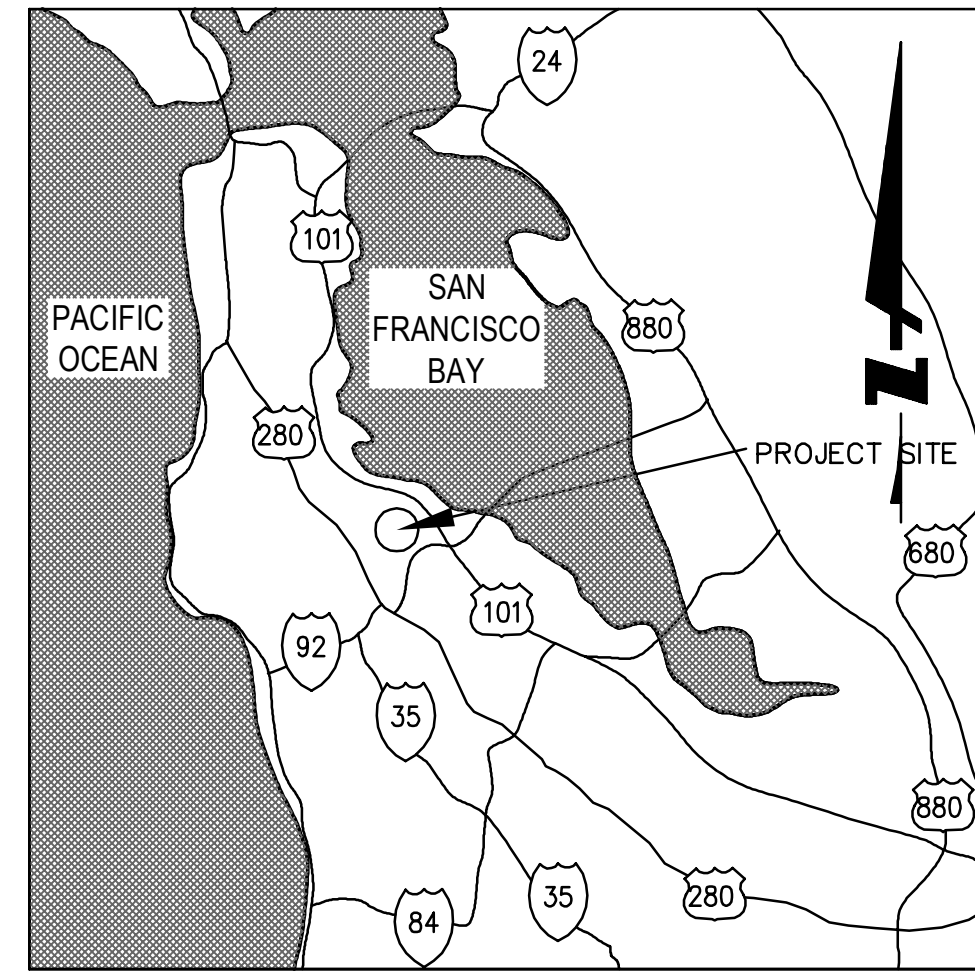


Date	Revisions	No.	By	Checked	Job No.
10/29/2020	Scale AS SHOWN				20191214-10
	Design D.J.P.				
	Drawn D.J.P.				
	Approved D.J.L.				
Drawing Number: CO.0					



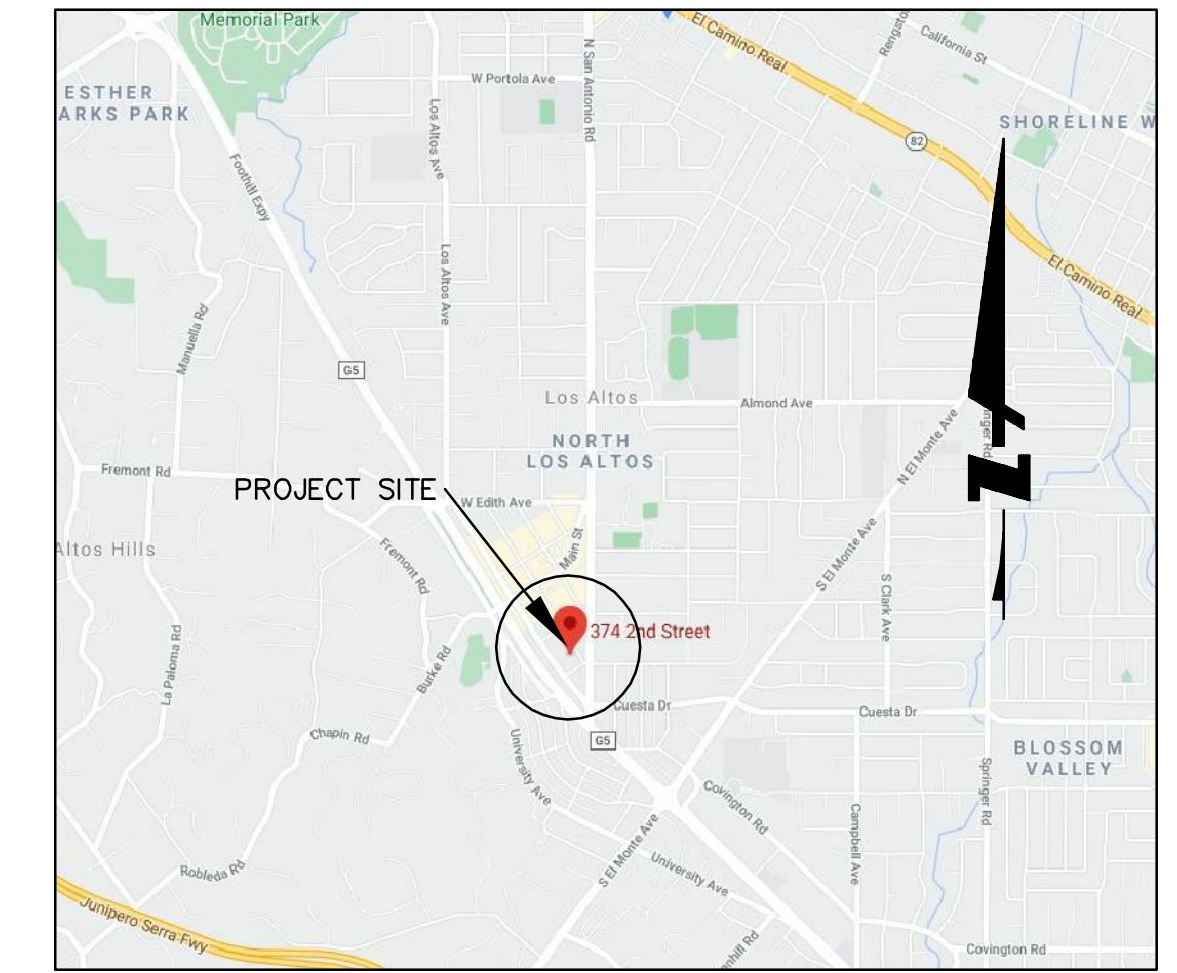
VICINITY MAP
N.T.S.

