

Courtesy Notice

Dear Campbell Resident,

February 24, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 920 S. McGlincy Lane

Zoning | Area Plan: LI | N/A

Neighborhood Association(s): Campbell Village Neighborhood Association

Council District: 1

File No.: PLN-2024-30

APN: 412-34-004

Applicant: Loyal Towing

Property Owner: KronCloud Legacy LLC

Application Type: Conditional Use Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow the establishment of a towing service with short-term storage of towed vehicles on a site developed with an existing single-story office building and storage building.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

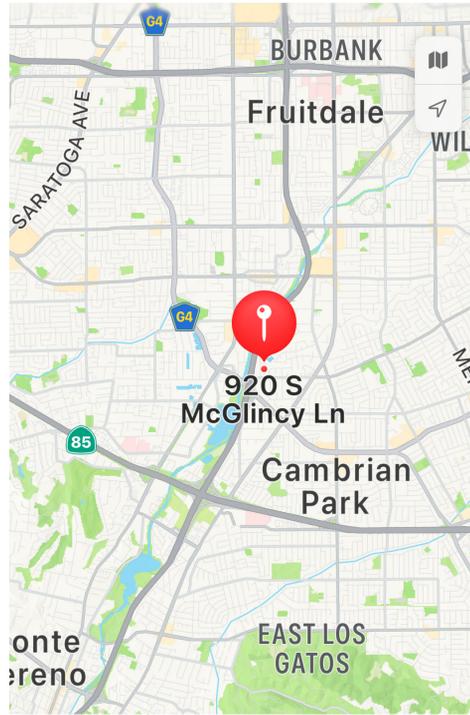


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

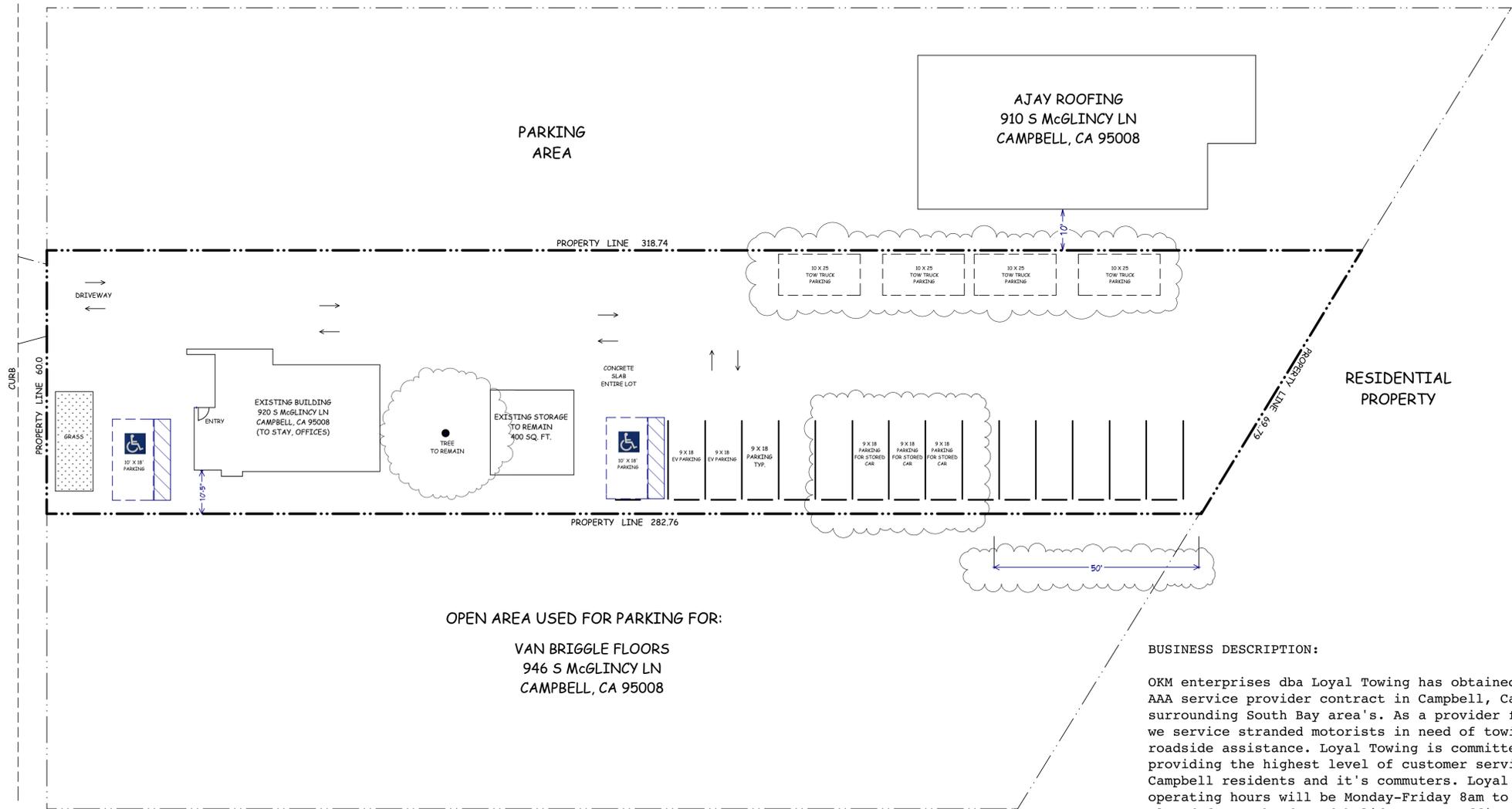
**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español





VEGINITY MAP #2
Not To Scale

SOUTH MCGLINCY LANE



PROPOSED SITE PLAN #1
Scale: 1/16" = 1'

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EXISTING MAIN HOUSE : 1,307 SQ. FT.
EXISTING STORAGE ROOM: 400 SQ. FT.

NUMBER OF STORIES: 1
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLER: NO
ZONING: M-1

LOT COVERAGE
LOT SIZE: 17,860 SQ. FT. APPROX.
LOT COVERAGE 1,725 SQ. FT. OR
9.65% OF TOTAL LOT.

