LOS ALTOS, CALIFORNIA

## PLANNING AND TRANSPORTATION COMMISSION PRESUBMITTAL DRAWINGS

**April 7, 2017** 



FIRST STREET
GREEN OFFICE
BUILDING AND
PUBLIC PARK

## endd.

ARCHITECTURE INTERIORS
PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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

onsultant

amp

rinting Date
% SCHEMATIC DESIGN 01.10.2017
0% SCHEMATIC DESIGN (REVISED) 03.30.2017
C PRESUBMITTAL 04.07.2017

Revisions and Description Date

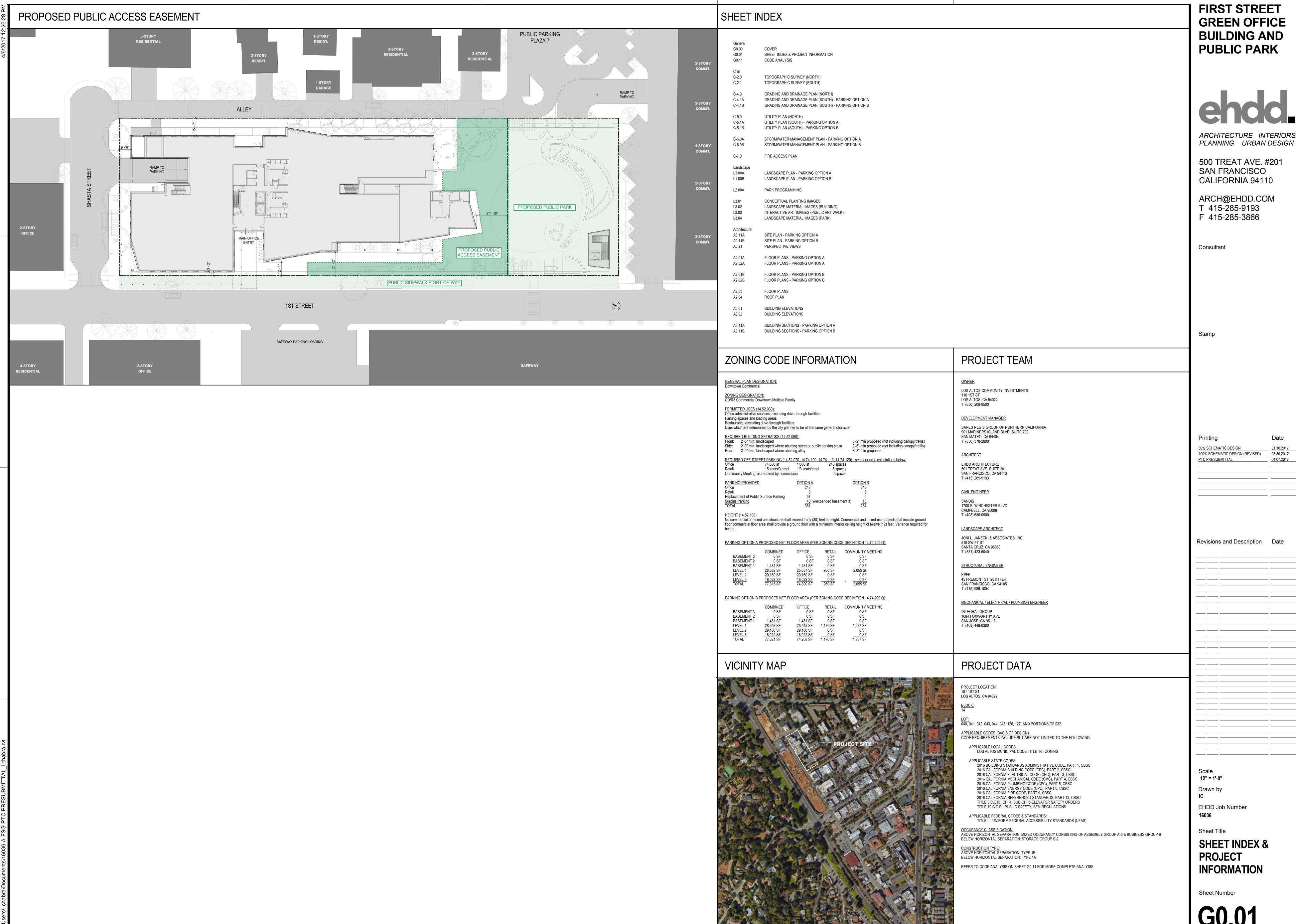
Drawn by

EHDD Job Number

COVER

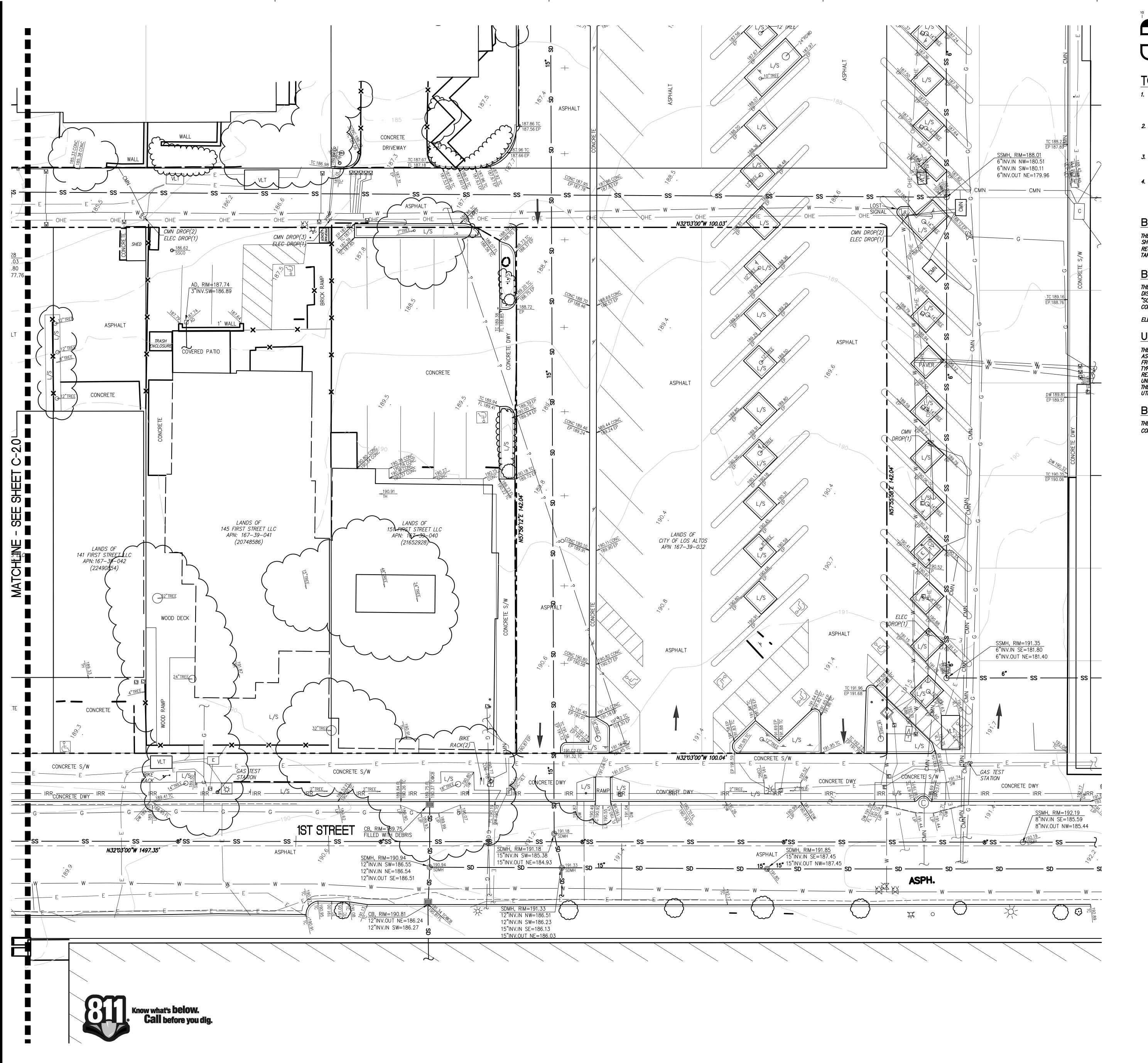
Sheet Number

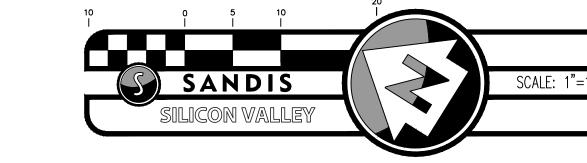
G0.00



**GREEN OFFICE BUILDING AND** 

04.07.2017





## TOPOGRAPHIC SURVEY NOTES

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

## BASIS OF BEARING

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

## BENCHMARK CONTROL NOTE

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

ELEV=186.23 FEET (NAVD 88 DATUM)

## UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

## **BOUNDARY NOTE**

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

## FIRST STREET **GREEN**

**Los Altos Community Investments** 110 First Street Los Altos, California 94022



ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

ARCH@EHDD.COM

T 415-285-9193 F 415-285-3866



Revisions and Description Date

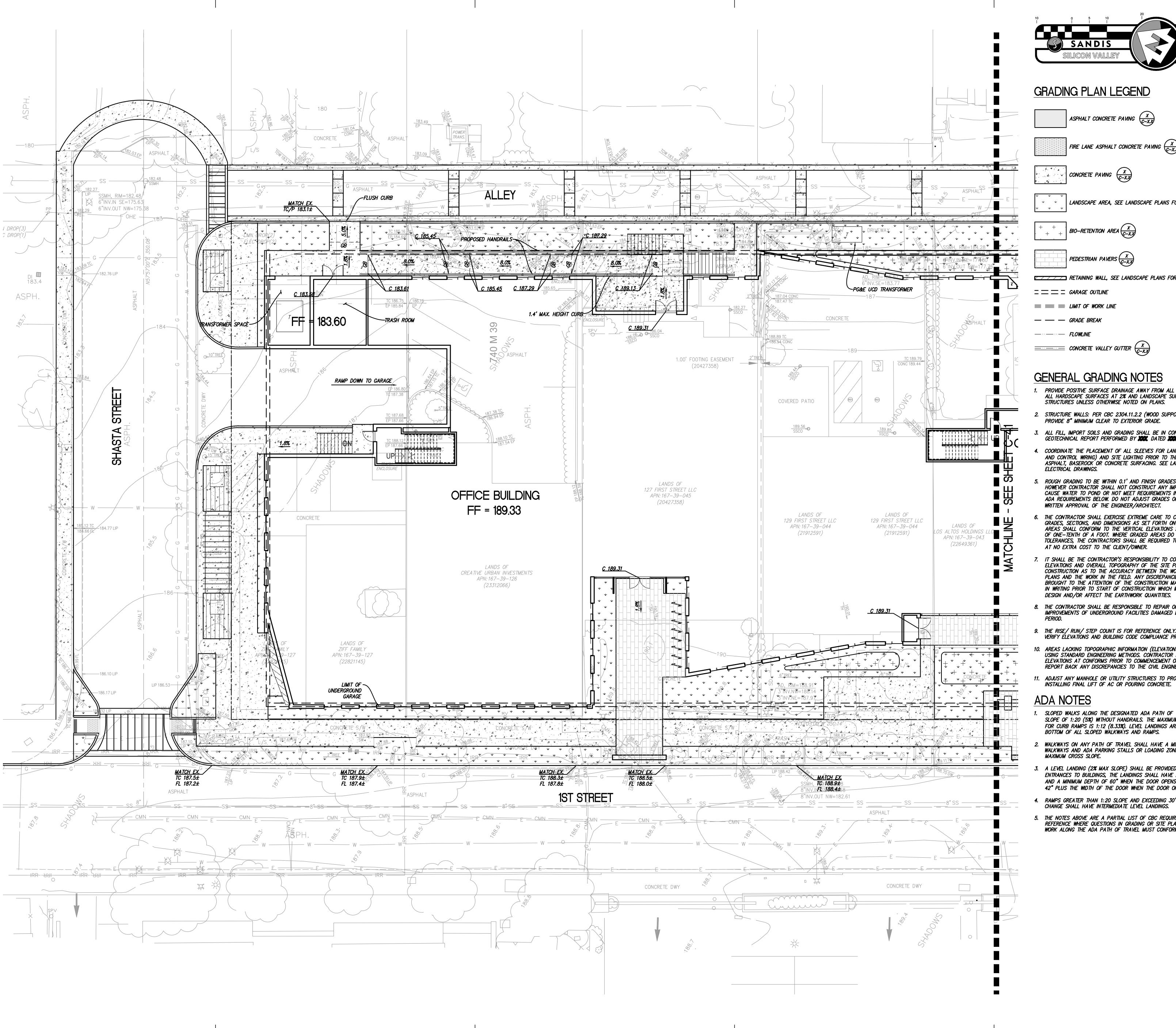
100% SCHEMATIC DESIGN (REVISED)

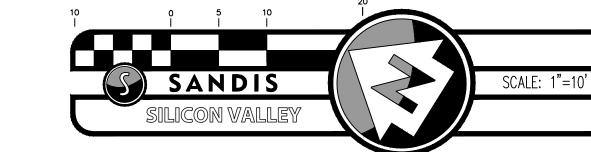
TC PRESUBMITTAL

1"=10' Drawn by

EHDD Job Number 16036

**TOPOGRAPHIC SURVEY (SOUTH)** 





## GRADING PLAN LEGEND

ASPHALT CONCRETE PAVING  $\begin{pmatrix} x \\ C-X.X \end{pmatrix}$ 













LIMIT OF WORK LINE

— — GRADE BREAK

## GENERAL GRADING NOTES

- PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
- 2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
- 3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY 100%, DATED 100%, PROJECT NUMBER 100%
- 4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
- ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
- 6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT/OWNER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION
- 9. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ÉLEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
- 10. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
- 11. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO

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

## FIRST STREET **GREEN**

**Los Altos Community Investments** 110 First Street Los Altos, California 94022

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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