PACKARD FOUNDATION PARKING LOT

374 SECOND STREET

LOS ALTOS, CA

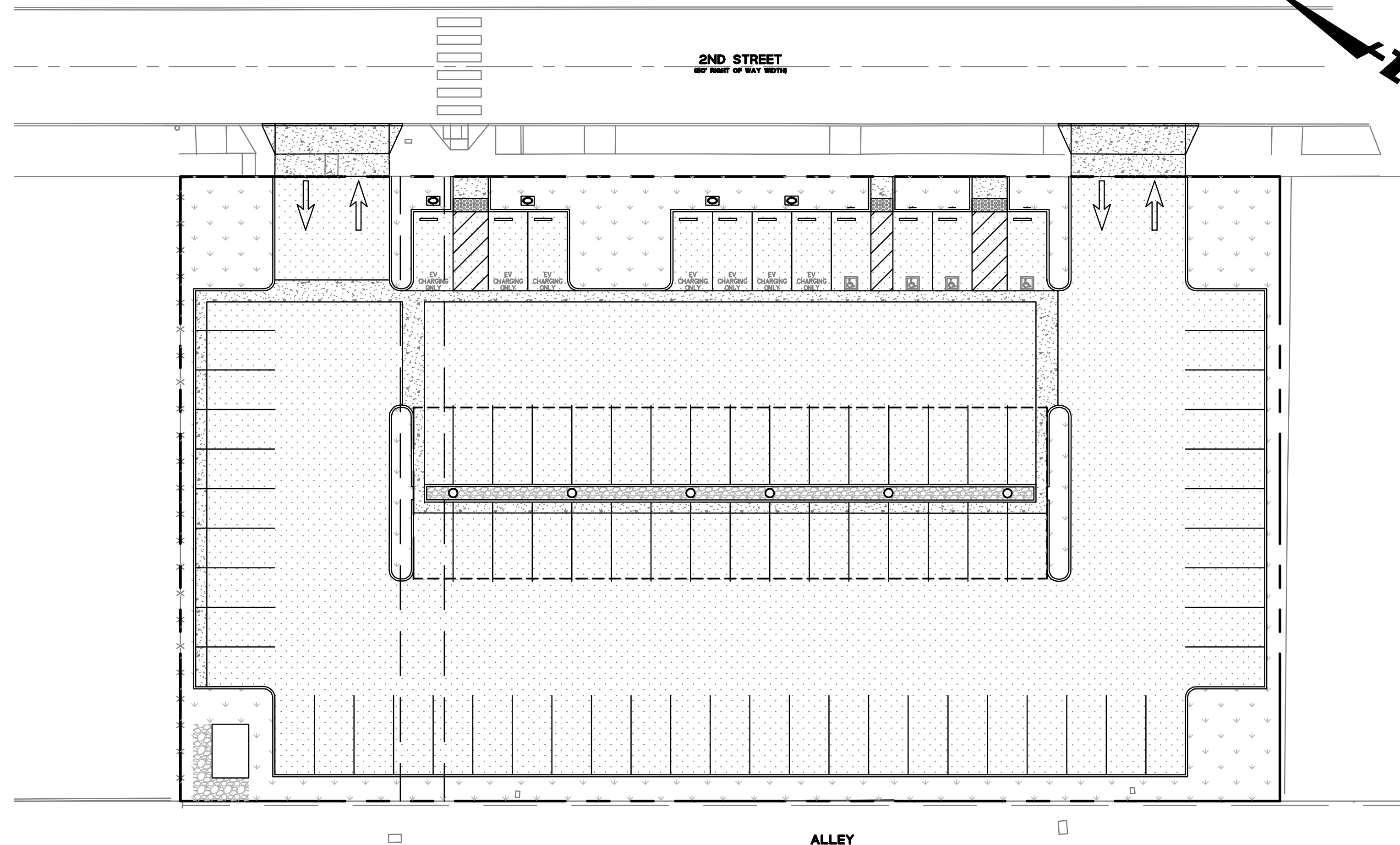
APN: 167-41-034, -035, -036, -037, -038



LOCATION MAP
N.T.S.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BSTD	BRICKLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
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
POC	POINT OF CONNECTION
RET	RETAINING WALL
RM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCC	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SST	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER



LEGEND:

EXISTING	PROPOSED	
6" SS	6" SS	BOUNDARY
10" SD	10" SD	LIMIT OF WORK
4" SBD	4" SBD	EASEMENT
FM	2" FM	SOLAR CANOPY
10" FW	10" FW	SANITARY SEWER
2" W	2" W	SOLID STORM DRAIN
IRR	2" IRR	PERFORATED SUB DRAIN
G	G	FORCE MAIN
T	T	FIRE SERVICE
TV	TV	DOMESTIC WATER SERVICE
E	E	IRRIGATION SERVICE
JT	JT	NATURAL GAS
0/H	0/H	TELEPHONE
X	X	TV/CABLE TV
		ELECTRIC
		JOINT TRENCH
		OVERHEAD WRES
		FENCE
		CLEAN OUT TO GRADE
		FOUND MONUMENT
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		ATRIUM DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		SIGN
		SPLASH BLOCK
		DETAIL NUMBER
		SHEET LOCATION

SHEET INDEX

SHEET NO.	DESCRIPTION
C0.0	TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	CONSTRUCTION MANAGEMENT PLAN
C3.3	CONSTRUCTION BMP SHEET
C4.1	STORMWATER CONTROL PLAN

SHEET NO.	DESCRIPTION
L1.00	LANDSCAPE SITE PLAN
L1.01	PLANTING PLAN
L1.02	PLANT OPTIONS & CHARACTER IMAGES

SHEET NO.	DESCRIPTION
E1.0	ELECTRICAL SITE PLAN
E2.0	PHOTOVOLTAIC CANOPY ELEVATION
E3.0	CANOPY MATERIALS/EXAMPLE

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. AN APPROXIMATELY 15 FT TALL, 5,600 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.

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

PROJECT DESIGN TEAM:

OWNER:	DAVID AND LUCILE PACKARD FOUNDATION 343 2ND STREET LOS ALTOS, CA 94022 CONTACT: RYAN MARTINI (650) 917-7162
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

ENGINEER'S STATEMENT

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

ROLAND N.V. HAGA
VICE PRESIDENT
P.E. #43971
BKF ENGINEERS

DATE

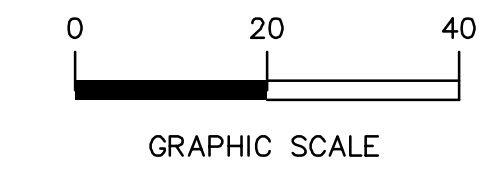


ENGINEER OF WORK

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

DATE



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

10/09/2020
DATE

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.

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 OUT 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

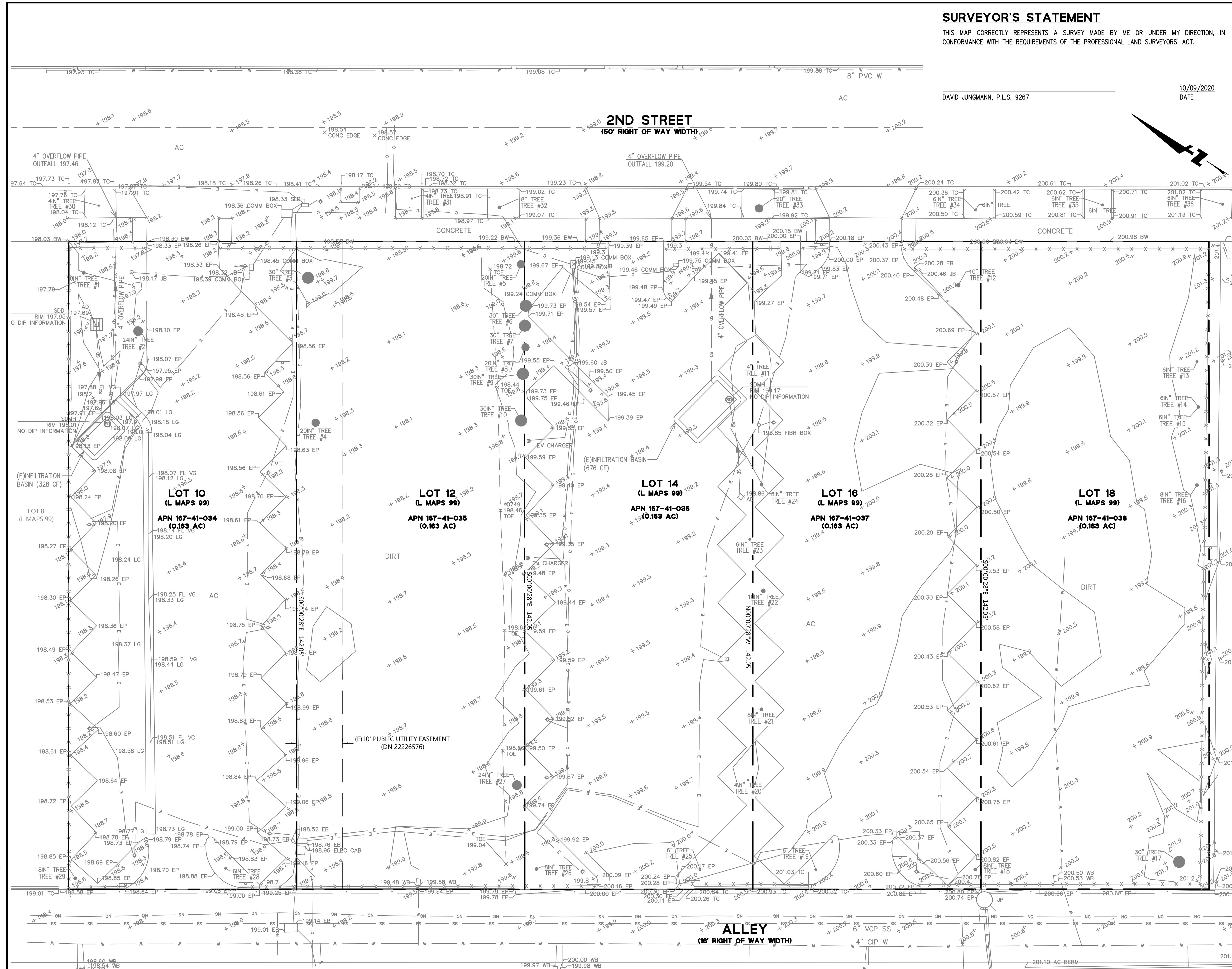
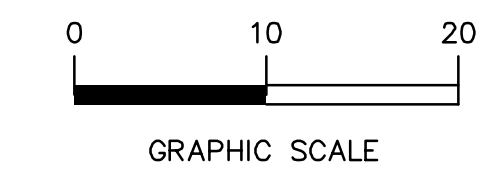
RECORD DISTANCES IN PARENTHESES ARE PER (R1) UNLESS OTHERWISE NOTED.