HOURS OF OPERATION:
MONDAY TO FRIDAY: 8:00 AM TO 5 PM
FRIDAY, SUNDAY: CLOSED
CLOSE ALL HOLIDAYS

BUSINESS DESCRIPTION:

OKM enterprises dba Loyal Towing has obtained the AAA service provider contract in Campbell, Ca and surrounding South Bay area's. As a provider for AAA we service stranded motorists in need of towing and roadside assistance. Loyal Towing is committed to providing the highest level of customer service to Campbell residents and it's commuters. Loyal Towing operating hours will be Monday-Friday 8am to 5pm closed for weekends and holidays, our office will have a receptionist/office admin during these hours. Loyal Towing Campbell will have a total of 4 employees at it's Campbell location, 3 of which are drivers. There will be a total of 3-4 tow trucks on the premises 3 of which will be flatbed / rollback tow truck's and 1 wrecker / wheel lift. The garage area closest to the building will have truck cleaning supplies and spare towing equipment(rag's, window cleaner, spare straps, spare chains). Loyal Towing would like to store inoperable vehicle's no more than 3 days as a courtesy to it's customers in order to have them towed to their repair facility of choice. Loyal Towing is a leader in the towing industry and plan's on growing in the Greater San Francisco Bay area, Loyal Towing Campbell would be strategic in helping the city of Campbell's congested roadways and help it's residents get to where they need to as soon as possible.

SCOPE OF WORK:

- CUP FOR NEW TOWING CAR BUSINESS, "LOYAL TOWING"
- ENLARGE EXISTING BATHROOM IN ORDER TO MAKE IT ADA COMPLIANCE.
- CONVERT EXISTING KITCHEN INTO A BREAK-ROOM.

GOALS OF LOYAL TOWING CAMPBELL: IT WILL HELP WITH THE CONGESTED ROADWAYS AND HELP ITS RESIDENTS GET TO WHERE THEY NEED TO AS SOON AS POSSIBLE.

BUILDING CRITERIA

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALGREEN CHECKLIST
- 2022 CALIFORNIA RESIDENTIAL CODE
- CITY OF CAMPBELL AND SANTA CLARA COUNTY CONSTRUCTION ORDINANCE

APN: 412-34-004

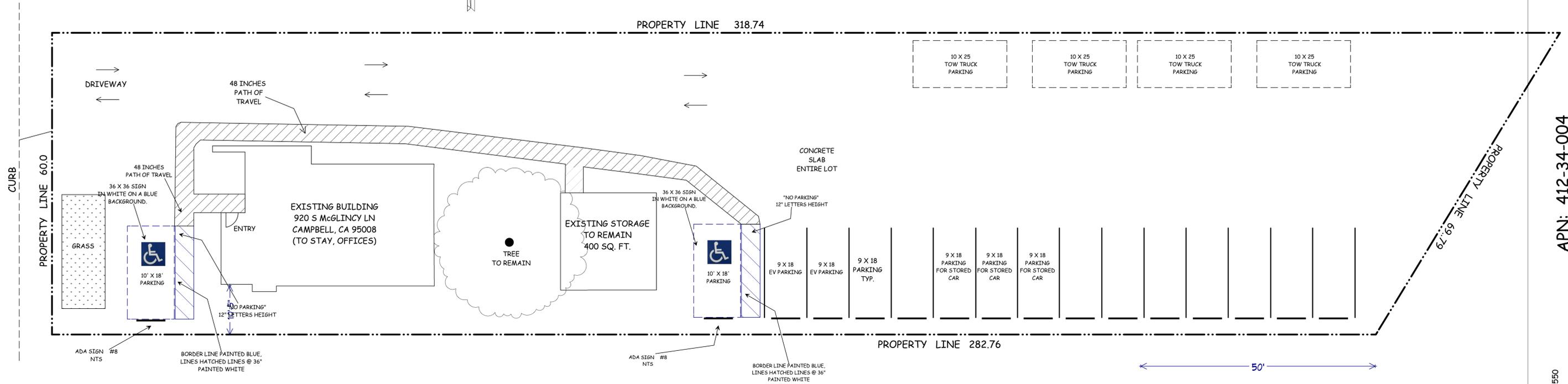
OWNER: OKM ENTERPRISES DBA LOYAL TOWING
BUSINESS OWNER: KEVIN MANSOUR
MAILING ADDRESS: 7573 MATTONAL DR, LIVERMORE CA 94550
JOB ADDRESS: 920 S MCGLINCY LN, CAMPBELL, CA 95008
TEL 916-341-9102 EMAIL: OKMENTERPRISES@GMAIL.COM

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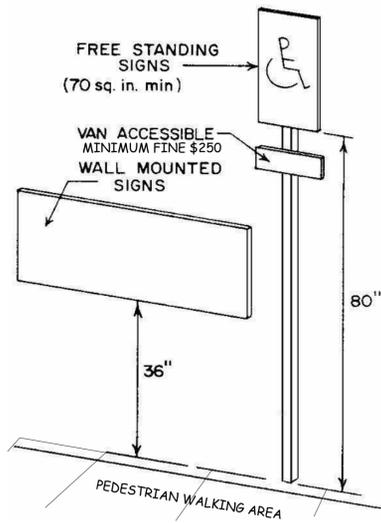


A1

SOUTH MCGLINCY LANE



PROPOSED ADA SITE PLAN #1
Scale: 1" = 10'



