PROTECTIVE TREE FENCING NOTES

Protective tree fencing shall be:

- Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at nore than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
- Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arbonst on record prior to removing a tree protection fence.
- Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning - Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
- All persons, shall comply with the following precautions:
  1. Prior to the commencement of construction, install the fence at the dnpline, or tree protection zone (TPZ) when specified in an approved arbonst report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dnpline shall not be altered in any way so as to increase the encroachment of the construction.
  2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dnpline of the tree unless approved by the Director.
  3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dnpline of or in drainage channels, swales or areas that may lead to the dnpline of a protected tree.
  4. Prohibit the attachment of wires, signs or ropes to any protected tree.
  5. Design utility services and irrigation lines to be located outside of the dnpline when feasible.
  6. Retain the services of a certified or consulting arbonst who shall serve as the project arbonst for periodic monitoring of the project site and the health of those trees to be preserved. The project arbonst shall be present whenever activities occur which may pose a potential threat to thehealth of the trees to be preserved and shall document all site visits.
  7. The Director and project arbonst shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

FIRE DEPARTMENT NOTES

#1 FIRE SPRINKLERS REQUIRED THROUGHOUT NEW BASEMENT
An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two- family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADU's additions or alterations to an existing one-and two-family dwelling that have an existing fire sprinkler system.

#2: WATER SUPPLY REQUIREMENTS
Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/ or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by thapplicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

#3: CONSTRUCTION SITE FIRE SAFETY
All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project.

#4: ADDRESS IDENTIFICATION
New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. CFC Sec. 505.1

PROJECT DATA

PROJECT DESCRIPTION:
- INTERIOR REMODEL AND EXCAVATING [E] LOWER FLOOR TO CREATE USEABLE GARAGE
- ALL [E] SETBACKS TO REMAIN
- NO [N] LIVING AREA ADDED

PROJECT ADDRESS:
4 GLEN RIDGE AVE, LOS GATOS, CA 95030

APN: 510-42-016

OWNERS: MICHAEL & CHARLOTTE SPARACINO

ZONING: R-1D

LAND USE: SFR

OCCUPANCY: R-3 / U

BUILDING TYPE: V-B, BASEMENT SPRINKLERED

GROSS LOT SIZE: 7,476 SQ.FT.

AVERAGE LOT SLOPE = 19.4%

SLOPE REDUCTION:
10% + (9.4) (2) = 28.8%

NET LOT SIZE: 0.712 x (7,476) = 5,323 SQ.FT.

ALLOWABLE FLOOR AREA:
0.35 - [(5.323 - 5) ÷ 25) x 0.2] = 0.3474
0.3474 x 5,323 = 1,849.3 SQ. FT.

ALLOWABLE GARAGE AREA:
0.1 - [(5.323 - 5) ÷ 25) x 0.07] = 0.0991
0.0991 x 5,323 = 527.5 SQ. FT.

FLOOR AREA:

A. EXISTING
- i. UPPER FLOOR LIVING 1,754
- ii. LOWER FLOOR 467
  (NON-COUNTABLE BELOW GRADE SQUARE FOOTAGE)
- iii. LOWER FLOOR 449
  (COUNTABLE SQUARE FOOTAGE - [E] CEILING 6'-8")
- iv. [E] DETACHED GARAGE 260

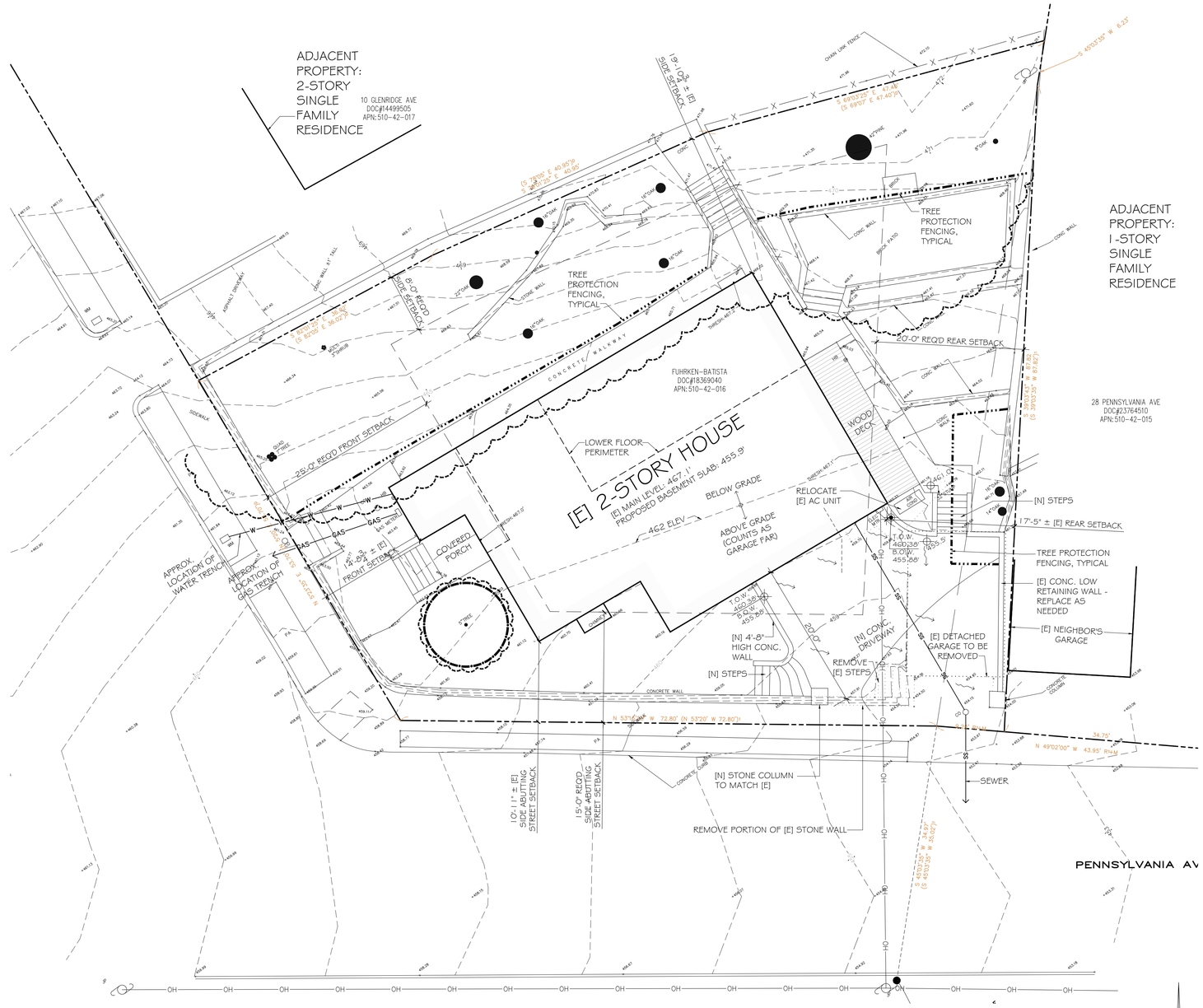
B. PROPOSED
- i. UPPER FLOOR LIVING (NO CHANGE) 1,754
- ii. LOWER FLOOR 708
  (NON-COUNTABLE BELOW GRADE SQUARE FOOTAGE)
- iii. LOWER FLOOR (GARAGE + STORAGE) 449
  (COUNTABLE SQUARE FOOTAGE)
  LOWER FLOOR TOTAL 1,157