TREE SURVEY TABLE

TREE #	ONSITE/OFFSITE	TREE DIAMETER (INCHES)	TREE SPECIES	TREE HEALTH	REMAIN/REMOVE
1	ONSITE	8	BRISBANE BOX	GOOD	REMAIN
2	ONSITE	24	INCENSE CEDAR	FAIR	REMAIN
3	ONSITE	30	COAST REDWOOD	GOOD	REMOVE
4	ONSITE	20	COAST LIVE OAK	GOOD	REMOVE
5	ONSITE	20	COAST LIVE OAK	POOR, CROWDED	REMAIN
6	ONSITE	30	COAST LIVE OAK	GOOD, CROWDED	REMAIN
7	ONSITE	30	COAST LIVE OAK	FAIR, CROWDED	REMAIN
8	ONSITE	20	COAST LIVE OAK	POOR, CROWDED	REMOVE
9	ONSITE	30	COAST LIVE OAK	FAIR	REMOVE
10	ONSITE	30	COAST LIVE OAK	GOOD	REMOVE
11	ONSITE	4	BRISBANE BOX	POOR	REMOVE
12	ONSITE	10	BRISBANE BOX	GOOD	REMOVE
13	ONSITE	6	AMERICAN SWEETGUM	GOOD	REMOVE
14	ONSITE	6	AMERICAN SWEETGUM	GOOD	REMOVE
15	ONSITE	6	AMERICAN SWEETGUM	GOOD	REMOVE
16	ONSITE	8	AMERICAN SWEETGUM	GOOD	REMOVE
17	ONSITE	30	CAROB	GOOD	REMAIN
18	ONSITE	8	BRISBANE BOX	GOOD	REMOVE
19	ONSITE	6	BRISBANE BOX	FAIR	REMOVE
20	ONSITE	4	BRISBANE BOX	POOR	REMOVE
21	ONSITE	8	BRISBANE BOX	FAIR TO GOOD	REMOVE
22	ONSITE	10	BRISBANE BOX	FAIR TO GOOD	REMOVE
23	ONSITE	6	BRISBANE BOX	FAIR TO GOOD	REMOVE
24	ONSITE	8	BRISBANE BOX	FAIR TO GOOD	REMOVE
25	ONSITE	6	BRISBANE BOX	FAIR	REMOVE
26	ONSITE	8	BRISBANE BOX	FAIR TO GOOD	REMOVE
27	ONSITE	24	COAST LIVE OAK	FAIR	REMOVE
28	ONSITE	6	BRISBANE BOX	GOOD	REMOVE
29	ONSITE	8	BRISBANE BOX	GOOD	REMOVE
30	OFFSITE	4	CHINESE PISTACHE	GOOD, YOUNG	REMAIN
31	OFFSITE	4	CHINESE PISTACHE	GOOD, YOUNG	REMAIN
32	OFFSITE	8	CHINESE PISTACHE	GOOD	REMAIN
33	OFFSITE	20	CHINESE PISTACHE	GOOD	REMAIN
34	OFFSITE	6	CHINESE PISTACHE	GOOD	REMAIN
35	OFFSITE	6	CHINESE PISTACHE	GOOD	REMOVE
36	OFFSITE	6	CHINESE PISTACHE	GOOD	REMAIN

- TREE SPECIES NAMES:
 - AMERICAN SWEETGUM - LIQUIDAMBAR STYRACIFLUA
 - BRISBANE BOX - LOPHOSTEMON CONFERTUS
 - CAROB - CERATONIA SILIQUA
 - CHINESE PISTACHE - PISTACIA CHINENSIS
 - COAST LIVE OAK - QUERCUS AGRIFOLIA
 - COAST REDWOOD - SEQUOIA SEMPRIVIRENS
- TREE SURVEY WAS PERFORMED BY JONI L. JANECKI & ASSOCIATES, INC. AND THE DAVID AND LUCILE PACKARD FOUNDATION ON 10/02/2020.

SEE SHEET CO.0 FOR ABBREVIATIONS AND LEGENDS



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

EXISTING CONDITIONS
PACKARD FOUNDATION PARKING LOT
374 SECOND STREET
LOS ALTOS
SAN MATEO COUNTY
CALIFORNIA

No.	Date	Revisions
	10/29/2020	Scale 1" = 10'
		Design: DJP
		Drawn: DJP
		Approved: DJL
		Job No: 20191214-10
		Drawing Number: C11

DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
PLOT DATE: 10-28-20

Date	Revisions	No.	Date	By	Checked
10/29/2020					
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	-	75
ACCESSIBLE ¹	4	4
EV ^{2,3}	3	5
EV ACCESSIBLE ^{2,3}	2	2

¹ FOR 76-100 TOTAL PARKING STALLS, 4 STALLS ARE REQUIRED TO BE ACCESSIBLE STALLS WITH 1 OF THE 4 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 5-25 TOTAL EV STALLS PROVIDED, 2 STALLS ARE REQUIRED TO BE ACCESSIBLE STALLS WITH 1 OF THE 2 STALLS BEING VAN ACCESSIBLE PER THE 2019 CALIFORNIA BUILDING CODE.

TREE COUNT

	ONSITE	OFFSITE
(E) TREES	29	7
(E) TREES REMOVED	23	1
(N) TREES ¹	6	1
TOTAL	12	7

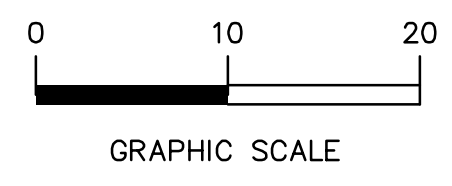
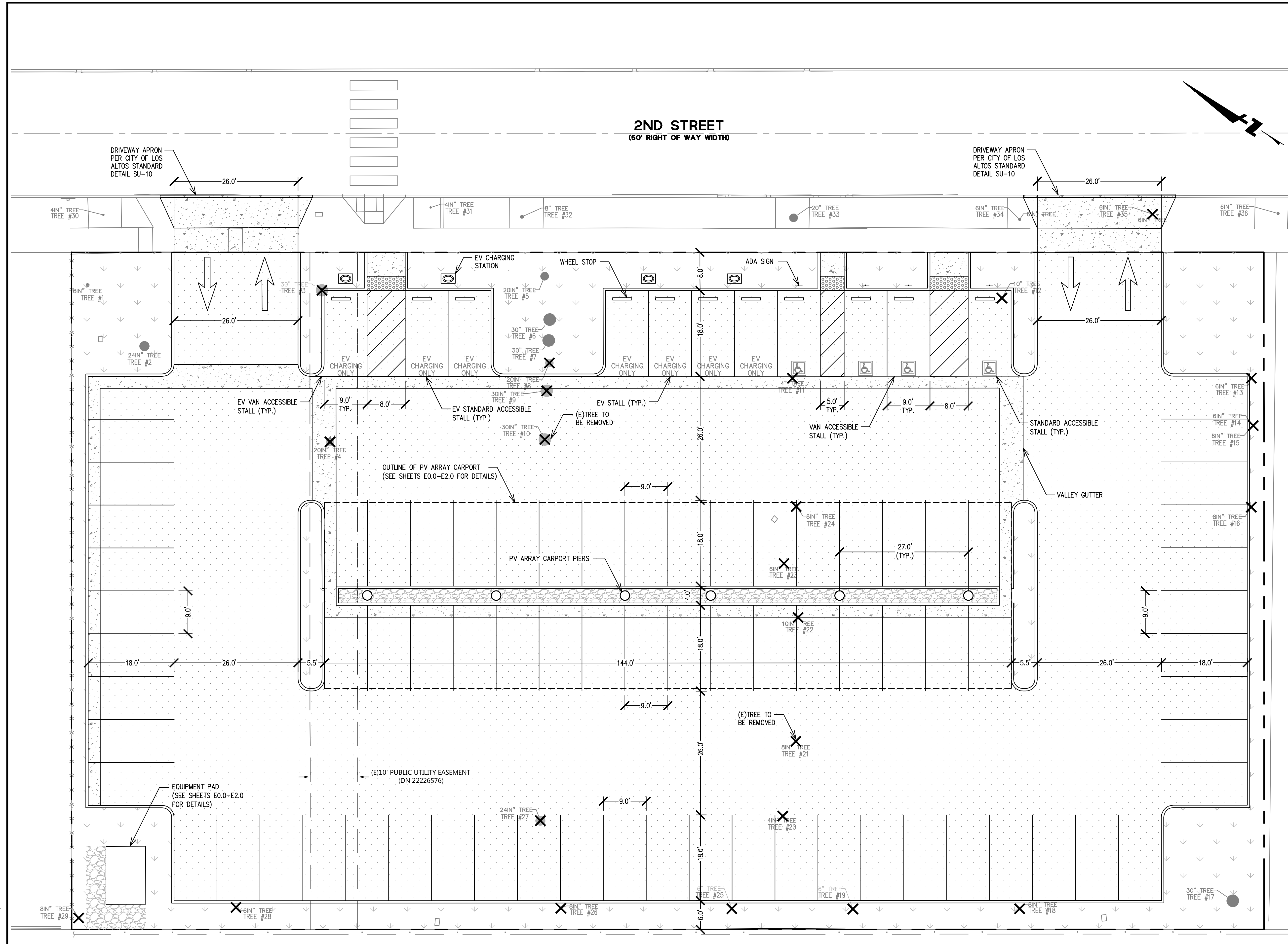
¹ SEE LANDSCAPE PLANS FOR NEW TREES AND PLANTING PLAN.

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.