50% SCHEMATIC DESIGN 00% SCHEMATIC DESIGN (REVISED) TC PRESUBMITTAL

Revisions and Description Date

D I			
,			
Α			
R			
^			
<i>1</i> 0			
VD	·		
		·	

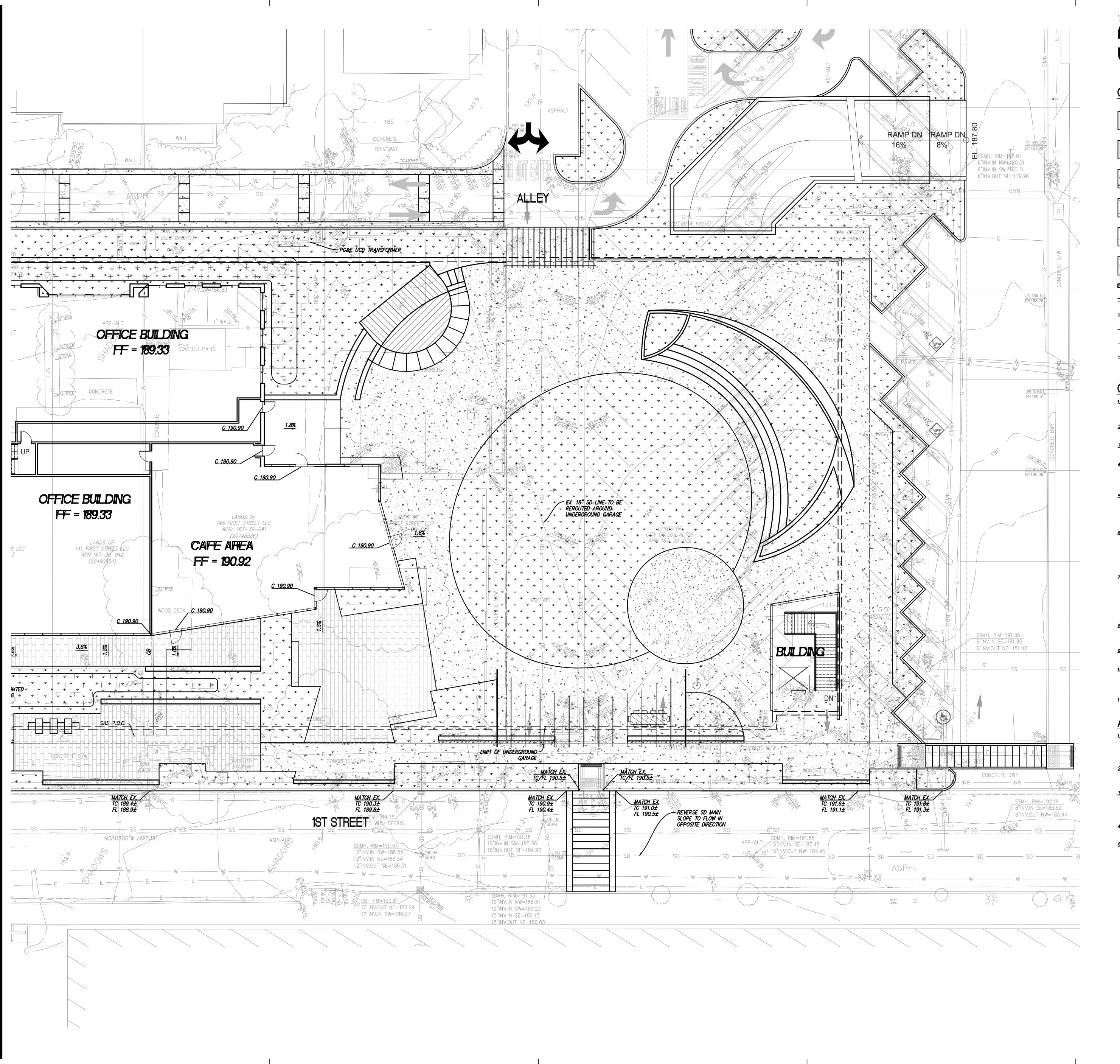
Scale

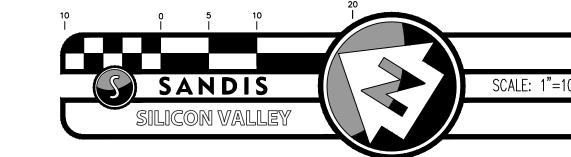
1"=10' Drawn by LW

**EHDD Job Number** 16036

Sheet Title

**GRADING AND DRAINAGE PLAN** (NORTH)





## GRADING PLAN LEGEND

ASPHALT CONCRETE PAVING (C-X.X)

FIRE LANE ASPHALT CONCRETE PAVING (C-X.X)

CONCRETE PAVING (X)

CONCRETE PAVING (X)

LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS

+ + BIO-RETENTION AREA

PEDESTRIAN PAVERS (C-X.X)

RETAINING WALL, SEE LANDSCAPE PLANS FOR DETAILS

= = = GARAGE OUTLINE

LIMIT OF WORK LINE

— — GRADE BREAK

----- FLOWLINE

CONCRETE VALLEY GUTTER (X)

## GENERAL GRADING NOTES

- 1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
- 2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION)
  PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
- 3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY 2001, DATED 2001, PROJECT NUMBER 2001
- 4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
- 5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
- 6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE—TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT/OWNER.
- 7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION
- 9. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
- 10. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
- 11. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

## **ADA NOTES**

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

## | FIRST STREET | GREEN

Los Altos Community Investments 110 First Street Los Altos, California 94022

ehdd

PLANNING URBAN DESIGN
500 TREAT AVE. #201

ARCHITECTURE INTERIORS

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

SAN FRANCISCO

CALIFORNIA 94110



Suite 200, Campbell, CA 95008

F. 408.636.0999

Printing

50% SCHEMATIC DESIGN
100% SCHEMATIC DESIGN (REVISED)
PTC PRESUBMITTAL
04.07.2017

Revisions and Description Date


Scale

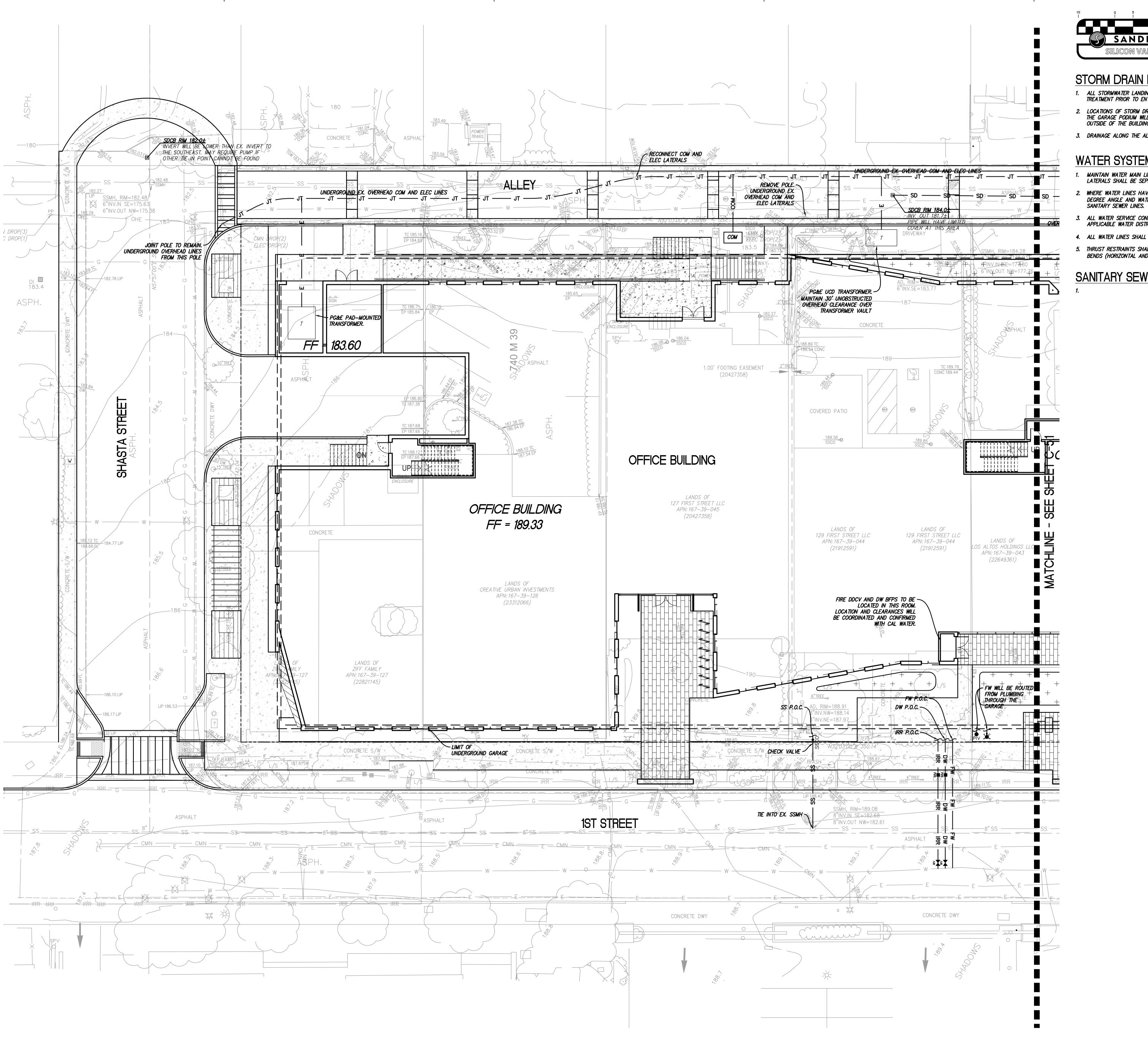
**1"=10'** Drawn by **LW** 

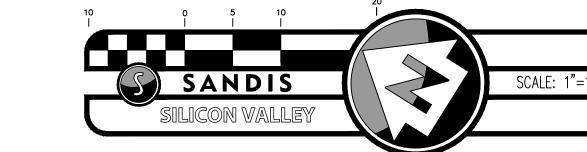
EHDD Job Number 16036

Sheet Title

GRADING AND
DRAINAGE PLAN
(SOUTH) - PARKING
OPTION A
Sheet Number

C-4.1A





## STORM DRAIN NOTES

- 1. ALL STORMWATER LANDING ON THE PROJECT SITE WILL BE DIRECTED TOWARD TREATMENT PRIOR TO ENTERING THE CITY SYSTEM.
- 2. LOCATIONS OF STORM DRAINS WILL BE COORDINATED. ALL STORM DRAINAGE ABOVE THE GARAGE PODIUM WILL BE ROUTED BY THE PLUMBING ENGINEER TO A POC OUTSIDE OF THE BUILDING FOOTPRINT
- 3. DRAINAGE ALONG THE ALLEY WILL BE COORDINATED AND DISCUSSED WITH THE CITY

## WATER SYSTEM NOTES

- MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF
- 3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
- 4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- 5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

## SANITARY SEWER NOTES

## FIRST STREET **GREEN**

**Los Altos Community Investments** 110 First Street Los Altos, California 94022

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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



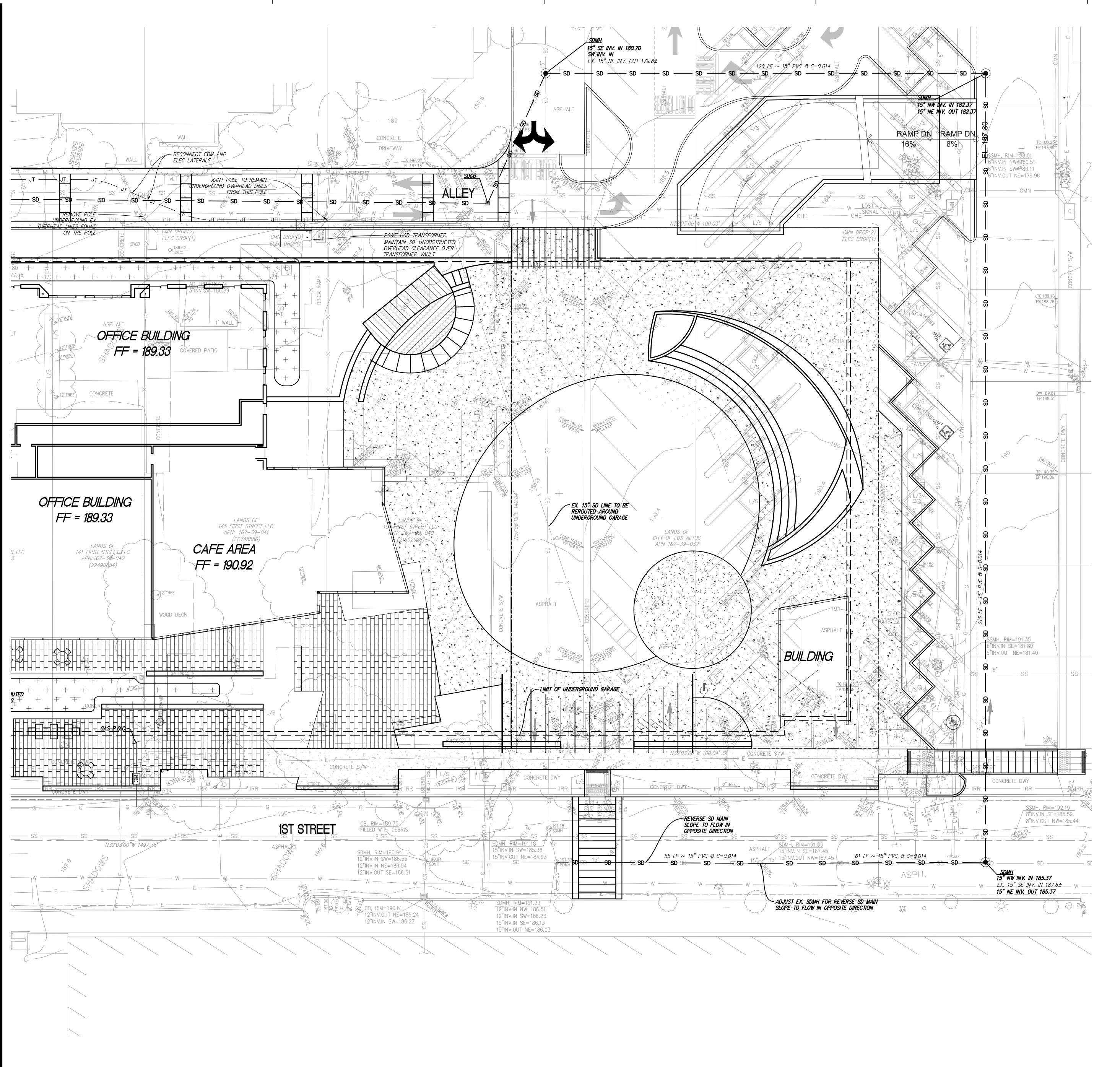
Revisions and Description Date

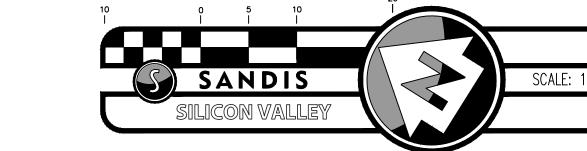
100% SCHEMATIC DESIGN (REVISED)

Scale 1"=10' Drawn by

LW **EHDD Job Number** 16036

Sheet Title **UTILITY PLAN** (NORTH)





## STORM DRAIN NOTES

- 1. ALL STORMWATER LANDING ON THE PROJECT SITE WILL BE DIRECTED TOWARD TREATMENT PRIOR TO ENTERING THE CITY SYSTEM.
- 2. LOCATIONS OF STORM DRAINS WILL BE COORDINATED. ALL STORM DRAINAGE ABOVE THE GARAGE PODIUM WILL BE ROUTED BY THE PLUMBING ENGINEER TO A POCOUTSIDE OF THE BUILDING FOOTPRINT
- 3. DRAINAGE ALONG THE ALLEY WILL BE COORDINATED AND DISCUSSED WITH THE CITY

## WATER SYSTEM NOTES

- MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
- 2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- 3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
- 4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- 5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

## SANITARY SEWER NOTES

## FIRST STREET **GREEN**

**Los Altos Community Investments** 110 First Street Los Altos, California 94022

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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



٩V	isions	s and Description	Date
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			
_			

100% SCHEMATIC DESIGN (REVISED)

