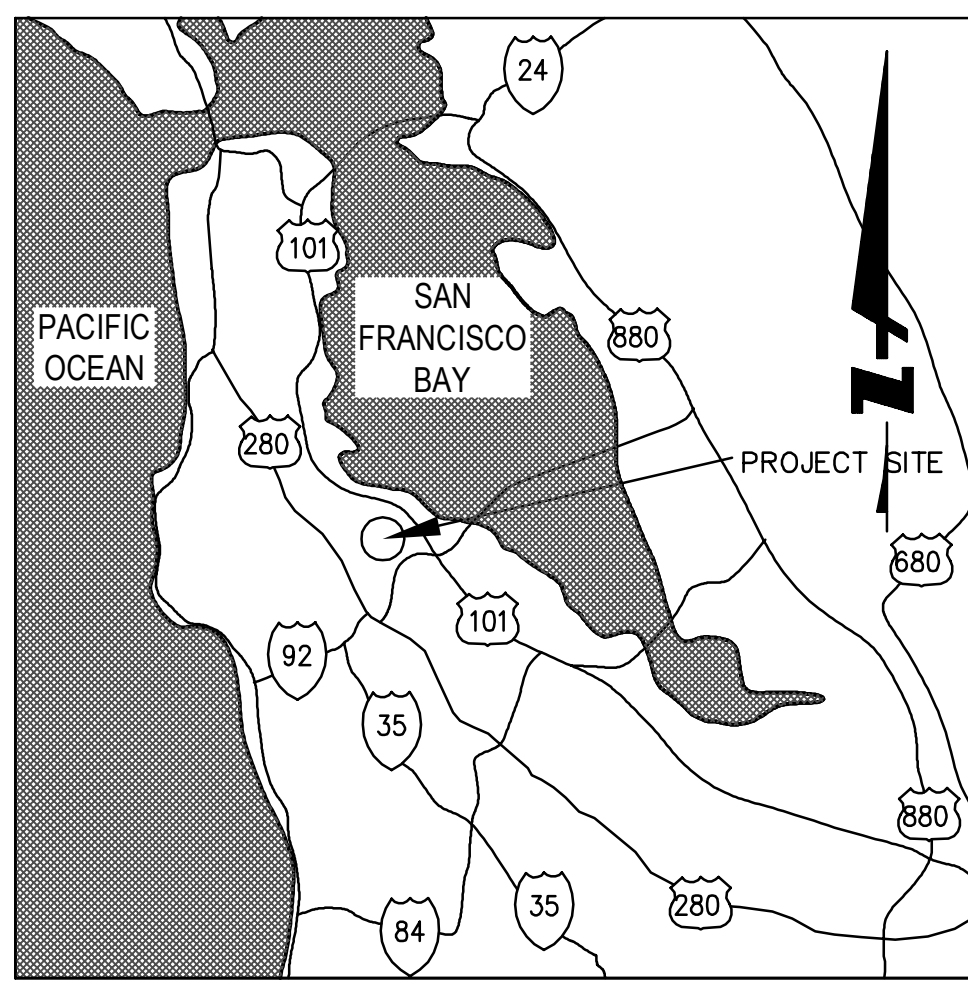


Date	Revisions	No.
08/23/2021	Scale AS SHOWN	
	Design DJP	
	Drawn DJP	
	Approved D.J.L.	
	Job No. 20191214-10	



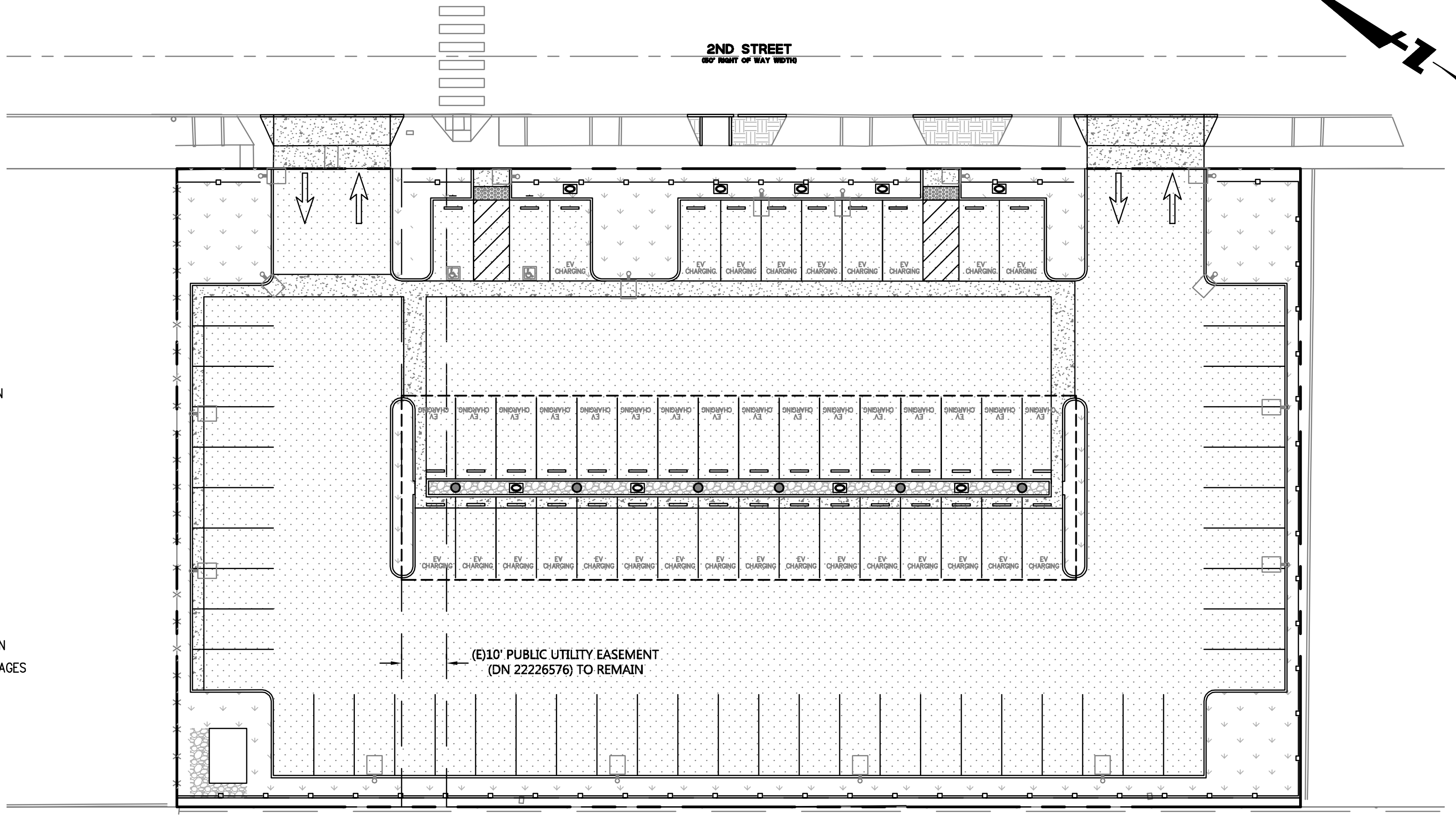
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

PACKARD FOUNDATION PARKING LOT 374 SECOND STREET LOS ALTOS, CA

APN: 167-41-034, -035, -036, -037, -038



ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
COA	CONDITIONS OF APPROVAL
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SIP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

SHEET INDEX

CIVIL	
SHEET NO.	DESCRIPTION
CO.0	TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.0	LOT LINE ADJUSTMENT PLAN
C2.1	SITE PLAN
C2.2	ALTERNATIVE SITE PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	CONSTRUCTION MANAGEMENT PLAN
C3.3	CONSTRUCTION BMP SHEET
C4.1	STORMWATER CONTROL PLAN
C5.1	CARPORT ELEVATIONS
C5.2	SITE RENDERINGS
C5.3	SITE RENDERINGS
C5.4	CARPORT MATERIAL BOARD
LANDSCAPE	
SHEET NO.	DESCRIPTION
L1.00	MATERIALS PLAN
L1.01A	PLANTING PLAN
L1.01B	ADD ALTERNATE - PLANTING PLAN
L1.02	PLANT OPTIONS & CHARACTER IMAGES
ELECTRICAL	
SHEET NO.	DESCRIPTION
E1.0	ELECTRICAL SITE PLAN
LIGHTING	
SHEET NO.	DESCRIPTION
LD-1	LIGHTING DESIGN PLAN
LD-2	LIGHTING DESIGN NOTES

PROJECT INFORMATION:

- PROJECT PARCELS:
167-41-034 7,101.7 SF (0.163 ACRES)
167-41-035 7,101.7 SF (0.163 ACRES)
167-41-036 7,101.7 SF (0.163 ACRES)
167-41-037 7,101.7 SF (0.163 ACRES)
167-41-038 7,101.7 SF (0.163 ACRES)
TOTAL AREA: 35,508 SF (0.815 ACRES)
- ZONING: CD - COMMERCIAL DOWNTOWN
- GENERAL PLAN LAND USE: DOWNTOWN COMMERCIAL
- CARPORT STRUCTURE LOT COVERAGE 6,150 SF (0.14 AC)
MAX LENGTH: 41 FT
MAX WIDTH: 150 FT
MAX HEIGHT: 16 FT

PROJECT DESCRIPTION:

THE PROJECT PROPOSES TO EXPAND AND RECONFIGURE EXISTING PARKING FACILITIES SERVING THE DAVID AND LUCILE PACKARD FOUNDATION LOCATED AT 343 2ND STREET. THREE (3) PARCELS WITH EXISTING ONE WAY PARKING LOTS AND (2) ADJACENT UNDEVELOPED PARCELS WOULD BE MERGED. EXISTING FACILITIES ARE PROPOSED TO BE DEMOLISHED AND/OR SALVAGED AND PARKING IS TO BE RECONFIGURED FOR TWO-WAY CIRCULATION ONTO 2ND STREET. EXISTING ACCESS TO/FROM THE ALLEY WOULD BE REMOVED AND A COMBINATION OF NEW AND EXISTING FENCING WOULD ENCLOSE THE PARKING LOT. AS PART OF IMPROVEMENTS, ACCESSIBLE AND EV CHARGING STALLS WOULD BE CONSOLIDATED AND PEDESTRIAN ACCESS TO 2ND STREET FRONTAGE WOULD BE IMPROVED AND BROUGHT UP TO CURRENT ACCESSIBILITY STANDARDS: A MAXIMUM 16 FT TALL, 6,150 SF CANOPY STRUCTURE IS PROPOSED FOR PHOTOVOLTAIC PANELS. ADDITIONAL SITE AMENITIES WOULD INCLUDE NEW LANDSCAPING, TREES, LIGHTING, AND DRAINAGE IMPROVEMENTS TO COMPLY WITH C.3 STORMWATER REQUIREMENTS.

ENGINEER'S STATEMENT

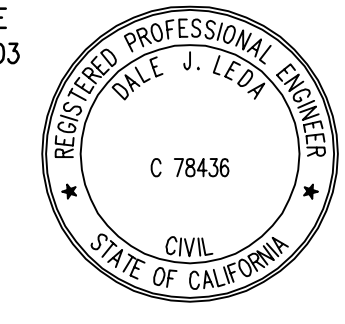
THIS SITE IMPROVEMENT PLAN SUBMITTAL HAS BEEN PREPARED UNDER MY DIRECTION.

BRIAN K. SCOTT
PRINCIPLE
P.E. #61034
BKF ENGINEERS



ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.



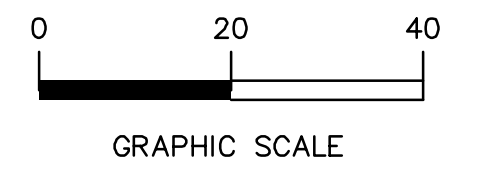
DALE LEDA
PROJECT MANAGER
P.E. #78436
BKF ENGINEERS

PROJECT DESIGN TEAM:

- OWNER: DAVID AND LUCILE PACKARD FOUNDATION
343 2ND STREET
LOS ALTOS, CA, 94022
CONTACT: RYAN MARTINI
(650) 917-7162
- ARBORIST: URBAN TREE MANAGEMENT
P.O. BOX 971 LOS GATOS, CA 95031
CONTACT: MICHAEL YOUNG
(650) 321-0202
- CIVIL: BKF ENGINEERS
255 SHORELINE DR, SUITE 200
REDWOOD CITY, CA 94065
CONTACT: DALE LEDA
(650) 482-6300
- ELECTRICAL: POWERFLEX
392 1ST STREET
LOS ALTOS, CA 94022
CONTACT: CALE SKAGEN
(253) 720-3720
- LANDSCAPE ARCHITECT: JONI L JANECKI & ASSOCIATES INC
515 SWIFT STREET
SANTA CRUZ, CA 95060
CONTACT: JONI L JANECKI
(253) 720-3720
- LIGHTING: BENYA BURNETT CONSULTANCY
501 FILMORE COURT
DAVIS, CA 95616
CONTACT: BENYA BURNETT
(503) 519-9631

PRIOR TO FINAL OCCUPANCY COA:

- PUBLIC ALLEYWAY - THE APPLICANT SHALL IMPROVE THE ENTIRE WIDTH OF THE ALLEYWAY ALONG THE REAR OF THE PROJECT WITH THE TREATMENT APPROVED BY THE CITY ENGINEER
- PUBLIC INFRASTRUCTURE REPAIRS - THE APPLICANT SHALL REPAIR ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR SIDEWALKS AND CITY'S STORM DRAIN INLET SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. THE APPLICANT IS RESPONSIBLE TO RESURFACE (GRIND AND OVERLAY) HALF OF THE STREET ALONG THE FRONTAGE OF SECOND STREET IF DETERMINED TO BE DAMAGED DURING CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE.
- MAINTENANCE BOND - A ONE-YEAR, TEN-PERCENT MAINTENANCE BOND SHALL BE SUBMITTED UPON ACCEPTANCE OF IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY.
- SWMP CERTIFICATION - THE APPLICANT SHALL HAVE A FINAL INSPECTION AND CERTIFICATION DONE AND SUBMITTED BY THE ENGINEER WHO DESIGNED THE SWMP TO ENSURE THAT THE TREATMENTS WERE INSTALLED PER DESIGN. THE APPLICANT SHALL SUBMIT A MAINTENANCE AGREEMENT TO CITY FOR REVIEW AND APPROVAL FOR THE STORMWATER TREATMENT METHODS INSTALLED IN ACCORDANCE WITH THE SWMP. ONCE APPROVED, CITY SHALL RECORD THE AGREEMENT.
- LANDSCAPE AND IRRIGATION INSTALLATION - ALL ON- AND OFF-SITE LANDSCAPING AND IRRIGATION SHALL BE INSTALLED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER
- LABEL CATCH BASIN INLETS - THE APPLICANT SHALL LABEL ALL NEW OR EXISTING PUBLIC AND PRIVATE CATCH BASIN INLETS WHICH ARE ON OR DIRECTLY ADJACENT TO THE SITE WITH THE NO DUMPING - FLOWS TO ADOBE CREEK LOGO AS REQUIRED BY THE CITY.



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGSMANN, P.L.S. 9267

EXISTING CONDITIONS:

EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS ON OCTOBER 9, 2020 (JOB #20191214). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

EXISTING PARKING LOT STALL STRIPING HAS BEEN SHOWN APPROXIMATELY PER THE CITY'S REQUEST FOR REVIEW PURPOSES.

BASIS OF BEARINGS

THE ASSUMED BEARING OF SOUTH 89°59'32" WEST OF THE CENTERLINE OF 2ND STREET, AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN ON THIS SURVEY ARE ASSUMED. BKF POINT NO. 116, A CUT CROSS ON THE NORTHERLY SIDE OF 2ND STREET, AS SHOWN HEREON, WAS TAKEN AS THE SITE BENCHMARK FOR THIS SURVEY.