HATCH LEGEND:

- AC PARKING LOT PAVING
- CONCRETE WALKWAY, GUTTER AND DRIVEWAY APRON
- CRUSHED GRANITE PER LANDSCAPE PLANS
- LANDSCAPE AREA PER LANDSCAPE PLANS



SEE SHEET C0.0
FOR ABBREVIATIONS
AND LEGENDS



C2.1
OF

DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\pasheets.dwg
 PLOT DATE: 10-28-20 PLOTTED BY: polt

Date	10/29/2020
Scale	1" = 10'
Design	DJP
Drawn	DJP
Approved	D.J.L.
Job No.	20191214-10
Drawing Number:	C3.1

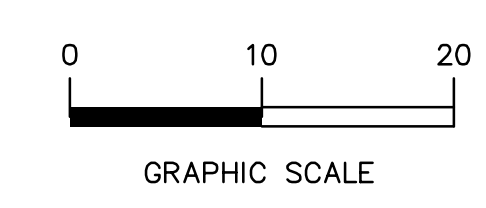
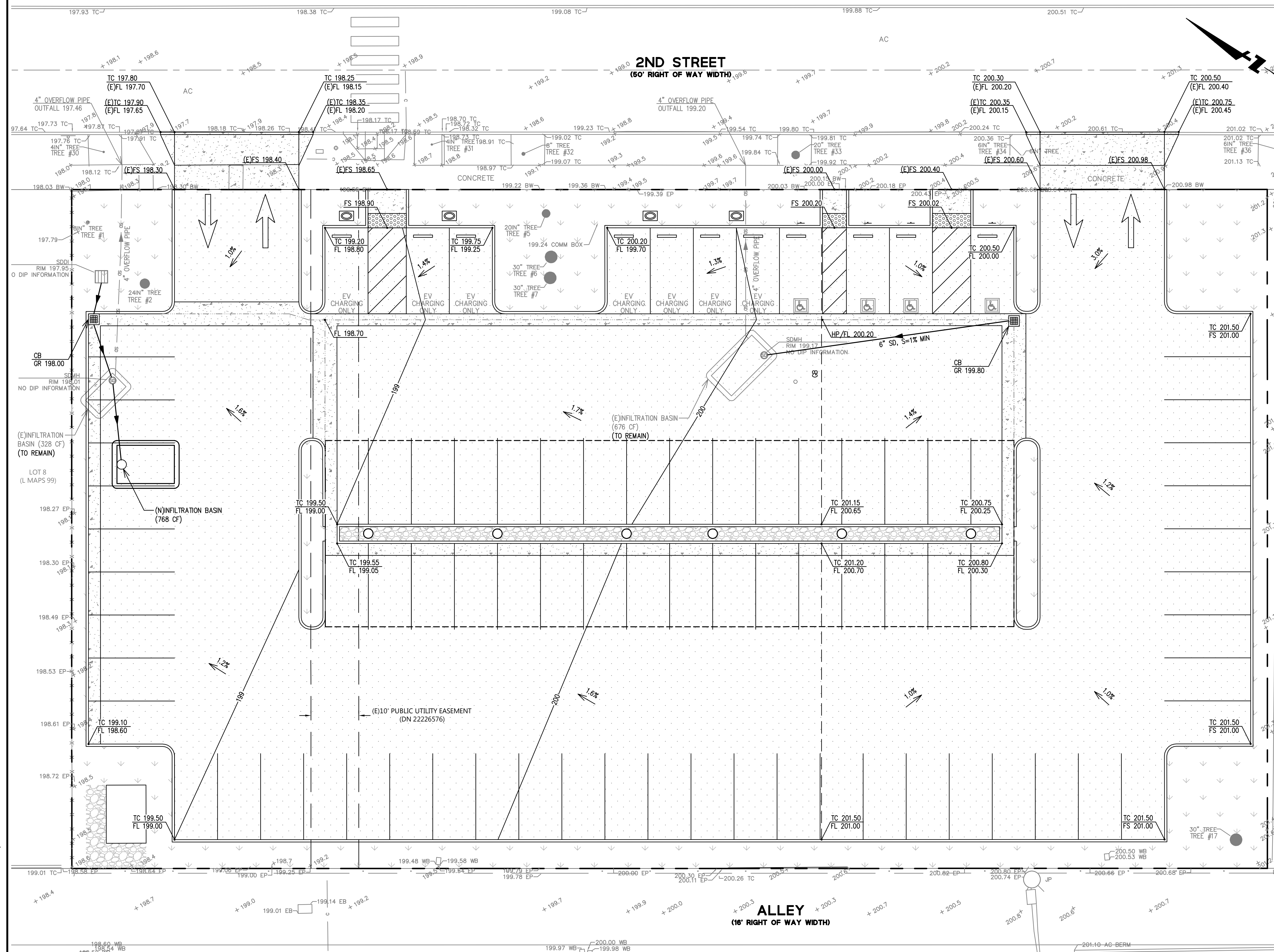
GRADING NOTES:

1. 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.
2. 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 CONTRACTORS 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.
3. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.

STORM DRAIN NOTES:

1. 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
2. 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.
3. 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.
4. 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.
5. STORM DRAIN LINES WITH LESS THAN 12" OF COVER IN TRAFFIC AREAS SHALL BE CAPPED WITH STEEL REINFORCED CONCRETE.
6. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-STORM DRAIN LINE BELOW", CALFICO TYPE 2 OR EQUAL.
7. 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". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
8. ALL AREA DRAINS AND CATCH BASIN GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
9. 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.
10. 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.



**SEE SHEET C0.0
FOR ABBREVIATIONS
AND LEGENDS**



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\pdsheets.dwg
PLOT DATE: 10-28-20 PLOTTED BY: polt

Date	Revisions	No.
10/29/2020		
Scale 1" = 10'		
Design: DJP		
Drawn: DJP		
Approved: D.J.L.		
Job No. 20191214-10		

HAUL ROUTE:

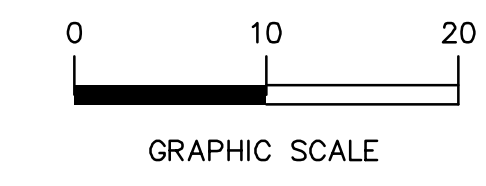
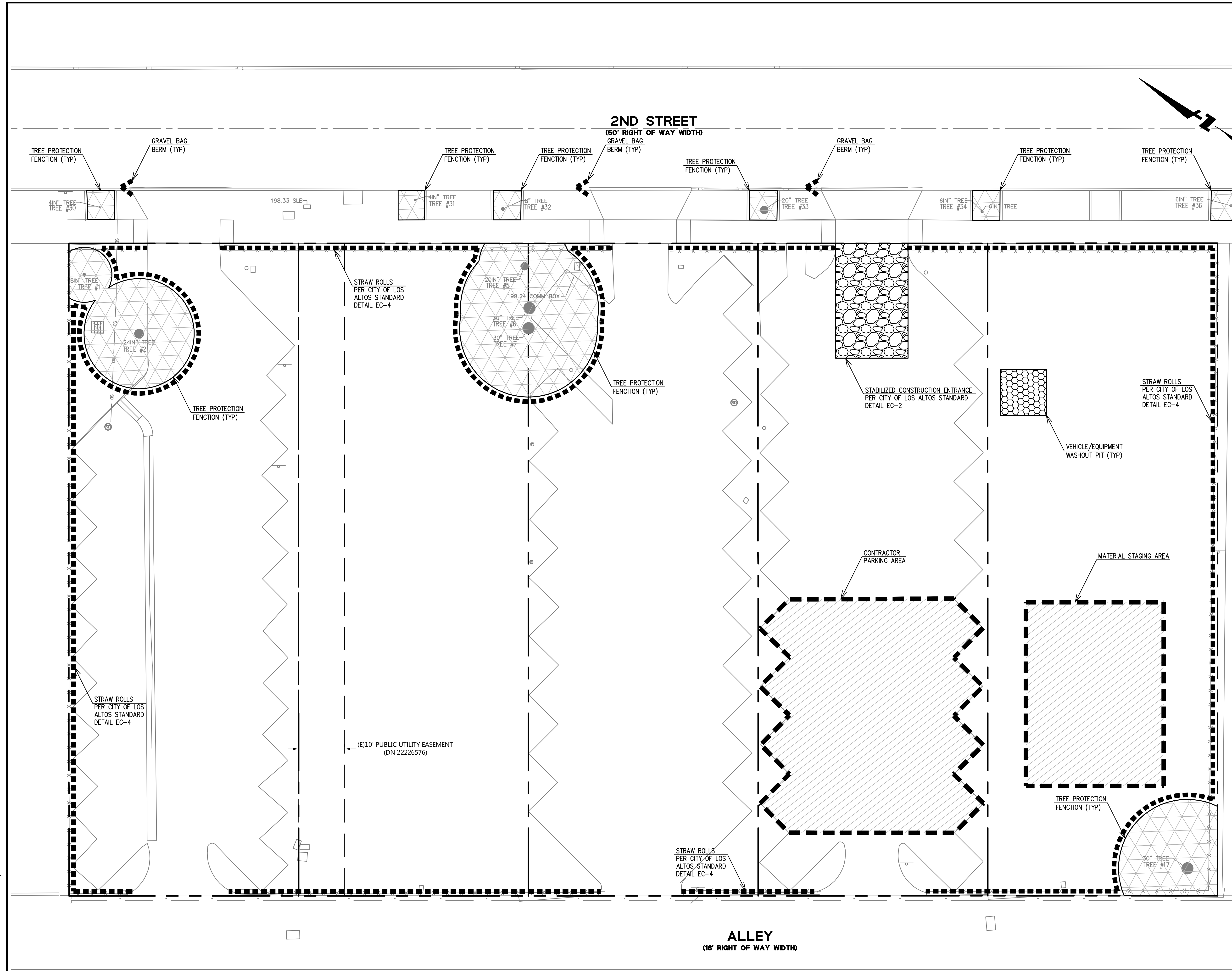
- CONTRACTOR SHALL UTILIZE THE FOLLOWING HAUL ROUTE FOR IMPORTING/EXPORTING SPOILS AND OTHER CONSTRUCTION MATERIALS:
- SOUTHEAST ON 2ND STREET TOWARD LVELL STREET.
 - LEFT ONTO LVELL STREET TOWARD S SAN ANTONIO ROAD.
 - RIGHT ONTO S SAN ANTONIO ROAD TOWARD FOOTHILL EXPRESSWAY.
 - LEFT ONTO FOOTHILL EXPRESSWAY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



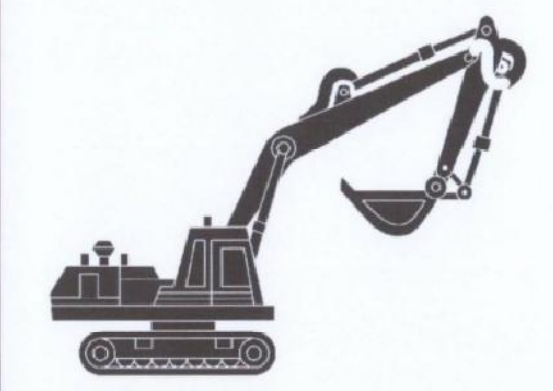
SEE SHEET CO.0 FOR ABBREVIATIONS AND LEGENDS



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets.dwg
PLOT DATE: 10-28-20 PLOTTED BY: polt

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 hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

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

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

Roadwork and Paving

Best Management Practices for the Construction Industry



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

Doing The Job Right

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

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

Storm Drain Pollution from Roadwork

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



- 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, cause serious problems, and is prohibited by law.

