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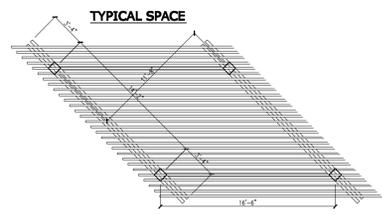
SCOPE OF WORK:
THE PROJECT PROPOSES THE ADDITION OF AN OPEN AIR TRELLIS TO THE CAR WASH FINISHING AREA AT THE SUNNYVALE CAR WASH LOCATED AT 905 E. EL CAMINO REAL, SUNNYVALE. THE TRELLIS IS TO PROVIDE A DEDICATED AREA TO DRY, FINISH, AND VACUUM CARS THAT HAVE ALREADY GONE THROUGH THE MACHINE SECTION OF THE CAR WASH, AND TO PROVIDE SHADE FOR THE CAR WASH STAFF. NO CHANGE WILL BE MADE TO THE EXISTING PARKING AREA OR HARDSCAPE.

THE TRELLIS STRUCTURE IS APPROXIMATELY 160' LONG, 10' WIDE, AND ORIENTED AT A 45 DEGREE ANGLE TO E. EL CAMINO REAL. THE STRUCTURE WILL SETBACK A MINIMUM OF 15' FROM THE PROPERTY LINE PER THE CURRENT ZONING OF THE PROPERTY. THE TRELLIS WILL PROVIDE 9 SPACES FOR CARS WITH A 12' HEIGHT CLEARANCE. A SPECIALIZED CONSULTANT/CONTRACTOR WILL EQUIP THE TRELLIS WITH CAR WAS VACUUM EQUIPMENT AND HOSES. THE MACHINERY WILL BE SCREENED AS MUCH AS POSSIBLE BY THE TRELLIS STRUCTURE AND WILL CONNECT WITH MACHINERY IN THE CAR WASH BUILDING THROUGH A BELOW GRADE LINE.

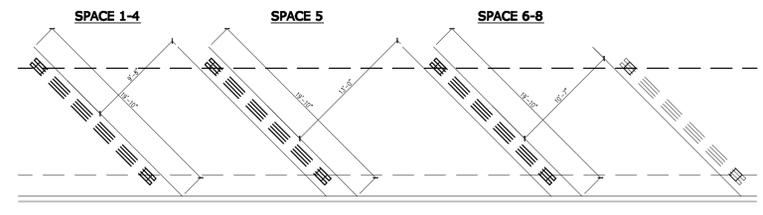
THE PROPOSED TRELLIS WILL ADD APPROXIMATELY 1,572 SF OF ADDED SHADED AREA TO THE PARKING LOT/CAR WASH AREA.

SITE DATA:
ADDRESS: 905 E. EL CAMINO REAL
ADJACENT STREETS: EL CAMINO REAL AND WOLFE ROAD
PARCEL NUMBER: 213-46-014
LOT AREA: 28,515 SF
ZONING: C1-NEIGHBORHOOD BUSINESS (PD PLANNED DEVELOPMENT) III
CONSTRUCTION: III
OCCUPANCY: "B" CAR WASH COMPONENT
"M" GAS STATION COMPONENT
BUILDING AREA: APPROXIMATELY 2,840 SF
1,055 SF CAR WASH
1,785 SF GAS STATION
ADJACENT LOTS: (NORTH) MULTI STORE COMMERCIAL STRIP MALL
(EAST) RESIDENTIAL "ALOHA RV PARK"