BKF POINT NO. 116 ELEVATION = 199.61'

UTILITY STATEMENT

UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR(S) SHALL VERIFY ALL UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

RECORD REFERENCES

- (R1) MAP NO. 1 OF THE TOWN OF LOS ALTOS, FILED FOR RECORD ON OCTOBER 25, 1907 IN BOOK L OF MAPS AT PAGE 99, OFFICIAL RECORDS OF SANTA CLARA COUNTY.
- (R2) LANDS OF FONTANA PARCEL MAP, FILED FOR RECORD ON FEBRUARY 14, 1980 IN BOOK 458 OF MAPS AT PAGES 51 THROUGH 52, OFFICIAL RECORDS OF SANTA CLARA COUNTY.

SURVEYOR'S NOTE

RECORD DISTANCES IN PARENTHESES ARE PER (R1) UNLESS OTHERWISE NOTED.

PARKING STALL COUNT

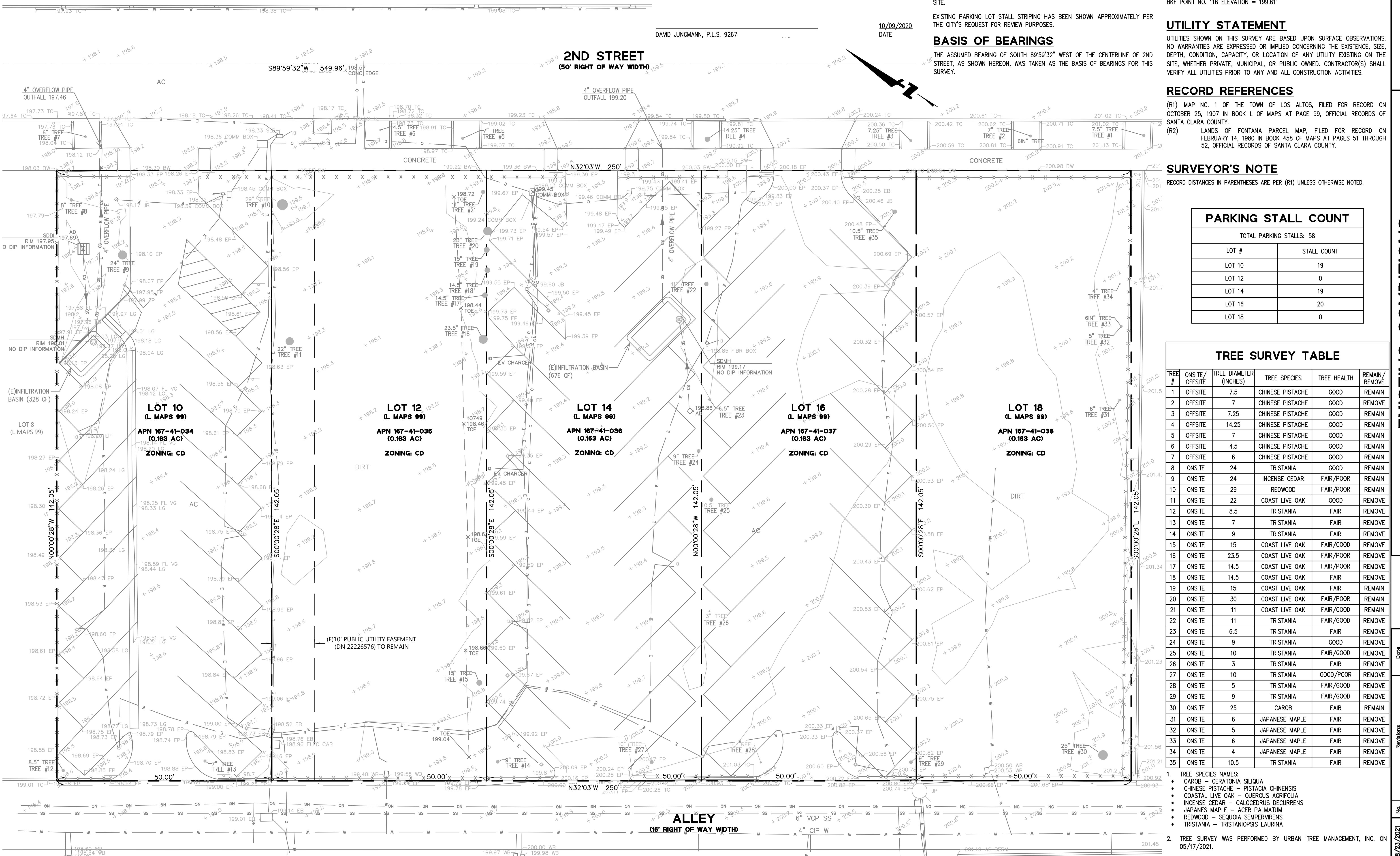
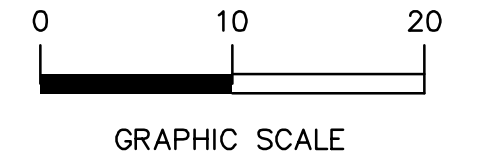
TOTAL PARKING STALLS: 58	
LOT #	STALL COUNT
LOT 10	19
LOT 12	0
LOT 14	19
LOT 16	20
LOT 18	0

TREE SURVEY TABLE

TREE #	ONSITE/OFFSITE	TREE DIAMETER (INCHES)	TREE SPECIES	TREE HEALTH	REMAIN/REMOVE
1	OFFSITE	7.5	CHINESE PISTACHE	GOOD	REMAIN
2	OFFSITE	7	CHINESE PISTACHE	GOOD	REMOVE
3	OFFSITE	7.25	CHINESE PISTACHE	GOOD	REMAIN
4	OFFSITE	14.25	CHINESE PISTACHE	GOOD	REMAIN
5	OFFSITE	7	CHINESE PISTACHE	GOOD	REMAIN
6	OFFSITE	4.5	CHINESE PISTACHE	GOOD	REMAIN
7	OFFSITE	6	CHINESE PISTACHE	GOOD	REMAIN
8	ONSITE	24	TRISTANIA	GOOD	REMAIN
9	ONSITE	24	INCENSE CEDAR	FAIR/POOR	REMAIN
10	ONSITE	29	REDWOOD	FAIR/POOR	REMAIN
11	ONSITE	22	COAST LIVE OAK	GOOD	REMOVE
12	ONSITE	8.5	TRISTANIA	FAIR	REMOVE
13	ONSITE	7	TRISTANIA	FAIR	REMOVE
14	ONSITE	9	TRISTANIA	FAIR	REMOVE
15	ONSITE	15	COAST LIVE OAK	FAIR/GOOD	REMOVE
16	ONSITE	23.5	COAST LIVE OAK	FAIR/POOR	REMOVE
17	ONSITE	14.5	COAST LIVE OAK	FAIR/POOR	REMOVE
18	ONSITE	14.5	COAST LIVE OAK	FAIR	REMOVE
19	ONSITE	15	COAST LIVE OAK	FAIR	REMAIN
20	ONSITE	30	COAST LIVE OAK	FAIR/POOR	REMAIN
21	ONSITE	11	COAST LIVE OAK	FAIR/GOOD	REMAIN
22	ONSITE	11	TRISTANIA	FAIR/GOOD	REMOVE
23	ONSITE	6.5	TRISTANIA	FAIR	REMOVE
24	ONSITE	9	TRISTANIA	GOOD	REMOVE
25	ONSITE	10	TRISTANIA	FAIR/GOOD	REMOVE
26	ONSITE	3	TRISTANIA	FAIR	REMOVE
27	ONSITE	10	TRISTANIA	GOOD/POOR	REMOVE
28	ONSITE	5	TRISTANIA	FAIR/GOOD	REMOVE
29	ONSITE	9	TRISTANIA	FAIR/GOOD	REMOVE
30	ONSITE	25	CAROB	FAIR	REMAIN
31	ONSITE	6	JAPANESE MAPLE	FAIR	REMOVE
32	ONSITE	5	JAPANESE MAPLE	FAIR	REMOVE
33	ONSITE	6	JAPANESE MAPLE	FAIR	REMOVE
34	ONSITE	4	JAPANESE MAPLE	FAIR	REMOVE
35	ONSITE	10.5	TRISTANIA	FAIR	REMOVE

- TREE SPECIES NAMES:
 - CAROB - CERATONIA SILIQUA
 - CHINESE PISTACHE - PISTACIA CHINENSIS
 - COASTAL LIVE OAK - QUERCUS AGRIFOLIA
 - INCENSE CEDAR - CALOCEDRUS DECURRENS
 - JAPANESE MAPLE - ACER PALMATUM
 - REDWOOD - SEQUOIA SEMPERVIRENS
 - TRISTANIA - TRISTANOPSIS LAURINA
- TREE SURVEY WAS PERFORMED BY URBAN TREE MANAGEMENT, INC. ON 05/17/2021.

SEE SHEET C0.0 FOR ABBREVIATIONS AND LEGENDS



DRAWING NAME: K:\2019\191214-Packard_Parking_Expansion\ENG\pashets.dwg
PLOT DATE: 08-21-21
PLOTTED BY: polt

PROPOSED LOT MERGER PLAN
PACKARD FOUNDATION PARKING LOT
374 SECOND STREET



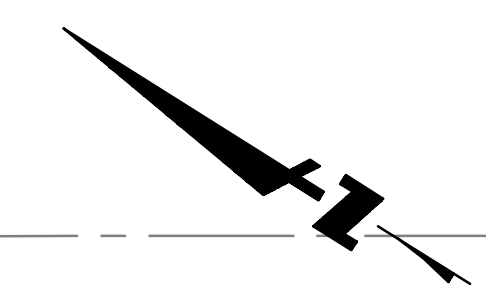
Date	08/23/2021
Scale	1" = 10'
Design	DJP
Drawn	DJP
Approved	D.J.L.
Job No.	20191214-10
Drawing Number:	C2.0
	OF

LOT MERGER / EASEMENT NOTES:

- PROJECT PROPOSES TO MERGE APNS: 167-41-034, 167-41-035, 167-41-036, 167-41-037 AND 167-41-038 INTO A SINGLE PARCEL.
- EXISTING PUBLIC UTILITY EASEMENT (DN 22226576) TO REMAIN.

MERGING LOTS RECORDATION:

- SUBMIT FINAL LOT LINE ADJUSTMENT APPLICATION - PLATS AND LEGAL DESCRIPTIONS OF THE LOT LINE ADJUSTMENT MAP SHALL BE SUBMITTED FOR REVIEW BY THE CITY LAND SURVEYOR. APPLICANT SHALL PROVIDE A SUFFICIENT FEE RETAINER TO COVER THE COST OF THE MAP REVIEW BY THE CITY.

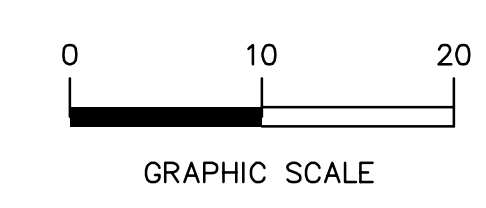


2ND STREET
(60' RIGHT OF WAY WIDTH)

N32°03'W 250'

MERGED LOT
(35,508 SF)
ZONING: CD

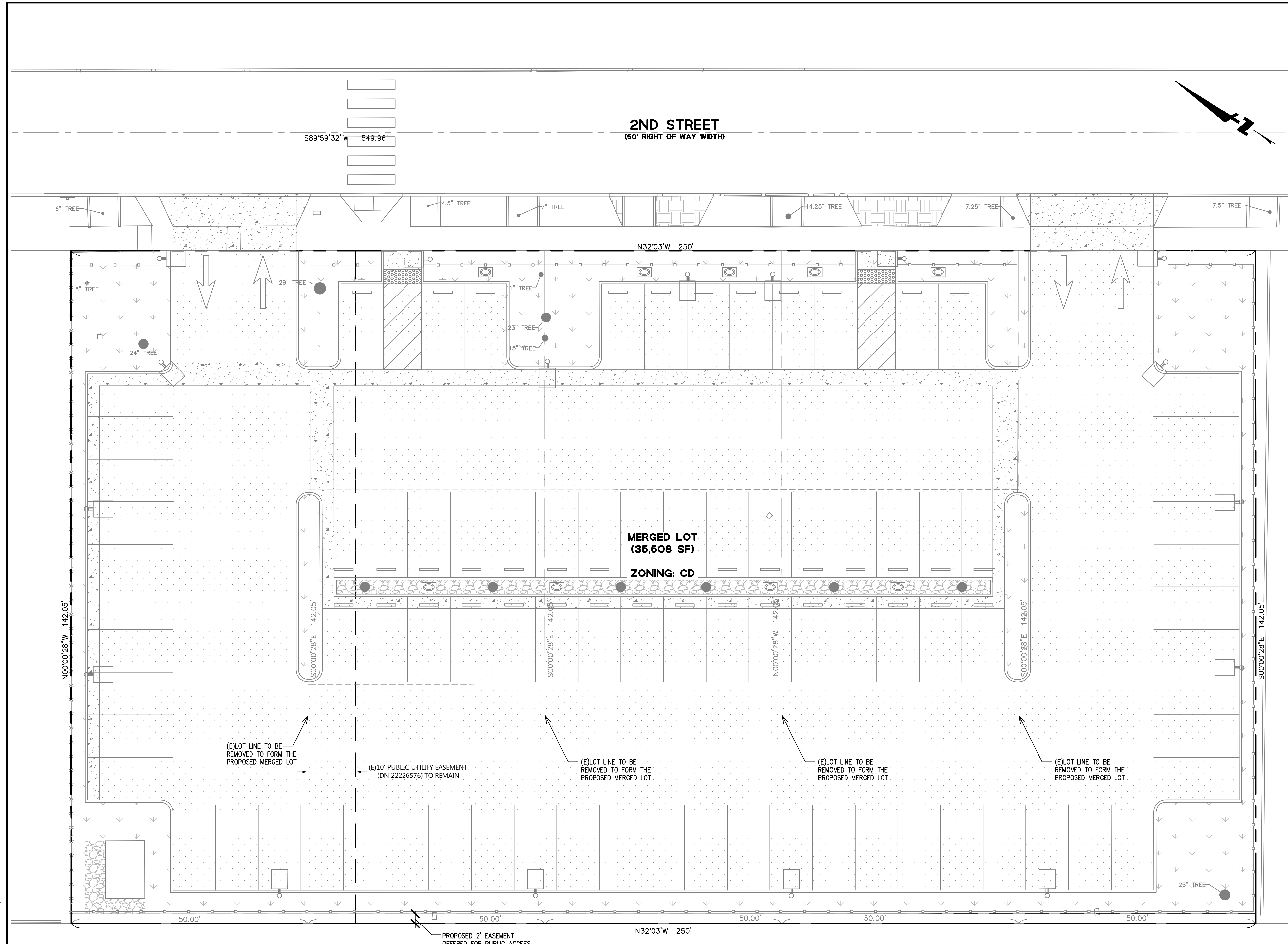
ALLEY
(18' RIGHT OF WAY WIDTH)



SEE SHEET C0.0
FOR ABBREVIATIONS
AND LEGENDS



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
PLOT DATE: 08-21-21 PLOTTED BY: polt



Date	Revisions	No.
08/23/2021	Scale 1" = 10'	
	Design DJP	
	Drawn DJP	
	Approved D.J.L.	
	Job No. 20191214-10	
	Drawing Number:	

PARKING STALL COUNT

TOTAL PARKING STALLS: 86

TYPE OF STALL	REQUIRED	PROVIDED
STANDARD	-	43
ACCESSIBLE ¹	2	2
EV ^{2,3}	5	39
EV ACCESSIBLE ^{2,3}	2	2

¹ FOR 26-50 TOTAL STANDARD PARKING STALLS, 2 STALLS ARE REQUIRED TO BE ACCESSIBLE STALLS WITH 1 OF THE 2 STALLS BEING VAN ACCESSIBLE PER THE 2019 CALIFORNIA BUILDING CODE.
² FOR 76-100 TOTAL PARKING STALLS, 5 STALLS ARE REQUIRED TO BE EV STALLS PER THE 2019 CALIFORNIA BUILDING CODE.
³ FOR 26-50 TOTAL EV STALLS PROVIDED, 2 STALLS ARE REQUIRED TO BE ACCESSIBLE STALLS WITH 1 OF THE 2 STALLS BEING VAN ACCESSIBLE. 1 STALL IS ALSO REQUIRED TO BE AN AMBULATORY STALL PER THE 2019 CALIFORNIA BUILDING CODE.