C. OTHER AREAS:
- [E] REAR DECK (TO REMAIN 109
- [E] FRONT PORCH (TO REMAIN) 50

VICINITY MAP

IMPERVIOUS COVERAGE

	EXISTING	PROPOSED
HOUSE	1,754	1,754
DETACHED GARAGE	260	0
DRIVEWAY	43	484
PORCH + DECK	159	159
STEPS, STAIRS, WALKWAY, CHIMNEY	695	731
RETAINING WALL	285	310
TOTAL	3,196	3,438



SITE PLAN 1" = 8' - 0"

DRAWN ON SURVEY BY ALPHA LAND SURVEYS INC., JOB# 2020-019, DATED 3-01-2020. ALPHA LAND PHONE# (831)438-4453 OR (831) 438-4453

(IN FEET)

SUBMITTAL NOTES:

- NO STREETSCAPE IS PROVIDED, AS THE PROPOSED CHANGES DO NOT ALTER THE PROFILE OF THE EXISTING HOUSE.
- NO SHADOW STUDY IS PROVIDED, AS THE PROPOSED CHANGES DO NOT ALTER THE EXISTING HOUSE SHADOWS.
- THE PROPOSED CHANGES ALTER LESS THAN 5% OF THE EXISTING EXTERIOR WALLS. MEASURED BY AREA OR LINEARLY.

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
8-27-20	
10-20-20	

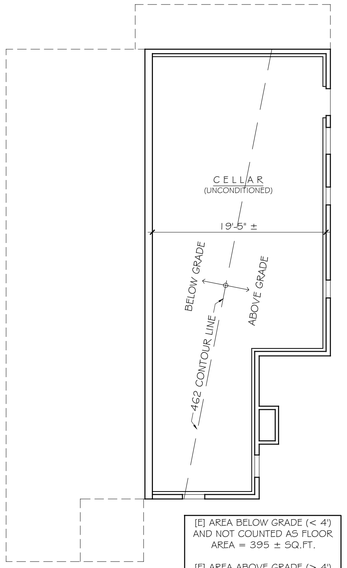
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

INTERIOR REMODEL FOR
SPARACINO RESIDENCE
4 GLEN RIDGE AVE
LOS GATOS CALIFORNIA

DATE:	6-16-2020
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	SPARACINO
SHEET	

A1

OF 6 SHEETS

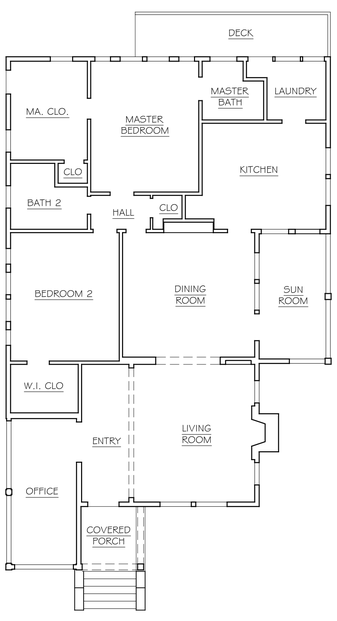


[E] AREA BELOW GRADE (< 4') AND NOT COUNTED AS FLOOR AREA = 395 ± SQ.FT.

[E] AREA ABOVE GRADE (> 4') AND COUNTED AS FLOOR AREA = 449 ± SQ. FT.

EXISTING LOWER FLOOR PLAN
1/8"= 1'-0"

0 5 10 15



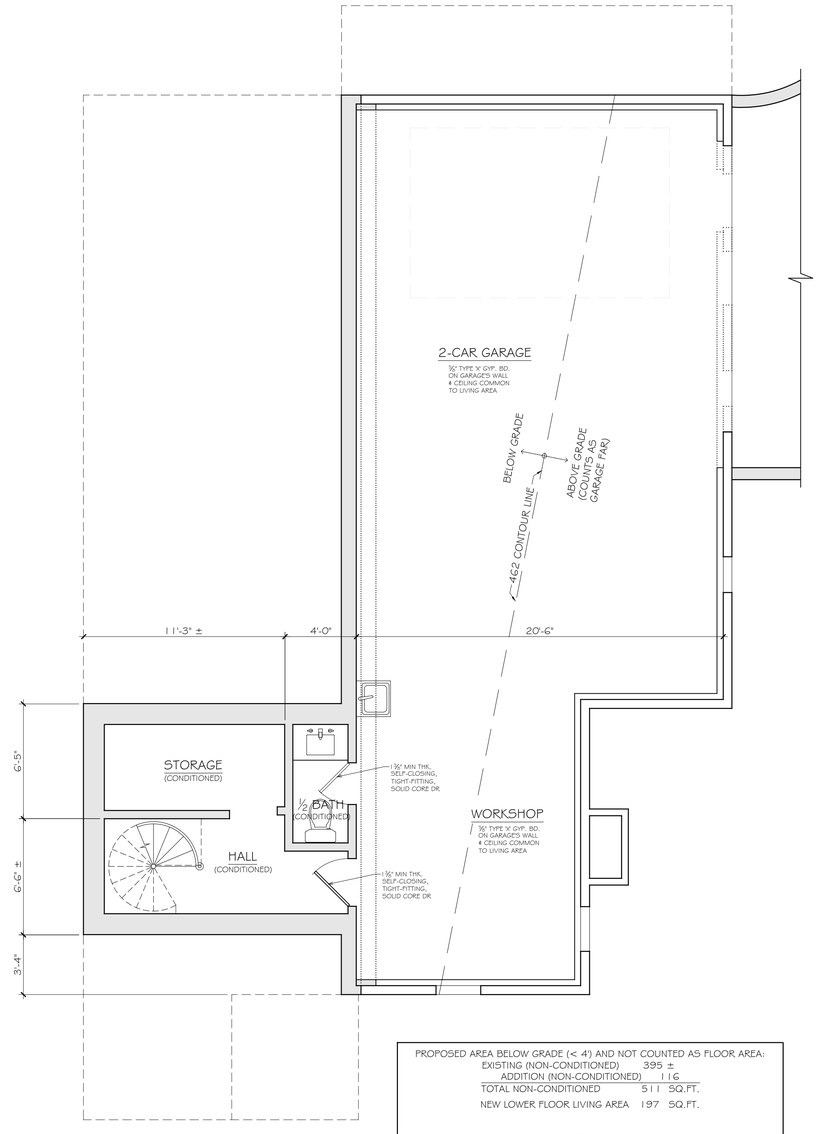
EXISTING UPPER FLOOR PLAN
1/8"= 1'-0"

0 5 10 15

[E] LIVING AREA = 1,754 ± SQ.FT.