DRAWING INDEX
A.1 SITE PLAN
A.2 PLANS, ELEVATION & SECTION
DESIGN RENDERINGS AND DETAILS



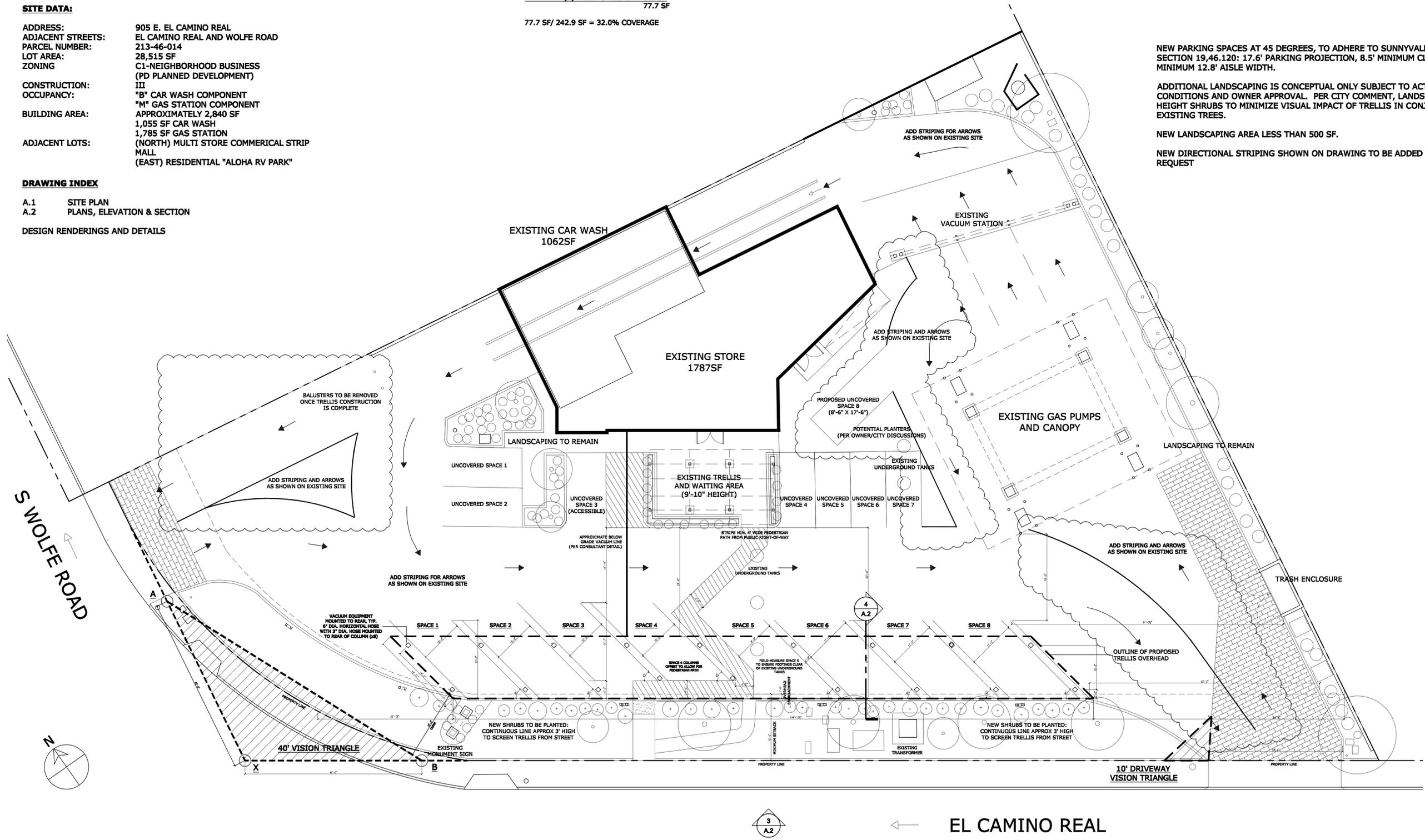
TYPICAL BAY SOLID AREAS
AREA: 20'-10" X 11'-8" = 242.9 SF
TRELLIS: (29) 2X4 FOR 16'-6" = 59.8 SF
(2) 4X10 FOR 14'-2" = 8.3 SF
(2) 4X12 FOR 16'-6" = 9.6 SF
77.7 SF
77.7 SF / 242.9 SF = 32.0% COVERAGE