TREE COUNT

	ONSITE	OFFSITE
(E) TREES	28	7
(E) TREES REMOVED	21	1
(N) TREES ¹	13	1
TOTAL	20	7

¹ SEE LANDSCAPE PLANS FOR NEW TREES AND PLANTING PLAN.

HATCH LEGEND:

[Hatch Pattern]	AC PARKING LOT PAVING
[Hatch Pattern]	CONCRETE WALKWAY, GUTTER AND DRIVEWAY APRON
[Hatch Pattern]	CRUSHED GRANITE PER LANDSCAPE PLANS
[Hatch Pattern]	LANDSCAPE AREA PER LANDSCAPE PLANS
[Hatch Pattern]	OFFSITE RAIN GARDEN TO MATCH EXISTING STREET RAIN GARDENS

ARBORIST NOTES:

- REFER TO TREE SURVEY PERFORMED BY URBAN TREE MANAGEMENT, INC. ON 05/17/2021 FOR TREE SURVEY INFORMATION AND TREE PROTECTION RECOMMENDATIONS.
- ALL WORK ONSITE SHALL BE IN CONFORMANCE WITH THE PROJECT TREE SURVEY REPORT REGARDING PROTECTION OF EXISTING TREES TO REMAIN.

LANDSCAPE REQUIREMENTS:

MINIMUM LANDSCAPE REQUIREMENTS PER LOS ALTOS HILLS MUNICIPAL CODE SECTION 14.44 FOR CD COMMERCIAL DOWNTOWN DISTRICT:

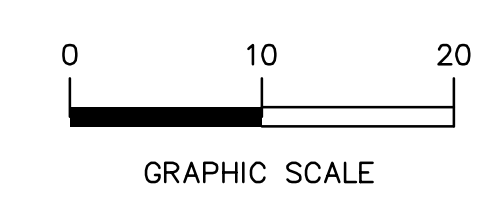
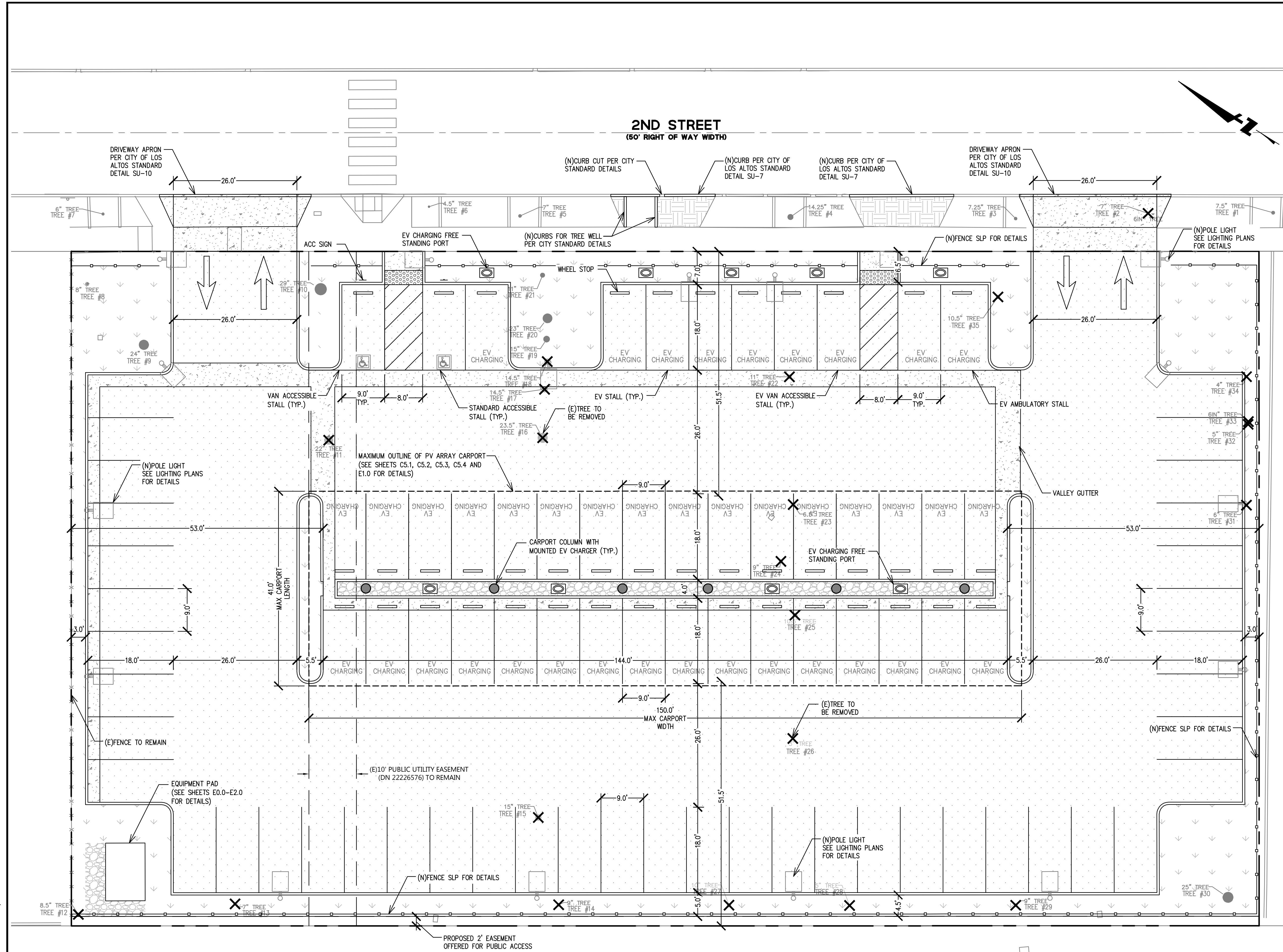
	FRONT	REAR	SIDE
LANDSCAPE BUFFER:			
MINIMUM REQUIRED	5.0 FT	2.0 FT	2.0 FT
PROPOSED	6.5 FT	4.5 FT	3.0 FT
INTERIOR LANDSCAPING FOR PARKING AREA < 15,000 SF:			
MINIMUM REQUIRED	725 SF	(5% X 14,500 SF PARKING AREA)	
PROPOSED	5,258 SF	(36% OF PARKING AREA)	

LOT COVERAGE AND SETBACKS:

MINIMUM STRUCTURE SETBACK REQUIREMENTS PER LOS ALTOS HILLS MUNICIPAL CODE SECTION 14.44 FOR CD COMMERCIAL DOWNTOWN DISTRICT:

	FRONT	REAR	SIDE
STRUCTURE SETBACKS:			
MINIMUM REQUIRED	2.0 FT	10.0 FT	2.0 FT
PROPOSED	51.5 FT	51.5 FT	53.0 FT
LOT COVERAGE:			
MAXIMUM COVERAGE	CARPORT STRUCTURE 6,150 SF		

*MAXIMUM CANOPY WIDTH = 150 FT, LENGTH = 41 FT, AND HEIGHT = 16 FT. FINAL CANOPY STRUCTURE MAY BE REDUCED DEPENDING ON FINAL DESIGN. PROPOSED REVISIONS SHALL MEET MINIMUM SETBACK REQUIREMENTS AS INDICATED ABOVE.



SEE SHEET C0.0
FOR ABBREVIATIONS
AND LEGENDS



C2.1
OF

Date	Revisions	No.
08/23/2021	Scale 1" = 10'	
	Design DJP	
	Drawn DJP	
	Approved D.J.L.	
	Job No. 20191214-10	

PARKING STALL COUNT

TOTAL PARKING STALLS: 86

TYPE OF STALL	REQUIRED	PROVIDED
STANDARD	-	43
ACCESSIBLE ¹	2	2
EV ^{2,3}	5	39
EV ACCESSIBLE ^{2,3}	2	2

¹ FOR 26-50 TOTAL STANDARD PARKING STALLS, 2 STALLS ARE REQUIRED TO BE ACCESSIBLE STALLS WITH 1 OF THE 2 STALLS BEING VAN ACCESSIBLE PER THE 2019 CALIFORNIA BUILDING CODE.
² FOR 76-100 TOTAL PARKING STALLS, 5 STALLS ARE REQUIRED TO BE EV STALLS PER THE 2019 CALIFORNIA BUILDING CODE.
³ FOR 26-50 TOTAL EV STALLS PROVIDED, 2 STALLS ARE REQUIRED TO BE ACCESSIBLE STALLS WITH 1 OF THE 2 STALLS BEING VAN ACCESSIBLE. 1 STALL IS ALSO REQUIRED TO BE AN AMBULATORY STALL PER THE 2019 CALIFORNIA BUILDING CODE.

TREE COUNT

	ONSITE	OFFSITE
(E) TREES	28	7
(E) TREES REMOVED	21	1
(N) TREES ¹	17	1
TOTAL	24	7

¹ SEE LANDSCAPE PLANS FOR NEW TREES AND PLANTING PLAN.

HATCH LEGEND:

[Hatch Pattern]	AC PARKING LOT PAVING
[Hatch Pattern]	CONCRETE WALKWAY, GUTTER AND DRIVEWAY APRON
[Hatch Pattern]	CRUSHED GRANITE PER LANDSCAPE PLANS
[Hatch Pattern]	LANDSCAPE AREA PER LANDSCAPE PLANS
[Hatch Pattern]	OFFSITE RAIN GARDEN TO MATCH EXISTING STREET RAIN GARDENS

ARBORIST NOTES:

- REFER TO TREE SURVEY PERFORMED BY URBAN TREE MANAGEMENT, INC. ON 05/17/2021 FOR TREE SURVEY INFORMATION AND TREE PROTECTION RECOMMENDATIONS.
- ALL WORK ONSITE SHALL BE IN CONFORMANCE WITH THE PROJECT TREE SURVEY REPORT REGARDING PROTECTION OF EXISTING TREES TO REMAIN.

LANDSCAPE REQUIREMENTS:

MINIMUM LANDSCAPE REQUIREMENTS PER LOS ALTOS HILLS MUNICIPAL CODE SECTION 14.44 FOR CD COMMERCIAL DOWNTOWN DISTRICT:

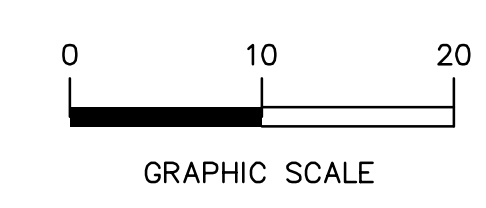
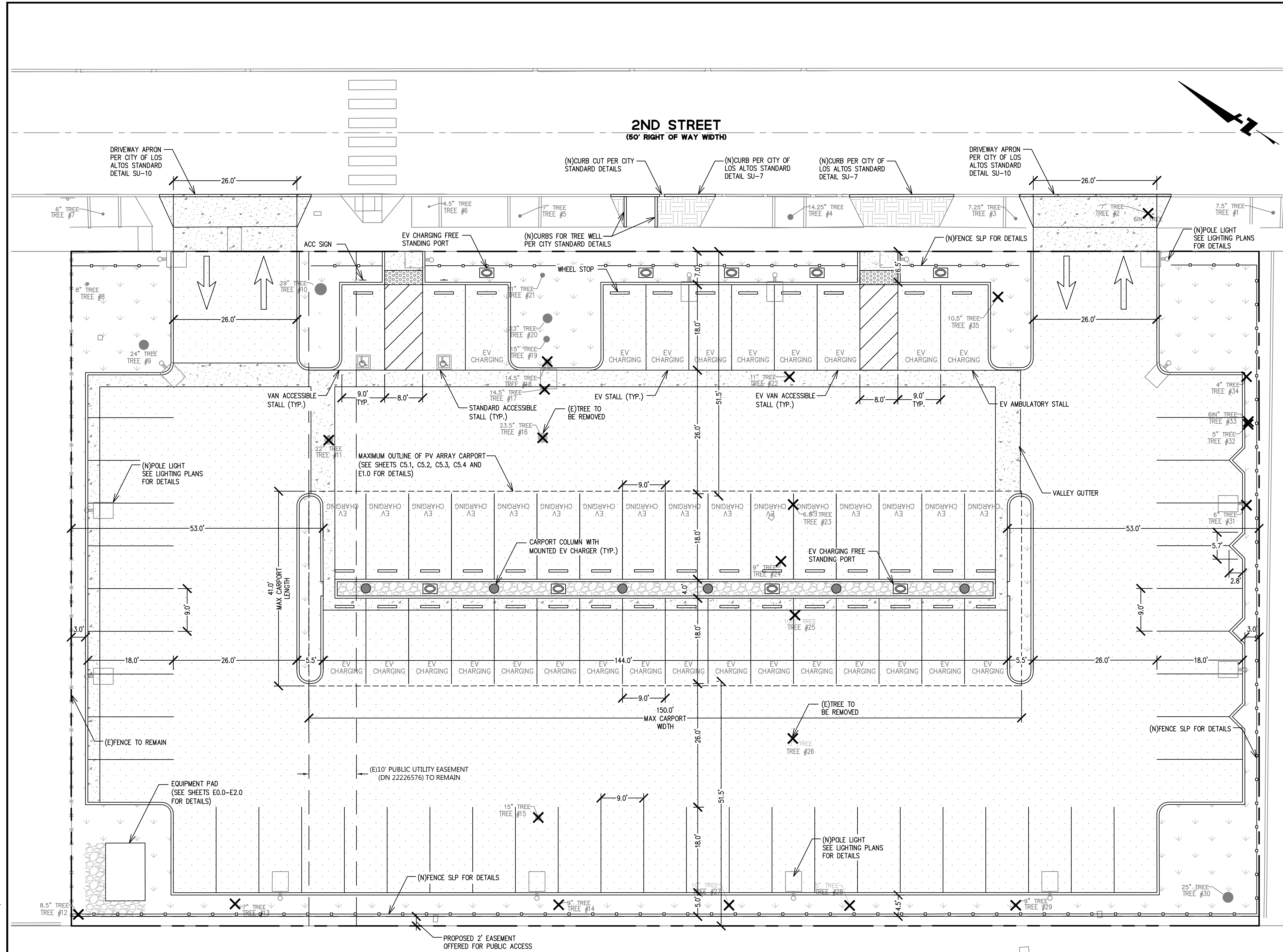
	FRONT	REAR	SIDE
LANDSCAPE BUFFER:			
MINIMUM REQUIRED	5.0 FT	2.0 FT	2.0 FT
PROPOSED	6.5 FT	4.5 FT	3.0 FT
INTERIOR LANDSCAPING FOR PARKING AREA < 15,000 SF:			
MINIMUM REQUIRED	725 SF (5% X 14,500 SF PARKING AREA)		
PROPOSED	5,258 SF (36% OF PARKING AREA)		

LOT COVERAGE AND SETBACKS:

MINIMUM STRUCTURE SETBACK REQUIREMENTS PER LOS ALTOS HILLS MUNICIPAL CODE SECTION 14.44 FOR CD COMMERCIAL DOWNTOWN DISTRICT:

	FRONT	REAR	SIDE
STRUCTURE SETBACKS:			
MINIMUM REQUIRED	2.0 FT	10.0 FT	2.0 FT
PROPOSED	51.5 FT	51.5 FT	53.0 FT
LOT COVERAGE:			
MAXIMUM COVERAGE	CARPORT STRUCTURE 6,150 SF		

*MAXIMUM CANOPY WIDTH = 150 FT, LENGTH = 41 FT, AND HEIGHT = 16 FT. FINAL CANOPY STRUCTURE MAY BE REDUCED DEPENDING ON FINAL DESIGN. PROPOSED REVISIONS SHALL MEET MINIMUM SETBACK REQUIREMENTS AS INDICATED ABOVE.