ADA SIGN #8 NTS

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE



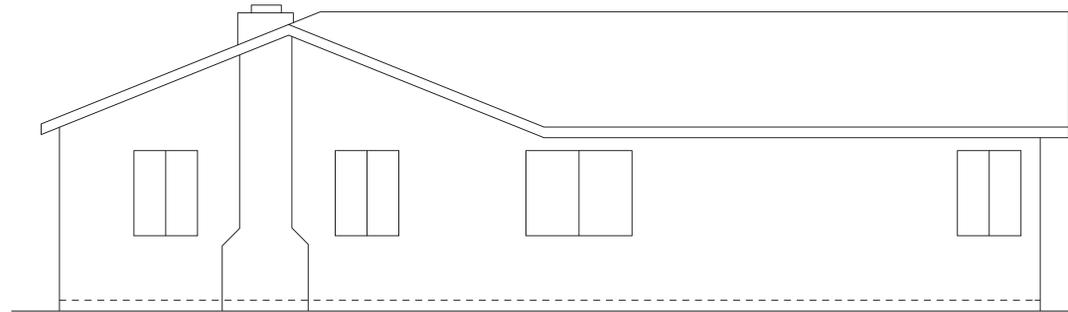
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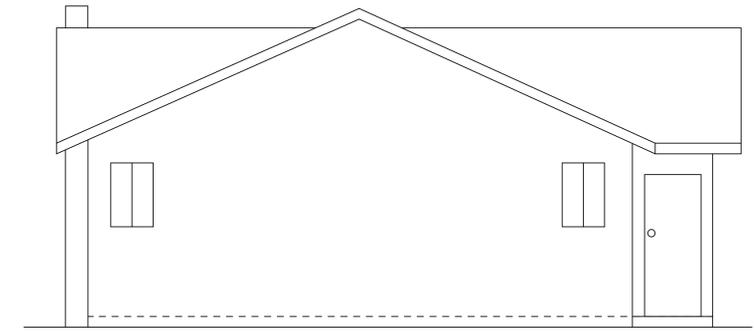
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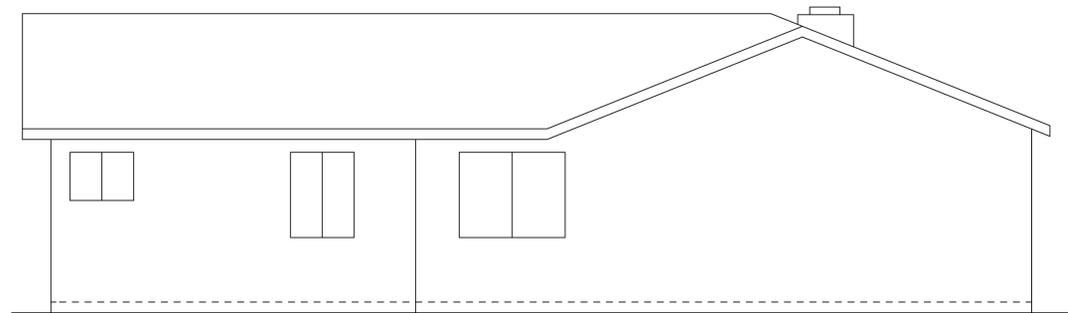




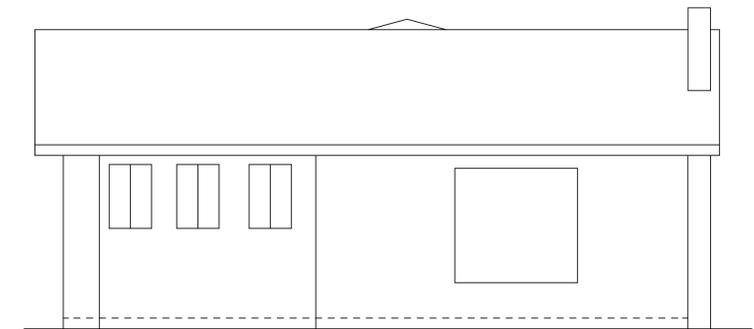
EXISTING SOUTH ELEVATION #1
NO CHANGES
Scale: 1/4" = 1'



EXISTING EAST ELEVATION (BACK) #4
NO CHANGES
Scale: 1/4" = 1'



EXISTING NORTH ELEVATION #2
NO CHANGES
Scale: 1/4" = 1'



EXISTING WEST ELEVATION (FRONT) #3
NO CHANGES
Scale: 1/4" = 1'

NOTES:
ALL NEW DOORS AND WINDOWS 2 X 4 WOODEN TRIMS. NO CHANGES.
ROOF COVERINGS: ASPHALT SHINGLES, CLASS-A,
NO CHANGES.
PITCH OF ROOF: 5:12
SIDING: T-11, NO CHANGES
EXTERIOR COLOR: WHITE, BLACK ROOF SHINGLES.
NO CHANGES



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A2

APN: 412-34-004

- PLUMBING:**
- ALL PIPING 3/4 INCH OR MORE IN DIAMETER AND ALL HOT WATER PIPES ASSOCIATED WITH A RECIRCULATION SYSTEM MUST BE INSULATED WITH MIN. 1-INCH THICK INSULATION. EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION. [CENERC 150.0(J)2]
 - WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH, SHOWER-HEADS SHALL NOT EXCEED 1.8 GPM AND NEW LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. [CPC 407.2, 408.2 & 411.2]
 - WATER CLOSET AND BIDETS REQUIRE A MINIMUM 15 INCHES OF CLEARANCE FROM THE CENTER LINE OF THE BOWL TO EACH SIDE, AND 24 INCHES OF CLEARANCE FROM THE FRONT EDGE OF THE BOWL. [CPC 402.5]
 - LAVATORY SINKS REQUIRE A MINIMUM OF 24 INCHES FRONT CLEARANCE. [CPC 402.5]
 - SHOWERS REQUIRE A MINIMUM 2 INCH DRAIN AND TRAP. [CPC TABLE 702.1]
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. [CPC 408.6] THE CURB MAY ENCRUCH ON THESE SIZE REQUIREMENTS. ALL SURFACES SHALL BE WATERPROOF UP TO 72 INCHES ABOVE THE DRAIN INLET. [CRC R307.2] THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCH CLEAR EGRESS OPENING FROM THE SHOWER. [CPC 408.5]
 - SAFETY GLASS (TEMPERED OR LAMINATED) IS REQUIRED FOR ALL GLASS SHOWER DOORS AND PARTITIONS AND FOR WINDOWS IN WALLS FACING THE TUB OR SHOWER AND LOCATED LESS THAN 60 INCHES ABOVE THE STANDING SURFACE OF THE TUB/SHOWER AND WITHIN 60 INCHES HORIZONTALLY. [CRC R308.4.5]
 - THE MAXIMUM WATER TEMPERATURE TO A SHOWER OR TUB/SHOWER COMBINATION IS 120F. THE WATER HEATER THERMOSTAT CANNOT BE USED AS THE CONTROL FOR THIS TEMPERATURE. VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION, AND BE PRESSURE-BALANCED, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCED/THERMOSTATIC MIXING IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. [CPC 408.3]