[E] PORCH = 50 ± SQ. FT.

[E] DECK = 109 ± SQ. FT.



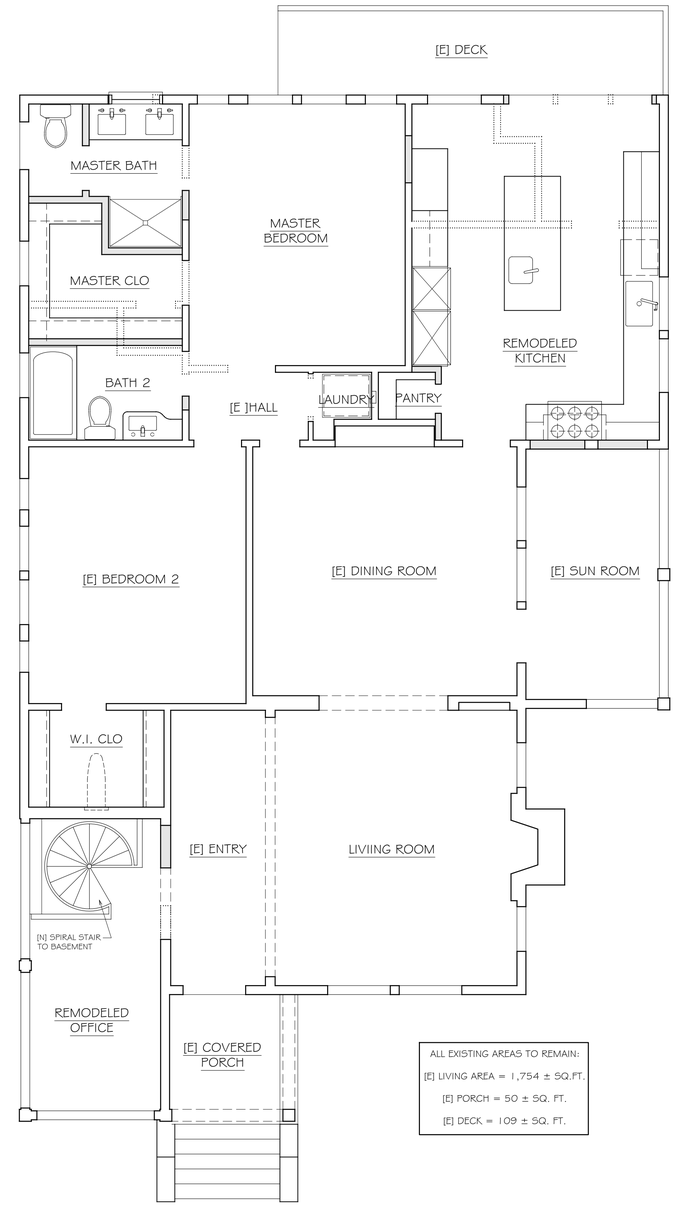
PROPOSED AREA BELOW GRADE (< 4') AND NOT COUNTED AS FLOOR AREA:

EXISTING (NON-CONDITIONED)	395 ±
ADDITION (NON-CONDITIONED)	116
TOTAL NON-CONDITIONED	511 SQ.FT.
NEW LOWER FLOOR LIVING AREA	197 SQ.FT.

[E] AREA ABOVE GRADE (> 4') AND COUNTED AS FLOOR AREA = 449 ± SQ. FT.
(NO ADDITIONAL SQ. FOOTAGE ADDED)

LOWER FLOOR PLAN
1/4"= 1'-0"

0 5 10 15



ALL EXISTING AREAS TO REMAIN:

[E] LIVING AREA = 1,754 ± SQ.FT.

[E] PORCH = 50 ± SQ. FT.

[E] DECK = 109 ± SQ. FT.

UPPER FLOOR PLAN
1/4"= 1'-0"

0 5 10 15

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INTERIOR REMODEL FOR
SPARACINO RESIDENCE
4 GLEN RIDGE AVE
LOS GATOS CALIFORNIA

DATE:	6-16-2020
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	SPARACINO
SHEET	

A2

OF 6 SHEETS

EXISTING

EXISTING LEFT SIDE (NORTH) ELEVATION 1/4"= 1'-0"

0 5 10 15

EXISTING

EXISTING FRONT (WEST / GLEN RIDGE AVE) ELEVATION 1/4"= 1'-0"

0 5 10 15

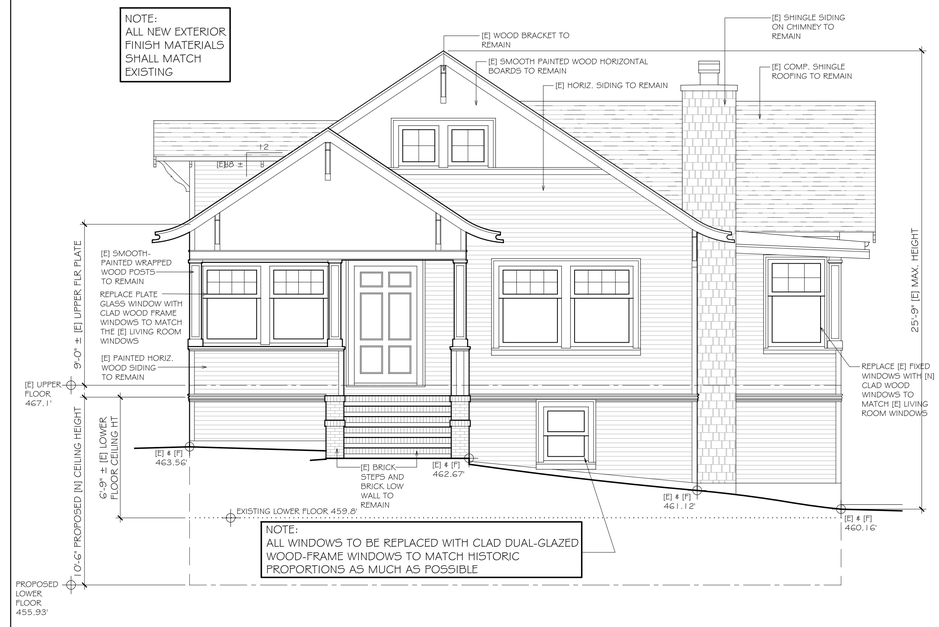
PROPOSED

PROPOSED LEFT SIDE (NORTH) ELEVATION 1/4"= 1'-0"

