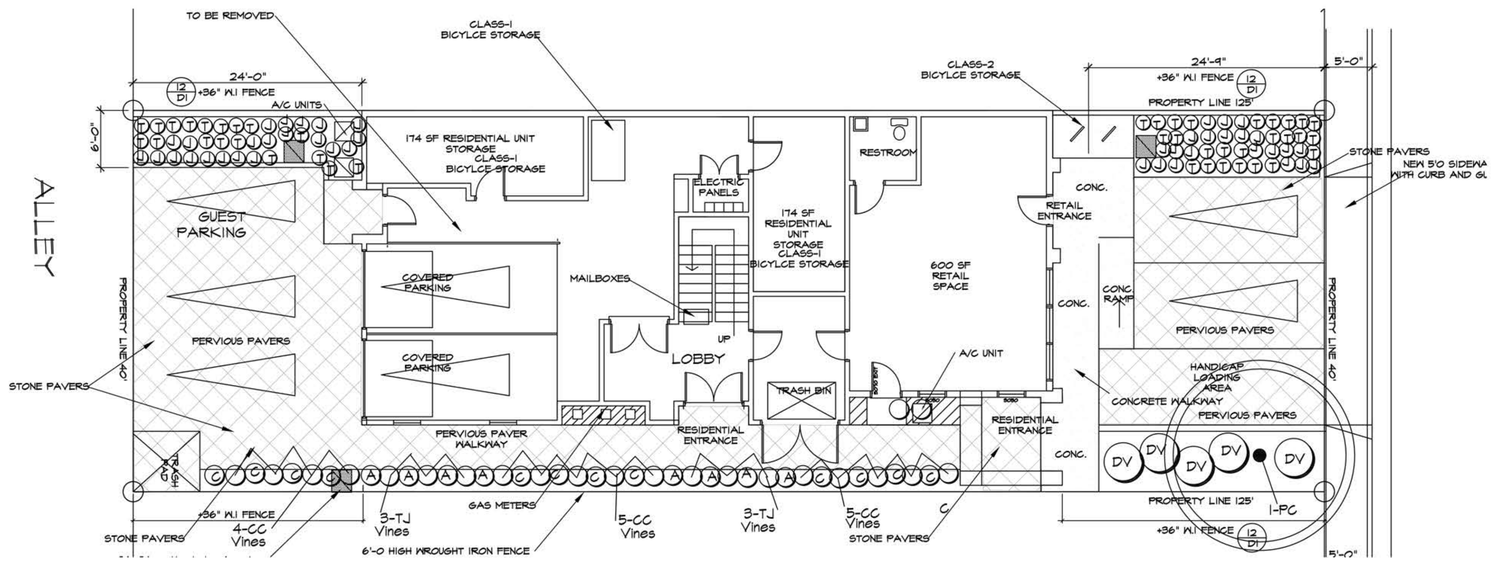
Plant List

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
PC	15 gal.	Pistacia chinensis	Chinese Pistache
SHRUBS			
DV	5 gal.	Dietes vegeta	Fortnight Lily
VINES			
CC	5 gal.	Clytostoma callistigoides	Lavender Trumpet Vine
TJ	5 gal.	Trachelospermum jasminoides	Star Jasmine
GROUND COVERS			
A	1 gal.	Agapanthus Peter Pan	Lily of the Nile
C	1 gal.	Carex divulsa (C. tumulicola)	Berkeley Sedge
BIORETENTION AREAS			
J	1 gal.	Juncus patens Elk Blue	Rush
T	1 gal.	Chondropetalem tectorum Don't plant the large variety	Small Cape Rush

Hardscape/Softscape Areas

Total hardscape area (parking, driveways, walkways 2046 sq.ft.

Total softscape area 663 sq.ft.



Planting Plan

1/8"=1'-0"

0' 8' 16'

Revision
12/2/15

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 425-4747 FAX 425-1107
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 SIGNATURE 4/30/2016 STATE OF CALIFORNIA

Mixed Use - Retail/Residential
962 Acacia Ave., Los Altos, CA
Barry Nelson Inc.

Date	12/2/15
Scale	As Noted
Drawn	Greg
Job	
Sheet	L1
of	3