SEE SHEET C0.0
FOR ABBREVIATIONS
AND LEGENDS



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
PLOT DATE: 08-21-21 PLOTTED BY: polt

Date	Revisions	No.
08/23/2021	Scale 1" = 10'	
	Design: DJP	
	Drawn: DJP	
	Approved: D.J.L.	
	Job No. 20191214-10	
	Drawing Number:	

GRADING NOTES:

- ALL PAVED AREAS ARE TO SLOPE A MINIMUM OF 1% AND MAXIMUM OF 8% ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ALL DIRECTIONS. ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 5% IN THE DIRECTION OF TRAVEL, AND THE SLOPE CROSSWAYS TO THE DIRECTION OF TRAVEL SHALL BE AT A MAXIMUM OF 2%. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE PROJECT MANAGER PRIOR TO PROCEEDING WITH PLACEMENT OF ROCK BASE, FORMWORK FOR CURBS AND/OR FLATWORK.
- CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
- DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.

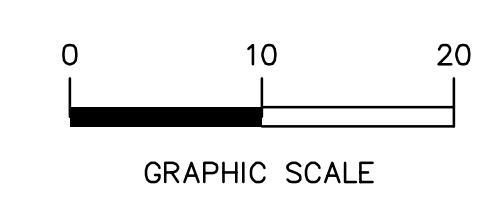
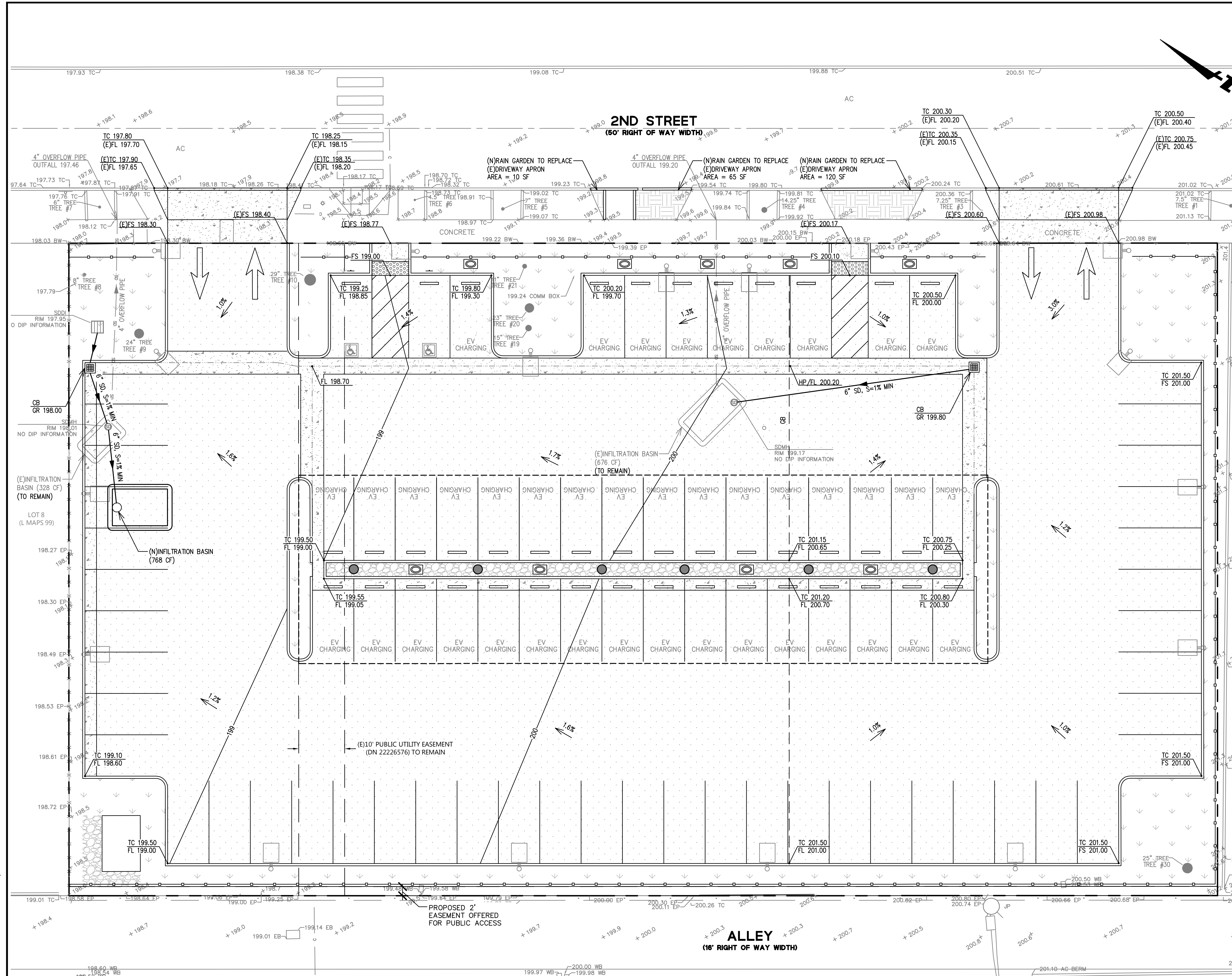
STORM DRAIN NOTES:

- PRIVATE STORM DRAIN LINES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM REQUIREMENTS:

PIPE DIAMETER	PIPE MATERIAL	PIPE COVER	SLURRY ENCASEMENT REQUIRED?
4" TO 10"	PVC SDR 35	1.00' TO 2.99'	YES - TRAFFIC AREAS ONLY
4" TO 10"	PVC SDR 35	3.00'+	NO
	HDPE	1.00' TO 2.99'	YES - TRAFFIC AREAS ONLY
	HDPE	3.00'+	NO
- 4 INCH TO 10 INCH DIAMETER STORM DRAIN PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS, OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEE'S ARE PROHIBITED.
- 12 INCH AND LARGER DIAMETER STORM DRAIN PIPE SHALL BE DUAL-WALLED ANNULAR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION F2648 WITH GASKETED BELL AND SPIGOT JOINTS.
- WHERE STORM DRAIN PIPES ARE INSTALLED IN TRAFFIC RATED AREAS WITH LESS THAN 3.00 FEET OF COVER, PIPE TRENCH AND COVER SHALL BE ENCASED IN A MINIMUM 12 INCH WIDE 2-SACK SLURRY MIX, EXTENDING THE FIRST 12 INCHES OF COVER ABOVE THE PIPE.
- STORM DRAIN LINES WITH LESS THAN 12" OF COVER IN TRAFFIC AREAS SHALL BE CAPPED WITH STEEL REINFORCED CONCRETE.
- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-STORM DRAIN LINE BELOW", CALIFICO TYPE 2 OR EQUAL.
- PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING" ACCORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
- ALL AREA DRAINS AND CATCH BASIN GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

ENGINEERING DIVISION NOTES (COA):

- ENCROACHMENT PERMIT - AN ENCROACHMENT PERMIT, AND/OR AN EXCAVATION PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY AND IT SHALL BE IN ACCORDANCE WITH PLANS TO BE APPROVED BY THE CITY ENGINEER.
- PUBLIC UTILITIES - THE APPLICANT SHALL CONTACT ELECTRIC, GAS, COMMUNICATION AND WATER UTILITY COMPANIES REGARDING THE INSTALLATION OF NEW UTILITY SERVICES TO THE SITE.
- MUNICIPAL REGIONAL STORMWATER PERMIT - THE PROJECT SHALL COMPLY WITH CITY OF LOS ALTOS MUNICIPAL REGIONAL STORMWATER (MRP)NPDES PERMIT NO. CA S612008, ORDER NO. R2-2015-0049 DATED NOVEMBER 19, 2015.
- MUNICIPAL REGIONAL STORMWATER PERMIT C.3.B. REGULATED PROJECTS - THE PROJECT FALLS UNDER REGULATED PROJECTS CATEGORY AS DESCRIBED IN THE CITY OF LOS ALTOS MUNICIPAL REGIONAL STORMWATER (MRP)NPDES PERMIT NO. CA S612008, ORDER NO. R2-2015-0049 DATED NOVEMBER 19, 2015, SECTION C.3.B. AND SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN ABOVE LISTED CATEGORY.
- AMERICANS WITH DISABILITIES ACT - ALL IMPROVEMENTS SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA).
- TRANSPORTATION PERMIT - A TRANSPORTATION PERMIT, PER THE REQUIREMENTS SPECIFIED IN CALIFORNIA VEHICLE CODE DIVISION 15, IS REQUIRED BEFORE ANY LARGE EQUIPMENT, MATERIALS OR SOIL IS TRANSPORTED OR HAULLED TO OR FROM THE CONSTRUCTION SITE. APPLICANT SHALL PAY THE APPLICABLE FEES BEFORE THE TRANSPORTATION PERMIT CAN BE ISSUED BY THE TRAFFIC ENGINEER.
- POLLUTION PREVENTION - THE IMPROVEMENT PLANS SHALL INCLUDE THE BLUEPRINT FOR A CLEAN BAY PLAN SHEET IN ALL PLAN SUBMITTALS.
- STORM WATER MANAGEMENT PLAN - THE APPLICANT SHALL SUBMIT A STORM WATER MANAGEMENT PLAN (SWMP) IN COMPLIANCE WITH THE MRP. THE SWMP SHALL BE REVIEWED AND APPROVED BY A CITY APPROVED THIRD PARTY CONSULTANT AT THE APPLICANT'S EXPENSE. THE RECOMMENDATIONS FROM THE STORM WATER MANAGEMENT PLAN (SWMP) SHALL BE SHOWN ON THE BUILDING PLANS.



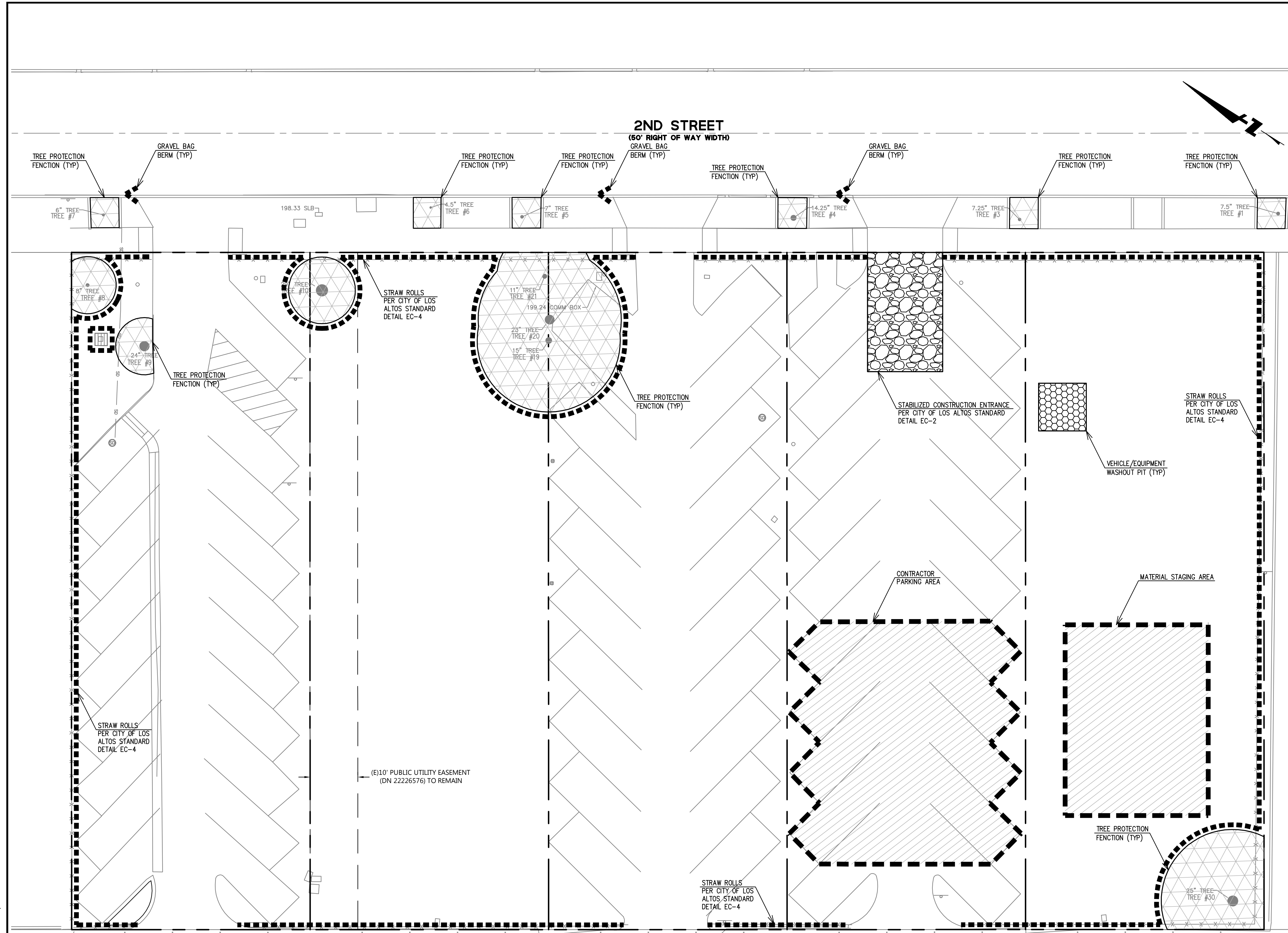
**SEE SHEET CO.O
FOR ABBREVIATIONS
AND LEGENDS**



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
PLOT DATE: 08-21-21



Date	Revisions	No.
08/23/2021		
Scale 1" = 10'		
Design DJP		
Drawn DJP		
Approved D.J.L.		
Job No. 20191214-10		



HAUL ROUTE:

- CONTRACTOR SHALL UTILIZE THE FOLLOWING HAUL ROUTE FOR IMPORTING/EXPORTING SPOILS AND OTHER CONSTRUCTION MATERIALS:
- SOUTHEAST ON 2ND STREET TOWARD LVELL STREET.
 - LEFT ONTO LVELL STREET TOWARD S SAN ANTONIO ROAD.
 - RIGHT ONTO S SAN ANTONIO ROAD TOWARD FOOTHILL EXPRESSWAY.
 - LEFT ONTO FOOTHILL EXPRESSWAY TOWARD S EL MONTE AVENUE.
 - RIGHT ONTO S EL MONTE AVENUE TOWARD HIGHWAY 280.
 - MERGE ONTO HIGHWAY 280.

EROSION AND SEDIMENTATION CONTROL NOTES:

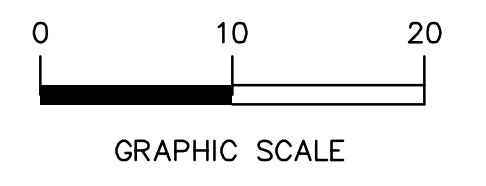
1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION-SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION-SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPIILING OF BUILDING MATERIALS WITHIN THE CITY/TOWN'S RIGHT-OF-WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

PERMANENT EROSION/SEDIMENT CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION PERMANENT EROSION/SEDIMENT CONTROL THROUGHOUT THE SITE IN THE FORM OF FINISH LANDSCAPING.
2. PERMANENT EROSION CONTROLS SHOULD CONSIST OF VEGETATION OR OTHER MEANS OF STABILIZING ALL DISTURBED AREAS OF THE SITE. SUITABLE EROSION CONTROLS INCLUDE TURF, SHRUBS, ESTABLISHED HYDROSEEDING, MULCH, BARK, AND OTHER GROUNDCOVERS.
3. ALL DISTURBED GROUND SURFACES SHALL BE STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
4. FINAL LANDSCAPING PLAN TO BE DEVELOPED IN COORDINATION WITH THE PROJECT ARCHITECT AND TO BE CONSISTENT WITH EXISTING LANDSCAPING AND TREES TO REMAIN.
5. LANDSCAPING PROPOSED SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
6. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
7. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

ADDITIONAL CONTRACTOR PARKING:

- ADDITIONAL CONTRACTOR PARKING SHALL BE PROVIDED AT THE FOUNDATION'S EXISTING SURFACE PARKING LOT LOCATED AT 300 2ND STREET.