APPROXIMATE VEHICLE CLEAR SPACE
SPACE 1-4: (W X L X H) 9'-8" X 19'-10" X 9'-8"
SPACE 5: 13'-0" X 19'-10" X 9'-8"
SPACE 6-8: 10'-7" X 19'-10" X 9'-8"

TITLE 24 CALIFORNIA ENERGY CODE: 2016 EDITION
PROJECT SHALL BE IN COMPLIANCE WITH 2016 CALIFORNIA FIRE CODE
CODES AND ADOPTED ORDINANCES:
CALIFORNIA FIRE CODE 2016 EDITION
CALIFORNIA RESIDENTIAL CODE 2016 EDITION
CALIFORNIA BUILDING CODE 2016 EDITION
CALIFORNIA MECHANICAL CODE 2016 EDITION
CALIFORNIA PLUMBING CODE 2016 EDITION
CALIFORNIA ELECTRICAL CODE 2016 EDITION
CALIFORNIA GREEN BUILDING STANDARDS 2016 EDITION
ENERGY EFFICIENCY STANDARDS 2016 EDITION
ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS
ENSURE STRUCTURE MEETS ALL BUILDING AND FIRE CODES REQUIREMENTS

NEW PARKING SPACES AT 45 DEGREES, TO ADHERE TO SUNNYVALE MUNICIPAL CODE SECTION 19.46.120: 17.6' PARKING PROJECTION, 8.5' MINIMUM CLEAR WIDTH, AND MINIMUM 12.8' AISLE WIDTH.
ADDITIONAL LANDSCAPING IS CONCEPTUAL ONLY SUBJECT TO ACTUAL, ONSITE CONDITIONS AND OWNER APPROVAL. PER CITY COMMENT, LANDSCAPING TO BE LOW HEIGHT SHRUBS TO MINIMIZE VISUAL IMPACT OF TRELLIS IN CONJUNCTION WITH EXISTING TREES.
NEW LANDSCAPING AREA LESS THAN 500 SF.
NEW DIRECTIONAL STRIPING SHOWN ON DRAWING TO BE ADDED TO SITE PER CITY REQUEST



- 08.07.17 PERMIT APPROVAL
- 08.28.17 PLAN CHECK COMMENTS
- 10.11.17 PLAN CHECK COMMENTS
- 10.23.17 PLAN CHECK COMMENTS
- 10.30.17 PLAN CHECK COMMENTS

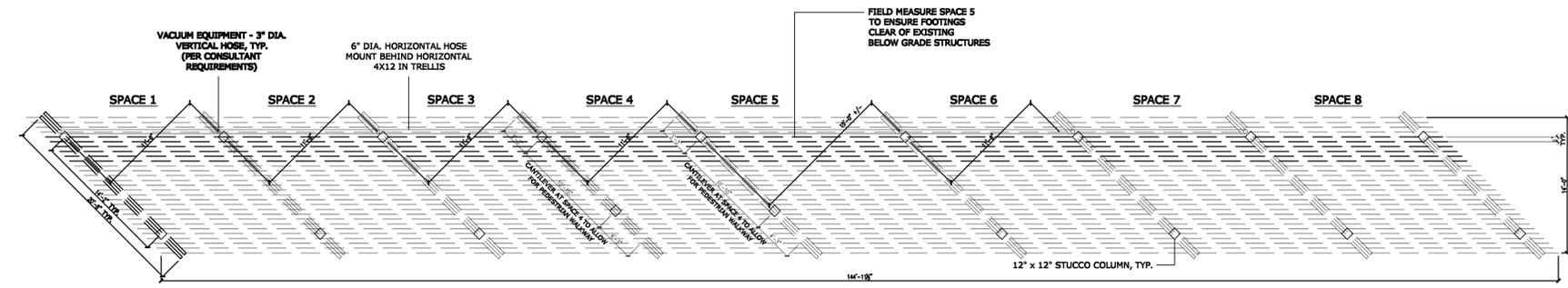
PROPOSED TRELLIS
GAS STATION AND CAR WASH
905 E. EL CAMINO REAL
SUNNYVALE, CA 94087