1"=10' Drawn by

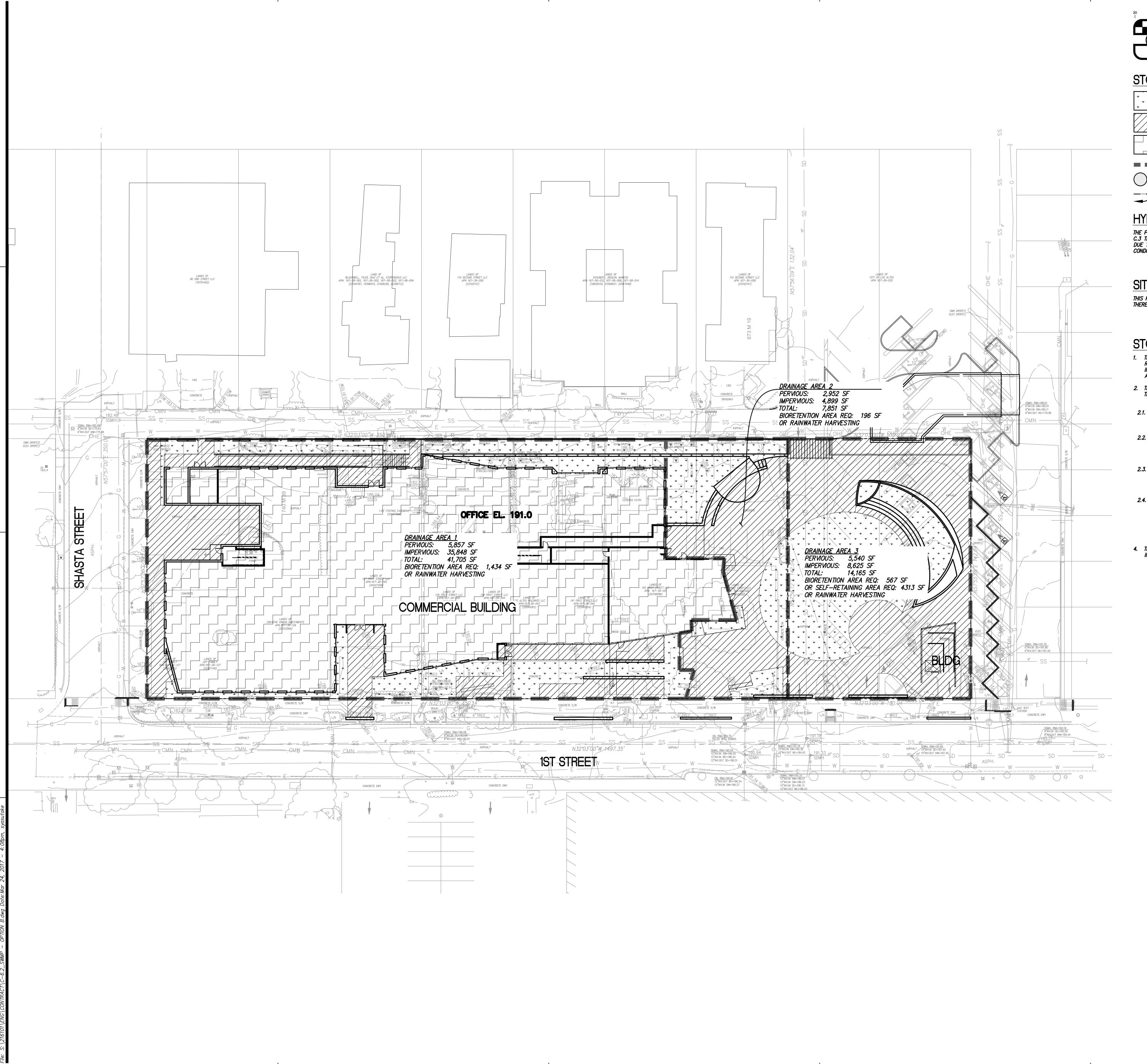
EHDD Job Number

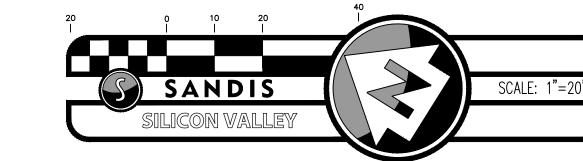
16036

Sheet Title **UTILITY PLAN** (SOUTH) - PARKING

Sheet Number

**OPTION A** 





## STORM WATER MANAGEMENT PLAN LEGEND

PROPOSED PERVIOUS AREA PROPOSED IMPERVIOUS AREA PROPOSED BUILDING

DRAINAGE AREA BOUNDARY

INTERCEPTOR TREE CREDIT AREA —··— FLOWLINE FLOW DIRECTION

## HYDROMODIFICATION NOTE:

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

## SITE TREATMENT AREA NOTE:

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

## STORMWATER MANAGEMENT NOTES:

- 1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF LOS ALTOS REQUIREMENTS.
- 2. THE FOLLOWING TREATMENT MEASURES ARE CONSIDER AS OPTIONS TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE
- 2.1. SELF-RETAINING AREA RUNOFF IN THIS AREA IS DIRECTED TO A DEPRESSED LANDSCAPE AREA THAT ALLOWS WATER TO POND TO 3" PRIOR TO LEAVING THE SITE. NO SPECIAL LANDSCAPING OR SOILS ARE REQUIRED
- 2.2. BIO-RETENTION AREA RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL
- 2.3. PERVIOUS PAVERS/PERVIOUS JOINT PAVERS/PERVIOUS PAVEMENTS RUNOFF IN THIS AREA EITHER ORIGINATES OR IS DIRECTED TO PERVIOUS PAVEMENT MATERIALS, SEE SIZING CRITERIA FOR BASEROCK SECTIONS AND DRAINAGE REQUIREMENTS.
- 2.4. RAINWATER HARVESTING RUNOFF IN THIS AREA IS DIRECTED TO CISTERNS FOR STORAGE UNTIL IT CAN BE REUSED ON SITE FOR IRRIGATION AND OTHER RECYCLED WATER USES.
- 3,650 CF CISTERN WITH A PUMP WILL BE REQUIRED TO TREAT AND REUSE STORMWATER FOR THE ENTIRE SITE.
- 4. TREE CREDITS WILL BE ANALYZED TO REDUCE SOME OF THE REQUIRED TREATMENT IN CONSTRUCTION DOCUMENT PHASE.

## FIRST STREET **GREEN**

**Los Altos Community Investments** 110 First Street Los Altos, California 94022



ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

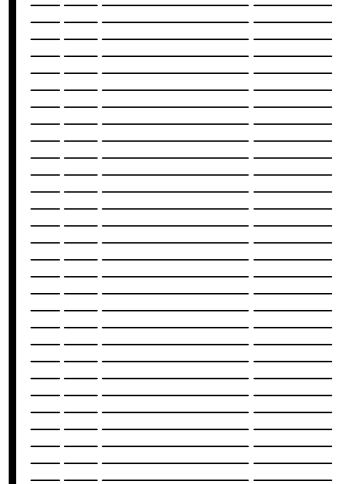
500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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



50% SCHEMATIC DESIGN 100% SCHEMATIC DESIGN (REVISED) TC PRESUBMITTAL

Revisions and Description Date



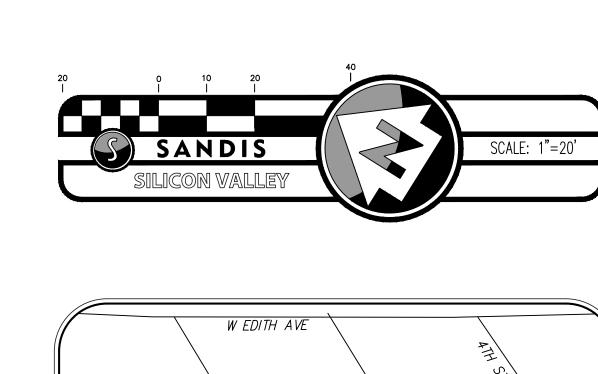
Scale 1"=20'

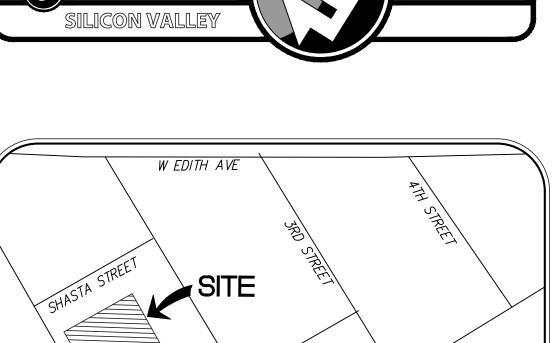
Drawn by

EHDD Job Number

Sheet Title

STORMWATER **MANAGEMENT PLAN - PARKING OPTION A** Sheet Number



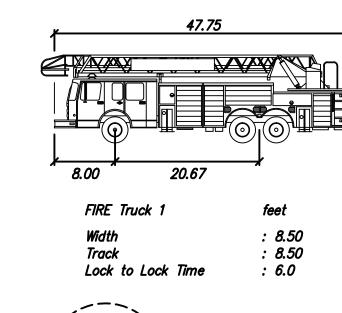


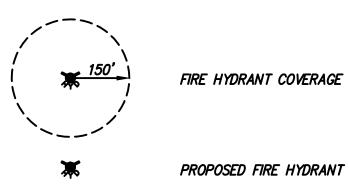


**LEGEND** 

26 FT AERIAL FIRE ACCESS LANE — PAVING MATERIALS AND SECTIONS TO BE DESIGNED FOR AERIAL FIRE TRUCK LOADING AND APPROVED ALTERNATIVE MATERIALS

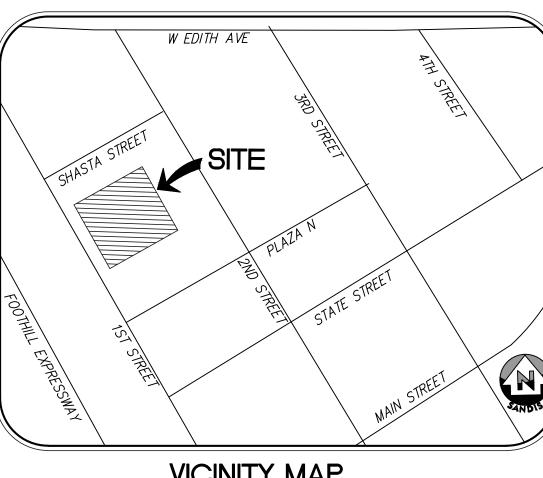
MINIMUM 30' X 60' STAGING AREA





EXISTING FIRE HYDRANT

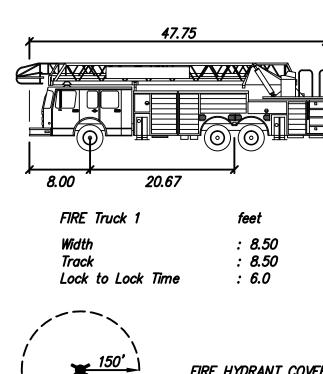
2. WHARF HYDRANT AND STANDPIPE LOCATIONS TO BE COORDINATED WITH SANTA CLARA COUNTY FIRE DEPARTMENT.

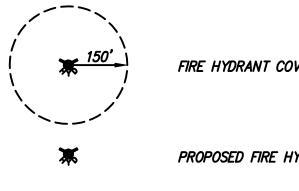


— — — ALL—WEATHER FIRE

— — APPARATUS ACCESS ROAD

16 FT FIRE ACCESS LANE — COMBINATION OF APPROVED FIRE RATED MATERIALS NOT INTENDED FOR AERIAL FIRE ACCESS







- 1. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN TWENTY—SIX (26) FEET.

Revisions and Description Date

FIRST STREET

Los Altos Community Investments 110 First Street

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201

SAN FRANCISCO

CALIFORNIA 94110

ARCH@EHDD.COM

SANDIS

CIVIL ENGINEERS SURVEYORS PLANNERS

1700 S. Winchester Blvd, Suite 200, Campbell, CA 95008 P. 408.636.0900

F. 408.636.0999 www.sandis.net

50% SCHEMATIC DESIGN

PTC PRESUBMITTAL

100% SCHEMATIC DESIGN (REVISED)

T 415-285-9193

F 415-285-3866

Los Altos, California 94022

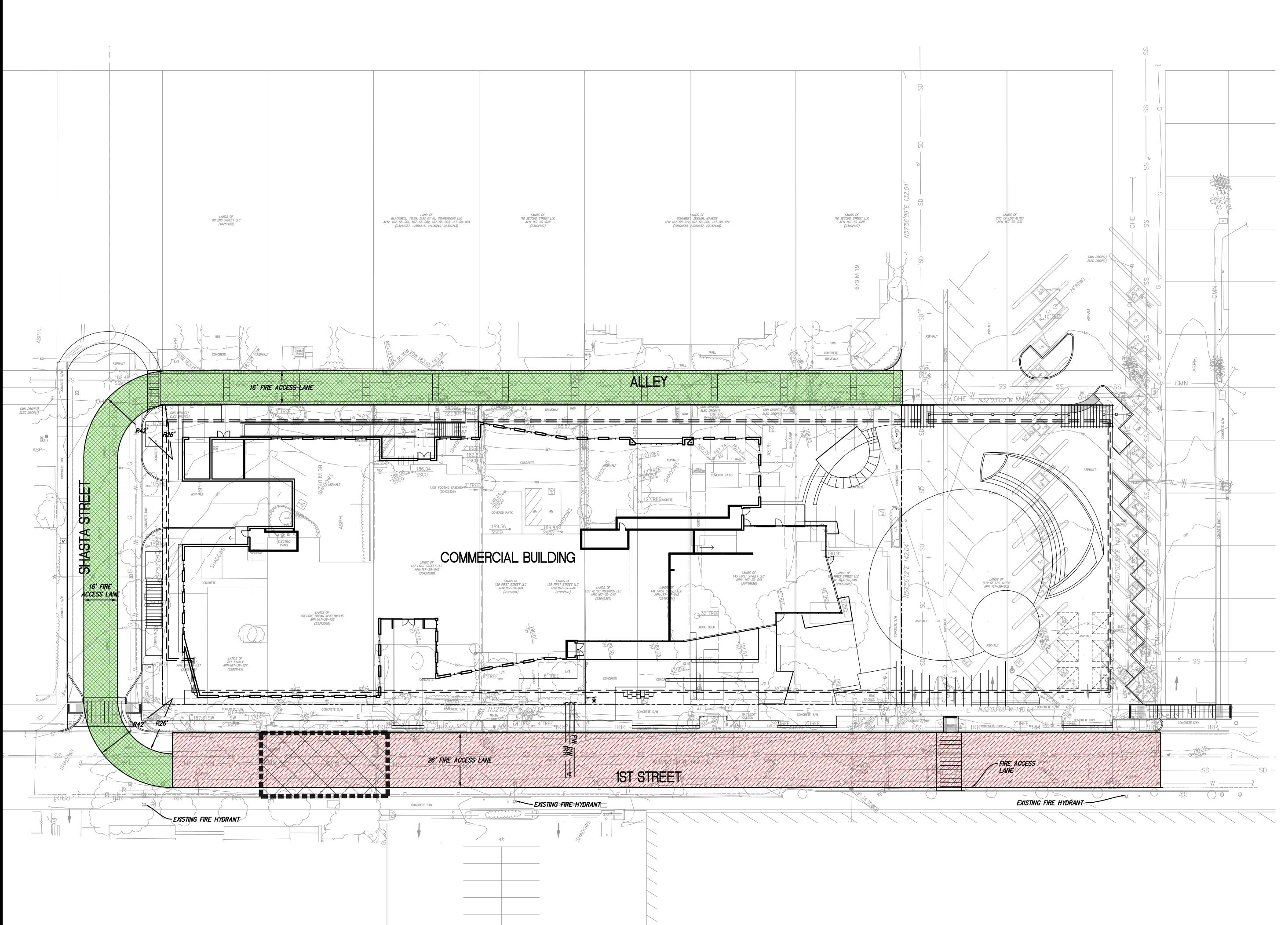
**GREEN** 

Scale

1"=20' Drawn by EHDD Job Number

Sheet Title

FIRE ACCESS PLAN







## **KEY NOTES**

- (1) PROJECT WIDE CURB IMPROVEMENTS: NEW RIDE SHARE AND PARKING; NEW CURB AND **GUTTER LAYOUT**
- (2) NEW STREET TREES AND COVERED SEATING
- (3) NEW CUL-DE-SAC AND WALK
- ( **4** ) NEW 'BUILDING BLOCK' PAVING
- (5) SITTING NICHE
- ( **6** ) ALL EXISTING TREES TO REMAIN PROTECTED MAINTAIN IRRIGATION TO TREES THROUGHOUT LOCATIONS TO INCLUDE BICYCLE REPAIR CONSTRUCTION. REFER TO CIVIL PLAN
- 7 ART WALLS