SEE SHEET CO.0 FOR ABBREVIATIONS AND LEGENDS



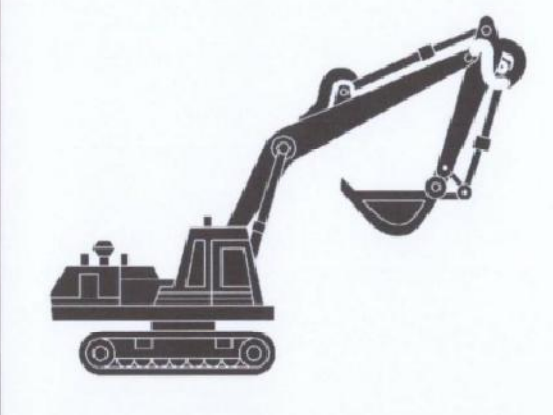
C3.2
OF

DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
 PLOT DATE: 08-21-21 PLOTTED BY: polt

Date	Revisions	No.
08/23/2021	AS SHOWN	
	Design: DLP	
	Drawn: DLP	
	Approved: J.L.	
	Job No: 20191214-10	

Heavy Equipment Operation

Best Management Practices for the Construction Industry



- 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 hitch and other oily or greasy equipment during rain events.

- Best Management Practices for the**
- Vehicle and equipment operators
 - Site supervisors
 - General contractors
 - Home builders
 - Developers

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.

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 legally 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.

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 creeks 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 in the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

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 in this drawing sheet.

- Spill Response Agencies**
- DIAL 91-1
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



- 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 pickup 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.

- Best Management Practices for the**
- Landscapers
 - Gardeners
 - Swimming pool/spa service and repair workers
 - General contractors
 - Home builders
 - Developers
 - Homeowners

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.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



- 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 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 discharge. 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.

- 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 waste. 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 (map 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.

General Construction And Site Supervision

Best Management Practices For Construction



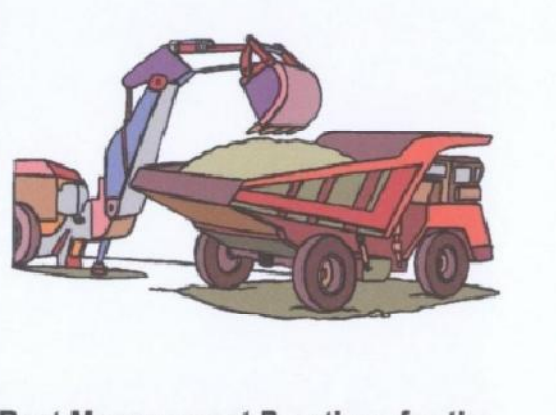
- Doing The Job Right**
- General Principals**
- Keep an orderly site and ensure good housekeeping practices are used.
 - Maintain equipment properly.
 - Cover materials when they are not in use.
 - Keep materials away from streets, storm drains and drainage channels.
 - Ensure dust control water doesn't 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.
 - 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.

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.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



- 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.

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.

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

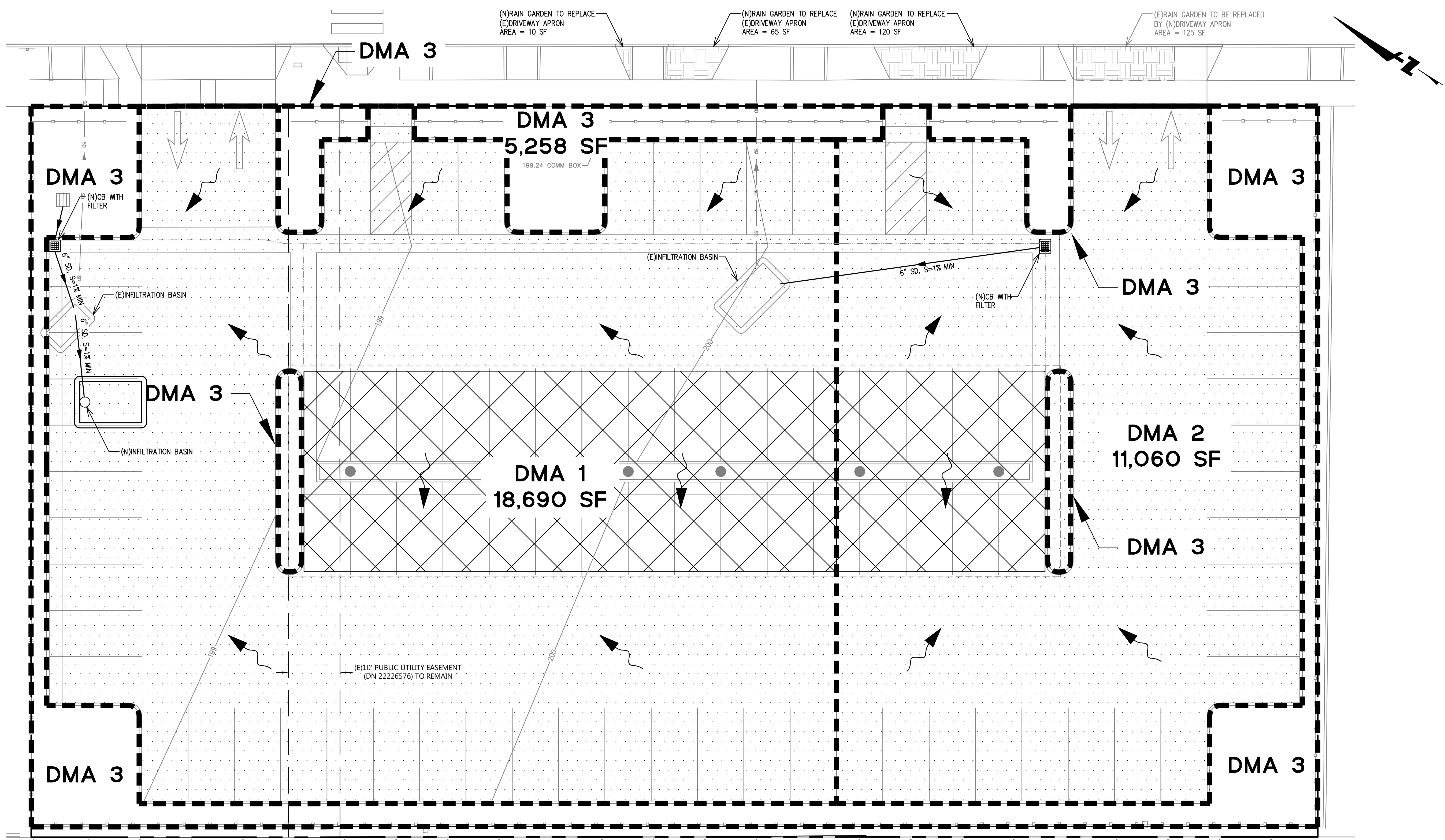
1. Check for Toxic Pollutants

- 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 water, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS R.C.E.	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	48056		SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF	DRAWING NO.:

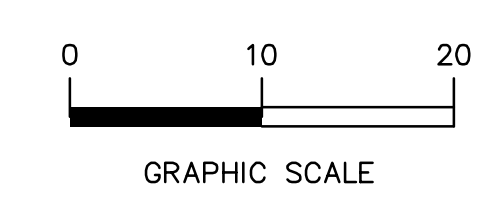


LEGEND

	(P) PERVIOUS LANDSCAPE
	(P) IMPERVIOUS HARDSCAPE
	(P) IMPERVIOUS SOLAR STRUCTURE

	DMA 1	DMA 2	DMA 3 ¹	TOTAL
TOTAL AREA	18,865 SQ FT	11,080 SQ FT	5,063 SQ FT	35,008 SQ FT
(P) PERVIOUS AREA				
PERVIOUS LANDSCAPE	0 SQ FT	0 SQ FT	5,258 SQ FT	5,258 SQ FT
TOTAL:	0 SQ FT	0 SQ FT	5,258 SQ FT	5,258 SQ FT
(P) IMPERVIOUS AREA				
HARDSCAPE:	14,660 SQ FT	9,480 SQ FT	0 SQ FT	24,140 SQ FT
BUILDINGS:	4,030 SQ FT	1,580 SQ FT	0 SQ FT	5,610 SQ FT
TOTAL:	18,690 SQ FT	11,060 SQ FT	0 SQ FT	29,750 SQ FT
REQUIRED LID TREATMENT VOLUME ²	1,002 CU FT	592 CU FT	0 SQ FT	1,594 CU FT
PROVIDED LID TREATMENT VOLUME	1,096 CU FT	676 CU FT	0 SQ FT	1,772 CU FT

¹ DMA 3 IS SELF-TREATING AND BYPASSES ONSITE STORM DRAIN SYSTEM
² REQUIRED LID TREATMENT VOLUME IS SIZED PER THE SCVURPPP C3 HANDBOOK VOLUME-BASED SIZING CRITERIA



SEE SHEET C0.0
FOR ABBREVIATIONS
AND LEGENDS



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\pasheets.dwg
PLOT DATE: 08-21-21 PLOTTED BY: polt



255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

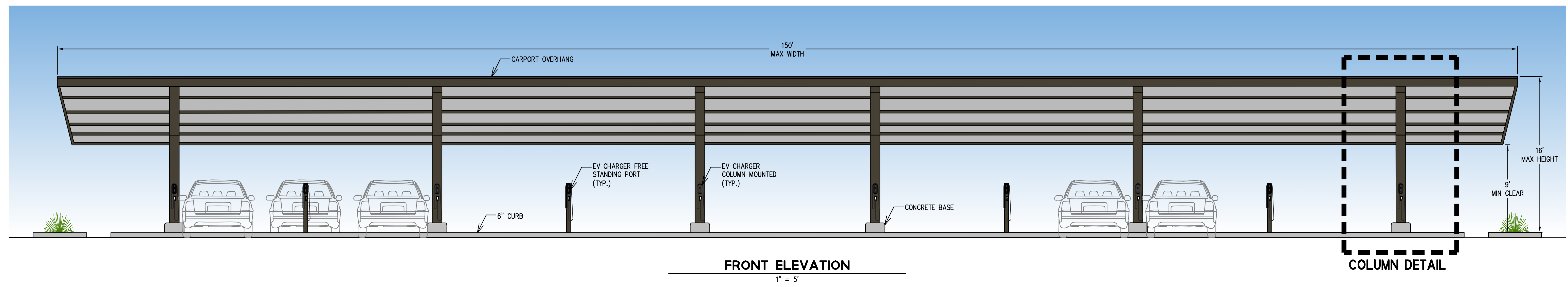
CALIFORNIA

CARPOT ELEVATIONS
PACKARD FOUNDATION PARKING LOT
374 SECOND STREET
SANTA CLARA COUNTY

LOS ALTOS

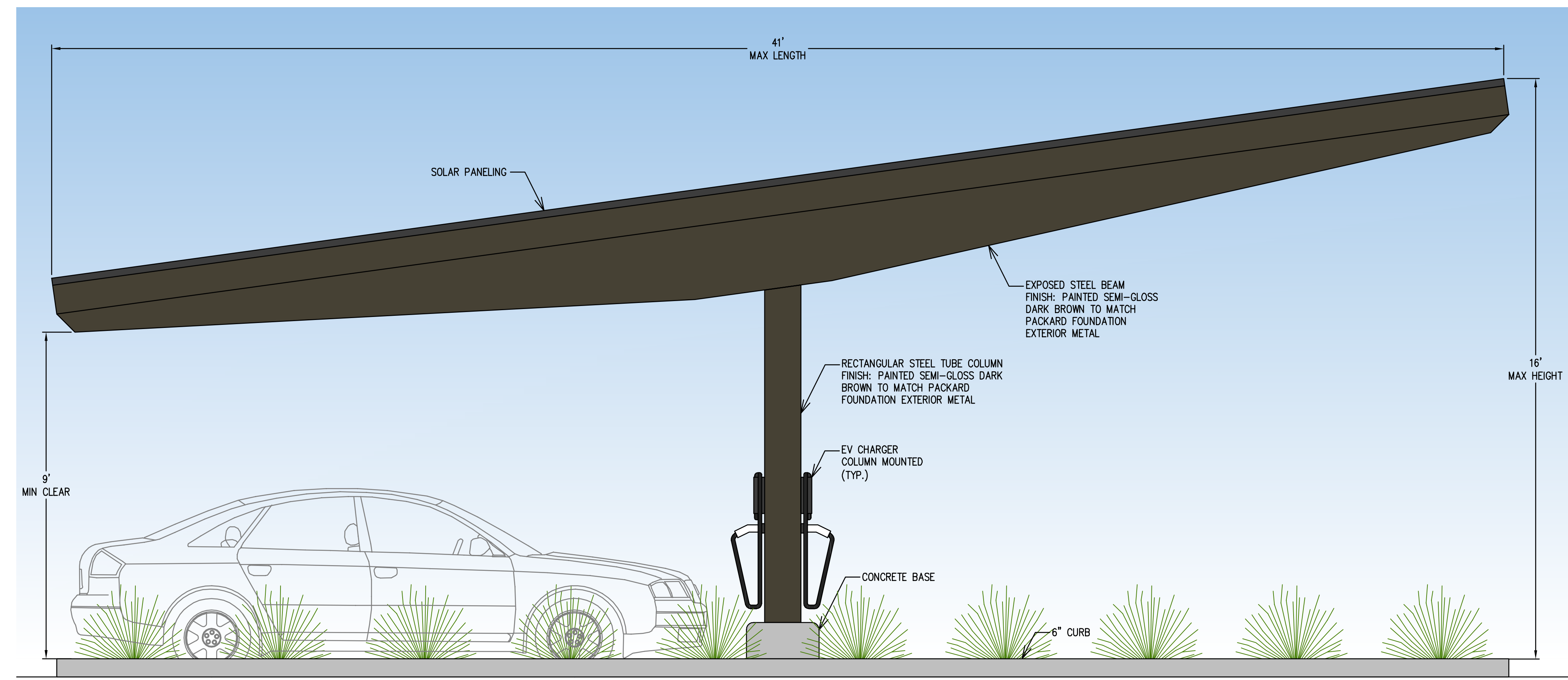


Date	Revisions	No.
08/23/2021	Scale AS SHOWN	
	Design DJP	
	Drawn DJP	
	Approved D.J.L.	
	Job No. 20191214-10	