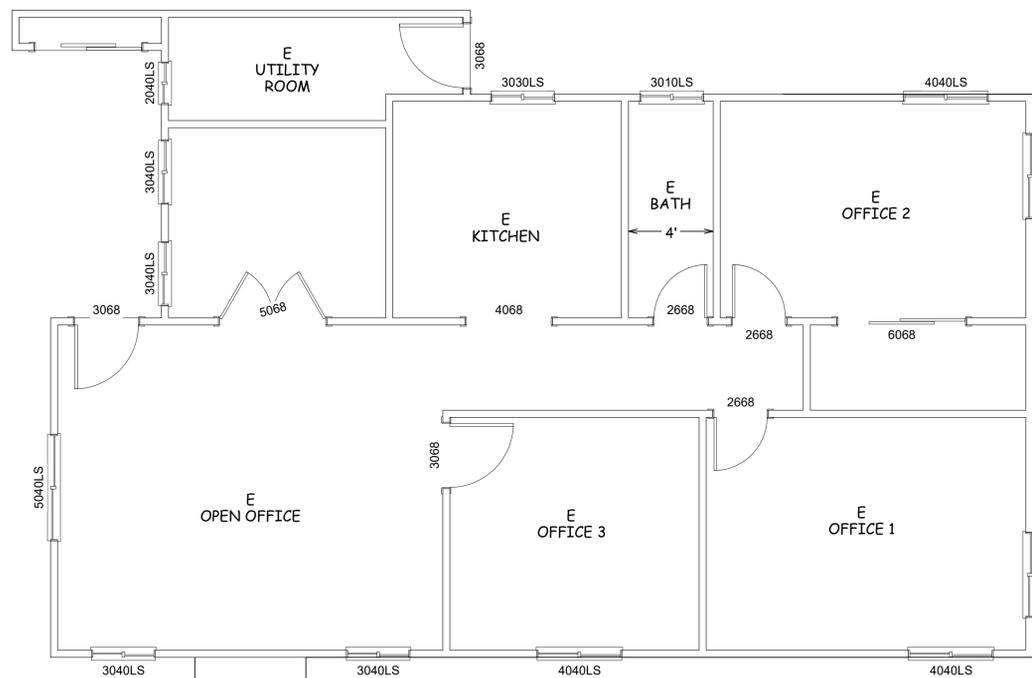
- MECHANICAL:**
- MECHANICAL VENTILATION IS REQUIRED IN ALL BATHROOMS WITH TUBS OR SHOWERS. [CRC R303.3.1] THE FAN MUST MOVE A MINIMUM 50 CFM OF AIR AND BE SEPARATELY SWITCHED FROM THE LIGHTING. FANS THAT OPERATE CONTINUOUSLY CAN BE 20 CFM. THE DUCT MUST TERMINATE ON THE EXTERIOR NOT LESS THAN 3 FEET FROM OPENINGS INTO THE BUILDING. [CMC 502.2.1]
 - BATHS WITH NO TUB OR SHOWER (HALF BATHS) DO NOT REQUIRE MECHANICAL VENTILATION IF THEY ARE PROVIDED WITH A WINDOW AT LEAST 3 SQ. FT. HALF OF WHICH IS OPEN-ABLE. [CRC R303.3]

- ELECTRICAL:**
- ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY. [CENERC150.0(K)1A]
 - AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (A MANUAL-ON, AUTOMATIC-OFF OCCUPANCY SENSOR). [CENERC 150.0(K)(2)(I)]
 - ALL RECEPTACLE OUTLETS IN BATHROOMS SHALL BE GFCI PROTECTED. [CEC 210.8(A)(1)]
 - ALL RECEPTACLE OUTLETS IN BATHROOMS SHALL BE TAMPER RESISTANT. [CEC 406.12]
 - WHEN A BATHTUB OR SHOWER STALL IS IN AN AREA NOT TECHNICALLY CONSIDERED A BATHROOM (BY THE DEFINITIONS IN THE ELECTRICAL CODE), RECEPTACLES WITHIN 6 FT. OF THE TUB/SHOWER STALL MUST BE GFCI-PROTECTED. [CEC 210.8(A)(9)]
 - A RECEPTACLE OUTLET IS REQUIRED WITHIN 3 FEET OF EACH WASH BASIN LOCATION. IT MAY BE ON THE WALL, OR AN ADJACENT PARTITION, OR ON THE FACE OR SIDE OF THE CABINET NOT MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN. [CEC 210.52(D)]
 - RECEPTACLES SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN OR ON COUNTER-TOP SURFACES UNLESS LISTED FOR COUNTER-TOP APPLICATIONS. [CEC 406.5(G)]
 - A MINIMUM OF ONE 20-AMP CIRCUIT IS REQUIRED FOR THE RECEPTACLES IN THE BATHROOM(S). THIS CIRCUIT CAN HAVE NO OTHER OUTLETS, INCLUDING LIGHTS [CEC 210.11(C)(3)]. IF A 20-AMP CIRCUIT SERVES ONLY ONE BATHROOM, LIGHTS AND FANS CAN BE ON THE SAME CIRCUIT WITH THE RECEPTACLES IN THAT BATHROOM. [CEC 210.11(C)(3) EXCEPTION]
 - HYDRO-MASSAGE TUBS REQUIRE AN INDIVIDUAL (DEDICATED) BRANCH CIRCUIT AND READILY ACCESSIBLE GFCI PROTECTION. [CEC 680.71] AN ACCESS DOOR IS REQUIRED AND MUST BE LARGE ENOUGH TO REMOVE THE MOTOR AND PUMP. CORD-CONNECTED EQUIPMENT MUST HAVE THE RECEPTACLE FACING THE OPENING AND BE NO MORE THAN ONE FOOT BEHIND THE ACCESS HATCH. [CEC 680.73]
 - RECESSED LIGHT FIXTURES IN SHOWER ENCLOSURES MUST BE LISTED FOR A DAMP OR WET LOCATION. [CEC 410.10(A)]
 - PENDANT LIGHT FIXTURES, TRACK LIGHTS, AND PADDLE FANS SHALL NOT BE INSTALLED LOWER THAN 8 FEET ABOVE THE FLOOD-LEVEL RIM OF A TUB, INCLUDING THE AREA 3 FEET PAST THE EDGE OF THE TUB. [CEC 410.10(D)]
 - ELECTRICAL PANELS SHALL NOT BE INSTALLED IN BATHROOMS. [CEC 240.24(E)]
 - SWITCHES AND RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. [CEC 406.9(C)]

BATHROOMS NOTES #3

ILS

-  HEATING/AC REGISTERS
-  ELECTRICAL OUTLETS
-  WALL SWITCH
-  ELECTRICAL EXHAUST FAN
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
- GFCI** GROUND FAULT CIRCUIT INTERRUPTER
- AFCI** ARC FAULT CIRCUIT INTERRUPTER