- (8) BIOSWALE PLANTER WITH UNDERSTORY PLANTING MIX (15, 5 AND 1-GALLON), AUTOMATIC IRRIGATION, AND A 3-INCH LAYER OF WOOD CHIP MULCH. REFER TO CIVIL PLANS FOR BIOSWALE IMPROVEMENTS INCLUDING
- GRADING, DRAINAGE, AND SOIL MIX. 9 GIANT TEETER TOTTER
- (10) INTERACTIVE POLLINATOR ART AND PATH
- (11) OUTDOOR SEATING
- (13) OPENING 'POP' CONVERGENCE PLAZA WITH SEATING, ART WALK, LIGHT WELLS, AND PEDESTRIAN ACCESS
- (14) FIRST STREET GREEN 'BLOOM' ENTRY GATE. TRELLIS SEATING WITH ART WALLS AND PLANTED EDGES
- ROOST AND SHOOTS (ELEVATOR, DECK AND PARKING ACCESS PORTAL)
- (16) RAISED PLANTER
- IN PLACE WITH 6-FT HIGH CHAINLINK FENCING. (12) BIKE PARKING AND CHARGING STATION (SOME (17) FLEXIBLE OPEN SPACE; OPEN PLAY AREA FOR (25) COVERED STAGE GAMES SUCH AS PING PONG, TWISTER, JENGA, AND KER PLUNK; ROOM FOR TEMPORARY ARTS/CRAFTS BOOTHS
  - (18) EXISTING TREES WITH NEW CONCRETE CURB

(19) IMPRINT OF ORCHARD LIGHT WELLS (27) NEW CROSSWALK

(22) 'SOIL CLODS' CLIMBING AND PLAY AREA

(23) CENTRAL LAWN

(24) PLAZA 7 ENTRY WAY

(26) UPRIGHT DECIDUOUS TREES

- 28) NEW DECORATIVE ALLEY PAVING (PERMEABLE (20) 'MYCORRHIZAL FUNGI' SCREEN TO PARKING CONCRETE PAVERS AND CONCRETE BANDS) BELOW - VENTILATION/LIGHT WELL
- (29) ALLEY WITH RICH PLANTINGS (21) TERRACE AND RAISED GRASSY OUTCROP

HANDRAILS

- BUILDING SUPPORT (ELECTRICAL, MECHANICAL EQUIPMENT, AND TRASH STORAGE)
- (31) CONCRETE STAIRS WITH GUARDRAILS AND HANDRAILS
- (32) CONCRETE RAMP WITH GUARDRAILS AND

EXISTING REDWOOD TREES TO BE REMOVED. TREES TO BE SALVAGED AND REPURPOSED INTO PROJECT (EXACT ELEMENTS TO BE DESIGNED). CONTRACTOR TO COORDINATE REMOVAL, STORAGE, MILLING, AND SALVAGE WITH LUMBERYARD AND LANDSCAPE ARCHITECT (EXISTING REDWOODS NOT SHOWN ON PLAN).

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

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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

### Consultant



JONI L. JANECKI & ASSOCIATES, INC. 515 SWIFT ST. SANTA CRUZ, CA 95060

Printing 50% SCHEMATIC DESIGN 100% SCHEMATIC DESIGN (REVISED) 03.30.2017 PTC PRESUBMITTAL

Revisions and Description Date

Scale 1"=20'-0"

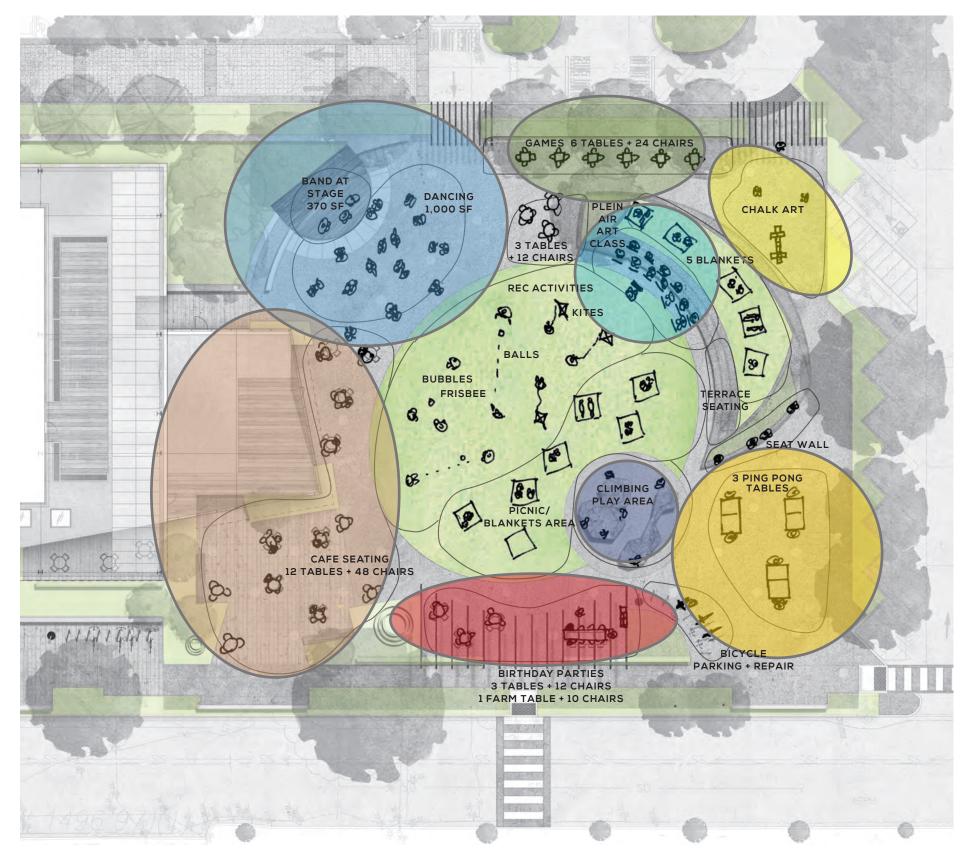
Drawn by

EHDD Job Number 16036

Sheet Title LANDSCAPE PLAN -

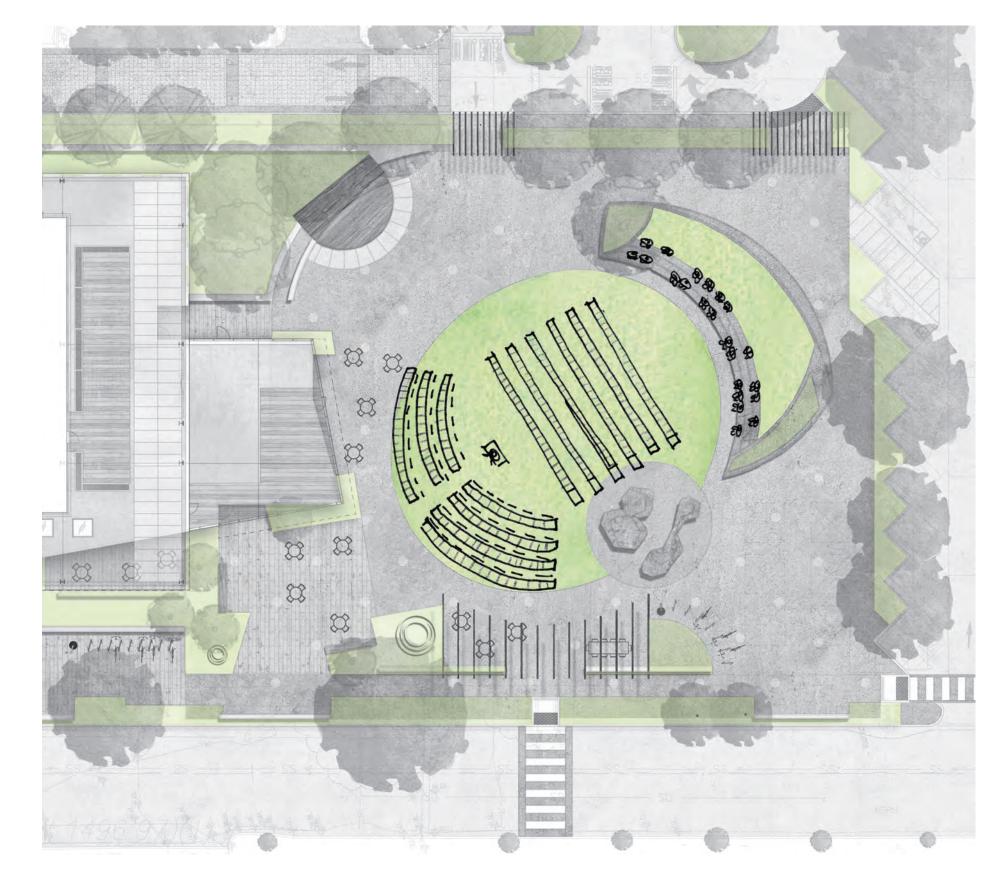
Sheet Number

PARKING OPTION A



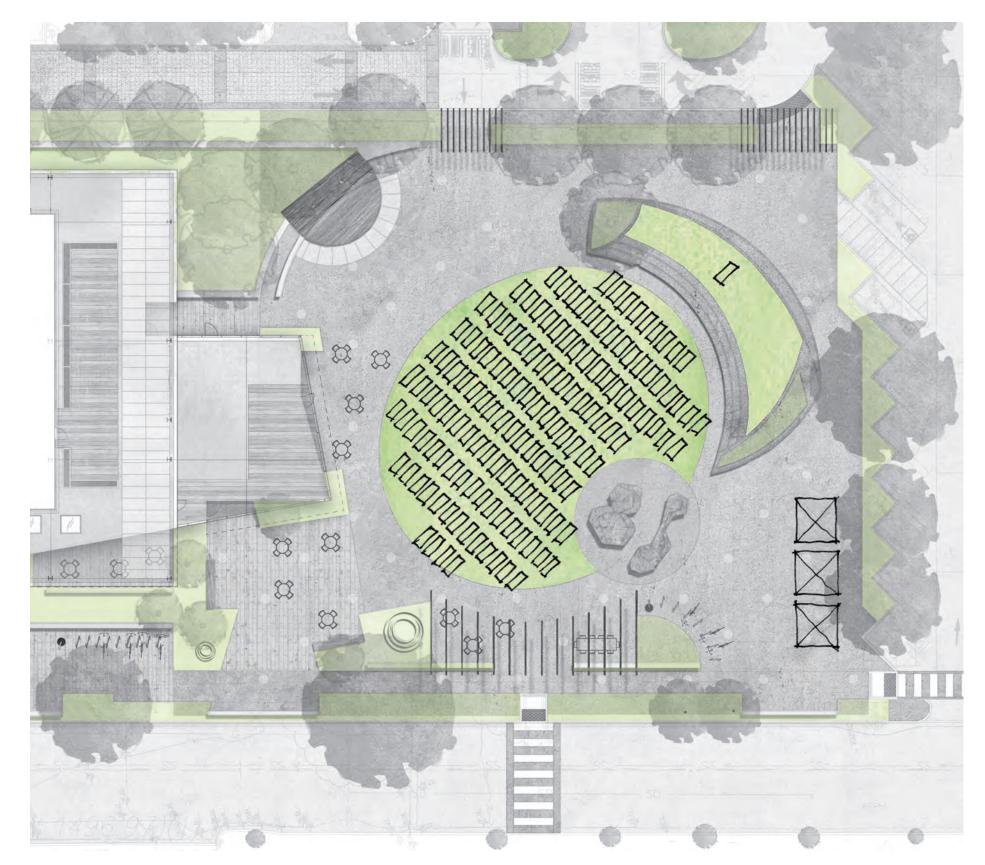
## DAY ON THE GREEN

BLANKETS ON LAWN
BALL/GAMES ON LAWN
ART CLASS AT TERRACE
PING PONG TABLES
CAFE SEATING
BIRTHDAY PARTY AT TRELLIS
DANCE AT STAGE
BAND FOR DANCING
BIKES/BIKE REPAIR
HOPSCOTCH