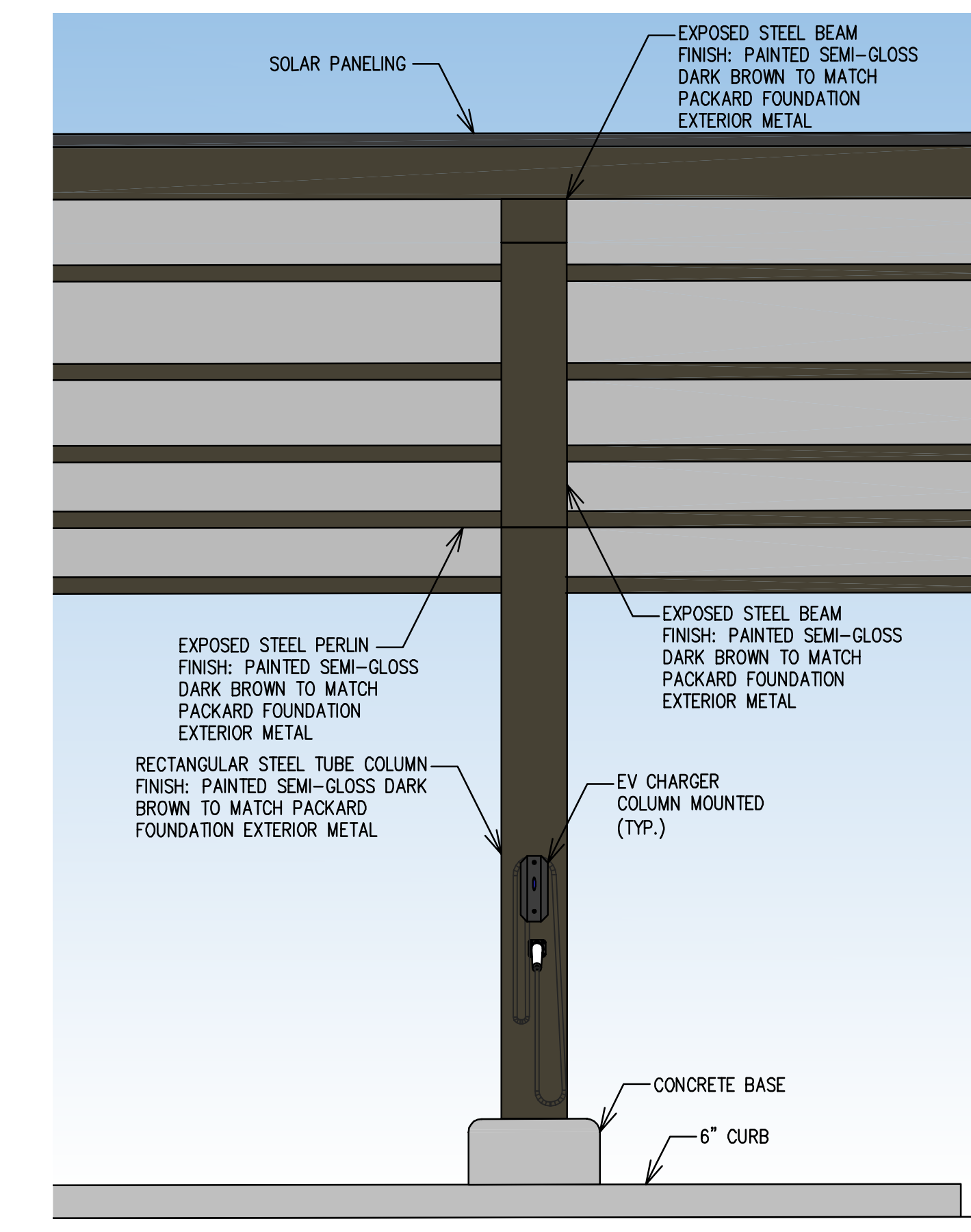


FRONT ELEVATION
1" = 5'

COLUMN DETAIL



SIDE ELEVATION
1/2" = 1'



CARPOT COLUMN
1/2" = 1'

SEE SHEET C0.0
FOR ABBREVIATIONS
AND LEGENDS



C5.1
OF

DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
PLOT DATE: 08-23-21 PLOTTED BY: polt

SITE RENDERINGS
PACKARD FOUNDATION PARKING LOT
374 SECOND STREET

REVIEW ONLY
NOT FOR
CONSTRUCTION
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date

Date: 08/23/2021
Scale: NO SCALE
Design: DJP
Drawn: DJP
Approved: DJL
Job No: 20191214-10
Drawing Number:
C5.2
OF



VIEW FROM SOUTH CORNER



VIEW FROM WEST CORNER



VIEW FROM 2ND STREET (EAST)



VIEW FROM 2ND STREET (NORTH)

DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
PLOT DATE: 08-23-21 PLOTTED BY: polt

Date	No.	Revisions
08/23/2021		
Scale	NO SCALE	
Design	DJP	
Drawn	DJP	
Approved	D.J.L.	
Job No.	20191214-10	



VIEW OF PARKING STALLS ALONG 2ND STREET FRONTAGE



VIEW BELOW SOLAR CANOPY



VIEW OF VEGETATION SCREENING ALONG SOUTH PROPERTY LINE



VIEW OF BACK ALLEY

DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
PLOT DATE: 08-23-21 PLOTTED BY: polt



255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

CALIFORNIA

CARPORT MATERIAL BOARD
PACKARD FOUNDATION PARKING LOT
374 SECOND STREET
SANTA CLARA COUNTY
LOS ALTOS



Date	08/23/2021
Scale	NO SCALE
Design	DUP
Drawn	DUP
Approved	D.J.L.
Job No.	20191214-10
Drawing Number:	
No.	
Revisions	
Date	

C5.4
OF



EV CHARGER COLUMN MOUNTED



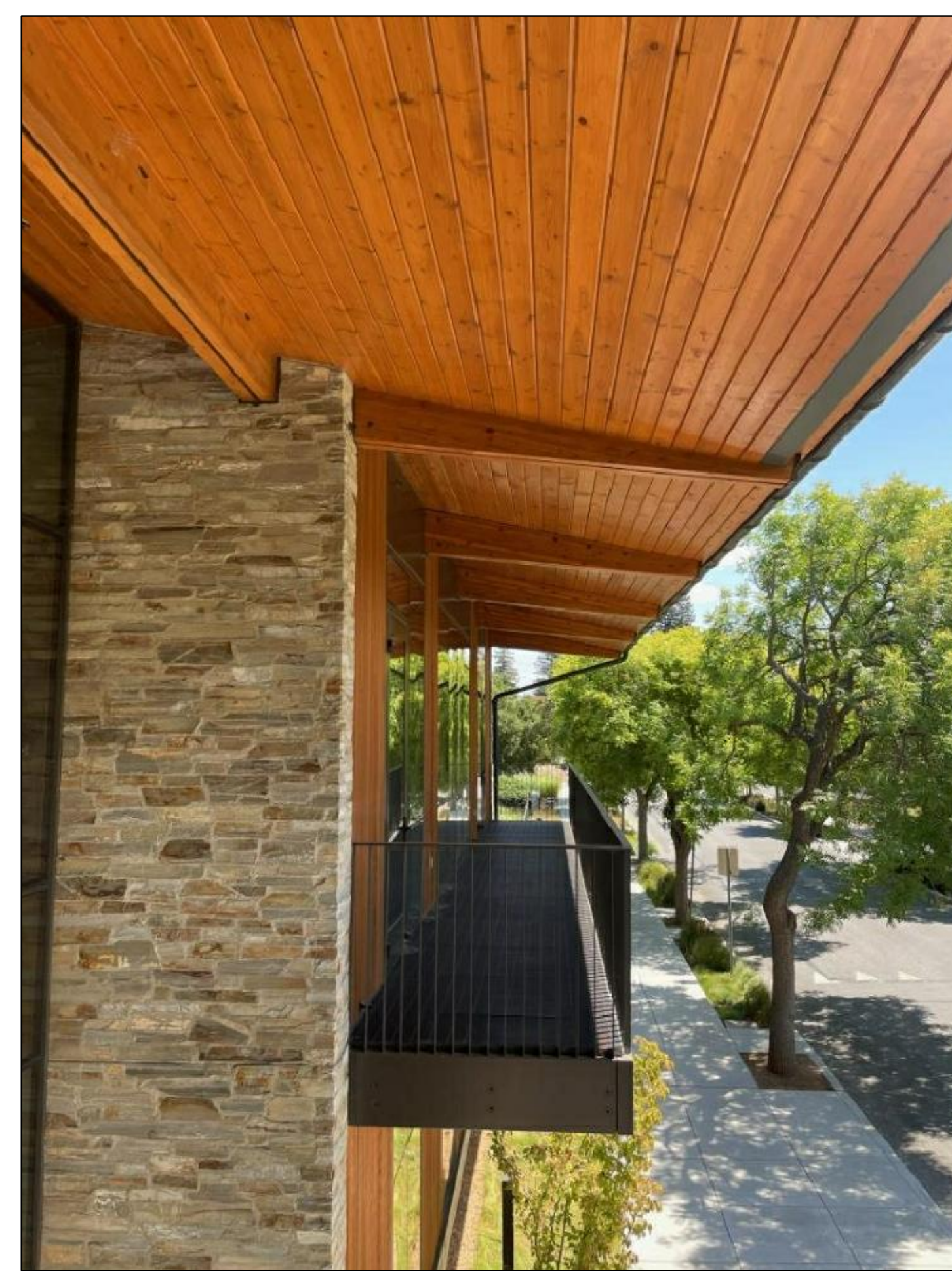
EV CHARGER FREE STANDING PORT



SHALLOW PITCH ROOF WITH FLUSH MOUNTED PV PANELS



EXISTING PACKARD FOUNDATION OFFICE
AT 343 2ND STREET: DARK BROWN EXTERIOR
METAL FINISH



EXISTING PACKARD FOUNDATION OFFICE
AT 343 2ND STREET: TAPERED CANTILEVER BEAM

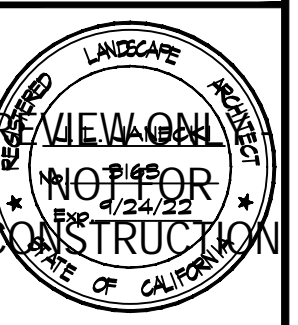


EXISTING PACKARD FOUNDATION PARKING LOT
AT 323 2ND STREET: EXPOSED CANOPY FRAMING

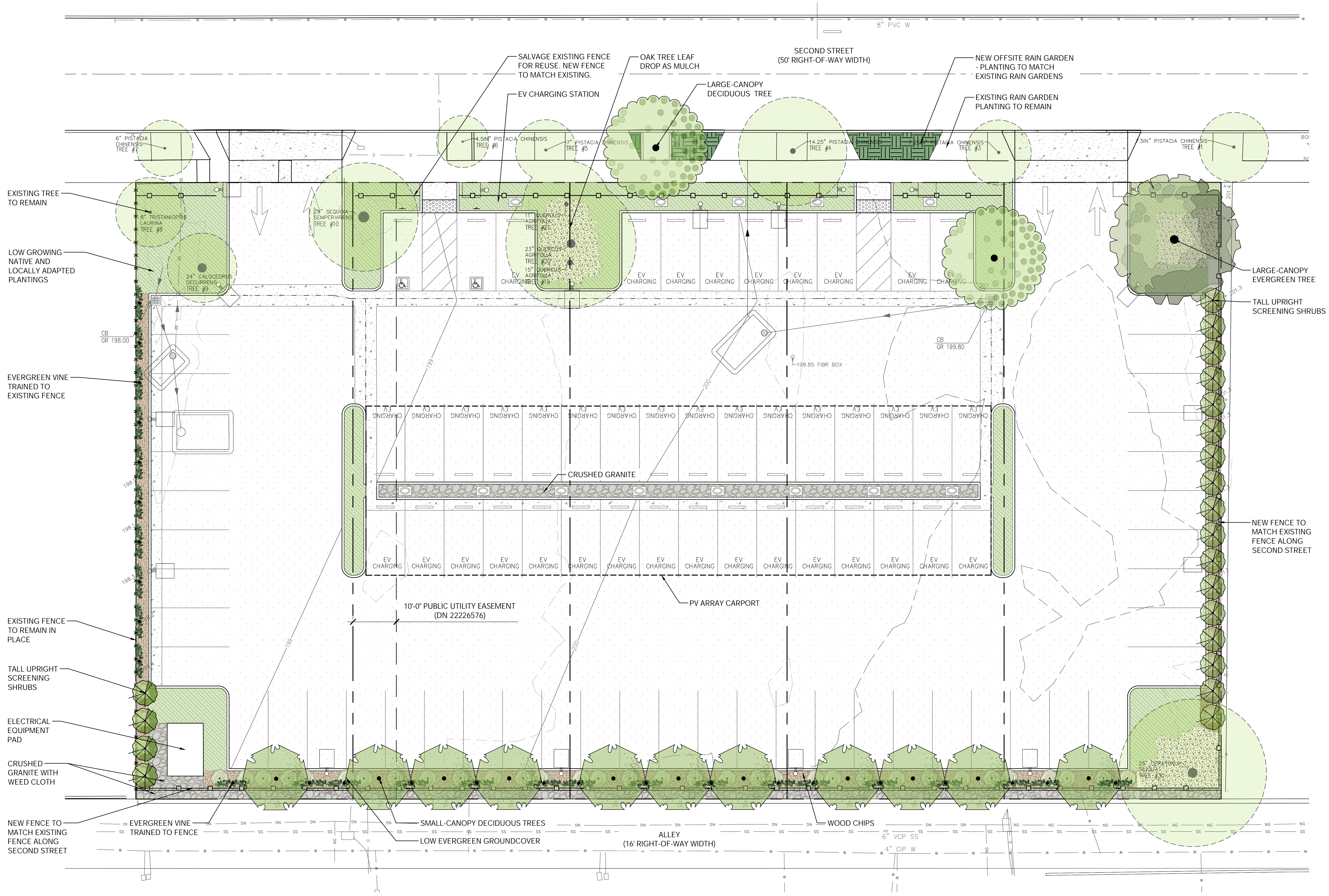


EXISTING PACKARD FOUNDATION PARKING LOT
AT 323 2ND STREET: RECTANGULAR STEEL TUBE
COLUMN

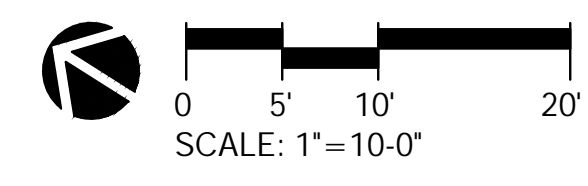
DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\pdsheets.dwg
PLOT DATE: 08-23-21 PLOTTED BY: polt

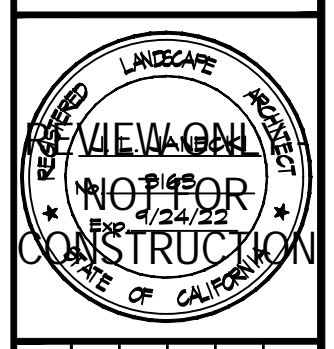


Date	Revisions	No.
08/23/2021	Scale AS NOTED	
	Design OW/IJ	
	Drawn MW/ND	
	Approved IJ	
	Job No 20-270	

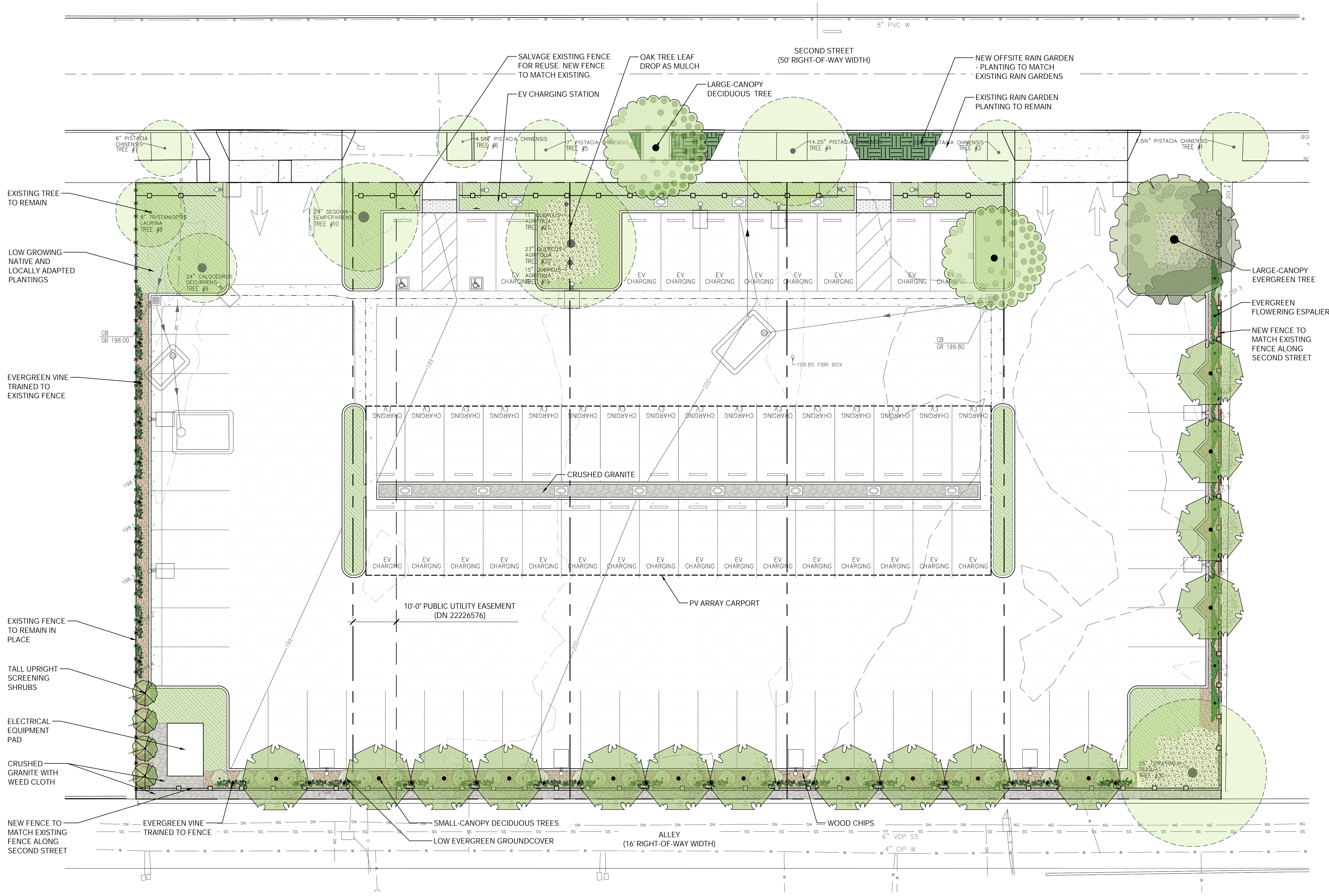


NOTE:
1. REFER TO PLANT OPTIONS LIST AND CHARACTER IMAGES ON SHEET L1.02.