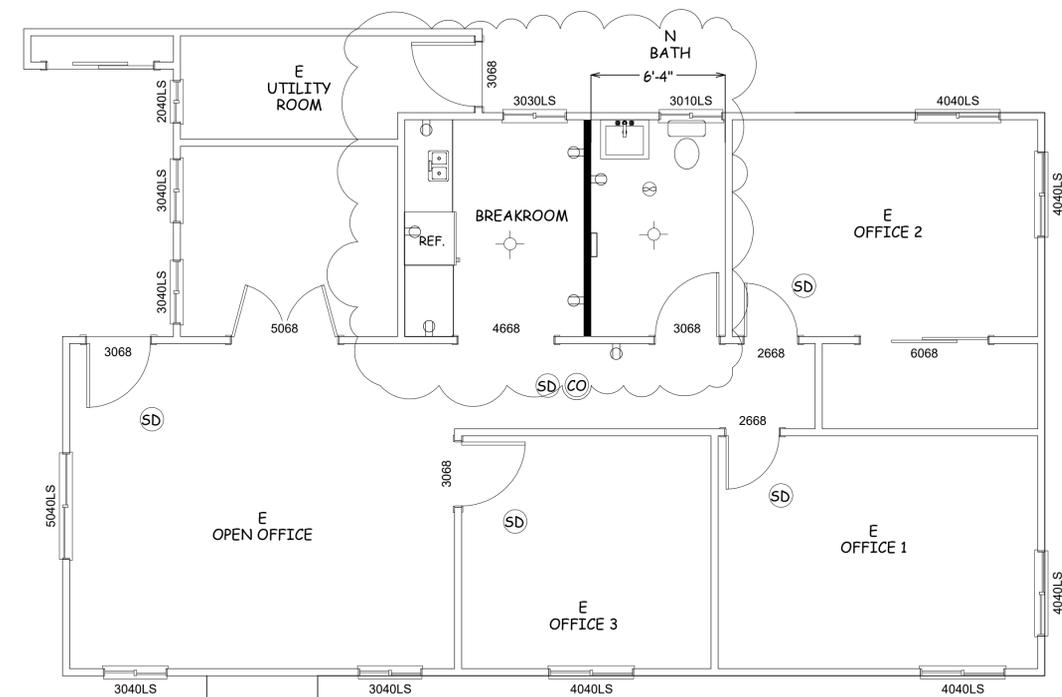


EXISTING FLOOR PLAN #2
Scale: 3/16" = 1'

- PLUMBING:**
- DISHWASHERS SHALL BE CONNECTED WITH AN APPROVED DRAINAGE AIR GAP DEVICES LOCATED ABOVE THE FLOOD LEVEL RIM OF THE SINK. [CPC 807.3]
 - NEWLY INSTALLED KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE. [GRN 4.303.1.4.4]
 - ALL PIPING 3/4 INCH OR MORE IN DIAMETER AND ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES MUST BE INSULATED WITH MIN. 1-INCH THICK INSULATION. [CENERC 150.0(J)2] EXISTING IN-ACCESSIBLE PIPING DOES NOT REQUIRE INSULATION.
- MECHANICAL:**
- DUCTS USED FOR DOMESTIC KITCHEN RANGE OR COOK-TOP VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. [CMC 504.3]
 - ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING. [CMC 502.2.1]

- ELECTRICAL:**
- ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY. [CENERC 150.0(K)1(A)]
 - UNDER-CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING. [CENERC 150.0(K)2(K)]
 - A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED TO SERVE COUNTER-TOP AND WALL RECEPTACLES IN THE KITCHEN, PANTRY AND DINING ROOM. [CEC 210.50(B)] NO BUILT-IN APPLIANCES ARE ALLOWED ON THESE CIRCUITS (EXCEPT AN ELECTRIC CLOCK OR THE IGNITION OF A GAS RANGE).
 - INDIVIDUAL (DEDICATED) CIRCUITS ARE REQUIRED FOR GARBAGE DISPOSALS, MICROWAVES, COMPACTORS, AND DISHWASHERS. [CEC 210.19(A)(1)(B)]
 - AFCI (ARC-FAULT CIRCUIT-INTERRUPTER) PROTECTION IS REQUIRED FOR ALL 120V 15- & 20-AMP KITCHEN CIRCUITS. [CEC NN210.12(A)]
 - RECEPTACLES SHALL BE INSTALLED AT EACH COUNTER-TOP SPACE = 12 IN. IN WIDTH. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES HORIZONTALLY FROM AN OUTLET IN THAT SPACE. [CEC 210.52(C)(1)] THE MAXIMUM SPACING BETWEEN RECEPTACLES, MEASURED ON THE WALL-COUNTERTOP LINE, IS 48 INCHES.
 - ALL RECEPTACLES SERVING KITCHEN COUNTER-TOP SURFACES SHALL HAVE GFCI PROTECTION [CEC 210.8(A)(6)].
 - RECEPTACLES SHALL NOT BE INSTALLED IN A FACE UP POSITION IN OR ON COUNTER-TOP SURFACES UNLESS LISTED FOR COUNTER-TOP APPLICATIONS. [CEC 406.5(G)]. RECEPTACLES OR STRIP OUTLETS CAN BE INSTALLED ON THE UNDERSIDE OF THE CABINET ABOVE THE COUNTER-TOP IF WITHIN 20 INCHES OF THE COUNTER-TOP. [CEC 210.52(C)(5)]
 - DISHWASHERS REQUIRE GFCI PROTECTION, INCLUDING 240-VOLT DISHWASHERS.
 - ALL GFCI DEVICE CONTROLS MUST BE IN READILY ACCESSIBLE LOCATIONS. OUTLETS BEHIND A DISHWASHER ARE NOT READILY ACCESSIBLE. GFCI PROTECTION CAN BE PROVIDED BY USING A GFCI CIRCUIT BREAKER.
 - ALL GENERAL PURPOSE AND COUNTER-TOP RECEPTACLES MUST BE TAMPER-RESISTANT. [CEC 406.12]
 - CORNER SINKS SEPARATE THE SPACE ON EACH SIDE WHEN THE DISTANCE BETWEEN THE CORNER AND THE SINK IS < 18 INCHES. IF = 18 IN., THE 2 FT. / 4 FT. RULE CONTINUES BEHIND THE SINK. [CEC 210.52(C)(4)]
 - ON ISLANDS AND PENINSULAS ONLY, RECEPTACLES ARE ALLOWED ON THE SIDE OF THE CABINET, NOT MORE THAN 12 INCHES BELOW THE COUNTER-TOP AND WITH NO OVERHANGING COUNTER-TOP GREATER THAN 6 INCHES. [CEC 210.52(C)(5)]
 - BAR-TYPE COUNTERTOPS ARE CONSIDERED WALL SPACE. WALL SPACES = 2 FT. REQUIRE RECEPTACLES SO THAT NO PORTION OF THE WALL IS MORE THAN 6 FT. FROM A RECEPTACLE OUTLET, MEASURED AT THE FLOOR/WALL LINE. [CEC 210.52(A)(1)(2)]
 - A RANGE HOOD / MICROWAVE COMBINATION CAN BE CORD-AND-PLUG CONNECTED IF THE CIRCUIT IS AN INDIVIDUAL (DEDICATED) BRANCH CIRCUIT. THE RECEPTACLE OUTLET SHALL BE A SINGLE TYPE, NOT A DUPLEX RECEPTACLE THAT WOULD ACCEPT TWO PLUGS. [CEC 422.16(B)(4)]
 - THE 24-INCH/48-INCH RULE DOES NOT APPLY TO ISLAND OR PENINSULAR COUNTER-TOPS. THESE REQUIRE ONLY ONE RECEPTACLE PER COUNTER-TOP SPACE, REGARDLESS OF LENGTH. [CEC 210.52(C)(2)&(3)] AN ISLAND OR PENINSULA IS CONSIDERED DIVIDED INTO SEPARATE COUNTER-TOP SPACES WHEN A SINK OR RANGE IS INSTALLED AND DOES NOT HAVE 12 INCHES OF SPACE BEHIND IT.