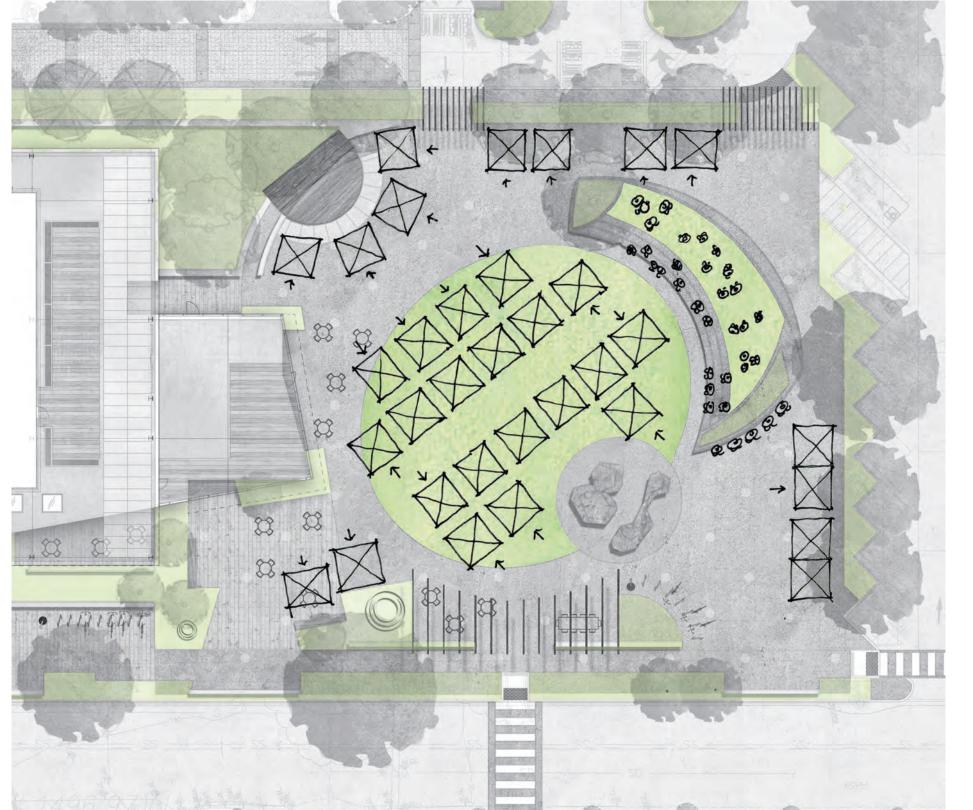
## ORCHESTRA ON THE GREEN

120SEATS 100PERSON ORCHESTRA 35 TERRACE SEATS



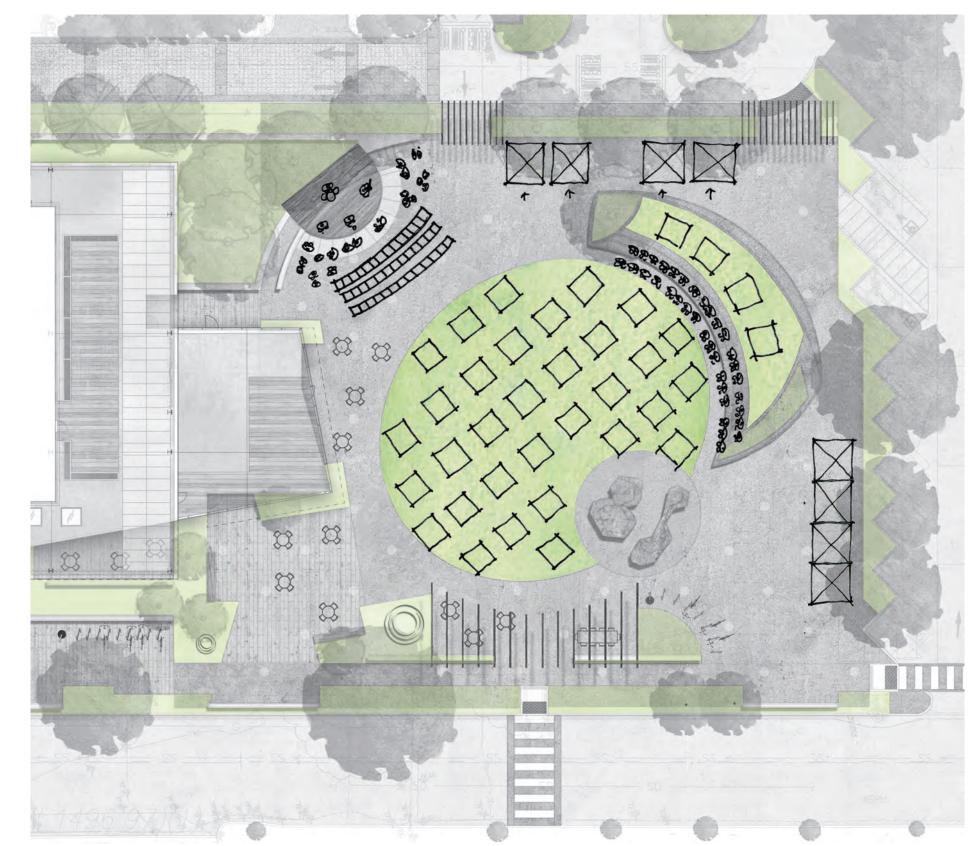
## YOGA ON THE GREEN

116 YOGA MATS
3 TENT BOOTHS



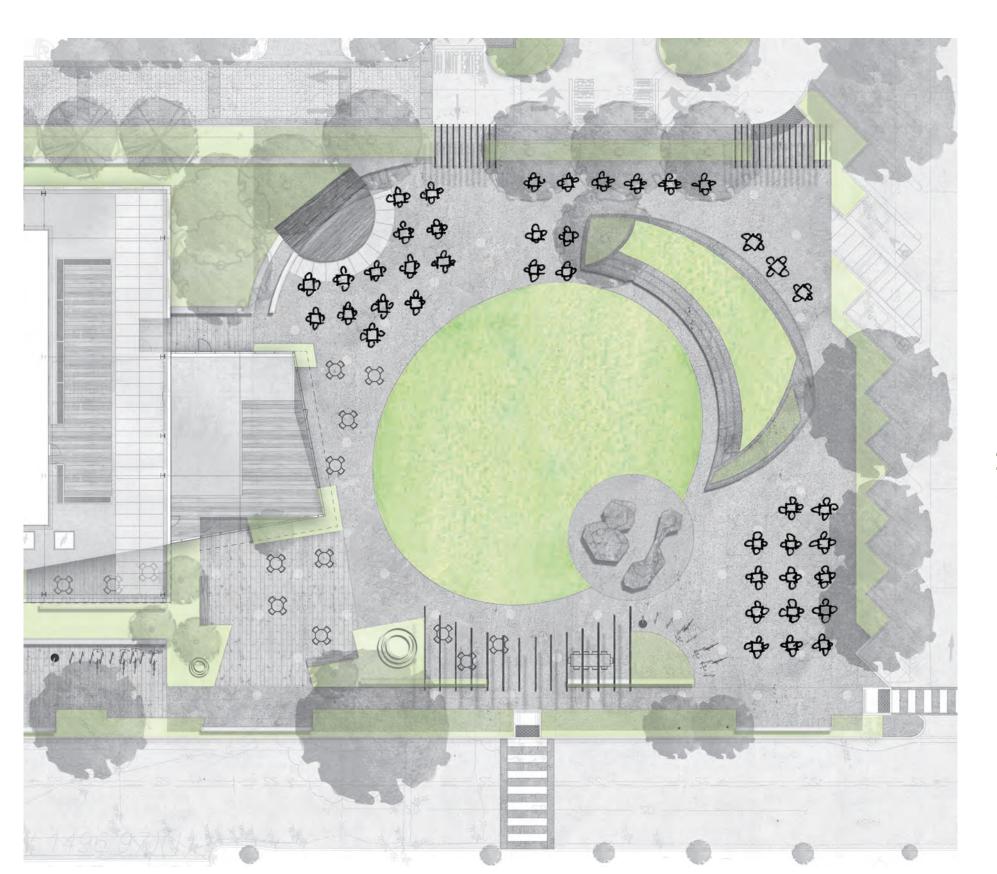
## MARKET FAIR

33 TENT BOOTHS
MUSIC AREA AT TERRACE
INFORMAL SEATING
AT TERRACE + CAFE



## CONCERT ON THE GREEN

42 CHAIRS
36 BLANKETS
35 TERRACE SEATS
3 TENT BOOTHS
FOR VENDORS



# SENIOR GAME DAY ON THE GREEN

123 CHAIRS 41 30" TABLES FIRST STREET
GREEN OFFICE
BUILDING AND
PUBLIC PARK

endd.

ARCHITECTURE INTERIORS

PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO

CALIFORNIA 94110

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

Consultant

JONI L. JANECKI & ASSOCIATES, INC.

515 SWIFT ST. SANTA CRUZ, CA 95060

PHONE 831.423.6040 | FAX 831.423.6054

Printing Date

50% SCHEMATIC DESIGN 01.10.2017
100% SCHEMATIC DESIGN (REVISED) 03.30.2017
PTC PRESUBMITTAL 04.07.2017

Revisions and Description Date

Scale

Drawn by

EHDD Job Number

Sheet Title
PARK

PARK PROGRAMMING

Sheet Number

L2.00A



Calamagrostis x acutiflora 'Karl Foerster' feather reed grass



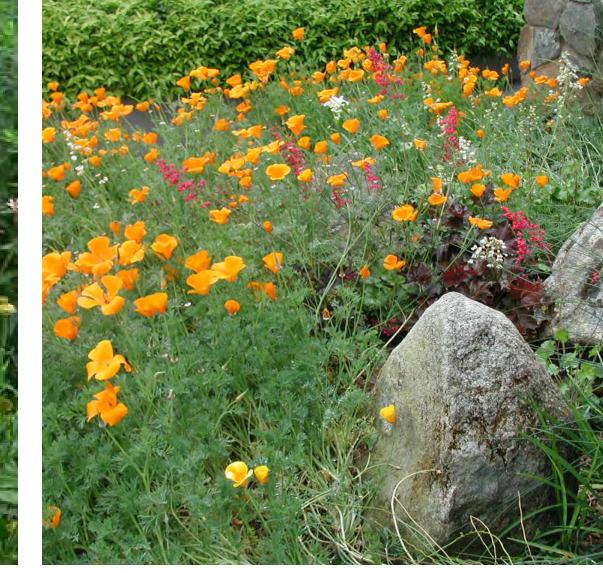
Calamagrostis x acutiflora feather reed grass



**Rudbeckia spp.**black-eyed susan



**Echinacea purpurea** purple coneflower



**Eschscholzia californica**California poppy



Chondropetalum spp.
Cape rush



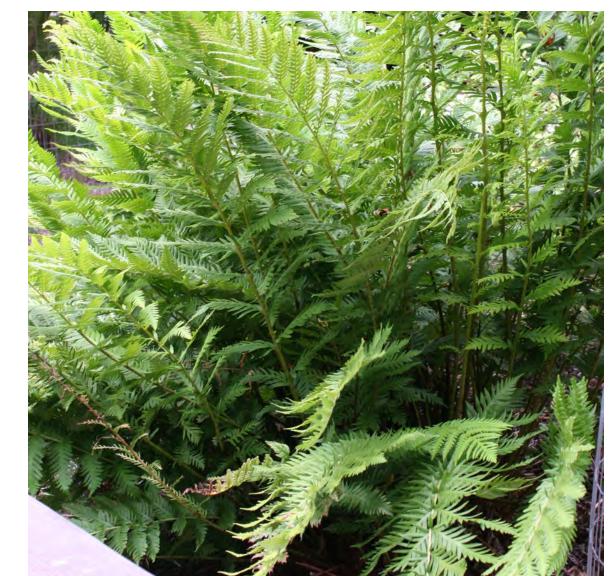
**Mix of species** Tongva Park, Santa Monica



**Heuchera spp.** coral bells



Salvia mellifera black sage



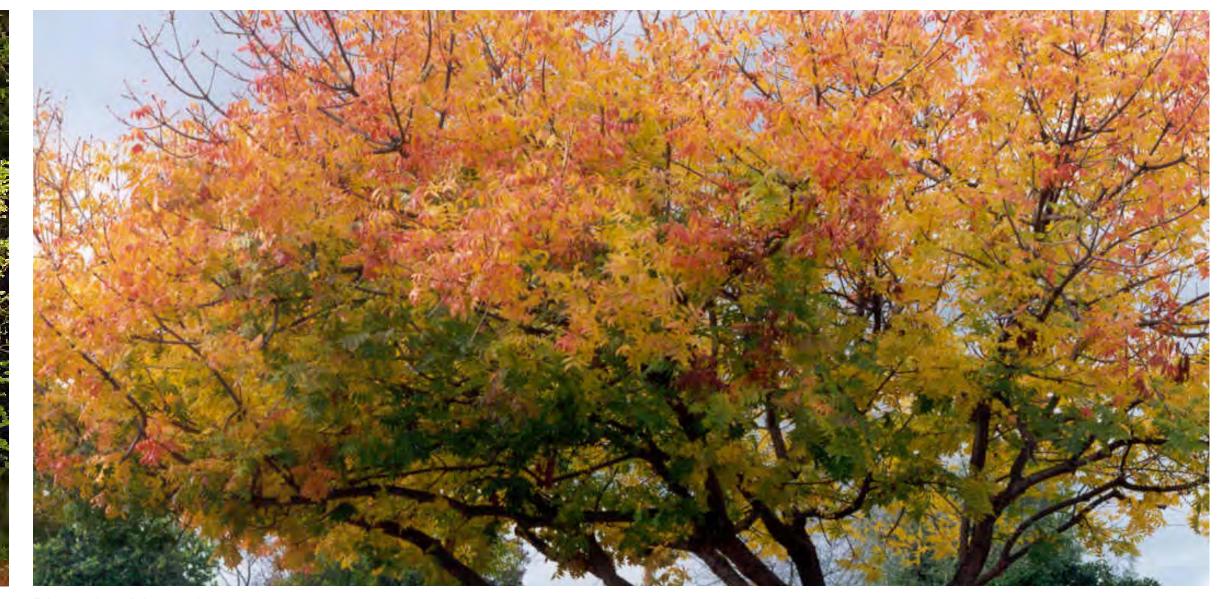
Woodwardia fimbriata giant chain fern



Philadelphus lewisii wild mock orange



Acer circinatum vine maple



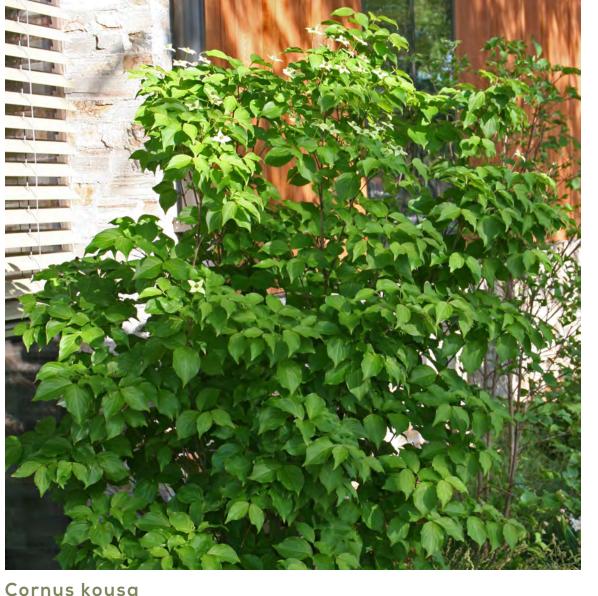
**Pistacia chinensis** Chinese pistache



Cornus alba 'Baihalo' Ivory Halo dogwood



Cornus alba 'Elegantissima' red twig dogwood



**Cornus kousa** kousa dogwood



**Ginkgo biloba** ginkgo



**Ginkgo biloba** ginkgo

## endd

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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

## Consultant

JONI L. JANECKI & ASSOCIATES, INC.
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 | FAX 831.423.6054

515 SWIFT ST. SANTA CRUZ, CA 95060

PHONE 831.423.6040 | FAX 831.423.6054

EMAIL JLJ@JLJA.COM | WWW.JLJA.COM

California Landscape Architect License 3163

Printing	Date
50% SCHEMATIC DESIGN	01.10.2017
100% SCHEMATIC DESIGN (REVISED)	03.30.2017
PTC PRESUBMITTAL	04.07.2017
	_
	_

Revisions and Description Date


Coalc

Drawn by

EHDD Job Number 16036

Sheet Title

CONCEPTUAL

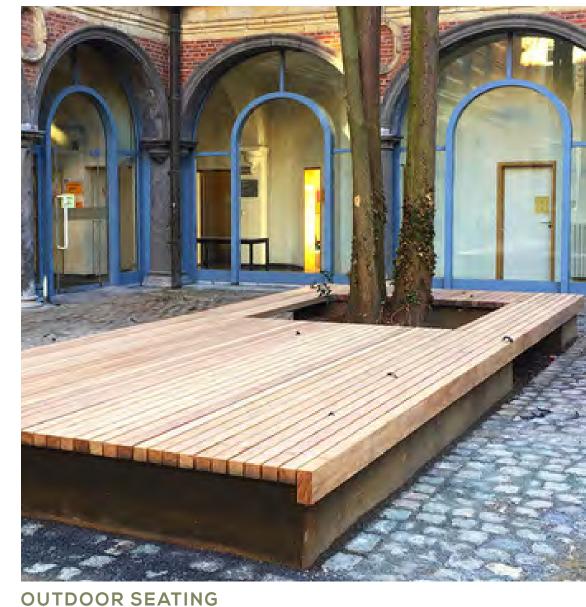
PLANTING IMAGES

Sheet Number

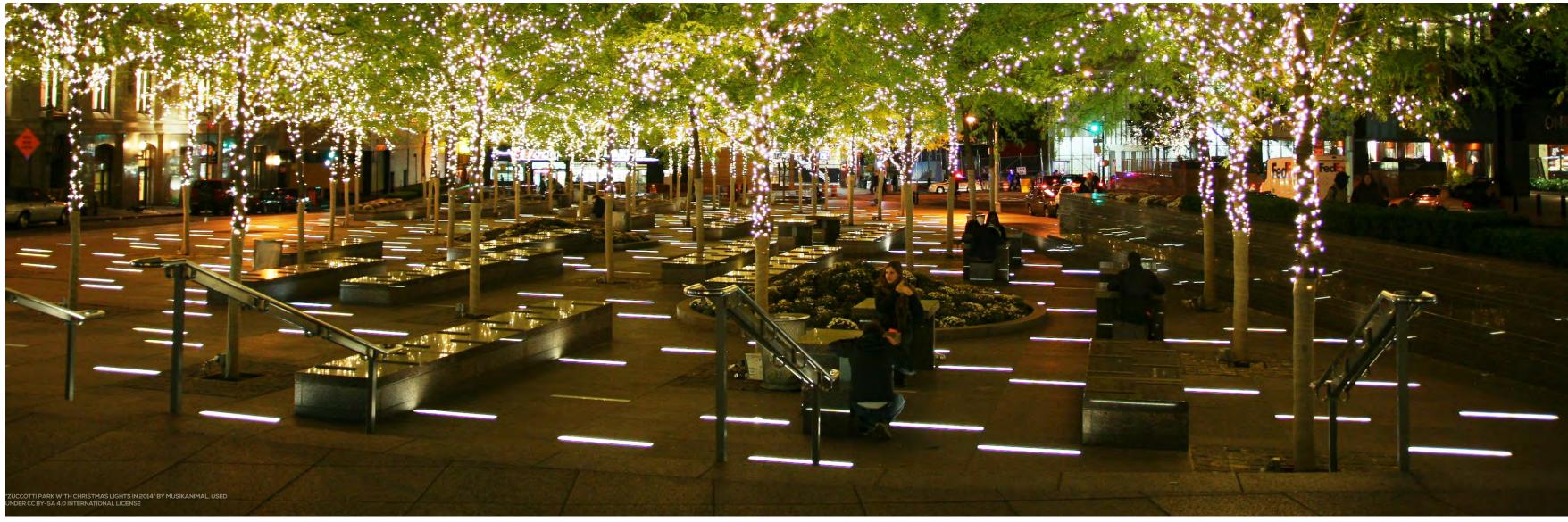
L3.01



**OUTDOOR SEATING** Harry Isola Bench produced by Metalco



**OUTDOOR SEATING** Podium Isles produced by Streetlife



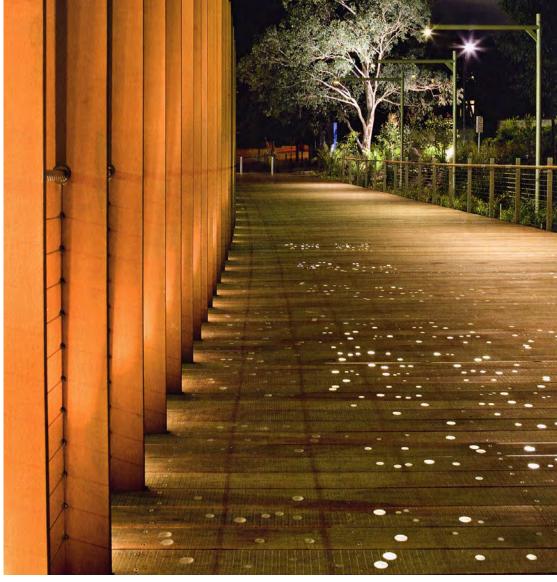
OUTDOOR LIGHTING Zuccotti Park - New York City