0 5 10 15

PROPOSED

NOTE:
ALL NEW EXTERIOR FINISH MATERIALS SHALL MATCH EXISTING



NOTE:
ALL WINDOWS TO BE REPLACED WITH CLAD DUAL-GLAZED WOOD-FRAME WINDOWS TO MATCH HISTORIC PROPORTIONS AS MUCH AS POSSIBLE

PROPOSED FRONT (WEST / GLEN RIDGE AVE) ELEVATION 1/4"= 1'-0"

0 5 10 15

DRAWINGS PREPARED BY

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INTERIOR REMODEL FOR
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4 GLEN RIDGE AVE
LOS GATOS CALIFORNIA

DATE:	6-16-2020
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DRAWN:	CS/DB
JOB:	SPARACINO
SHEET	

A3

OF 6 SHEETS

EXISTING

EXISTING RIGHT SIDE (SOUTH / PENNSYLVANIA AVE) ELEVATION 1/4"=1'-0"

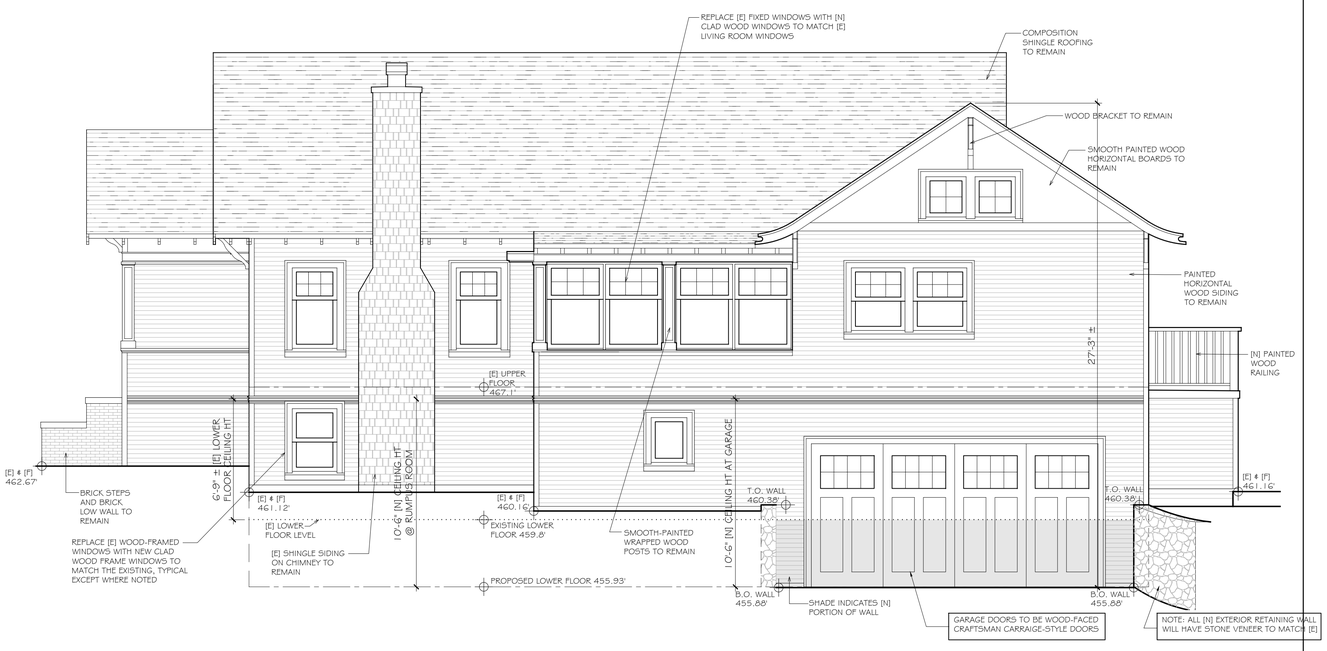
0 5 10 15

EXISTING

EXISTING REAR (EAST) ELEVATION 1/4"=1'-0"

0 5 10 15

PROPOSED



PROPOSED RIGHT SIDE (SOUTH / PENNSYLVANIA AVE) ELEVATION 1/4"=1'-0"

0 5 10 15

PROPOSED

PROPOSED REAR (EAST) ELEVATION 1/4"=1'-0"

0 5 10 15

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4 GLEN RIDGE AVE
LOS GATOS CALIFORNIA

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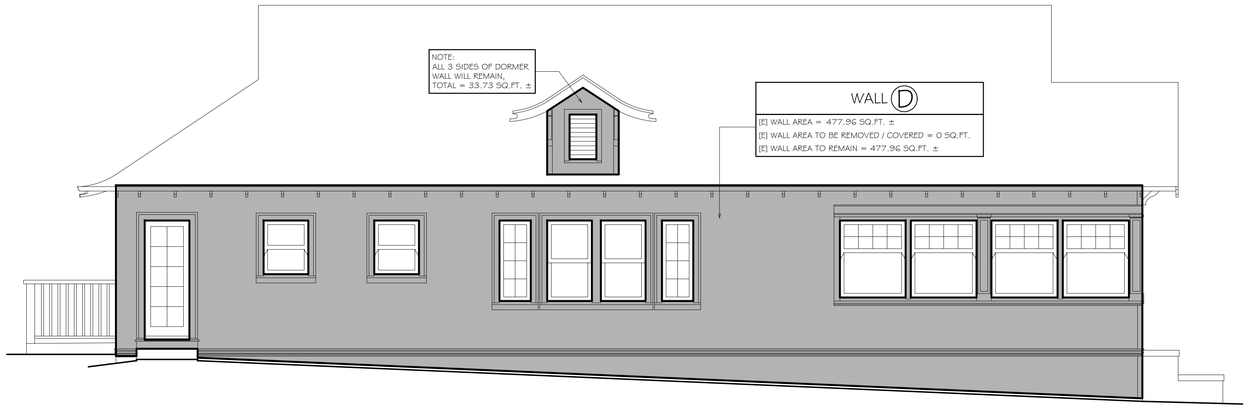
DRAWN:	CS/DB
JOB:	SPARACINO
SHEET	

A4

OF 6 SHEETS



EXISTING LEFT SIDE (NORTH) ELEVATION 1/4"= 1'-0"

0 5 10 15

EXISTING FRONT (WEST / GLEN RIDGE AVE) ELEVATION
1/4"= 1'-0"