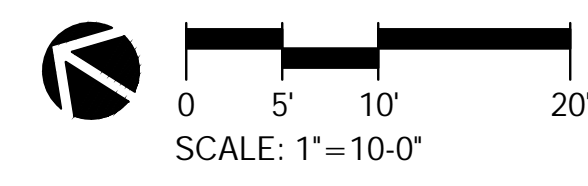




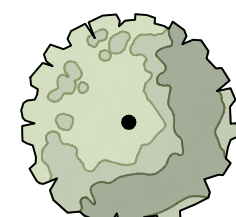
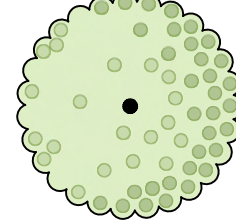
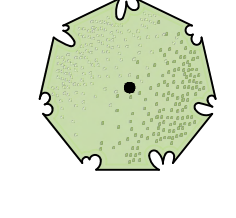
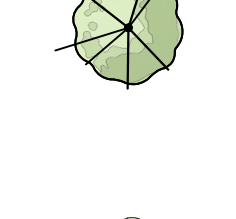
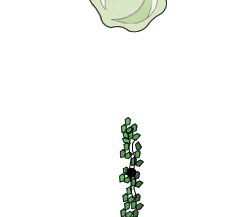
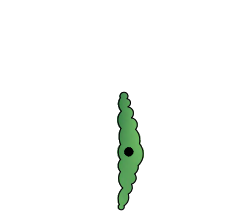
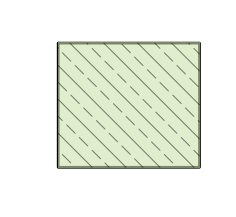
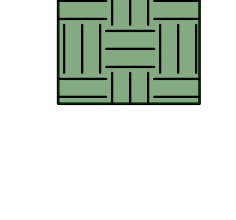

No.	Date	Revisions



NOTE:
1. REFER TO PLANT OPTIONS LIST AND CHARACTER IMAGES ON SHEET L1.02.



PLANT OPTIONS

-  **LARGE-CANOPY EVERGREEN TREE**
 QUERCUS AGRIFOLIA (COAST LIVE OAK)
-  **LARGE-CANOPY DECIDUOUS TREE**
 PISTACIA CHINENSIS (CHINESE PISTACHE)
-  **SMALL-CANOPY DECIDUOUS TREES**
 CERCIS CANADENSIS 'ACE OF HEARTS' (ACE OF HEARTS REDBUD)
 ACER PALMATUM (JAPANESE MAPLE)
-  **TALL UPRIGHT SCREENING SHRUBS**
 PITTOSPORUM TENUIFOLIUM (TAWHIWHI)
 PRUNUS CAROLINIANA 'COMPACTA' (COMPACT CAROLINA LAUREL CHERRY)
 RHAMNUS CALIFORNICA 'LEATHERLEAF' (CALIFORNIA COFFEEBERRY)
-  **LOW EVERGREEN GROUND COVER**
 ARCTOSTAPHYLOS 'EMERALD CARPET' (EMERALD CARPET MANZANITA)
-  **EVERGREEN VINE TRAINED TO FENCE**
 JASMINUM POLYANTHUM (PINK JASMINE)
 TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)
 VITIS CALIFORNICA 'ROGER'S RED' (CALIFORNIA WILD GRAPE)
-  **EVERGREEN FLOWERING ESPALIER**
 GREWIA OCCIDENTALIS (LAVENDER STARFLOWER)
 TECOMARIA CAPENSIS (CAPE HONEYSUCKLE)
-  **LOW GROWING NATIVE AND LOCALLY ADAPTED PLANTINGS**
 CAREX PANSA (SANDDUNE SEDGE)
 HEUCHERA MAXIMA (ISLAND ALUM ROOT)
 RIBES VIBURNIFOLIUM (EVERGREEN CURRANT)
-  **RAIN GARDEN PLANTING MIX**
 HEUCHERA MAXIMA (ISLAND ALUM ROOT) - 35%
 IRIS DOUGLASIANA (DOUGLAS IRIS) - 15%
 RIBES SANGUINEUM (RED FLOWERING CURRANT) - 50%










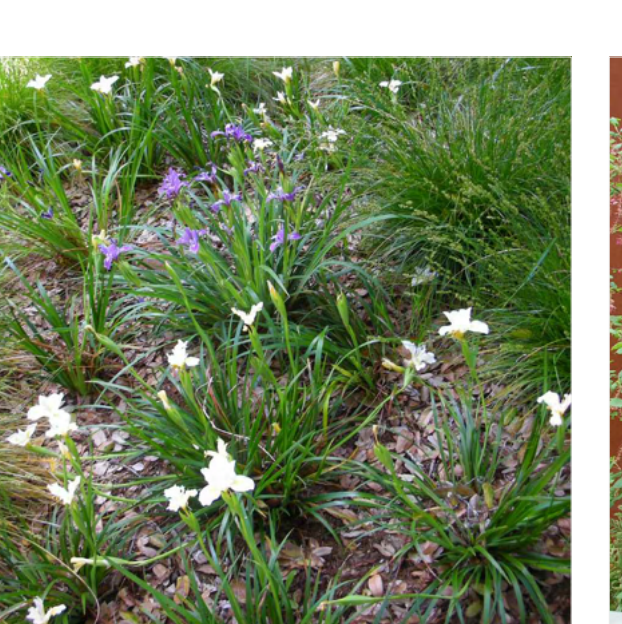




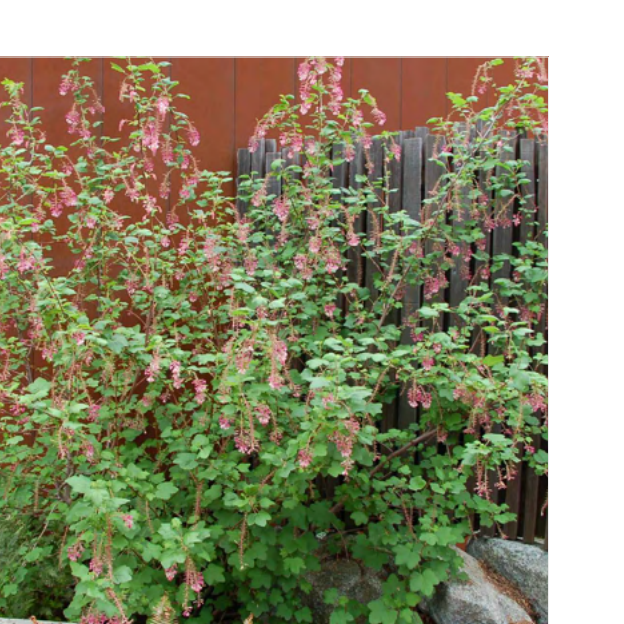














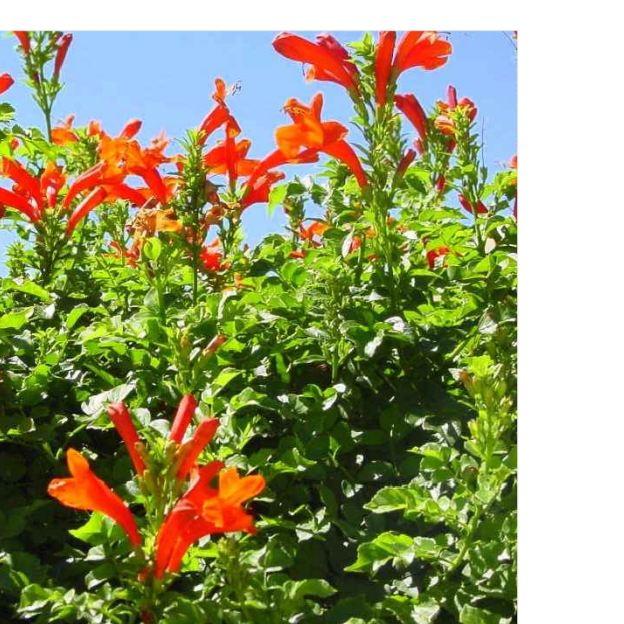






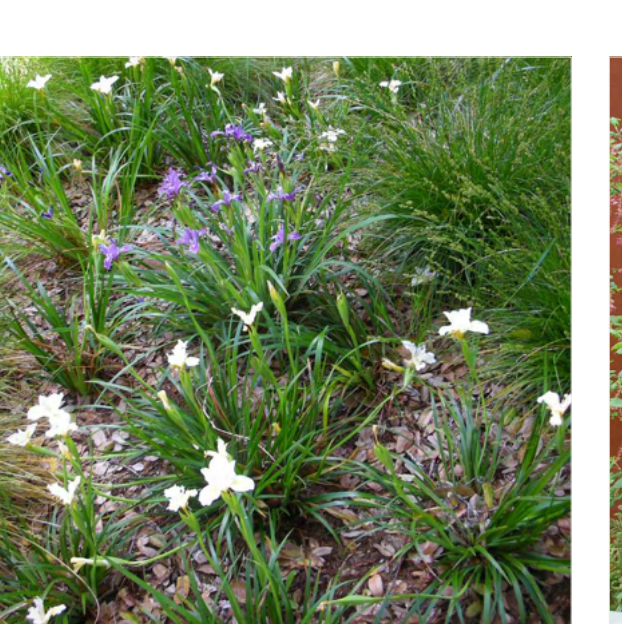
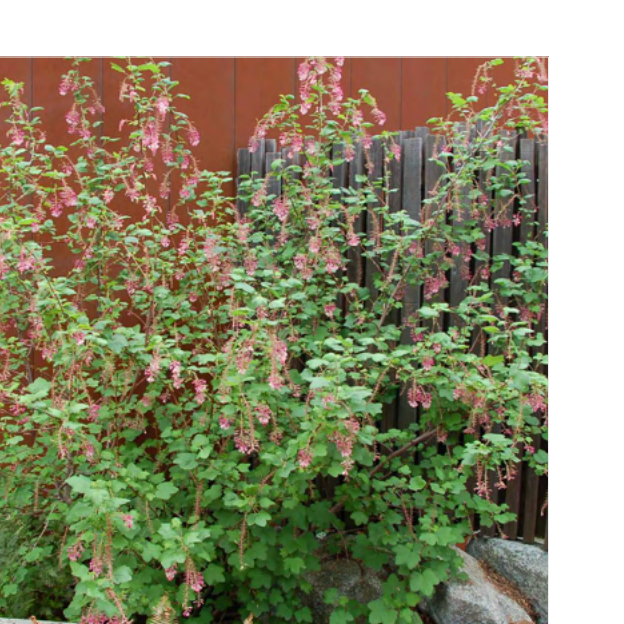
DESIGN NARRATIVE

THE DESIGN INTENTION IS TO ENHANCE THE EDGES OF THE PARKING LOT WITH PLANTS THAT ARE ADAPTED TO THE LOCAL CLIMATE AND COMPATIBLE WITH THE NEIGHBORHOOD CONTEXT AND LANDSCAPE. THE PLANT SUGGESTIONS INCLUDE PLANTS THAT ARE BENEFICIAL TO BEES, BUTTERFLIES AND BIRDS, ARE VISUALLY INTERESTING, AND PROVIDE A FUNCTION SUCH AS VISUAL SCREENING.

WATER EFFICIENT LANDSCAPING NOTE

THE LANDSCAPE WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE PURSUANT TO CHAPTER 12.36 OF THE MUNICIPAL CODE. THE LANDSCAPE PACKAGE WILL SHOW THE SPECIFIC PLANT SPECIES, PLANT LOCATIONS, AND CONTAINER SIZES AS WELL AS AN IRRIGATION PLAN WITH HYDROZONES, MAXIMUM APPLIED WATER ALLOWANCE, AND ESTIMATED TOTAL WATER USE. THE PLANTING AREAS WILL BE IRRIGATED WITH LOW-FLOW MATCHED-PRECIPITATION-RATE EMITTERS AND OPERATED BY A WATER-CONSERVING AUTOMATIC CONTROLLER.