- 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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7550
Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

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.

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.

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

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 treat 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 or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

- Best Management Practices for the**
- Homeowners
 - Painters
 - Painter/hangers
 - Plasterers
 - Graphic artists
 - Dry wall crews
 - Floor covering installers
 - General contractors
 - Home builders
 - Developers



Los Altos Municipal Code Requirements

- Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges**
- A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning, construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading, swimming pools, spas, and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.
- Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.**
- A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5-643)

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

General Construction And Site Supervision

Best Management Practices For Construction



- Doing The Job Right**
- General Principals**
- Keep an orderly site and ensure good housekeeping practices are used.
 - Maintain equipment properly.
 - Cover materials when they are not in use.
 - Keep materials away from streets, storm drains and drainage channels.
 - Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution**
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
 - Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
 - Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.
- Good Housekeeping Practices**
- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
 - Keep materials out of the rain - prevent runoff contamination at the source. Cover excess piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

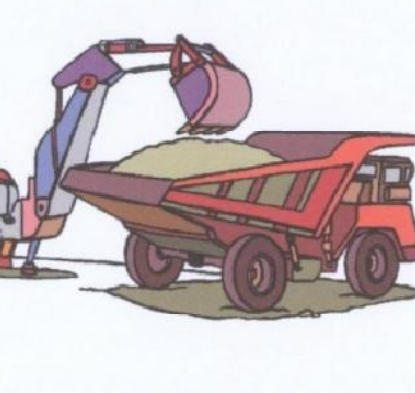
Storm Drain Pollution from Construction Activities

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.

- Best Management Practices for the**
- General contractors
 - Site supervisors
 - Inspectors
 - Home builders
 - Developers

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.

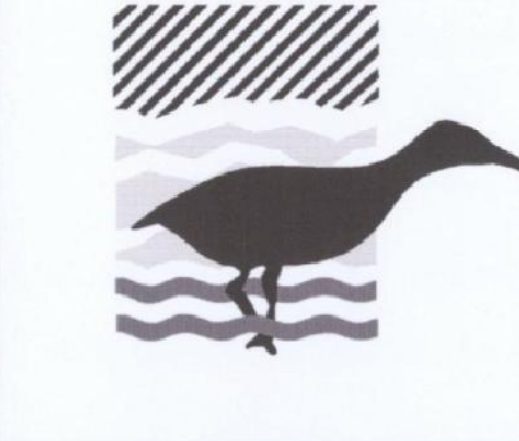
Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- Best Management Practices for the**
- Bulldozer, back hoe, and grading machine operators
 - Dump truck drivers
 - Site supervisors
 - General contractors
 - Home builders
 - Developers

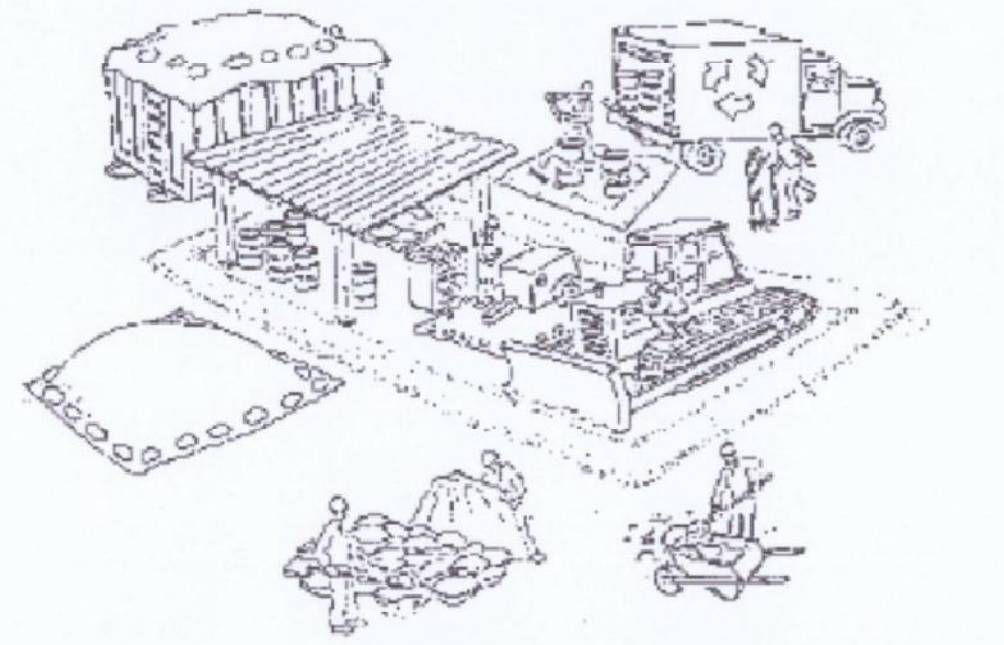
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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

CONSTRUCTION BMP SHEET
 PACKARD FOUNDATION PARKING LOT
 374 SECOND STREET
 SAN MATEO COUNTY
 LOS ALTOS

BKF 100 YEARS
 ENGINEERS - SURVEYORS - PLANNERS
 CALIFORNIA

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

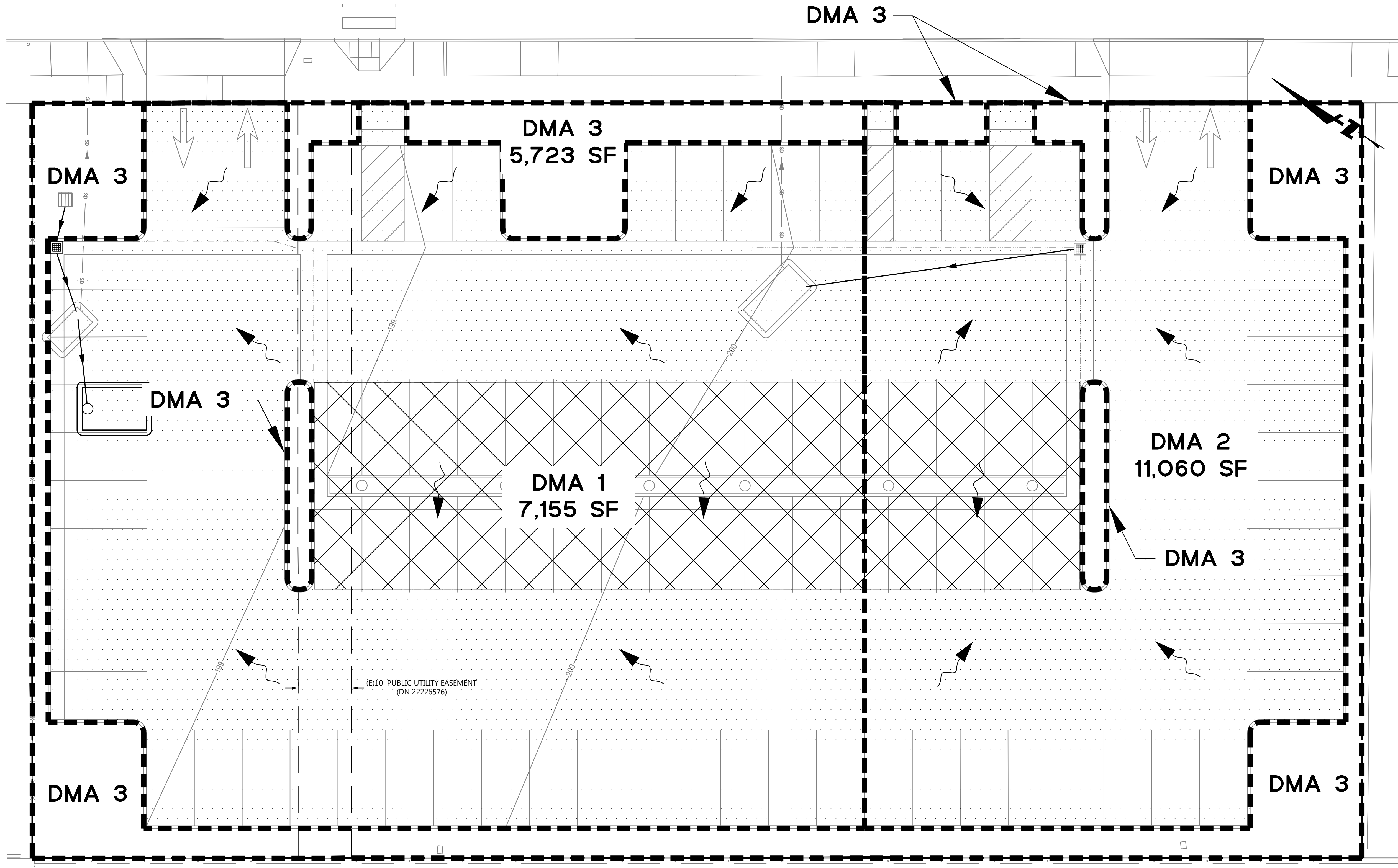
Date	Revisions	No.
10/29/2003	AS SHOWN	1
	Design D.P.	
	Drawn D.P.	
	Approved D.J.L.	
	Job No. 20191214-10	