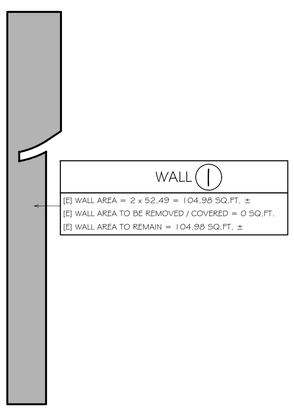
0 5 10 15

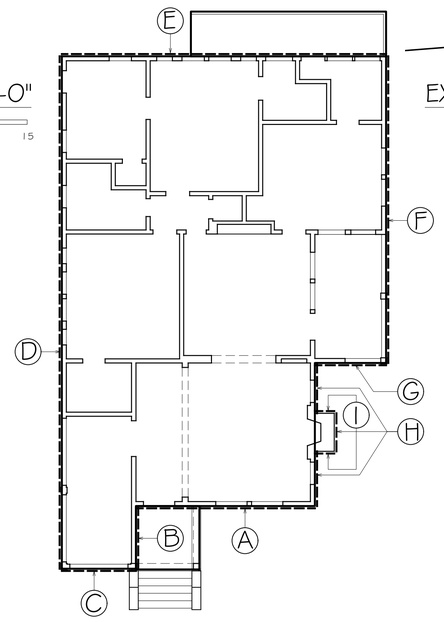
EXISTING RIGHT SIDE (SOUTH / PENNSYLVANIA AVE) ELEVATION 1/4"= 1'-0"

0 5 10 15

EXISTING REAR (EAST) ELEVATION 1/4"= 1'-0"

0 5 10 15





LEGEND

- INDICATES [E] WALL AREA
- INDICATES WALL AREA TO BE REMOVED OR COVERED
- INDICATES [E] WALL AREA TO REMAIN

NOTE: ALL SIDES OF HOUSE WILL REMAIN CONTIGUOUS

TOTAL [E] WALL =

A	252.26
B	87.37
C	121.21
D	477.96
E	216.11
F	536.28
G	87.37
H	213.32
I	104.98
DORMER	33.73
TOTAL	2,130.59

TOTAL [E] WALL TO REMAIN CONTIGUOUS =

A	252.26
B	87.37
C	121.21
D	477.96
E	215.35
F	500.55
G	87.37
H	213.32
I	104.98
DORMER	33.73
TOTAL	2,094.1 → 2,094.1 / 2,130.59 = 98.28 %

STREET SIDE WALL AREA TO REMAIN

TOTAL [E] STREET SIDE WALLS =

A	252.26
B	87.37
C	121.21
F	536.28
G	87.37
H	213.32
I	104.98
TOTAL	1402.79

TOTAL [E] WALL TO REMAIN CONTIGUOUS =

A	252.26
B	87.37
C	121.21
F	500.55
G	87.37
H	213.32
I	104.98
TOTAL	1367.06 → 1367.06 / 1402.79 = 97.5 %

DRAWINGS PREPARED BY

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▫ARCHITECT▫

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INTERIOR REMODEL FOR
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4 GLEN RIDGE AVE
LOS GATOS ▫ CALIFORNIA

DATE:	6-16-2020
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JOB:	SPARACINO
SHEET	

A5

OF 6 SHEETS

STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE TOWN OF LOS GATOS GRADING ORDINANCE, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.

2. NO WORK MAY BE STARTED ON–SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030

3. A PRE–JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE DEPARTMENT OF PARKS AND PUBLIC WORKS PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT 408.399.5771 AT LEAST 48 HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   A. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   B. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB–CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.

4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.

6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).

7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1–800–227–2600 A MINIMUM OF 48 HOURS BUT NOT MORE THAN 14 DAYS PRIOR TO COMMENCING ALL WORK.

8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.

9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.

10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.

11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
   A. RETAINING WALL––TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DEPARTMENT).
   B. TOE AND TOP OF CUT AND FILL SLOPES

12. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS–BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.

13. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVE–ABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT–OF–WAY.

16 THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.

17. OWNER/APPLICANT: _____PHONE: _____

18. GENERAL CONTRACTOR (IF AVAILABLE): _____PHONE: _____

19. GRADING CONTRACTOR (IF AVAILABLE): _____PHONE: _____

20. A. CUT: 350 CY EXPORT: 350
    B. FILL: 0 CY IMPORT: 0

21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.

22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.

23 A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT–OF–WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.

24. NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON–EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.

25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT–OF–WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.

26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT–OF–WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT–OF–WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.

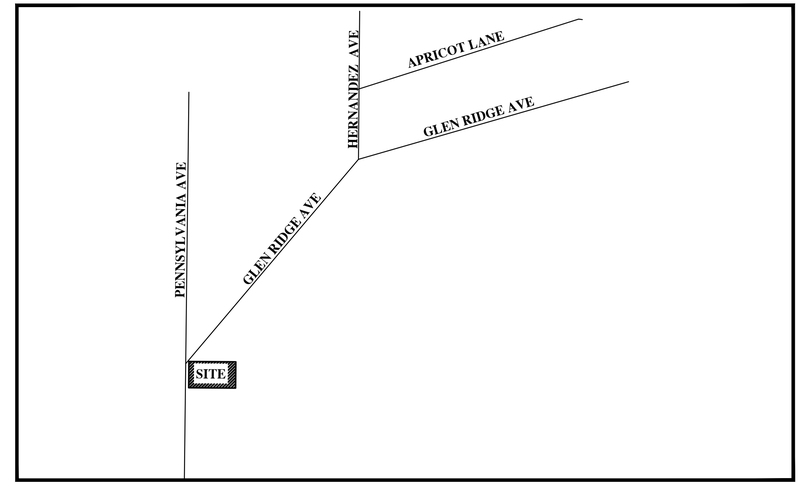
27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN, THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ONSITE AT ALL TIMES. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR ONTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONNECT SANITARY SEWER AND WATER LINE TO EXISTING STREET SERVICES.
3. CONNECT GAS AND ELECTRIC LINES TO EXISTING GAS AND POWER SERVICES, PER PG&E STANDARDS.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. USE A COMBINATION OF BATTERY OPERATED/GENERATOR AND POWER OPERATED SUMP PUMPS TO ASSURE THEIR OPERATION IN CASE OF POWER FAILURE.

GENERAL NOTES:

1. EXCAVATION CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL–OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 794–2521.
2. PRIOR TO REQUESTING A FOUNDATION INSPECTIONS BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING:
   a. THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
   b. THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.
3. PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.