SITE PLAN

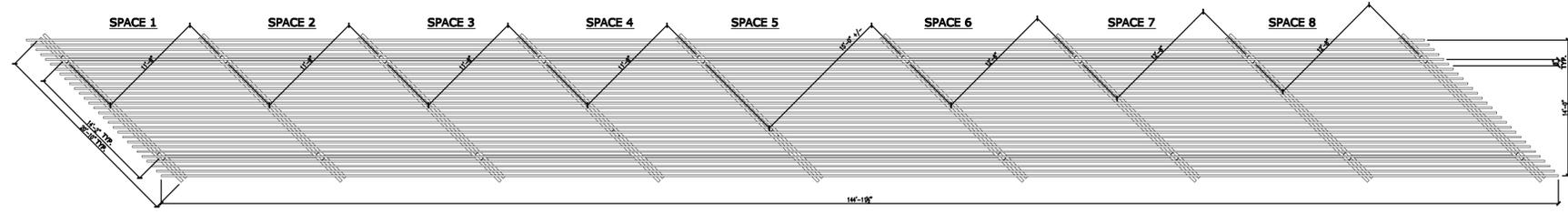
1 SITE PLAN
SCALE: 3/32" = 1'-0"

A.1

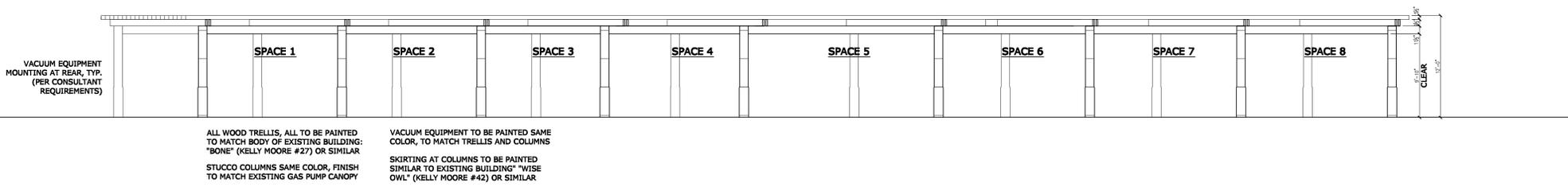
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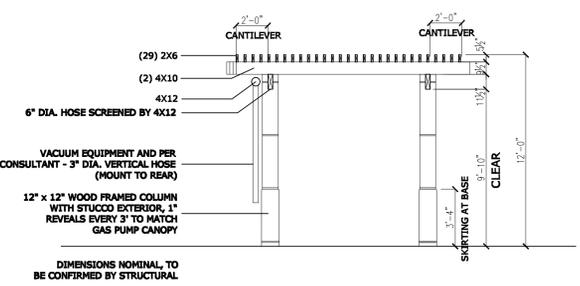
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



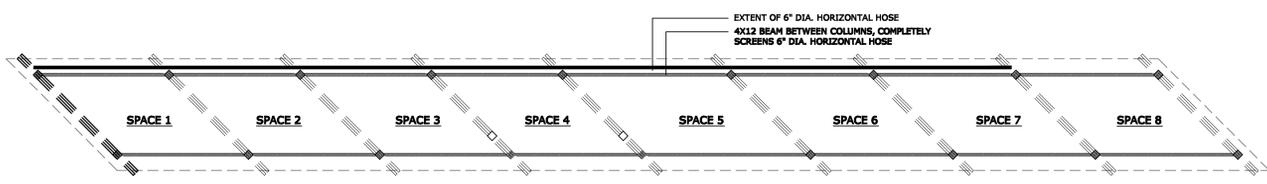
2 ROOF PLAN
SCALE: 1/8" = 1'-0"



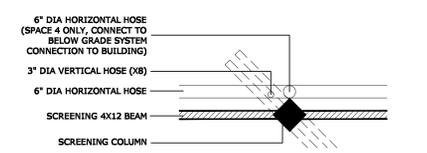
3 ELEVATION
SCALE: 1/8" = 1'-0"