Drawing Number: **C3.3**

OF



Date	10/29/2020
Scale	1" = 10'
Design	DJP
Drawn	DJP
Approved	D.J.L.
Job No.	20191214-10
Revisions	
No.	
Drawing Number:	C4.1

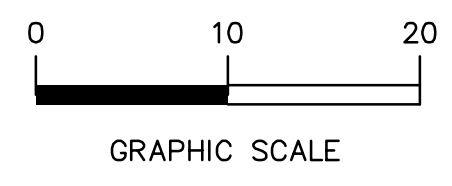


LEGEND

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

	DMA 1	DMA 2	DMA 3 ¹	TOTAL
TOTAL AREA	18,722 SQ FT	11,060 SQ FT	5,726 SQ FT	35,508 SQ FT
(P) PERVIOUS AREA				
PERVIOUS LANDSCAPE	0 SQ FT	0 SQ FT	5,726 SQ FT	5,726 SQ FT
TOTAL:	0 SQ FT	0 SQ FT	5,726 SQ FT	5,726 SQ FT
(P) IMPERVIOUS AREA				
HARDSCAPE:	14,692 SQ FT	9,480 SQ FT	0 SQ FT	24,172 SQ FT
BUILDINGS:	4,030 SQ FT	1,580 SQ FT	0 SQ FT	5,610 SQ FT
TOTAL:	18,722 SQ FT	11,060 SQ FT	0 SQ FT	29,782 SQ FT
REQUIRED LID TREATMENT VOLUME ²	1,002 CU FT	592 SQ FT	0 SQ FT	1,594 SQ FT
PROVIDED LID TREATMENT VOLUME	1,096 CU FT	676 SQ FT	0 SQ FT	1,772 SQ FT

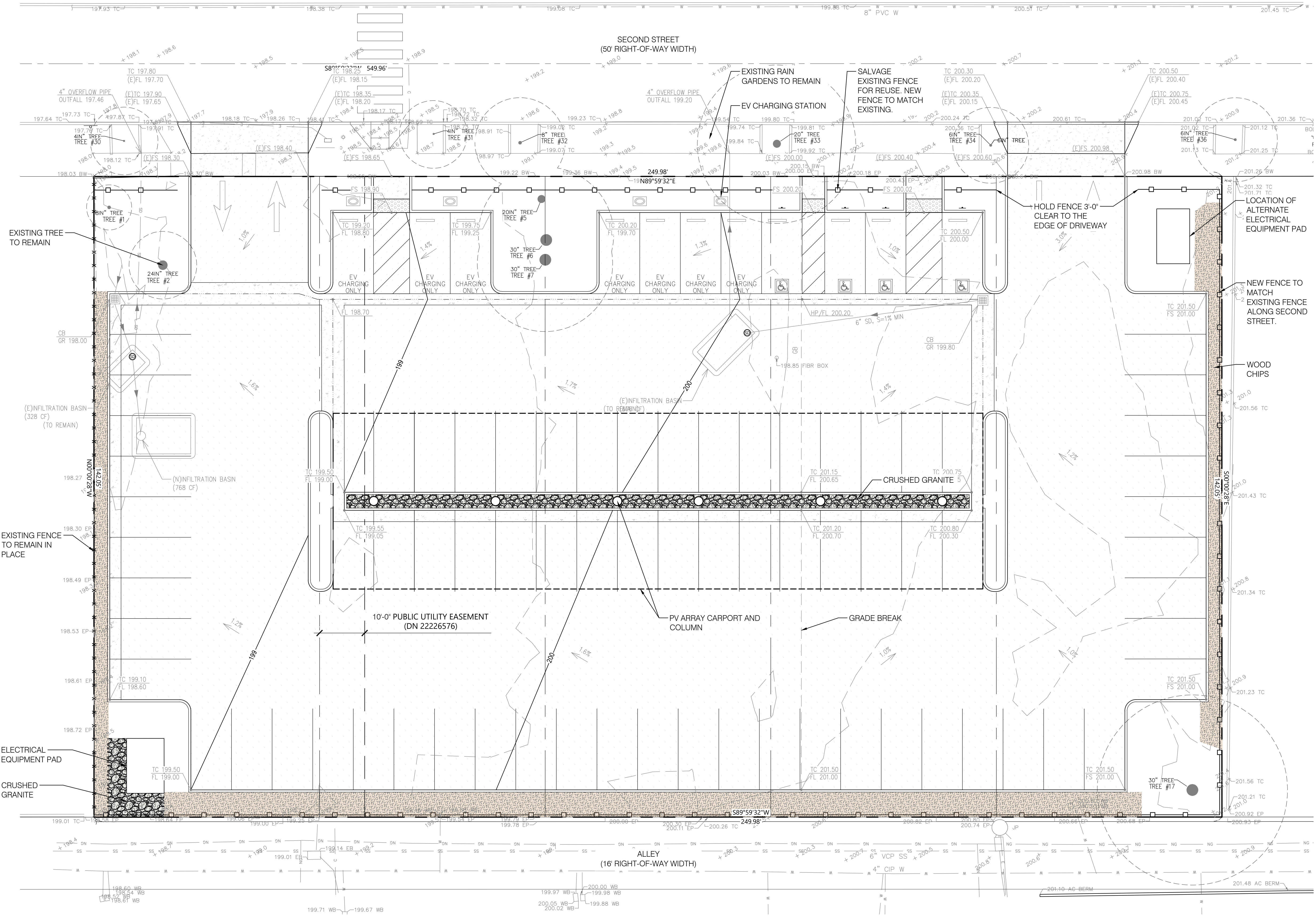
¹ DMA 4 IS SELF-TREATING AND BYPASSES ONSITE STORM DRAIN SYSTEM
² REQUIRED LID TREATMENT VOLUME IS SIZED PER THE SCVURPPP C3 HANDBOOK VOLUME-BASED SIZING CRITERIA



SEE SHEET C0.0 FOR ABBREVIATIONS AND LEGENDS



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\pasheets.dwg
 PLOT DATE: 10-28-20 PLOTTED BY: polt



NO.	REVISIONS AND RECORD OF ISSUE

J. L. JANECKI & ASSOCIATES

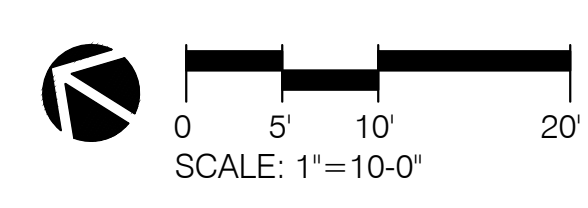
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 814 428 9940
EMAIL: JL@JLJA.COM WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT: PACKARD FOUNDATION PARKING LOT
343 SECOND STREET, LOS ALTOS, CA