VICINITY MAP

SHEET INDEX

COVER SHEET	C-1
GRADING AND DRAINAGE PLAN	C-2
CROSS SECTIONS AND MISC. DETAILS	C-3
EROSION CONTROL PLAN	C-4
BMP	C-5

DESCRIPTION / LEGEND

PROPERTY LINE
CENTERLINE
SANITARY SEWER
STORM DRAIN LINE
ELECTRICAL LINE
JOINT TRENCH
DRAINAGE FLOW
REMOVE TREE

ABBREVIATION

AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN

1–800–227–2600 CALL BEFORE YOU DIG. USA UNDERGROUND SERVICE ALERT 1–800–227–2600

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800–227–2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER–GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE TOWN OF LOS GATOS PUBLIC WORKS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

NOTE: NO GRADING REQUIRED EXCEPT FOR CRAWLSPACE & FOUNDATION EXCAVATION & FOR SHAPING FINAL GRADES FOR PROPER DRAINAGE

GRADING QUANTITIES (APPROX. IN. CU. YARDS)

LOCATION	CUT	DEPTH	FILL	DEPTH	TOTAL
[N] BASEMENT	273 ±	8.1'	0	0	273 ±
[N] DRIVEWAY	55 ±	3.5'	0	0	55 ±
TOTAL	328 ±				328 ±

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
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SAN JOSE, CALIFORNIA 95123
(408) 348–7813

4 GLEN RIDGE AVENUE

LOS GATOS, CALIFORNIA

A.P.N. 510–42–016

COVER SHEET

REVISIONS	BY
1 REVIEW COMMENTS	10/20/20
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–	–
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JOB NO:
DATE: 8–28–2020
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO: C-1
OF 5 SHEETS

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
2. NOT USED.
3. (N) INFILTRATION DEVICE (CHRISTY V-24) WITHOUT BOTTOM. SEE DETAIL ON SHEET C-3.
4. INSTALL 4"ø SCHEDULE 40 PVC PERFORATED BACKDRAINS & UNDERSLAB DRAINS (W/ HOLES DOWN)- SLOPE 1% MIN. TO SUMP AT OUTSIDE OF BASEMENT.
5. BASEMENT WALL- SEE STRUCTURAL PLANS.
6. STORM DRAIN CLEANOUT. SEE DETAIL ON SHEET C-3.
7. (1)~ 2" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS.
8. 36" HDPE PIPE OR EQUAL WITH COVER PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.
9. PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT BUBBLER PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED. SEE DETAIL ON SHEET C-3. INSTALL TRAFFIC RATED COVER AT DRIVEWAY.
10. TREE PROTECTION FENCING.

RETAINING WALLS NOTE

1. TW 460.0±
   FG 456.0±
   H=4'±
2. TW 459.0±
   FG 456.0±
   H=3'±
3. TW 460.3±
   FG 456.0±
   H=4.3'±
4. TW 461.0±
   FG 456.0±
   H=5'±
5. TW 461.0±
   FG 456.0±
   H=5'±
6. TW 461.0±
   FG 456.0±
   H=5'±
7. TW 457.2±
   FG 455.2±
   H=2'±
8. TW 459.5±
   FG 459.0±
   H=0.5'±
9. TW 454.5±
   FG 454.0±
   H=0.5'±

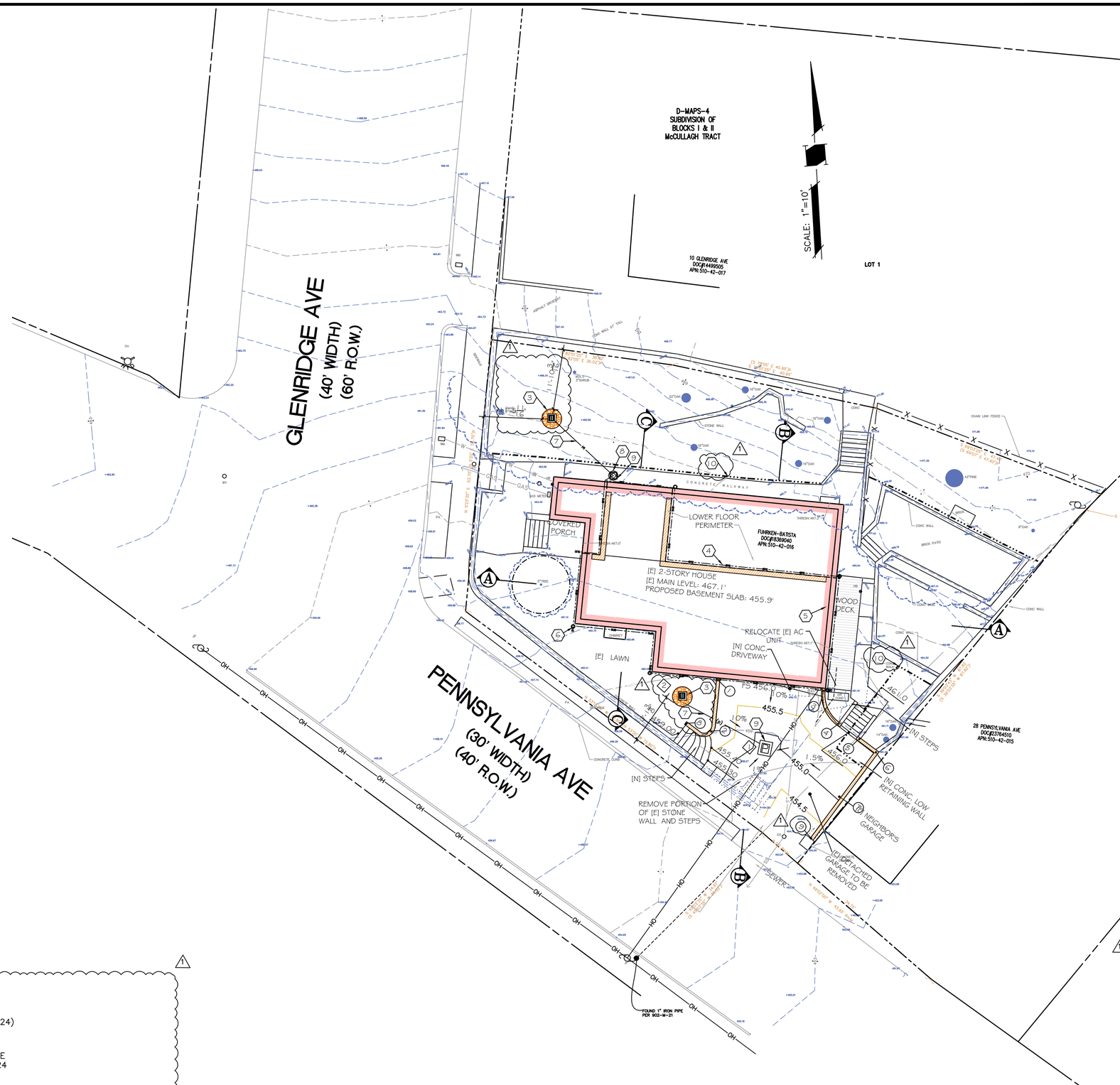
DRAINAGE NOTE

1. CB
   SUMP W/PUMP
   RIM 454.8±
   INV 452.8±
   PUMP @ 451.0±
2. CB
   RIM 459.5±
   INV 457.0±
3. CB
   RIM 465.5±
   INV 463.0±

DESCRIPTION	LEGEND
PROPERTY LINE	
CENTERLINE	
SANITARY SEWER	SS
STORM DRAIN LINE	SD
FOOTING DRAIN LINE	SUB
(1)~ 2" PVC PUMP OUTLET (PRESSURIZED)	P
DRAINAGE FLOW	