KITCHEN NOTES #4



PROPOSED FLOOR PLAN #1
Scale: 3/16" = 1'



OWNER: OKM ENTERPRISES DBA LOYAL TOWING
 BUSINESS OWNER: KEVIN MANSOUR
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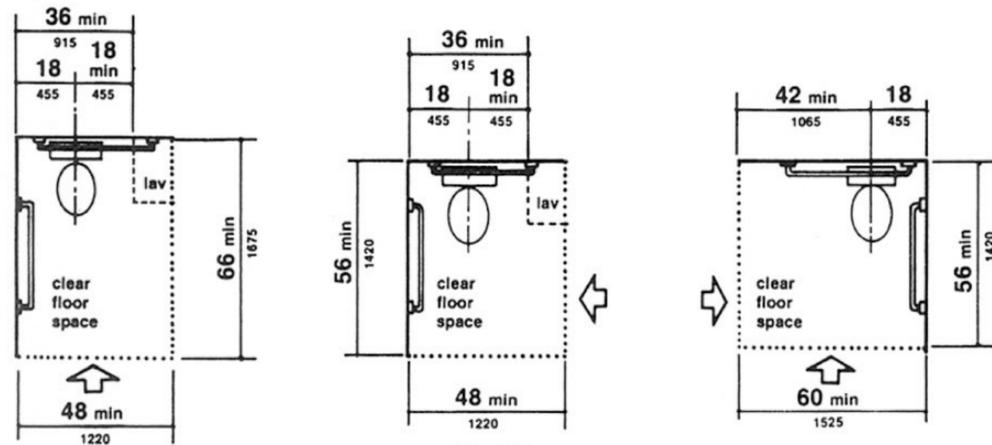


Fig. 28
Clear Floor Space at Water Closets

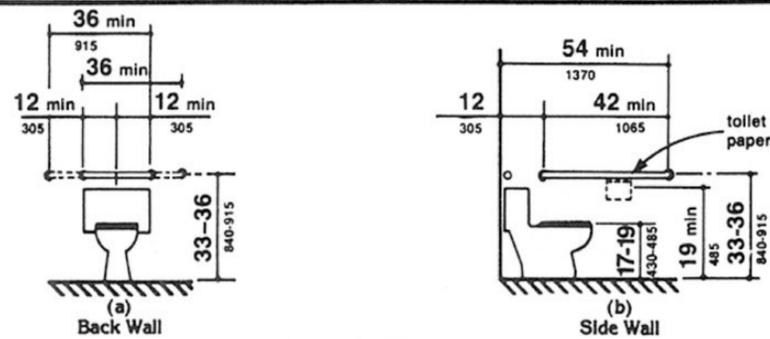


Fig. 29
Grab Bars at Water Closets

ADA TOILET DETAILS
NTS 6

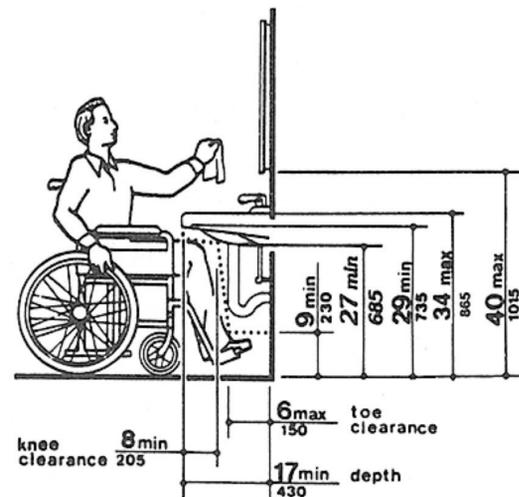


Fig. 31
Lavatory Clearances

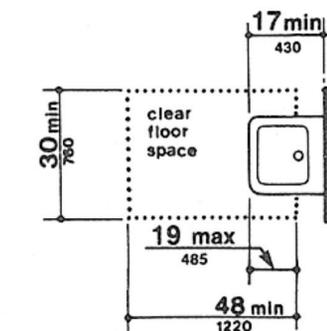
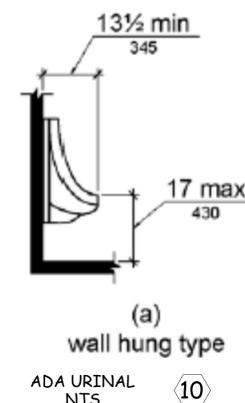
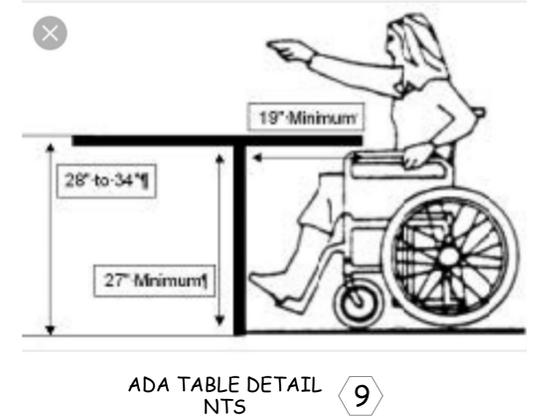