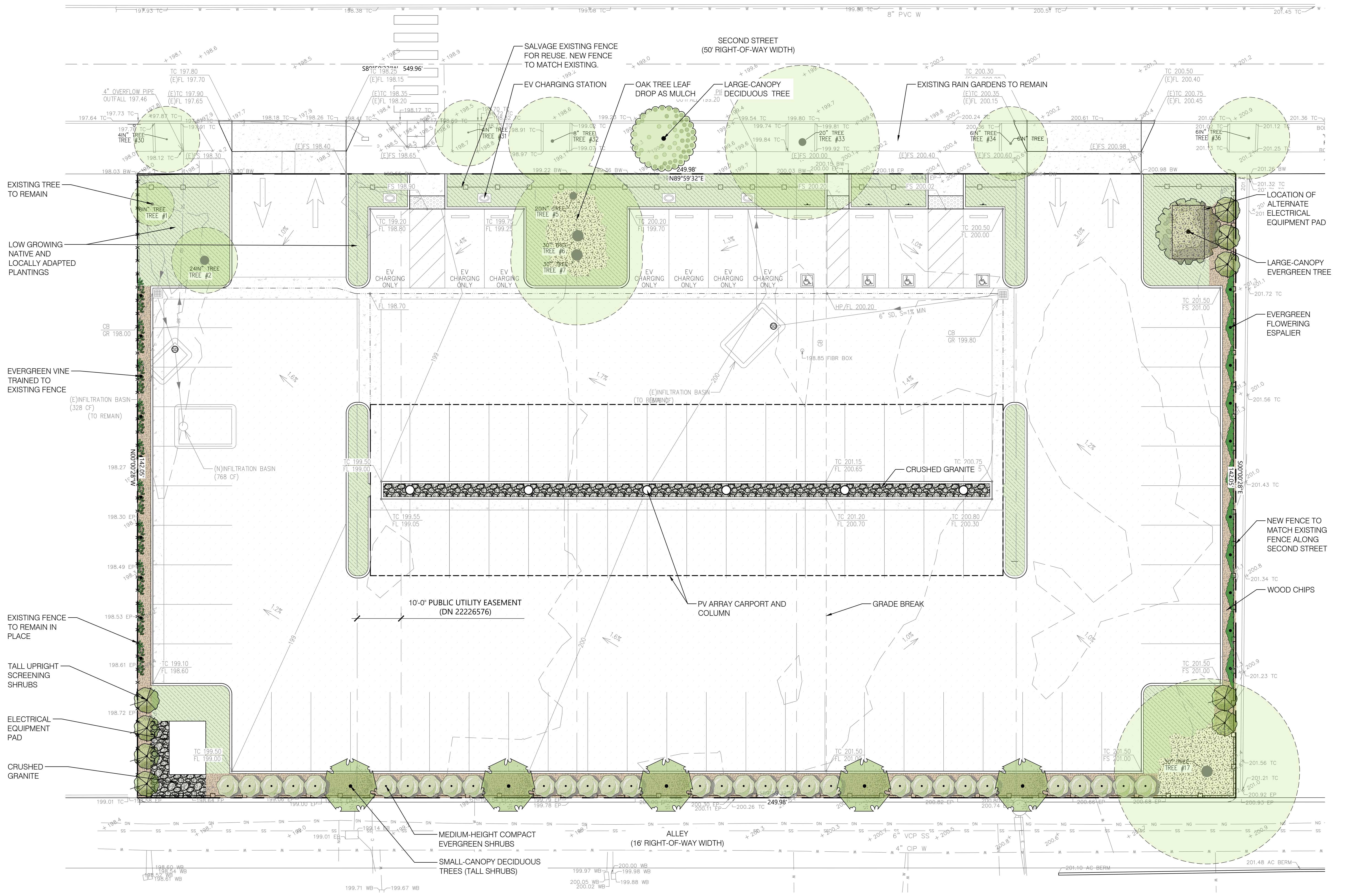
SHEET TITLE: LANDSCAPE SITE PLAN

SCALE: AS NOTED
 DRAWN BY: OW/MM
 DATE: 10/29/2020

L1.00



ORIGINAL SHEET SIZE: 24" X 36"



REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION

JONI L. JANECKI & ASSOCIATES
 515 SWIFT ST. SANTA CRUZ CA 95060
 PHONE 831.428.8940
 EMAIL J.L.J@LJA.COM WWW.LJA.COM
 California Landscape Architect License 3163

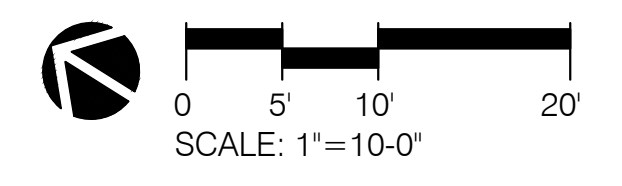
PROJECT: **PACKARD FOUNDATION PARKING LOT**
 343 SECOND STREET, LOS ALTOS, CA

SHEET TITLE: **PLANTING PLAN**

SCALE: AS NOTED
 DRAWN BY: OW/MM
 DATE: 10/29/2020

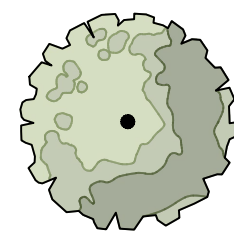
L1.01

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

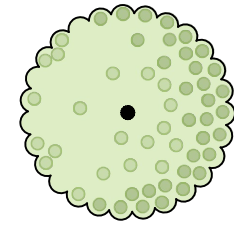


ORIGINAL SHEET SIZE: 24" X 36"

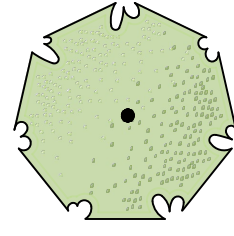
PLANT OPTIONS



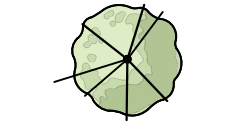
LARGE-CANOPY EVERGREEN TREE
 QUERCUS AGRIFOLIA (COAST LIVE OAK)



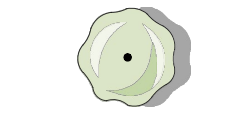
LARGE-CANOPY DECIDUOUS TREE
 PISTACIA CHINENSIS (CHINESE PISTACHE)



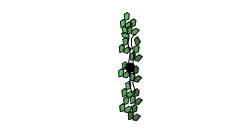
SMALL-CANOPY DECIDUOUS TREES
 CERCIS CANADENSIS 'ACE OF HEARTS' (ACE OF HEARTS REDBUD)
 MALUS SYLVESTRIS (EUROPEAN CRABAPPLE)



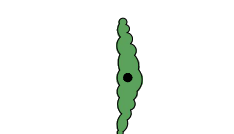
TALL UPRIGHT SCREENING SHRUBS
 PITTOSPORUM TENUIFOLIUM (TAWHIWHI)
 PRUNUS CAROLINIANA 'COMPACTA' (COMPACT CAROLINA LAUREL CHERRY)
 RHAMNUS CALIFORNICA 'LEATHERLEAF' (CALIFORNIA COFFEEBERRY)



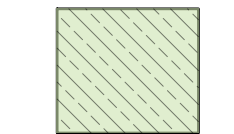
MEDIUM-HEIGHT COMPACT EVERGREEN SHRUBS
 ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (HOWARD MCMINN VINE HILL MANZANITA)
 CEANOTHUS GRISEUS HORIZONTALIS (CARMEL CREEPER)
 RHAMNUS CALIFORNICA 'EVE CASE' (CALIFORNIA COFFEEBERRY)



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)

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. THE PLANTING AREAS WILL BE IRRIGATED WITH LOW-FLOW MATCHED-PRECIPITATION-RATE EMITTERS AND OPERATED BY A WATER-CONSERVING AUTOMATIC CONTROLLER.

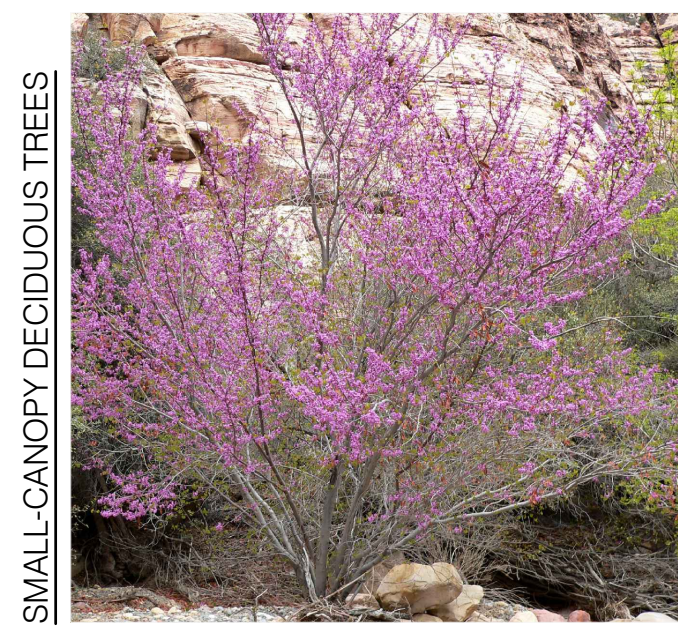
CHARACTER IMAGES



QUERCUS AGRIFOLIA
 (COAST LIVE OAK)



PISTACIA CHINENSIS
 (CHINESE PISTACHE)



CERCIS CANADENSIS 'ACE OF HEARTS'
 (ACE OF HEARTS REDBUD)



MALUS SYLVESTRIS
 (EUROPEAN CRABAPPLE)



STREET VIEW - METAL PICKET FENCE



PITTOSPORUM TENUIFOLIUM
 (TAWHIWHI)



PRUNUS CAROLINIANA 'COMPACTA'
 (COMPACT CAROLINA LAUREL CHERRY)



RHAMNUS CALIFORNICA 'LEATHERLEAF'
 (CALIFORNIA COFFEEBERRY)



ARCTOSTAPHYLOS DENSIFLORA
 'HOWARD MCMINN'
 (HOWARD MCMINN VINE HILL
 MANZANITA)



RHAMNUS CALIFORNICA 'EVE CASE'
 (CALIFORNIA COFFEEBERRY)



CEANOTHUS GRISEUS
 HORIZONTALIS (CARMEL CREEPER)



JASMINUM POLYANTHUM
 (PINK JASMINE)



TRACHELOSPERMUM JASMINOIDES
 (STAR JASMINE)



VITIS CALIFORNICA 'ROGER'S RED'
 (CALIFORNIA WILD GRAPE)



GREWIA OCCIDENTALIS
 (LAVENDER STARFLOWER)



TECOMARIA CAPENSIS
 (CAPE HONEYSUCKLE)



CAREX PANSA
 (SANDDUNE SEDGE)

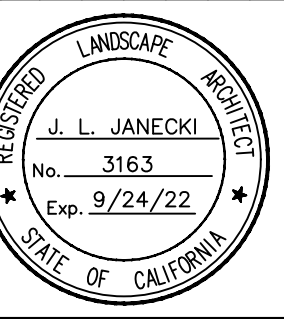


HEUCHERA MAXIMA
 (ISLAND ALUM ROOT)



RIBES VIBURNIFOLIUM
 (EVERGREEN CURRANT)

REVISIONS AND RECORD OF ISSUE:



JONI L. JANECKI & ASSOCIATES

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PROJECT: **PACKARD FOUNDATION**
PARKING LOT
343 SECOND STREET, LOS ALTOS, CA