4 SECTION
SCALE: 3/16" = 1'-0"



5 VACUUM SYSTEM DIAGRAM
SCALE: N.T.S.



CONSTRUCTION REQUIREMENTS:

CALL BEFORE YOU DIG! CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR AT 1-800-277-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

AN ENCROACHMENT PERMIT IS REQUIRED TO CONSTRUCT IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY. THE ENCROACHMENT PERMIT SHALL BE ISSUED PRIOR TO OR CONCURRENTLY WITH THE BUILDING PERMIT. PLEASE SUBMIT ALL OF THE FOLLOWING ITEMS PRIOR TO ISSUANCE OF THE ENCROACHMENT PERMIT:

A/ ENCROACHMENT PERMIT FEE WILL BE PROVIDED BY STAFF PRIOR TO BUILDING PERMIT APPROVAL.

BY A SECURITY FUND (CERTIFICATE OF DEPOSIT OR SURETY BOND) IS REQUIRED TO GUARANTEE CONSTRUCTION IN THE PUBLIC RIGHT OF WAY (\$1,000 MINIMUM)

C/ EVIDENCE OF INSURANCE IS REQUIRED

THE APPLICANT SHALL COORDINATE WITH OTHER UTILITY AGENCIES TO CONFIRM IF SEPARATE PERMITS ARE REQUIRED FOR THE INSTALLATION OF NEW SERVICES

THE APPLICANT SHALL SUBMIT A WASTE HANDLING PLAN PRIOR TO BEGINNING ANY CONSTRUCTION. THE WASTE HANDLING PLAN MUST:

- PROVIDE AN ESTIMATE OF TYPE OF DEBRIS GENERATED
- LIST THE NAMES OF THE APPROVED RECYCLING FACILITIES THAT WILL BE USED TO MEET THE DIVERSION REQUIREMENT
- INDICATE THAT 50% OF THE MATERIAL WILL BE RECYCLED
- BE DISTRIBUTED TO ALL SUBCONTRACTORS ON THE JOB

FAILURE TO COMPLY WITH THE WASTE HANDLING PLAN OR PROVIDE ACCURATE, ACCEPTABLE DOCUMENTATION MAY RESULT IN A PENALTY OF \$1000 PER TON NOT RECYCLED.

APPLICANT MUST SUBMIT A SIGNED CONSTRUCTION DEBRIS HAULER ACKNOWLEDGEMENT FORM TO ENSURE ONLY AUTHORIZED HAULERS ARE USED TO REMOVE CONSTRUCTION DEBRIS FROM THE JOBSITE.

MATERIALS (POLLUTANT CONTROL):

AT TIME OF ROUGH INSTALLATION, DURING STORAGE, UNTIL FINAL STARTUP, ALL DUCTS AND AIR DISTRIBUTION OPENINGS SHALL BE COVERED.

ADHESIVES, SEALANTS, AND CAULKS TO ADHERE AT MINIMUM TO STANDARDS OUTLINED IN CALGREEN LOW-RISE RESIDENTIAL MANDATORY MEASURES (SECTION 4.504.2.1).

PAINTS AND COATINGS SHALL COMPLY AT MINIMUM WITH VOC LIMITS IN TABLE 1 OF AIR RESOURCES BOARD ARCHITECTURAL SUGGESTED CONTROL MEASURE, COATINGS ARE CLASSIFIED VIA 2007 CALIFORNIA AIR RESOURCES BOARD.

AEROSOL PAINTS AND COATING SHALL MET PRODUCT-WEIGHTED MIX LIMITS FOR RDC AND OTHER REQUIREMENTS INCLUDING TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (IN AN AREA UNDER JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AND WILL COMPLY WITH REGULATION, RULE 49.

HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE PROJECT SHALL MEET REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN AIR RESOURCES BOARD'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD

ALTERNATIVELY, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOBSITE PREMISES USING THEIR OWN EQUIPMENT, VEHICLES AND EMPLOYEES AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLES MUST DELIVER THE MATERIAL TO AN APPROVED FACILITY. CONTRACTORS WHO ARE SELF-HAULING MATERIALS ARE REQUIRED TO HAVE THE RECEIPTS FROM THE DISPOSAL AND RECYCLING FACILITIES AND SUBMIT THE RECEIPTS TO THE CITY ON A MONTHLY BASIS.