LEGEND:

- CATCH BASIN (CHRISTY BOX V-24) OR EQUAL)
- SUMP PUMP INSIDE CHRISTY BOX V-24
- 8" SQUARE DECK DRAINS WITH STAINLESS STEEL GRATES
- 8" PLASTIC ATRIUM DRAIN (BLACK)



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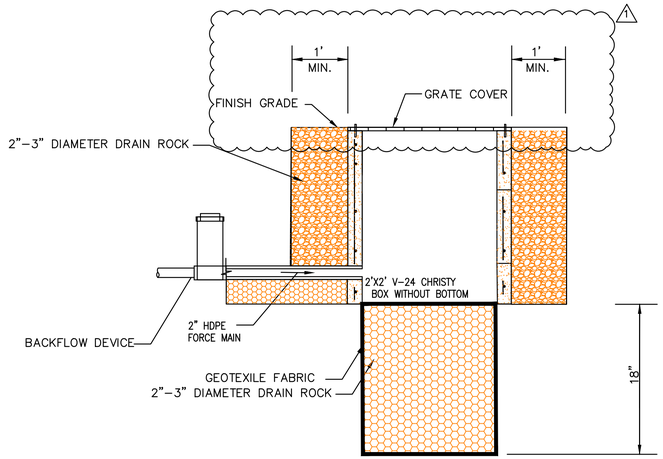
A.P.N. 510-42-016

GRADING AND DRAINAGE PLAN

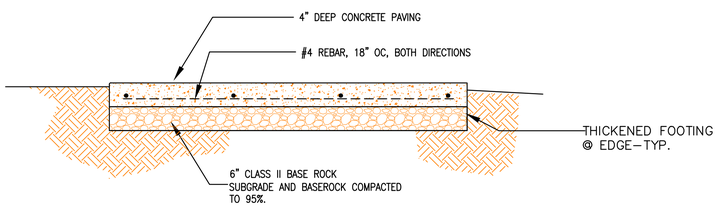
REVISIONS	DATE
CITY REVIEW COMMENTS	10/20/20

JOB NO:
DATE: 8-28-2020
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO:
C-2
OF 5 SHEETS



INFILTRATION DEVICE DETAIL

N.T.S.



CONCRETE DRIVEWAY-TYPICAL SECTION

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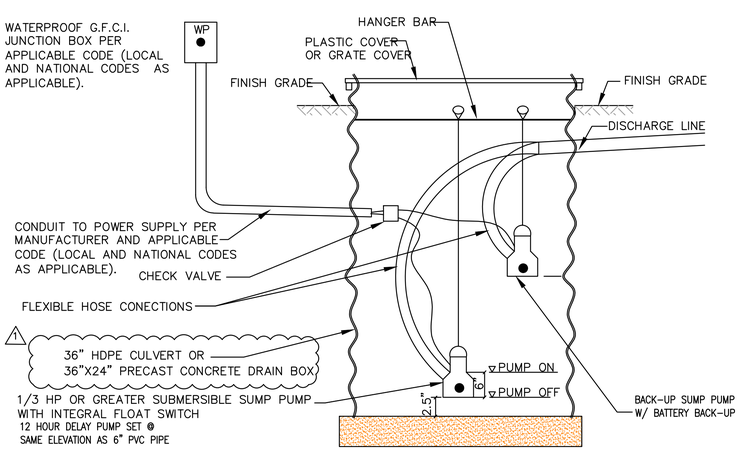
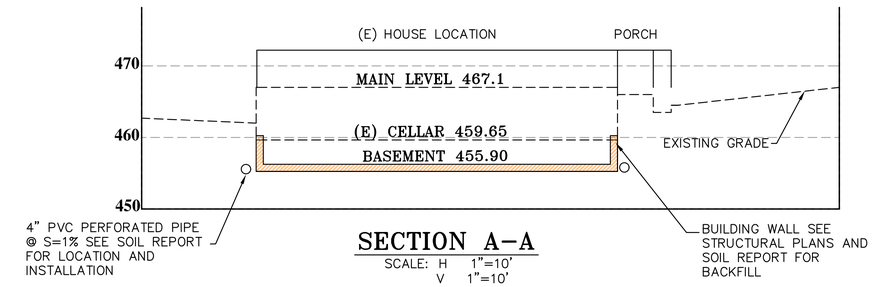


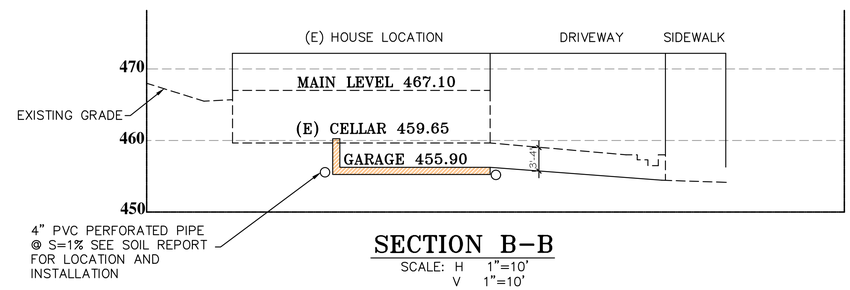
DRIVEWAY SUMP WITH PUMP

N.T.S.



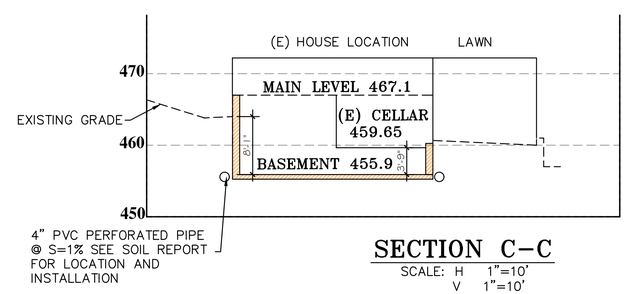
SECTION A–A

SCALE: H 1"=10'
V 1"=10'



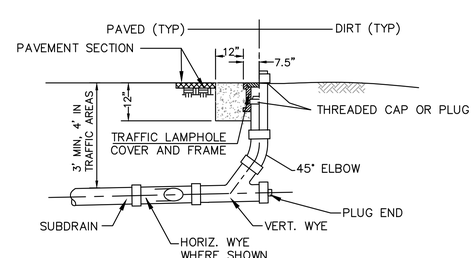
SECTION B–B

SCALE: H 1"=10'
V 1"=10'



SECTION C–C

SCALE: H 1"=10'
V 1"=10'



STORM DRAIN CLEANOUT DETAIL

N.T.S.