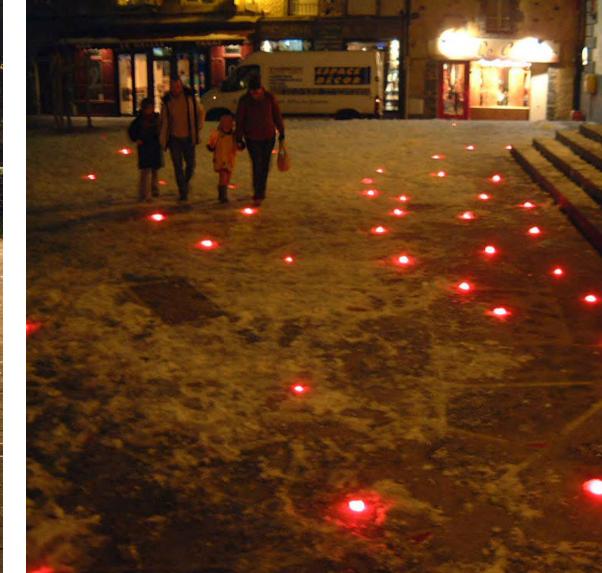
OUTDOOR SEATING + PAVING West End Longfellow Place Improvements - CRJA - Boston, MA



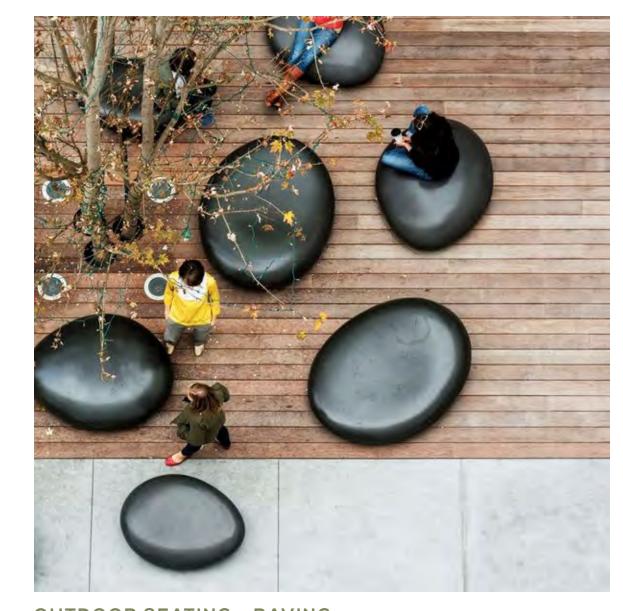
OUTDOOR SEATING Solid Serif Chaise Lounge produced by Streetlife



OUTDOOR LIGHTING University of Sydney, Darlington Campus - TCL - Sydney, Australia St-Flour - Insitu - St-Flour Municipality, France



**OUTDOOR LIGHTING** 



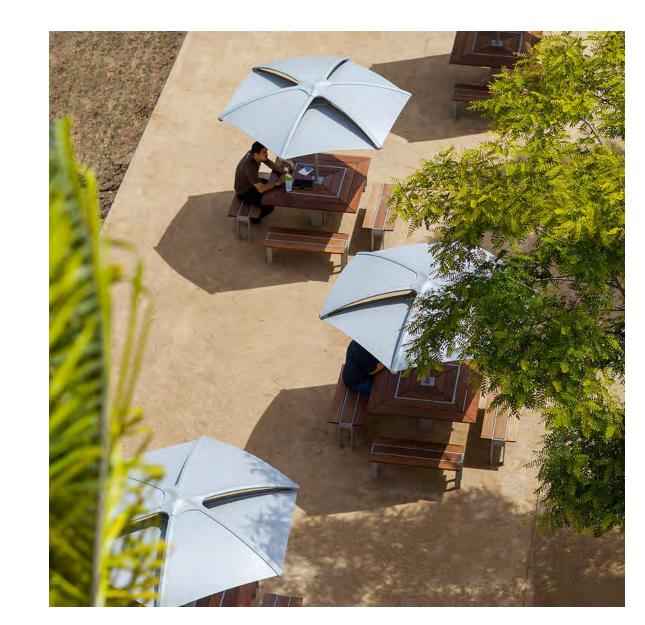
**OUTDOOR SEATING + PAVING** 888 Brannan - Meyer + Silberberg Land Architects - San Francisco, CA Marina Plaza, Chicago Riverwalk - Sasaki - Chicago, IL



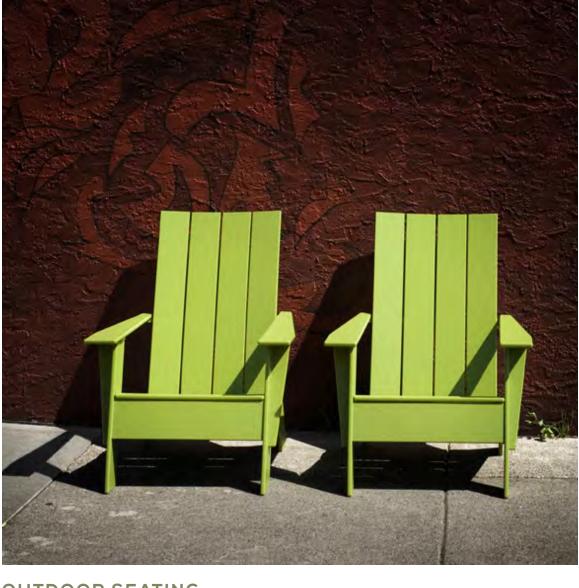
OUTDOOR SEATING



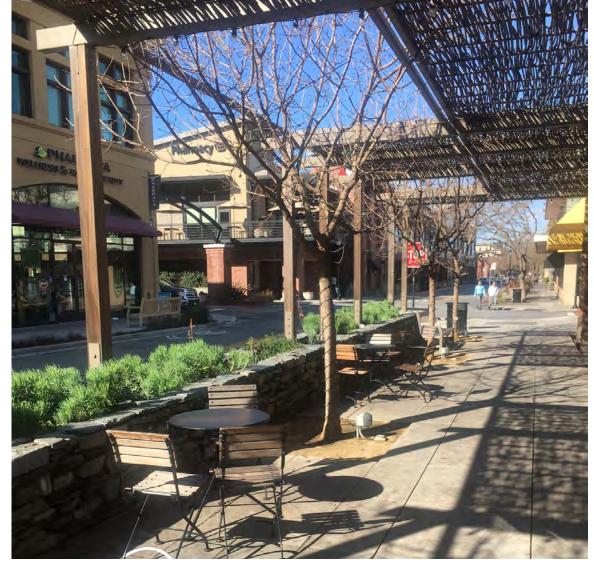
**OUTDOOR LIGHTING** Rough & Ready Seat Wall produced by Streetlife



**OUTDOOR SEATING** Soleris Sunshade produced by Forms+Surfaces



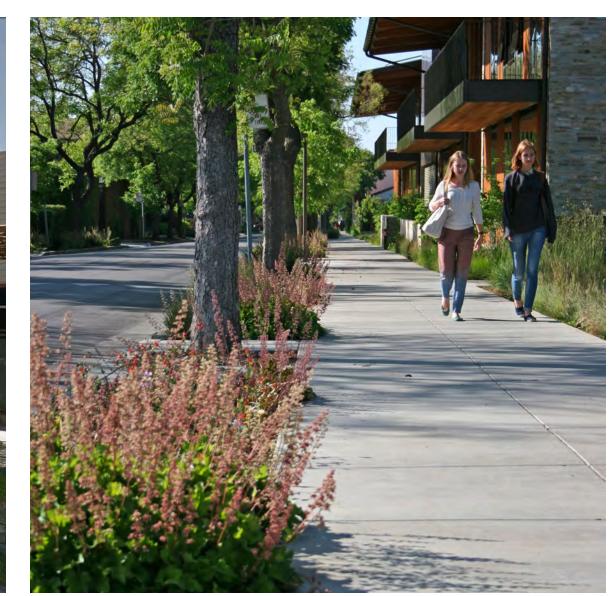
OUTDOOR SEATING 



SEAT WALL + TRELLIS



SEATWALL lst Street - Los Altos, CA



RAIN GARDEN Packard Foundation - Los Altos, CA

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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

### Consultant

JONI L. JANECKI & A S S O C I A T E S

JONI L. JANECKI & ASSOCIATES, INC. 515 SWIFT ST. SANTA CRUZ, CA 95060

Revisions and Description Date

Drawn by

EHDD Job Number

Sheet Title LANDSCAPE MATERIAL IMAGES

(BUILDING)



Rainbow Station - Studio Roosegaarde Amsterdam



Universe of Water Particles - teamLab - Hideaki Takahashi Bunkanomori Park, Japan



Forest of Resonating Lamps - teamLab
Paris Norde Villepinte Exhibition Center



Flowers and People - teamLab - Hideaki Takahashi PACE Gallery - Menlo Park, CA



**Umbrellas** Antalya, Turkey



**Warde - HQ Architects**Jerusalem, Israel



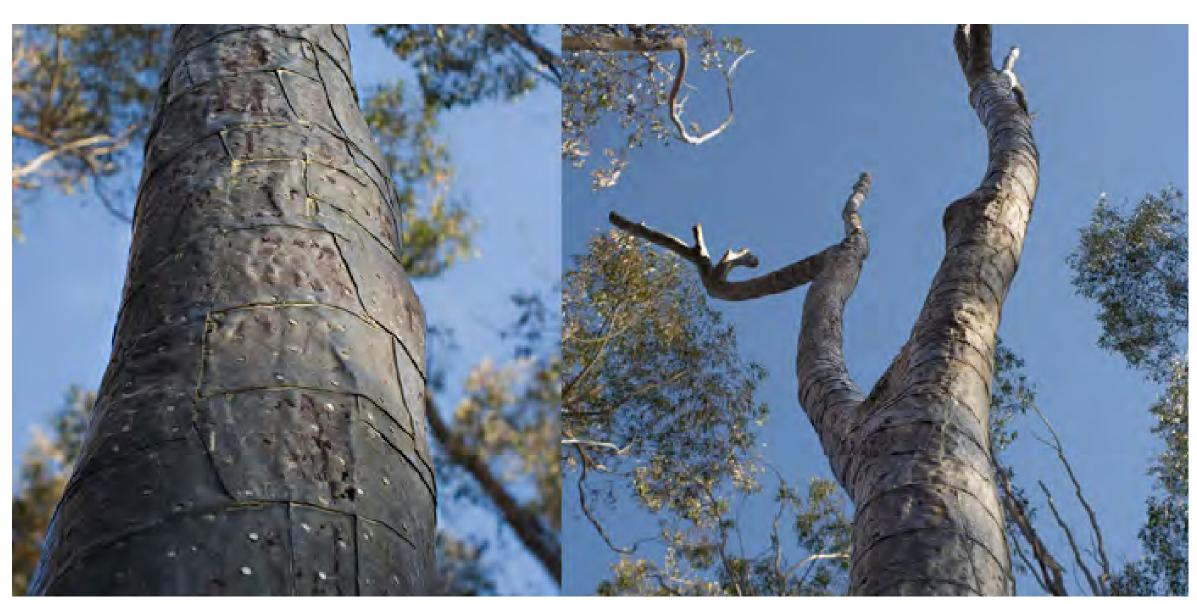
Festival des Jardins de Chaumont-sur-Loire Chaumont-sur-Loire, France



Fruit and Scent Playground (Doft och Fruktparken)
Stockholm, Sweden



Microturbines - Ned Kahn Santa Rosa Junior College Gallery



**Trees (1986) - Terry Allen**Stuart Collection - UC San Diego



**Giant See-Saws - DS Landscape Architects**Berlin, Germany



**Australian Fine China - HASSELL**Perth, Western Australia



Rotary Play Garden - Scientific Art Studio, PGA Design San Jose, CA



Rotary Play Garden - Scientific Art Studio San Jose, California



**'Suspended' - Menashe Kadishman** Storm King Art Center, New York



**Mirrored Tree**Unknown



**Liberty Center Sculpture - David Harber**Liberty Center, Cincinnati, Ohio

## endd

ARCHITECTURE INTERIORS
PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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

### Consultant

JONI L. JANECKI & A S S O C I A T E S

JONI L. JANECKI & ASSOCIATES, INC.
515 SWIFT ST. SANTA CRUZ, CA 95060

515 SWIFT ST. SANTA CRUZ, CA 95060

PHONE 831.423.6040 | FAX 831.423.6054

EMAIL JLJ@JLJA.COM | WWW.JLJA.COM

California Landscape Architect License 3163

Printing Date

50% SCHEMATIC DESIGN 01.10.2017
100% SCHEMATIC DESIGN (REVISED) 03.30.2017
PTC PRESUBMITTAL 04.07.2017

Revisions and Description Date

		-
l	 	

Scale

Drawn by

EHDD Job Number 16036

INTERACTIVE
ART IMAGES
(PUBLIC ART WALK)

Sheet Number

L3.03



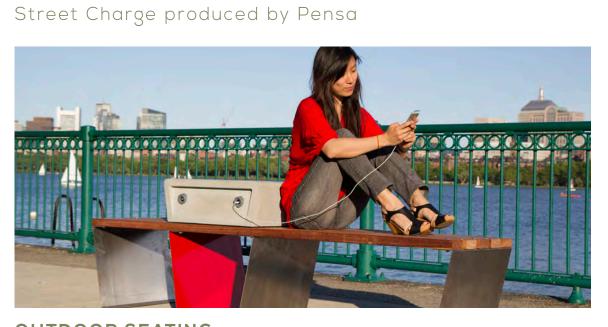
FLEXIBLE OPEN SPACE Westside Farmers' Market - Santa Cruz, CA