DURING CONSTRUCTION, 100% OF THE ASPHALT AND CONCRETE MUST BE REUSED OR RECYCLED. AT LEAST 50% OF THE REMAINING DEBRIS GENERATED FROM THE PROJECT MUST BE REUSED OR RECYCLED. IN ORDER TO RECEIVE FINAL PERMIT APPROVAL, APPLICANT MUST SAVE ALL RECEIPTS FROM DISPOSAL AND RECYCLING TO TURN IN AT THE COMPLETION OF THE PROJECT.

CONSTRUCTION AND DEMOLITION DEBRIS DESTINED FOR RECYCLING MUST BE SEPARATED FROM THE REMAINING GARBAGE GENERATED BY THE PROJECT. SEPARATED RECYCLING MATERIAL MAY NO CONTAIN MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL BY WEIGHT OR VARIABLE.

PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE. PLANT DEBRIS MAY BE CHIPPED FOR MULCH, DELIVERED TO THE FREIGHT RECYCLING AND TRANSFER STATION, OR TO ANOTHER APPROVED FACILITY. ALAMEDA COUNTY LAW REQUIRES THAT ALL PLANT DEBRIS BE SEPARATED AND RECYCLED.

WITHIN 30 DAYS OF COMPLETION OF THE WORK, AND PRIOR TO FINAL INSPECTION, THE APPLICANT MUST FILE A DEBRIS DISPOSAL & DIVERSION REPORT DOCUMENTING ACTUAL TONS OF DEBRIS RECYCLED, ALONG WITH ALL DISPOSAL RECEIPTS OR WEIGHT TAGS FROM THE PROJECT.

ENSURE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL CLOSED WITH CEMENT MORTAR OR SIMILAR METHOD ACCEPTABLE TO THE CITY TO PREVENT PASSAGE OF RODENTS.

ENSURE CONSTRUCTION WASTE MANAGEMENT PLAN IS PRODUCED AND UPDATED. IT MUST BE AVAILABLE FOR INSPECTION. ENSURE TOTAL WEIGHT OF WASTE DISPOSED IN LANDFILLS DOES NOT EXCEED 4 POUNDS PER SQUARE FOOT OF BUILDING AREA.

OPERATION AND MAINTENANCE MANUAL REGARDING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY COVERING 10 OUTLINED AREAS BY CALGREEN TO BE PLACED IN BUILDING AT TIME OF FINAL INSPECTION.

ENSURE DOCUMENTATION OF COMPLIANCE TO CALGREEN IS MAINTAINED AND UPDATED THROUGHOUT CONSTRUCTION.

ENSURE BEST MANAGEMENT PRACTICES ARE ENACTED TO PROTECT STORMWAER QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN SYSTEM.

PUBLIC SAFETY REQUIREMENTS - FIRE

FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION

THE APPLICANT MUST IMMEDIATELY NOTIFY THE SUNNYVALE FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONTINUED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIATED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

EVIDENCE OF INSURANCE PER CITY INSURANCE REQUIREMENTS WILL BE PROVIDED.