Fig. 32
Clear Floor Space at Lavatories

ADA BATHROOM SINK
NTS 9



ADA URINAL
NTS 10



ADA TABLE DETAIL
NTS 9

- 1 48 INCHES WIDE PATH OF TRAVEL MIN.
2% MAXIMUM SLOPE OF ACCESSIBLE PARKING
SPACE AND ACCESS AISLES IN ANY DIRECTION.
- 2
- 3 COUNTERS HEIGHT AT ACCESSIBLE COUNTER TOP SHALL BE 28" TO 34"
AND AT LEAST 36" LONG, WITH FLOOR SPACE OF 36" X 48" MIN.
- 4 MAIN ENTRANCE SLOPE 1/4" RISE PER 12" RUN
- 5 ENTRANCE FOR PHYSICALLY HANDICAPPED PERSON
SHALL HAVE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- 7 KICK PLATE AT DOOR ENTRANCE
- 8 EXIT SIGN, ELECTRICAL W/ ELECTRICAL BACKUP
- 13 TACTILE SIGN
- 14 PANIC DEVICE

DSA BULLETIN BU 17-01
IDENTIFICATION OF SINGLE-USER TOILET FACILITIES AS ALL-GENDER

ATTACHMENT

IDENTIFICATION OF ALL GENDER SINGLE-USER TOILET FACILITIES
Compliant with the California Building Code (CBC) Chapter 11B

EXHIBIT A - Door Symbol (required by the CBC)

This image represents the door symbol that is required by CBC 11B-216.8 to identify an all-gender/unisex single-user toilet facility. The symbol must comply with the requirements of CBC 11B-703.7.2.6.3. No pictogram, text, or braille is required on the symbol.

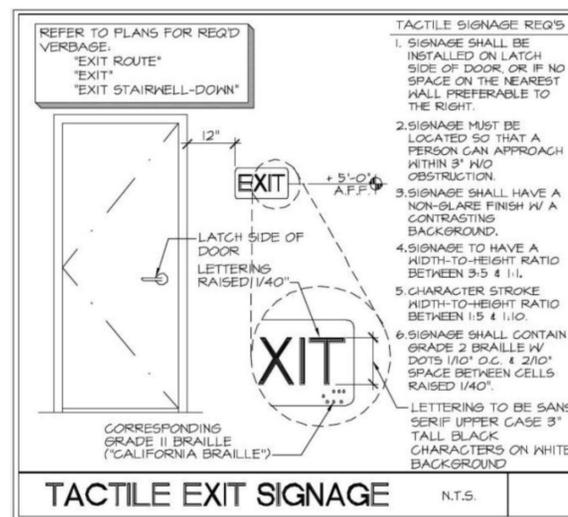


EXHIBIT B - Designation sign on wall

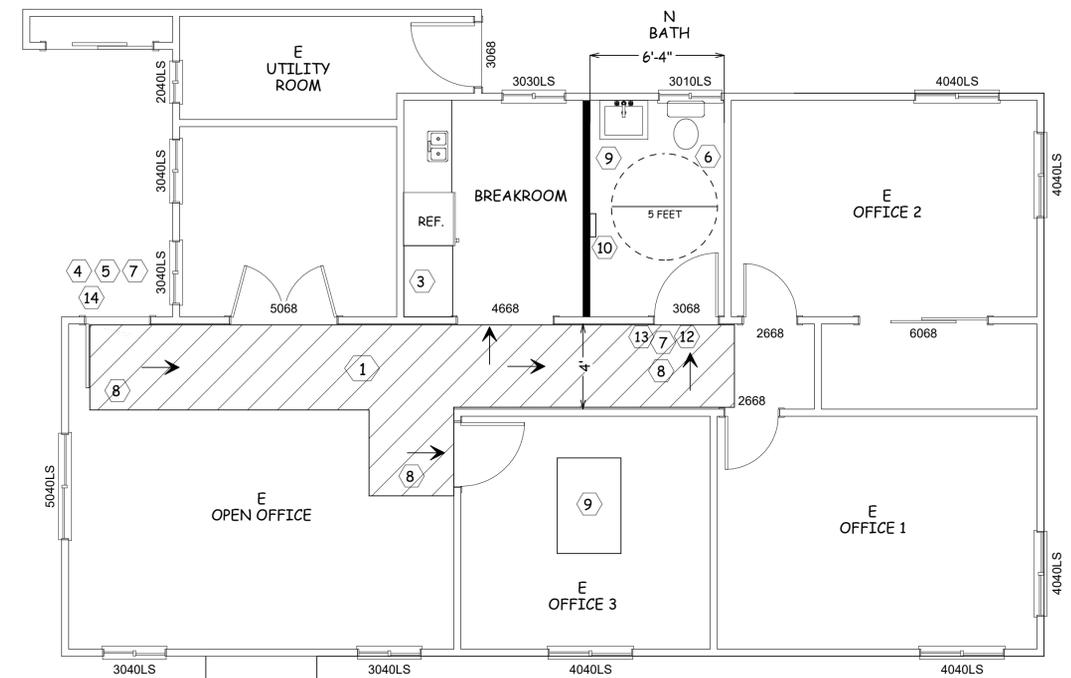
Designation signs are not required to be provided by the CBC or the 2010 ADAS. If provided, a designation sign adjacent to the door must comply with the scoping requirements of CBC 11B-216.2, and the technical requirements for raised characters (CBC 11B-703.2), braille (CBC 11B-703.3), visual characters (CBC 11B-703.5), and requirements for installation height and location (CBC 11B-703.4). No pictogram is required. The following signs illustrate acceptable examples for designation sign text:



DOOR SIGN AT BATHROOM
NTS 12



13



PROPOSED ADA FLOOR PLAN #1
Scale: 1/4" = 1'

DOOR HARDWARE: DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE.