FLEXIBLE OPEN SPACE Bryant Park, New York



FLEXIBLE OPEN SPACE Bryant Park, New York



**OUTDOOR SEATING** Soofa Bench produced by Soofa

OUTDOOR SEATING AMENITIES



STAGE + EVENT Private Residence, Carmel Valley, CA



COMMUNITY STAGE Fitzgerald Park - Cork, Ireland



**CENTRAL LAWN** Third Street Green - Los Altos, CA



CENTRAL LAWN + TERRACE University of Texas - Ten Eyck - El Paso, TX



PLAY AREA City of Los Gatos Town Plaza - Los Gatos, CA



**OUTDOOR SEATING** Grand Park - Rios Clementi Hale Studios - Los Angeles, CA Santana Row - SWA Group - San Jose, CA



**OUTDOOR SEATING** 



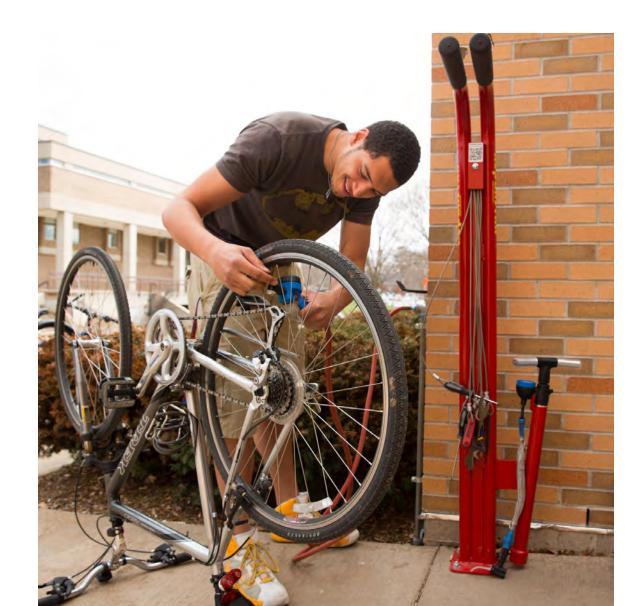
PLAY Lewis and Clark Visitor Center



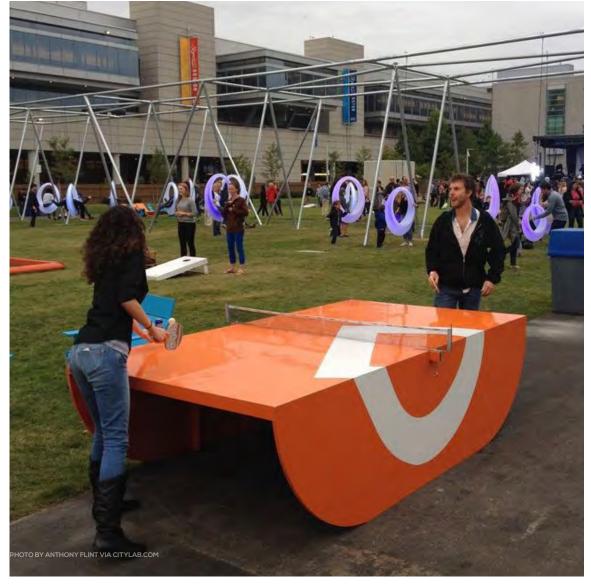
Wagner Park - Aspen, CO



CLIMBING + PLAY Smart Play Loft produced by Landscape Structures



BICYCLE REPAIR STAND



Markee Pioneer Student Center - University of Wisconsin - Platteville Flagship Table produced by POPP - Lawn on D Street - Boston, MA Southpark - CMG - San Francisco, CA





CLIMBING + PLAY Playform 7 produced by Playworld

## FIRST STREET **GREEN OFFICE BUILDING AND PUBLIC PARK**

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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

### Consultant

JONI L. JANECKI & A S S O C I A T E S

JONI L. JANECKI & ASSOCIATES, INC. 515 SWIFT ST. SANTA CRUZ, CA 95060 EMAIL JLJ@JLJA.COM | WWW.JLJA.COM

Revisions and Description Date

Drawn by

EHDD Job Number

Sheet Title LANDSCAPE MATERIAL IMAGES

Sheet Number

(PARK)

ehdd.

ARCHITECTURE INTERIORS
PLANNING URBAN DESIGN

500 TREAT AVE. #201
SAN FRANCISCO

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

CALIFORNIA 94110

Consultant

Stamp

Printing Date

50% SCHEMATIC DESIGN 01.10.2017
100% SCHEMATIC DESIGN (REVISED) 03.30.2017
PTC PRESUBMITTAL 04.07.2017

Revisions and Description Date

 	-
 	·-
	-
 	-
 	-
 	-

Scale 1" = 20'-0"

Drawn by
Author

EHDD Job Number

Sheet Title

SITE PLAN -PARKING OPTION A

Sheet Number

A0.11A

4. DROPOFF AREA AT SHASTA STREET CORNER



2. WELCOMING OFFICE LOBBY ENTRANCE



3. GREEN ALLEY CONNECTING TO PARK



1. GATEWAY TO PARK FROM FIRST STREET

## endd.

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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

Consultant

Stamp

Printing	Date
50% SCHEMATIC DESIGN	01.10.2017
100% SCHEMATIC DESIGN (REVISED)	03.30.2017
PTC PRESUBMITTAL	04.07.2017
	_
	_
	_
	_

## Revisions and Description Date


	 <del></del>	

Scalo

Drawn by

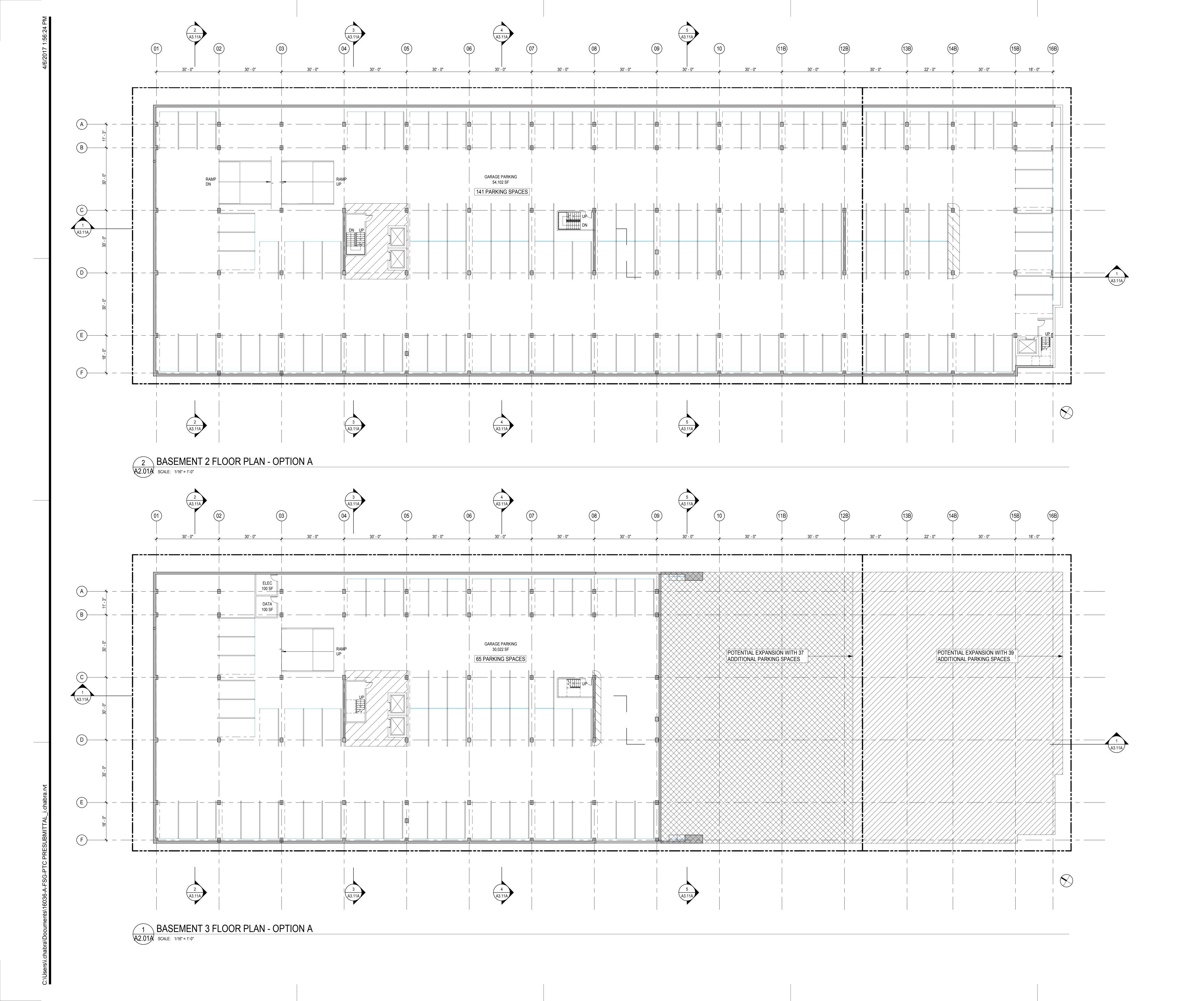
Drawn by **EB**EHDD Job Num

Sheet Title

PERSPECTIVE VIEWS

Sneet Number

A0.21





ARCHITECTURE INTERIORS PLANNING URBAN DESIGN

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

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

Consultant

Stamn

Printing Date

50% SCHEMATIC DESIGN 01.10.2017
100% SCHEMATIC DESIGN (REVISED) 03.30.2017
PTC PRESUBMITTAL 04.07.2017

Revisions and Description Date

1/16" = 1'-0"

Drawn by
Author

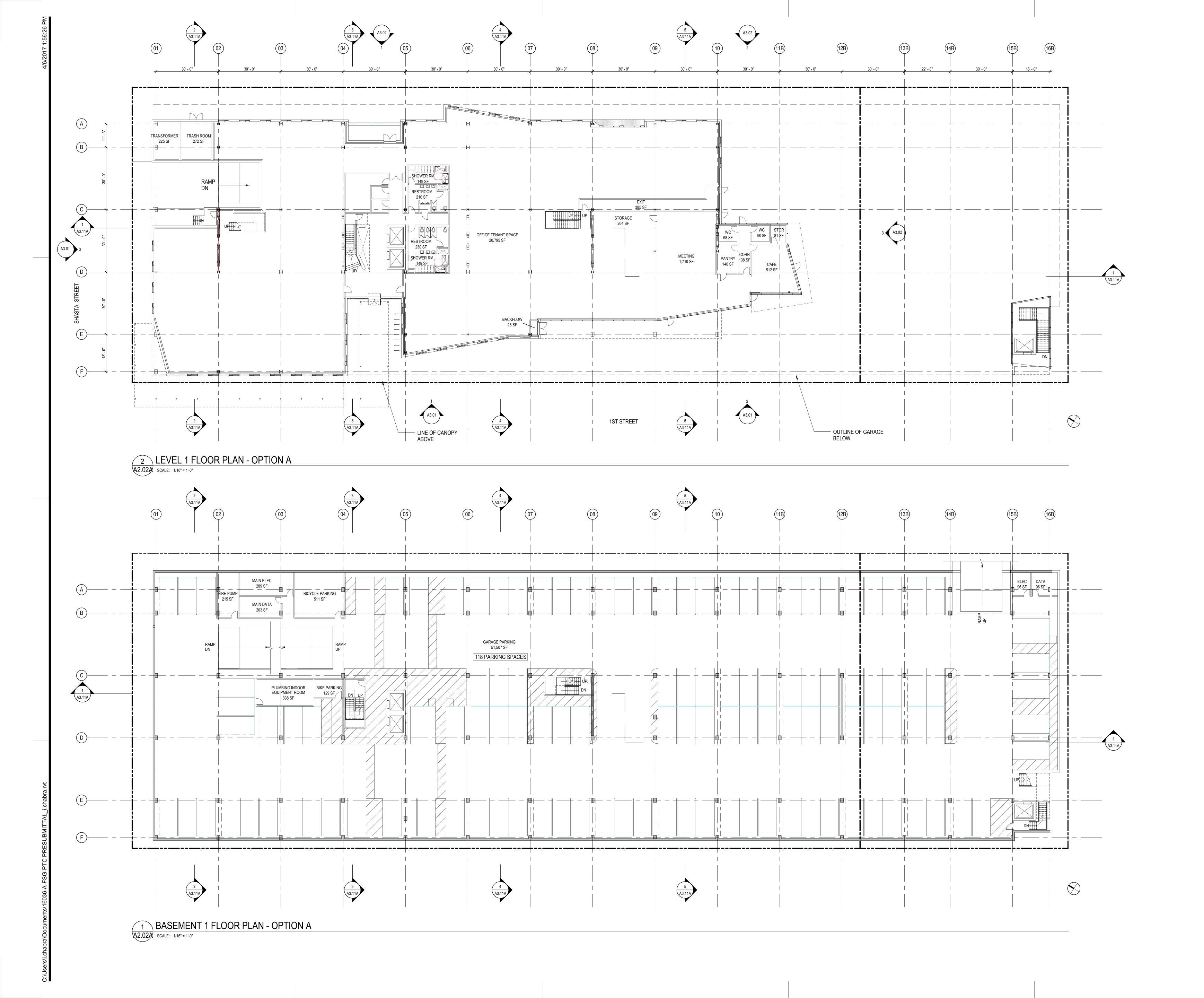
EHDD Job Number

Sheet Title

FLOOR PLANS -PARKING OPTION A

Sheet Numbe

A2.01A





500 TREAT AVE. #201 SAN FRANCISCO

CALIFORNIA 94110

ARCH@EHDD.COM
T 415-285-9193

F 415-285-3866

Consultant

Stamp

Printing Date

50% SCHEMATIC DESIGN 01.10.2017
100% SCHEMATIC DESIGN (REVISED) 03.30.2017
PTC PRESUBMITTAL 04.07.2017

Revisions and Description Date

1/16" = 1'-0"