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PROPOSED TRELLIS

GAS STATION AND CAR WASH
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PLANS, ELEVATION & SECTION

A.2



CURRENT VIEW

SUNNYVALE CAR WASH
TRELLIS PROPOSAL

905 E. EL CAMINO REAL
SUNNYVALE



VIEW WITH PROPOSED TRELLIS

SUNNYVALE CAR WASH
TRELLIS PROPOSAL

905 E. EL CAMINO REAL
SUNNYVALE



CURRENT VIEW

SUNNYVALE CAR WASH
TRELLIS PROPOSAL

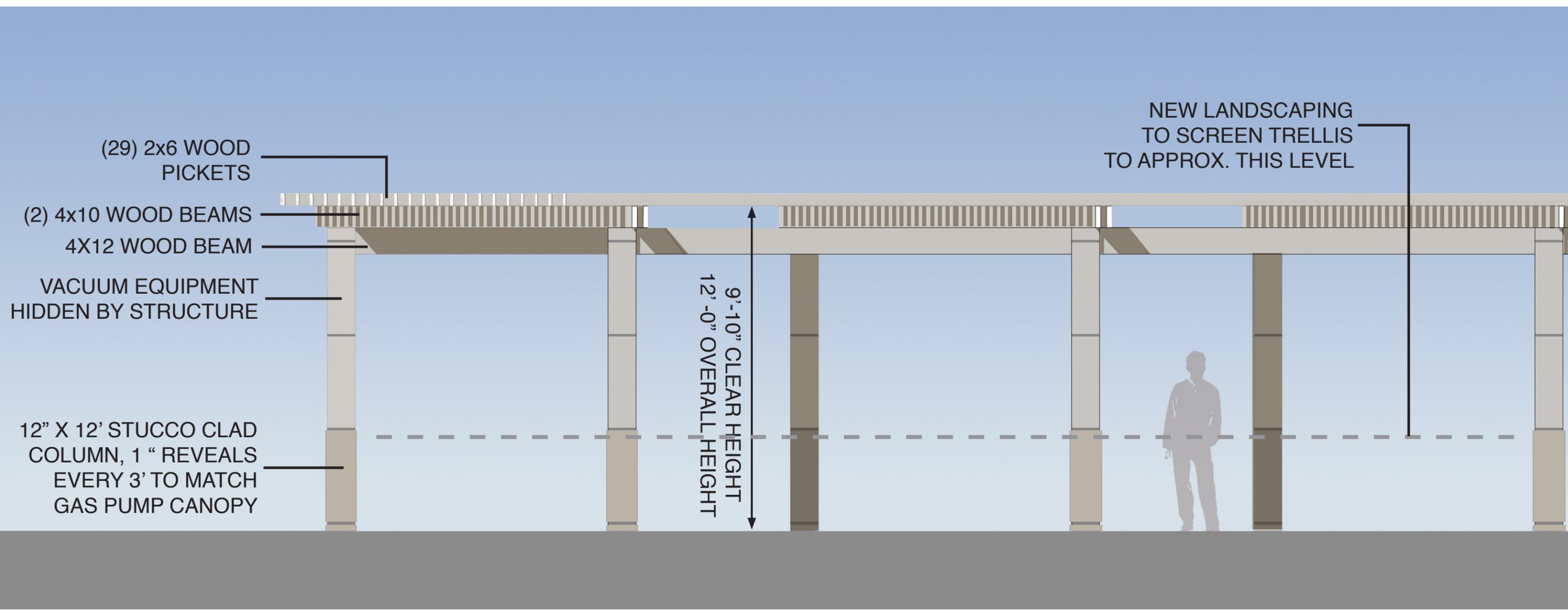
905 E. EL CAMINO REAL
SUNNYVALE



VIEW WITH PROPOSED TRELLIS

SUNNYVALE CAR WASH