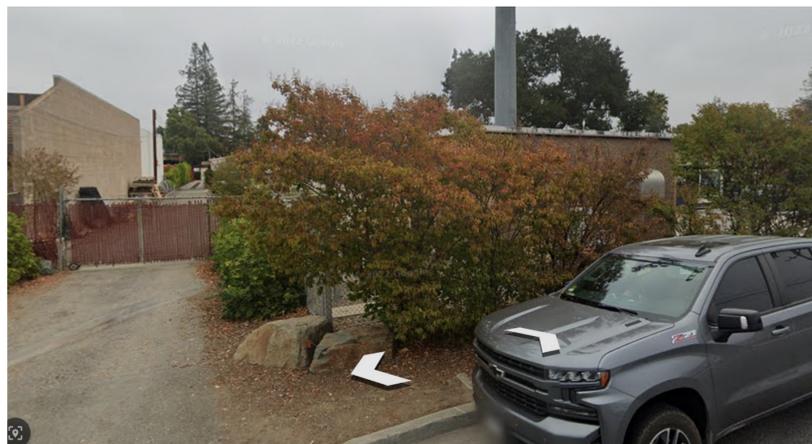


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A4



LEFT SIDE NEIGHBOR #3
910 S McGLINCY LN



ACROSS STREET NEIGHBOR FROM SUBJECT #2



FRONT PICTURE OF SUBJECT #1
920 S McGLINCY LN



RIGHT SIDE NEIGHBOR #4
946 S McGLINCY LN

REVISIONS	BY

OWNER: OKM ENTERPRISES DBA LOYAL TOWING
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storm drains flow directly to our local creeks, and on to San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Proper management of construction sites reduces pollution significantly. This sheet summarizes the "Best Management Practices" (BMPs) for storm water pollution prevention.

FOR STORM WATER POLLUTION PREVENTION & WATERCOURSE PROTECTION: Chapter 9.18

9.18.040 Discharge into the storm drain prohibited
It is unlawful to cause, allow, or permit to be discharged, any discharge not composed entirely of stormwater to the storm drain system or to surface waters or to any location where it would contact or eventually be transported to surface waters, including flood plain areas, unless specifically called out in the Municipal Regional Permit as an exempt or conditionally exempt discharge.

9.18.070 Accidental Discharge
All persons shall notify the Director of Public Works immediately upon accidentally discharging pollutants of concern to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. Initial notification shall be followed, within five (5) business days of the date of occurrence, by a detailed written statement describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such notification will not relieve persons of liability for violations of this chapter or for any fines imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 5650 of the California Fish and Wildlife Code, or any other applicable provisions of State or Federal laws.

9.18.220 Violation*
Any person who violates any provision of this Chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punished as provided in Chapter 1.12 of the City of Cupertino Municipal Code.

Chapter 1.12: General Penalty, Section 1.12.010, paragraph D, states*:

Unless otherwise specified by this code, an infraction is punishable by:

1. A fine not to exceed \$100 for a first violation
2. A fine not to exceed \$200 for a second violation
3. A fine not to exceed \$500 for a third violation of the same chapter within one year.

9.18.240 Civil penalty for illicit discharges*
Any person who discharges pollutants, in violation of this Chapter, by the use of illicit connections shall be civilly liable to the City in a sum not to exceed twenty-five thousand dollars per day per violation for each day in which such violation occurs.
*Excerpts – For complete CODE language refer to the City of Cupertino Municipal Code.

General Construction and Site Supervision

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.

General Principles

- 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 stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors.

The city can provide training and obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 5 acres or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board. (This criteria will change to one acre as of Mar. 2003.)

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.
- To prevent off-site tracking of dirt, provide entrances with stabilized aggregate surfaces. Or provide a tire wash area.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Contain all filter, food wrappers, bottles and cans. Place lidded trash and recycling bins around the site.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- Practice Source Reduction -- minimize waste when you order materials. Estimate carefully.
- Recycle excess materials, whenever possible, such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires. www.reducewaste.org for info.
- Dispose of all wastes properly. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 5 acres or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board. (This criteria will change to one acre as of Mar. 2003.)

Landscaping, Gardening, and Pool Maintenance

Landscaping/Garden Maintenance

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- 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, gravel-filled bags, straw wattles, or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- In Cupertino, residents with curbside recycling can collect lawn, garden and tree trimmings in yardwaste totes. Yardwaste will be collected and composted by the city's contractor. Residents are encouraged to compost yardwaste on-site themselves. Or take yardwaste to a landfill where it will be composted.

- Landscaping contractors should take clippings and pruning waste to a landfill that composts yard waste (BF's Newby Island and Zanker Rd. landfill are the nearest).
- Do not blow or rake leaves into the street.

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.

Pool/Fountain/Spa Maintenance

Draining pools or spas

When it's time to drain a pool, spa, or fountain please be sure to call the Cupertino Sanitary District before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.

- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.

- Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.

- If there is no suitable dirt area, call Cupertino Sanitary for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

Earth-Moving Activities

Storm Drain Pollution from Earth-Moving Activities

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.

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



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.

Painting and Application of Solvents and Adhesives



Paint Removal

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

- Washwater 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 Cupertino Sanitary District to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Disposal, Return or Donation

- Dispose of unwanted liquid paint, thinners, solvents, glues, and cleaning fluids as hazardous waste (call the Small Business Hazardous Waste Prgm. 299-7300).
- Or Return to supplier. (Unopened cans of paint may be able to be returned. Check with the vendor regarding its "buy-back" policy.)
- Donate excess paint (call 299-7300 to donate.)

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and rinse into an inside sink drain that goes to the sanitary sewer.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents, where possible. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage.

Roadwork and Paving



Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street where there are numerous opportunities for an 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.

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

Fresh Concrete and Mortar Application



Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

General Business Practices

- Wash out concrete mixers only in designated washout 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 that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

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 washwater 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. See www.reducewaste.org for info on recyclers.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.



Heavy Equipment Operation

Stormwater 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.

Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from storm drains or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- 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 clean up 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 on-site cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Spill Cleanup

- Clean up spills immediately.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control. Ensure water used doesn't leave a slick or discharge to storm drains.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Call 911 for significant spills.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Small Business Hazardous Waste Disposal Prgm
Businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use this program.
Call 408-299-7300 for a quote.