Drawn by
Author

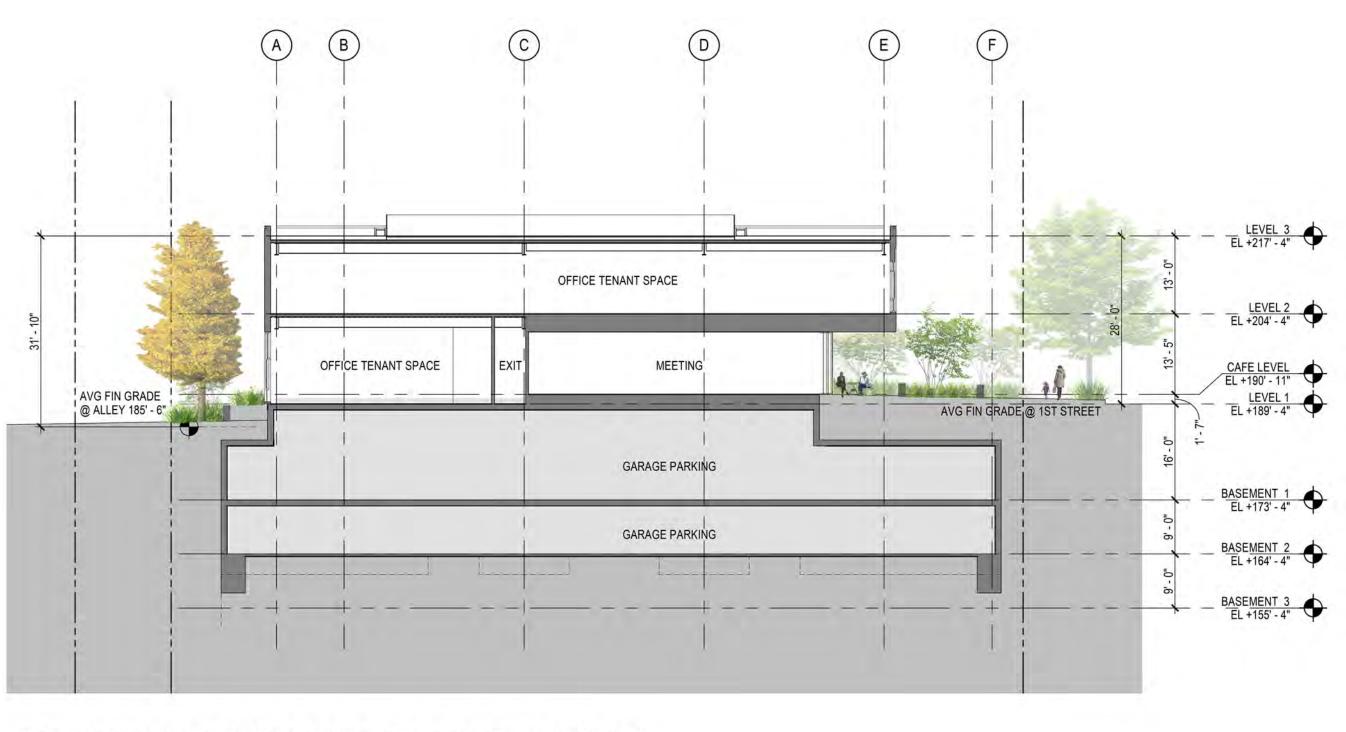
EHDD Job Number
16036

Sheet Title

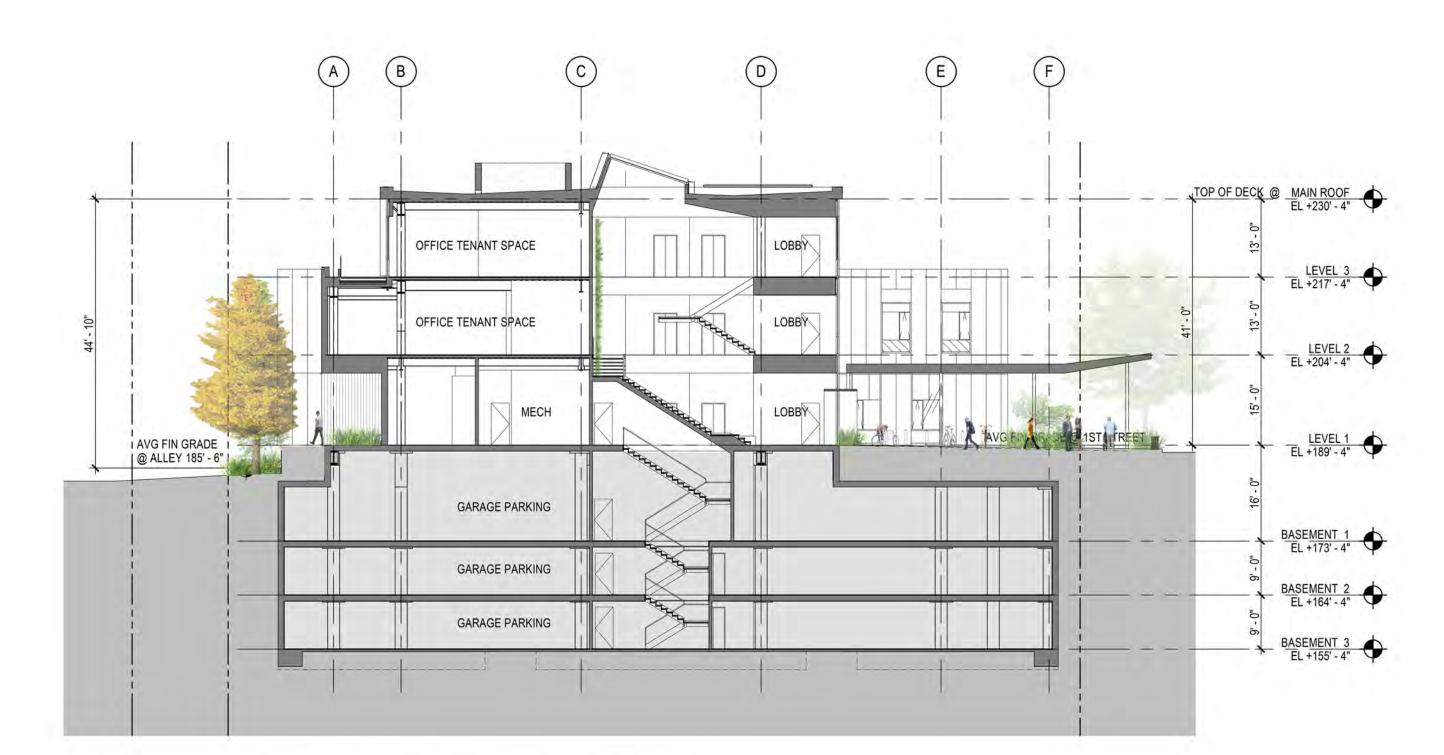
FLOOR PLANS -PARKING OPTION A

Sheet Number

A2.02A

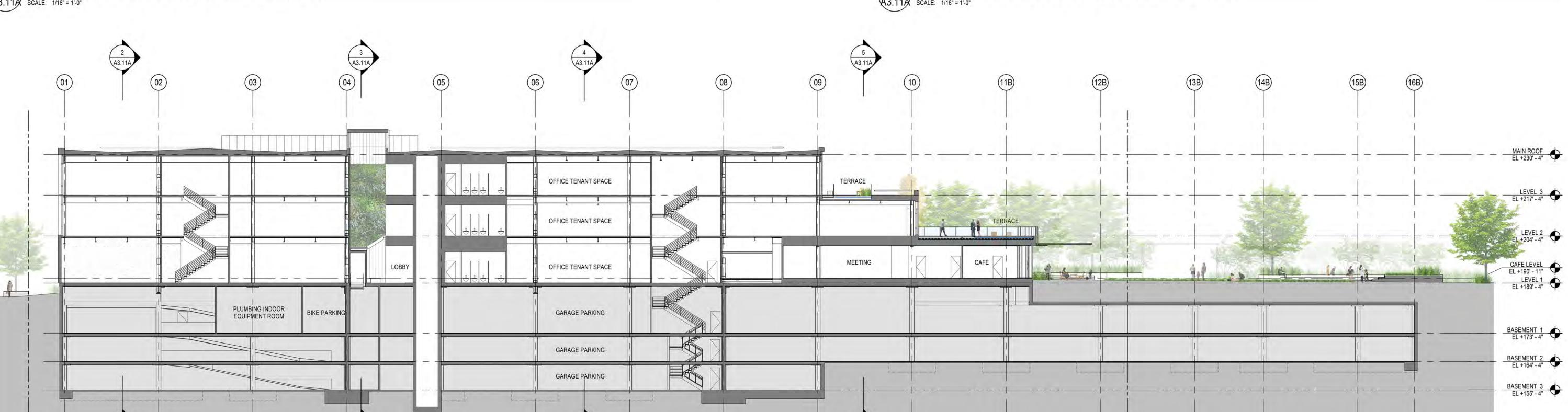






3 SECTION LOOKING SOUTH @ LOBBY - OPTION A

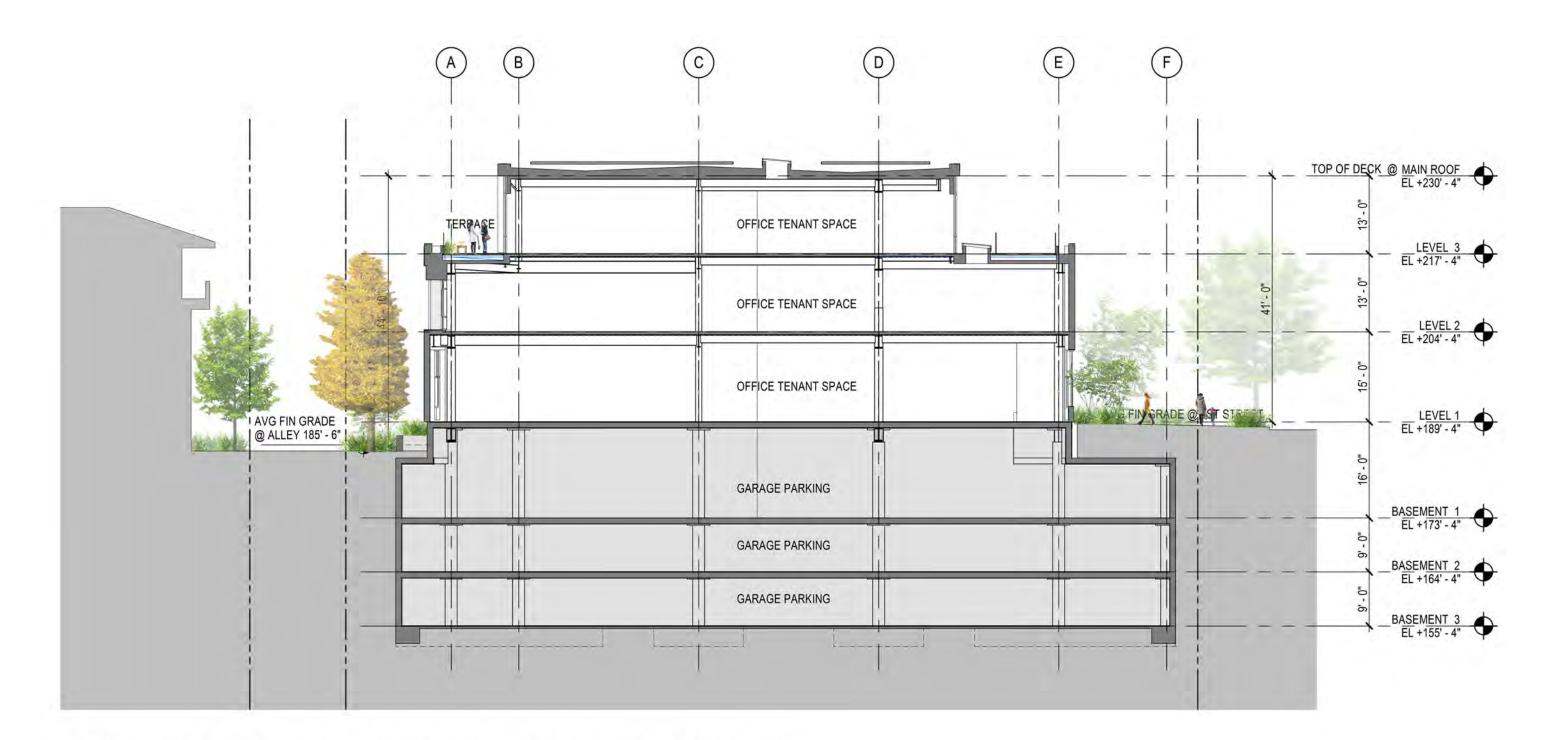
SCALE: 1/16" = 1'-0"



4 A3.11A 5 A3.11A

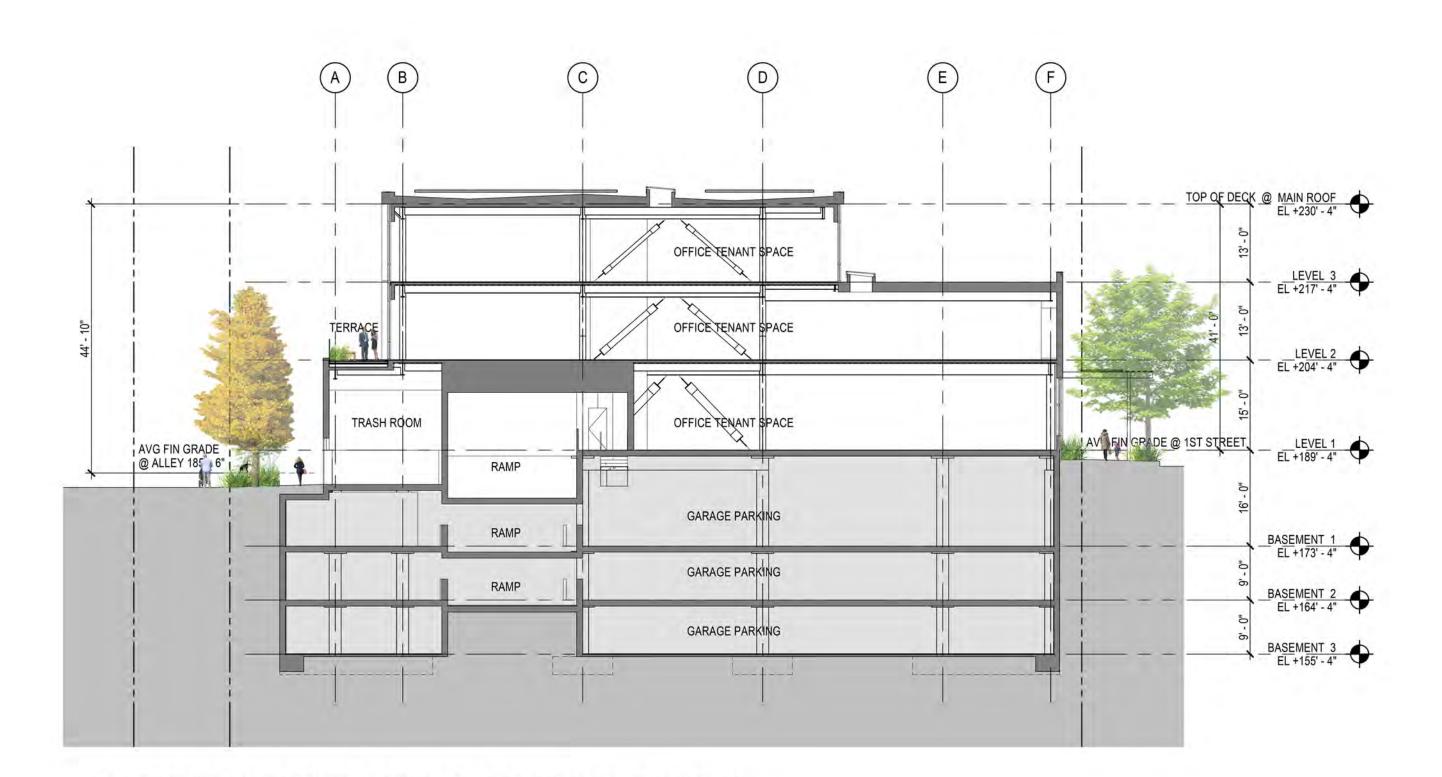
LONG SECTION LOOKING EAST - OPTION A

SCALE: 1/16" = 1'-0"



SECTION LOOKING SOUTH BTWN GRID 7 & 8 - OPTION A

SCALE: 1/16" = 1'-0"



SECTION LOOKING SOUTH @ DRIVEWAY - OPTION A

SCALE: 1/16" = 1'-0"





PLANNING URBAN DESIGN
500 TREAT AVE. #201
SAN FRANCISCO

ARCHITECTURE INTERIORS

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

CALIFORNIA 94110

Consultant



JONI L JANECKI & ASSOCIATES, INC.
515 SWIFT ST. SANTA CRUZ. CA 95060
PHONE 831 423.6040 I FAX 831 423.6054
EMAIL JLI@JLJA.COM I WWW.JLJA.COM
CALIFORNIA Landscape Architect License 3163

rinting	Date	
% SCHEMATIC DESIGN	01.10.2017	
0% SCHEMATIC DESIGN (REVISED)	03.30.2017	
C PRESUBMITTAL	04.07.2017	
	-	

Revisions and Description Date

	-	
		_
		-
-		
-		
		-

Scale 1/16" = 1'-0" Drawn by

EHDD Job Number

Sheet Title

SECTIONS -PARKING OPTION A

Sheet Number

A3.11A