CHARACTER IMAGES

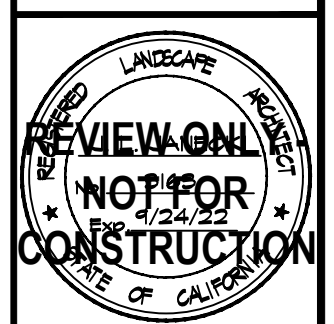
LARGE-CANOPY EVERGREEN TREE					
	QUERCUS AGRIFOLIA (COAST LIVE OAK)				
LARGE-CANOPY DECIDUOUS TREE					
	PISTACIA CHINENSIS (CHINESE PISTACHE)				
SMALL-CANOPY DECIDUOUS TREES					
	CERCIS CANADENSIS 'ACE OF HEARTS' (ACE OF HEARTS REDBUD)				
					
	ACER PALMATUM (JAPANESE MAPLE)				
TALL UPRIGHT SCREENING SHRUBS					
	PITTOSPORUM TENUIFOLIUM (TAWHIWHI)	PRUNUS CAROLINIANA 'COMPACTA' (COMPACT CAROLINA LAUREL CHERRY)	RHAMNUS CALIFORNICA 'LEATHERLEAF' (CALIFORNIA COFFEEBERRY)	ARCTOSTAPHYLOS 'EMERALD CARPET' (EMERALD CARPET MANZANITA)	
EVERGREEN VINE TRAINED TO FENCE					
	JASMINUM POLYANTHUM (PINK JASMINE)	TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)	VITIS CALIFORNICA 'ROGER'S RED' (CALIFORNIA WILD GRAPE)	GREWIA OCCIDENTALIS (LAVENDER STARFLOWER)	TECOMARIA CAPENSIS (CAPE HONEYSUCKLE)
LOW GROWING NATIVE/LOCALLY ADAPTED					
	CAREX PANSA (SANDDUNE SEDGE)	HEUCHERA MAXIMA (ISLAND ALUM ROOT)	RIBES VIBURNIFOLIUM (EVERGREEN CURRANT)	HEUCHERA MAXIMA (ISLAND ALUM ROOT)	IRIS DOUGLASIANA (DOUGLAS IRIS)
RAIN GARDEN PLANTING MIX					
	HEUCHERA MAXIMA (ISLAND ALUM ROOT)	IRIS DOUGLASIANA (DOUGLAS IRIS)	RIBES SANGUINEUM (RED FLOWERING CURRANT)		

MATERIALS IMAGES



STREET VIEW - METAL PICKET FENCE

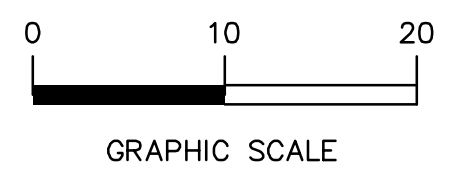
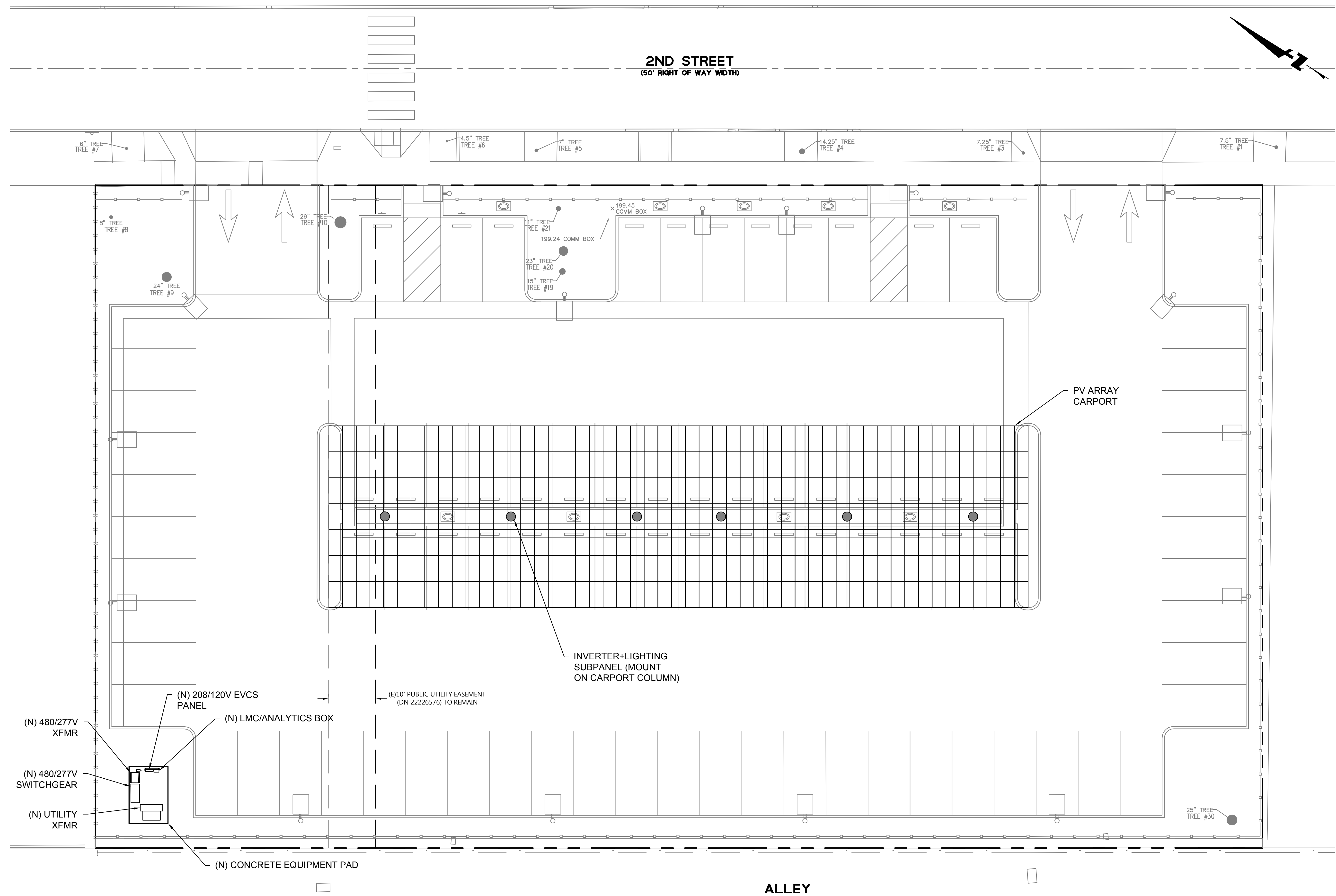
PLANT OPTIONS & CHARACTER IMAGES
 PACKARD FOUNDATION PARKING LOT
 374 SECOND STREET
 SANTA CLARA COUNTY
 LOS ALTOS
 CALIFORNIA



No.	Revisions	Date	By

Drawing Number:
 L1.02
 OF

SITE LAYOUT - PV CARPORT

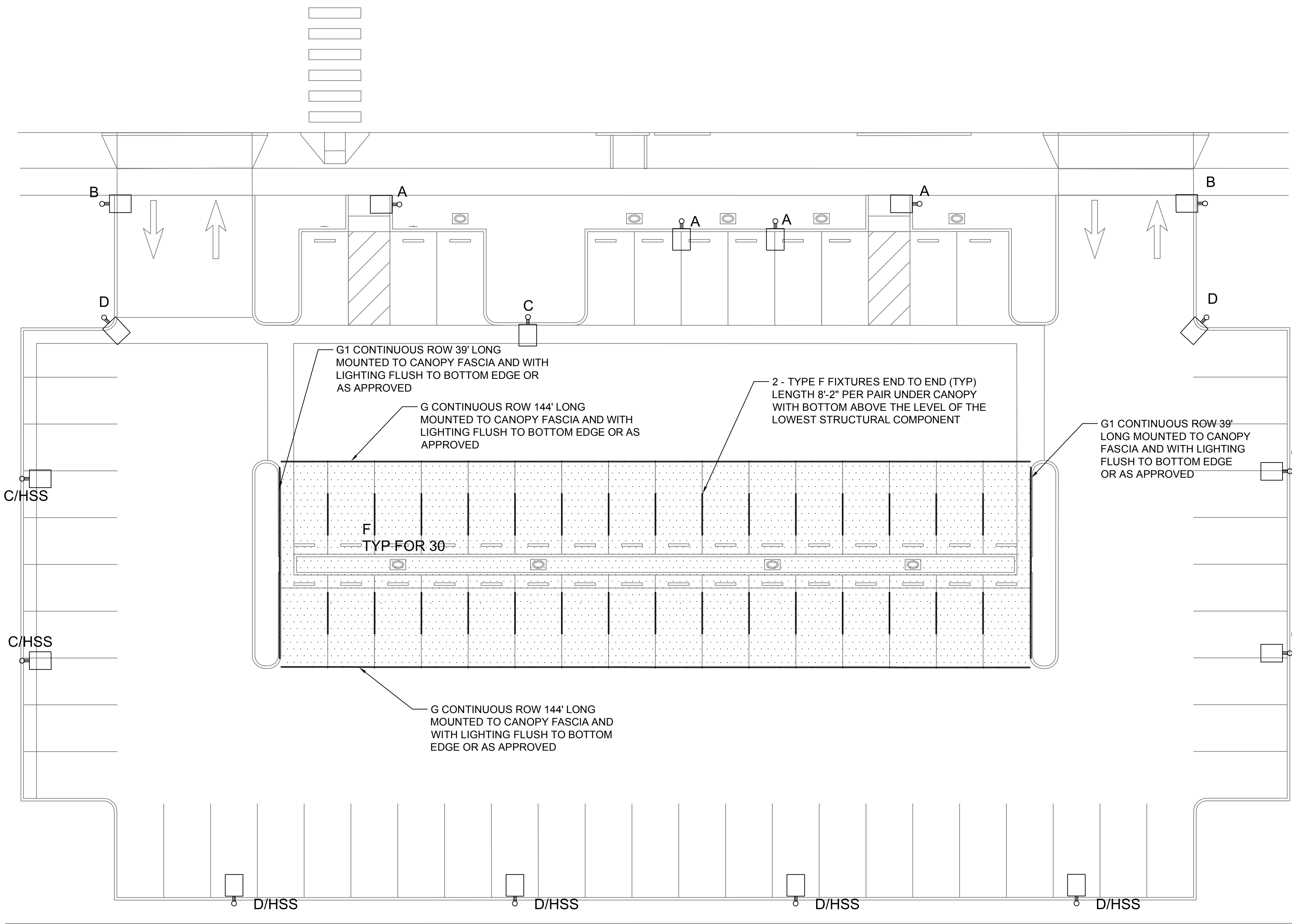


1 SITE PLAN
 Scale: 1"=10'-0"

DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets_powerflex.dwg
 PLOT DATE: 08-19-21 PLOTTED BY: polt

Date	Revisions	No.	Date
08/23/2021			
Scale 1" = 10'			
Design: DJP			
Drawn: DJP			
Approved: DJL			
Job No: 20191214-10			

Drawing Number:
E1.0
 OF



LIGHTING FIXTURES

TYPE	DESCRIPTION	DESCRIPTION
A	NOM. 8' POLE WITH LIGMAN VK-900001-T3W40 LUMINAIRE	TYPE 3 WIDE DISTR. 2700K NOTE 1
B	NOM. 8' POLE WITH LIGMAN VK-900001-T4W40 LUMINAIRE	TYPE 4 FWD THROW 2700K NOTE 1
C	NOM. 16' POLE WITH LIGMAN VK-90001-T2-W40 LUMINAIRE	TYPE 2 WIDE DISTR. 2700K NOTE 1, 4
D	NOM. 16' POLE WITH LIGMAN VK-90001-T4W40 LUMINAIRE	TYPE 4 FWD THROW 2700K NOTE 1, 4
F	LED LINEAR ADONIS TC-WHITE-HYDRA-HD10-W9-927 4'	STRIP DOWNLIGHT WET LABEL (30 8' ASSEMBLIES) NOTE 3, 5
G	LED LINEAR ADONIS TC-WHITE-HYDRA-HD10-W9-927 6'	STRIP DOWNLIGHT WET LABEL IN 2 ROWS OF 144' NOTE 2, 3, 5
G1	AS TYPE G	IN 2 ROWS OF 39' NOTE 2, 3, 5

- NOTES**
- POLES AND LUMINAIRES TO MATCH STYLE AND COLOR OF EXISTING
 - TYPES G AND G1 LUMINAIRES FIELD MEASURE BEFORE ORDERING.
 - SUBMIT INSTALLATION DETAILS FOR REVIEW AND APPROVAL.
 - HSS INDICATES HOUSE SIDE SHIELD ADDED TO LUMINAIRES
 - REMOTE DRIVER(S) IN OUTDOOR ENCLOSURES AND LOW VOLTAGE WIRING TO LUMINAIRES

LIGHTING CONTROLS

PROVIDE SEPARATE ON-OFF AND 0-10 VOLT DIMMING CONTROL FOR FOUR (4) LIGHTING CIRCUITS, 16A MAXIMUM 120 OR 277 VAC. TO INCLUDE A LUTRON QSN-4T16S IN A WEATHERTIGHT SECURED CABINET. THE FOUR LIGHTING CIRCUITS SHALL BE :

- POLE LIGHTS TYPES A AND B ONLY
- POLE LIGHTS TYPES C AND D ONLY
- FIXTURES TYPES F ONLY
- FIXTURES TYPES G AND G1 ONLY

PROVIDE (6) OUTDOOR PIR SENSORS LOCATED AS FOLLOWS:
 *ONE ON EACH OF 3 TYPE A LUMINAIRES
 *THREE LOCATED UNDER THE CANOPY

SENSORS TO BE WIRED TO THE QSN INCLUDING POWER AND SIGNAL WIRING PER LUTRON.

PROVIDE SIGNAL WIRING TO HEADQUARTERS BUILDING QUANTUM CONTROL SYSTEM. PROGRAM THE QSN AND ITS FUNCTIONS AS REQUIRED BY TITLE 24 PART 6 SECTIONS 130 AND 140 AND AS DIRECTED BY THE FACILITIES MANAGER FOR THE FOUNDATION.

GENERAL

STRUCTURAL AND CIVIL ENGINEERING TO DETERMINE POLE BASES AND FOUNDATIONS AND ATTACHMENT OF LIGHTING TO OVERHEAD STRUCTURE.

WIRING DESIGN, TITLE 24 LIGHTING ENERGY CALCULATIONS AND TITLE 24 CALGREEN COMPLIANCE DOCUMENTS BY ELECTRICAL ENGINEER.

SUBMIT FINAL PLANS AND ALL PROJECT DATA AND SHOP DRAWINGS FOR REVIEW AND APPROVAL.

LIGHTING DESIGN NARRATIVE

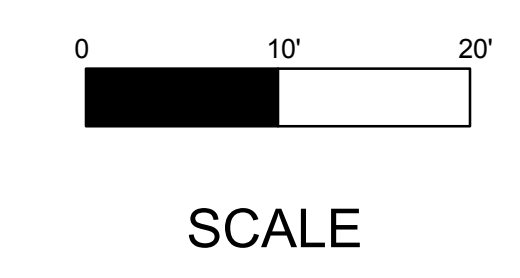
THE DESIGN PROPOSES FOUR TYPES OF LIGHT.

- PEDESTRIAN SCALE (8' TALL) POLE LIGHTS TO ILLUMINATE DRIVEWAY ENTRANCES AND CROSSWALK/PEDESTRIAN ENTRANCES.
- PARKING LOT SCALE (16' TALL) POLE LIGHTS FOR GENERAL ILLUMINATION OF THE OPEN AREAS OF THE PARKING LOT AND DRIVE AISLES.
- LINEAR LIGHTING ALONG THE OUTSIDE EDGE OF THE PHOTOVOLTAIC CANOPY TO ILLUMINATE THE DRIVE AISLE ALL AROUND THE CANOPY
- LINEAR LIGHTING UNDER THE CANOPY.

ALL LIGHTING IS FULLY SHIELDED AND DOWNWARD ONLY. THE COLOR TEMPERATURE OF ALL LIGHTING IS WARM (2700K). LIGHTING IS DIMMED AND WILL PROGRAMMED TO LOW LEVEL AFTER NORMAL BUSINESS HOURS, AND TURNED OFF AFTER CURFEW (NOMINALLY 10 PM). THE LIGHTING COMPLIES WITH TITLE 24 PART 6 (ENERGY EFFICIENCY AND LIGHTING CONTROLS) AND TITLE 24 PART 11 (OFF SITE IMPACTS AND LIGHT TRESPASS MITIGATION).

PERIMETER POLE LIGHTS ARE ADDITIONALLY EQUIPPED WITH HOUSE SIDE (BACK) SHIELDS TO PREVENT LIGHT TRESPASS ONTO ADJACENT PROPERTIES.

IN GENERAL, THE PROPOSED LIGHTING WILL NOT AFFECT ADJOINING PROPERTIES. SOME LIGHT WILL PURPOSELY ILLUMINATE THE ROADWAY CURB AREA AT CROSSWALKS AND DRIVEWAY ENTRANCES TO IMPROVE SAFETY, BUT WILL HAVE NO EFFECT ON ADJOINING PROPERTIES.



CALIFORNIA
 SANTA CLARA COUNTY
PACKARD FOUNDATION PARKING LOT
374 SECOND STREET
 LOS ALTOS

Date	Scale	Design	Drawn	Approved	Issued and Revisions	Date
08/23/2021	AS NOTED	BENYA	BENYA	BENYA	FOR OWNER REVIEW AND ENGINEERING	08/23/2021

Drawing Number: **LD-1**

Lighting Design by
BENYA BURNETT
 CONSULTANCY
 501 Fillmore Court
 Davis, CA 95616
 +1 (503) 519 9631
 www.benyaburnett.com
 James Benya, PE