TRELLIS PROPOSAL

905 E. EL CAMINO REAL
SUNNYVALE



(29) 2x6 WOOD PICKETS

(2) 4x10 WOOD BEAMS

4X12 WOOD BEAM

VACUUM EQUIPMENT HIDDEN BY STRUCTURE

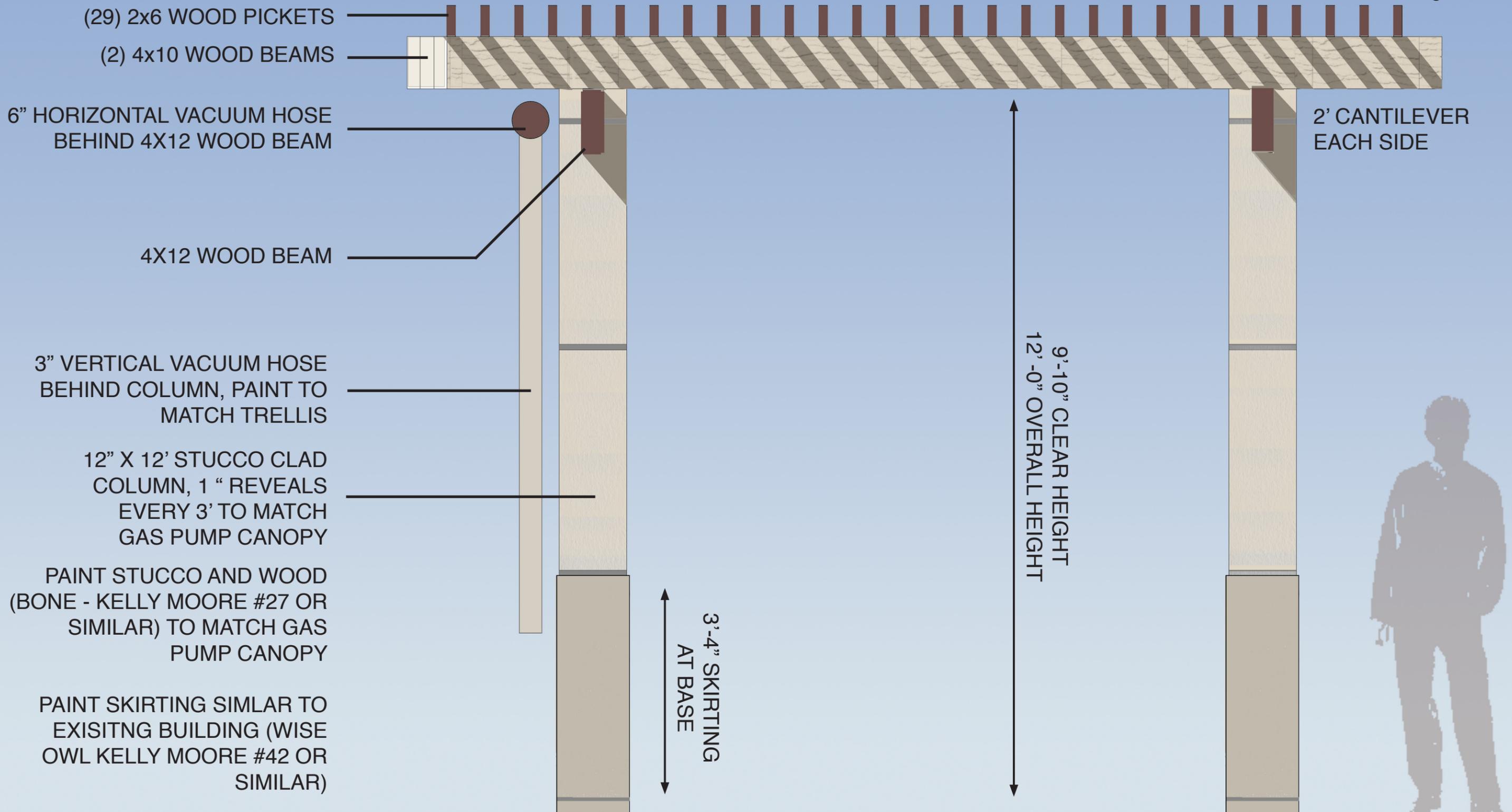
12" X 12' STUCCO CLAD COLUMN, 1 " REVEALS EVERY 3' TO MATCH GAS PUMP CANOPY

9'-10" CLEAR HEIGHT
12'-0" OVERALL HEIGHT

NEW LANDSCAPING TO SCREEN TRELLIS TO APPROX. THIS LEVEL

PAINT STUCCO, WOOD, AND VACUUM EQUIPMENT (BONE KELLY MOORE #27 OR SIMILAR) TO MATCH GAS PUMP CANOPY

PAINT SKIRTING SIMILAR TO EXISTING BUILDING (WISE OWL KELLY MOORE #42 OR SIMILAR)



SECTION