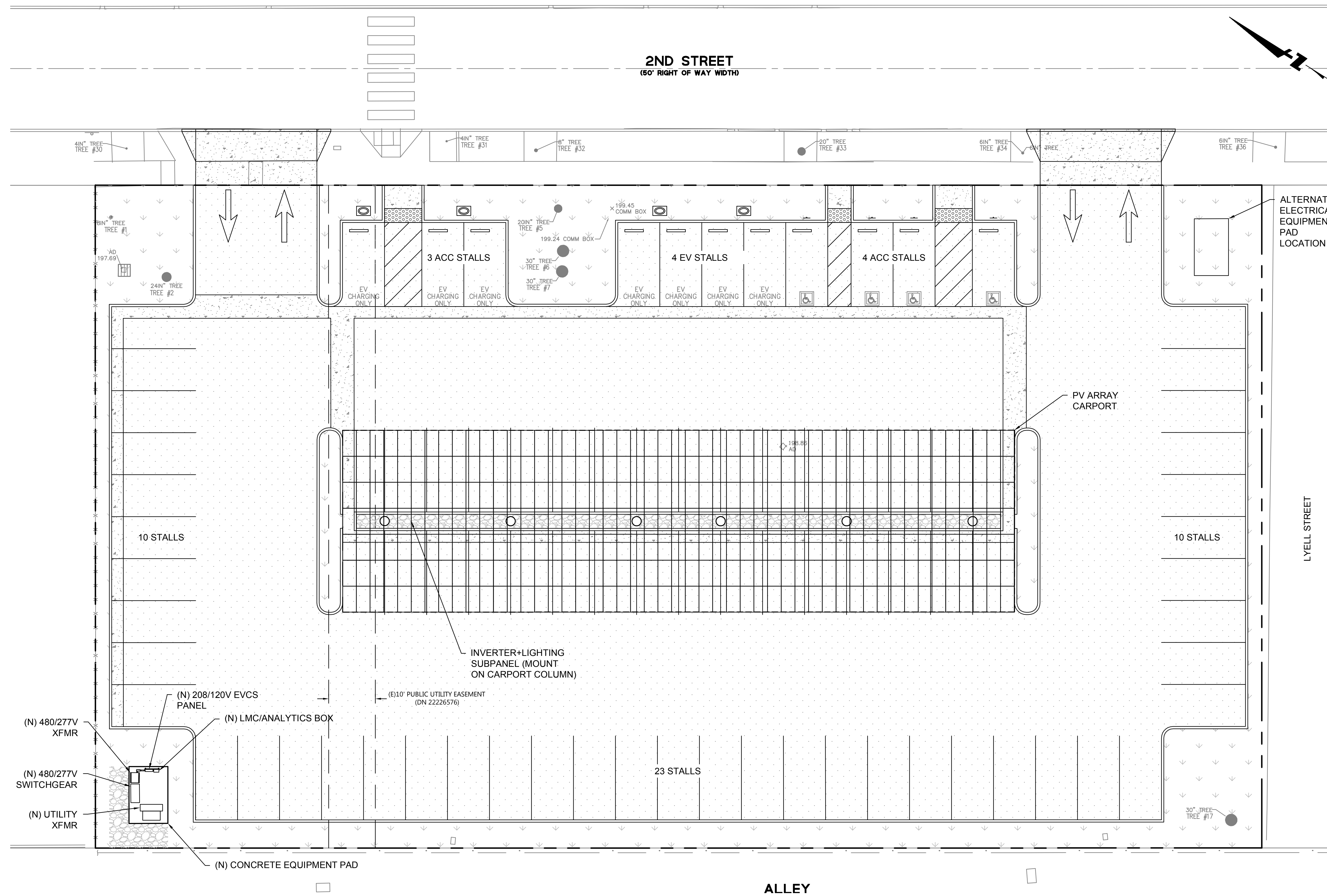
SHEET TITLE: **PLANT OPTIONS & CHARACTER IMAGES**

SCALE: AS NOTED
 DRAWN BY: OW/MM
 DATE: 10/29/2020

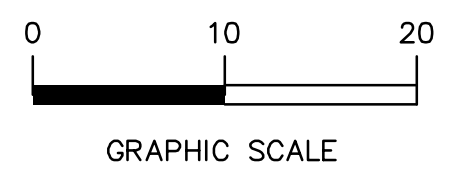
SITE LAYOUT - PV CARPORT

Date	Scale	Design	Drawn	Approved	Job No.
10/29/2020	1" = 10'	DJP	DJP	DJP	20191214-10

Drawing Number: **E1.0**

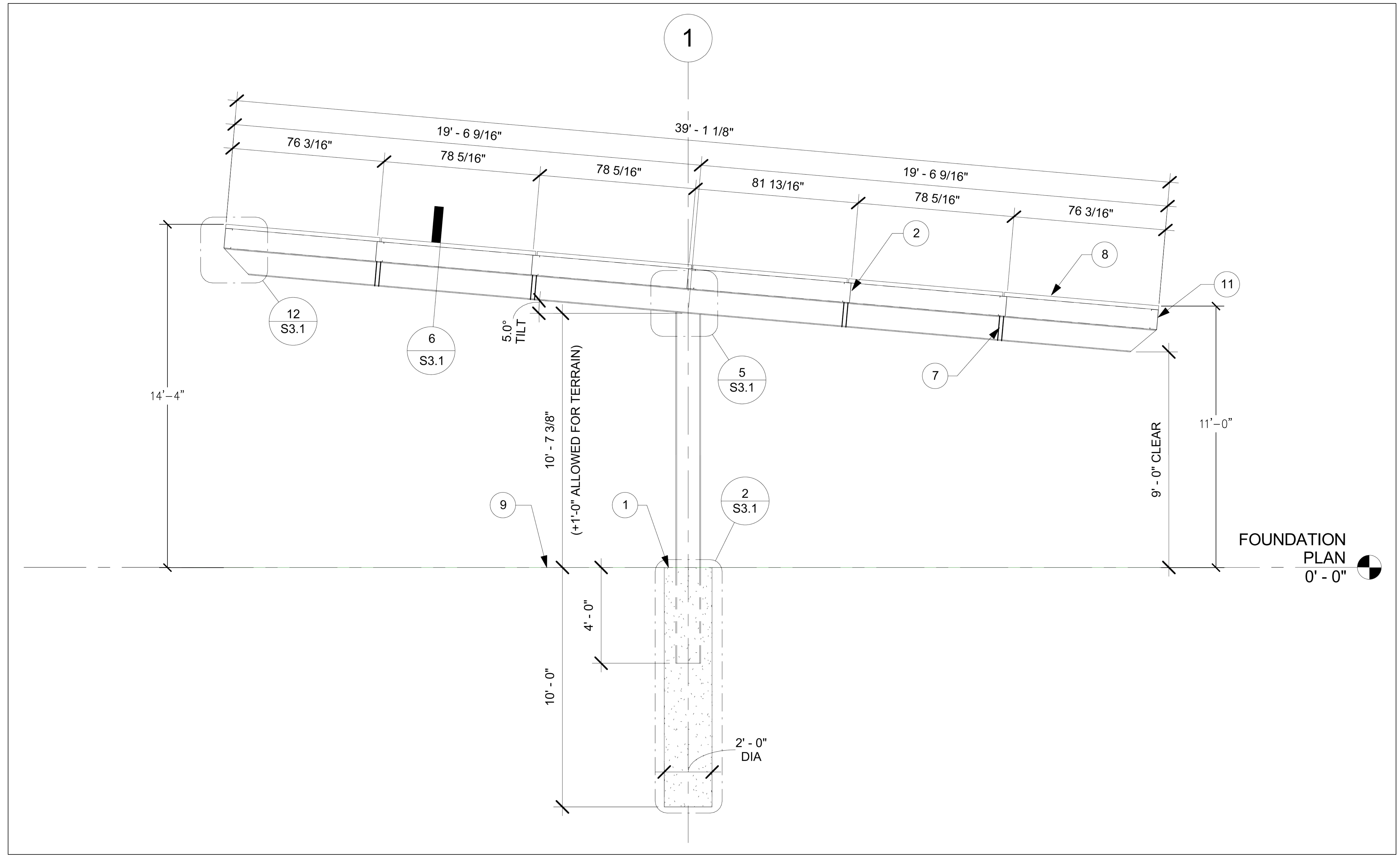


1 SITE PLAN
 Scale: 1"=10'-0"



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets_powerflex.dwg
 PLOT DATE: 10-28-20 PLOTTED BY: polt

DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets_powerflex.dwg
PLOT DATE: 10-28-20 PLOTTED BY: polt



FOUNDATION
PLAN
0' - 0"

Date	No.	Revisions	Date
10/29/2020			
Scale AS SHOWN			
Design: DJP			
Drawn: DJP			
Approved: DJL			
Job No: 20191214-10			



DRAWING NAME: K:\2019\191214_Packard_Parking_Expansion\ENG\posheets_powerflex.dwg
PLOT DATE: 10-28-20 PLOTTED BY: polt

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CANOPY MATERIALS/EXAMPLE
PACKARD FOUNDATION PARKING LOT
374 SECOND STREET
LOS ALTOS SAN MATEO COUNTY CALIFORNIA

No.	Revisions	Date

Date: 10/29/2020
Scale: AS SHOWN
Design: DJP
Drawn: DJP
Approved: DJL
Job No: 20191214-10

Drawing Number:
E3.0
OF