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LOS GATOS, CALIFORNIA

A.P.N. 510-42-016

CROSS SECTIONS & MISC. DETAILS

	REVIEW COMMENTS	10/20/20
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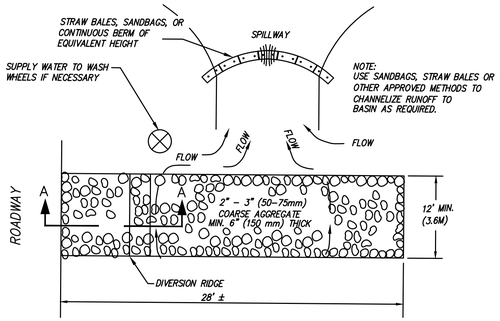
	REVISIONS	BY

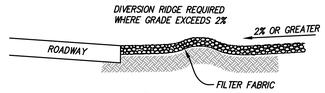
JOB NO:	
DATE:	8-28-2020
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	C-3
OF	5 SHEETS

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. – ALONG RIGHT-OF-WAY).



PLAN



SECTION A–A

STABILIZED CONSTRUCTION ENTRANCE

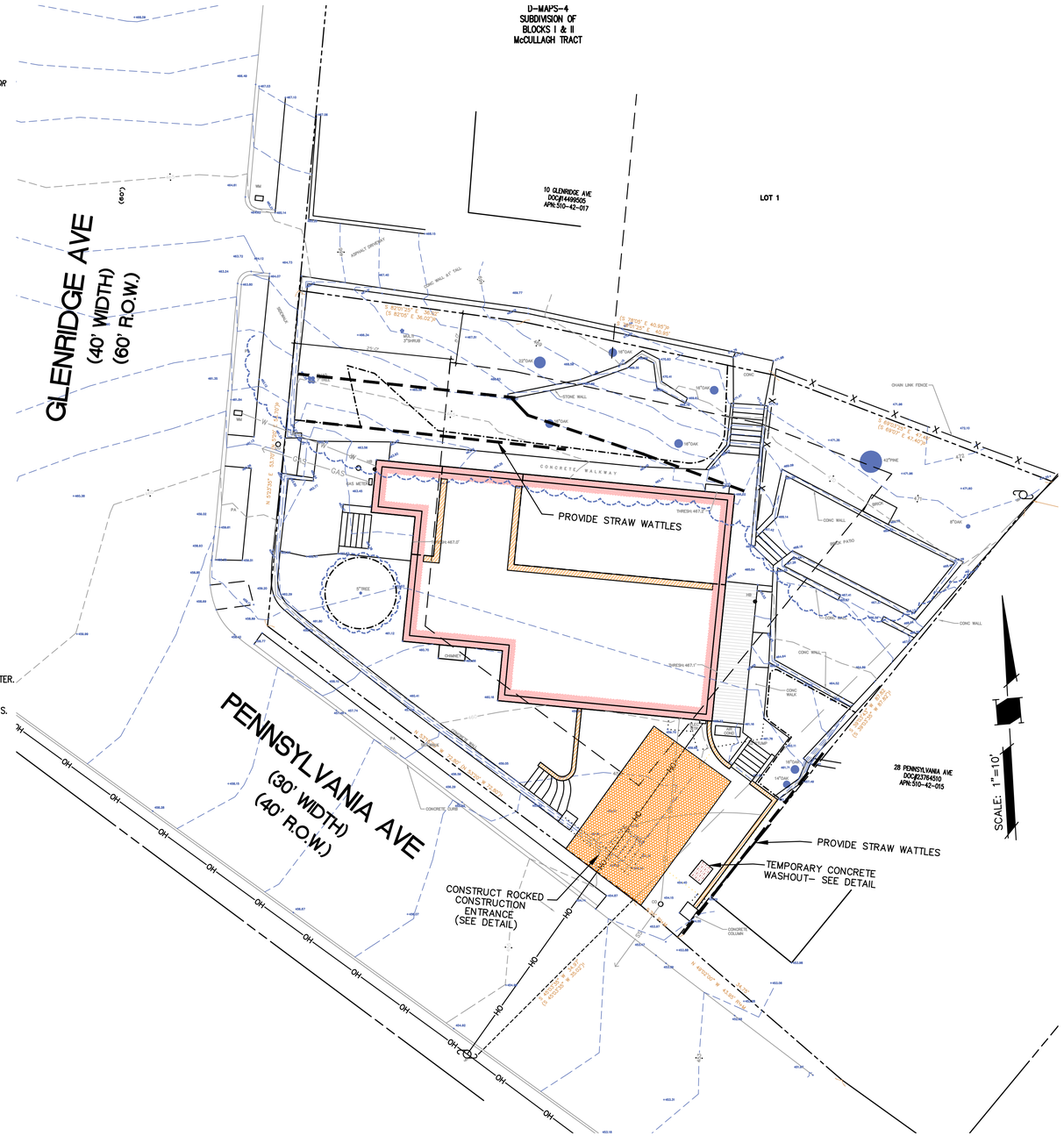
NTS

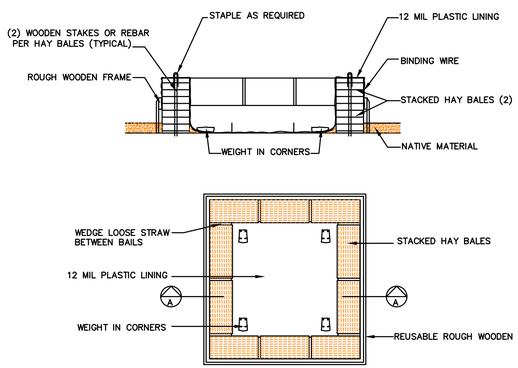
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. *THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.*
2. *WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.*
3. *WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.*

SEQUENCE OF CONSTRUCTION

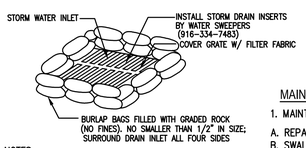
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT AND MAITAIN TEMPORARY CHAIN LINK FENCE AT THE SITE PERIMETER.
3. CONSTRUCT FIBER ROLLS ON THE SITE PERIMETER.
4. PROVIDE WATER ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).





TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)

NTS



NOTES:

1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
3. REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.)
SEDIMENT FILTER DETAIL

NTS

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.

2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

LEGEND

STRAW WATTLES

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/18 CIVIL STATE OF CALIFORNIA

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EROSION CONTROL PLAN

REVISIONS	DATE
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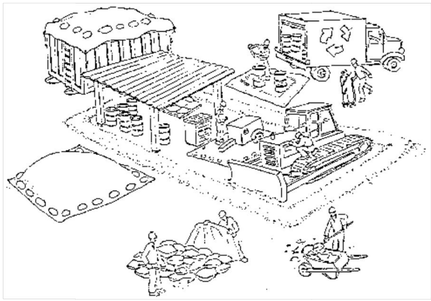
JOB NO:
DATE: 8-28-2020
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO:
C-4
OF 5 SHEETS

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/18
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

4 GLEN RIDGE AVENUE
LOS GATOS, CALIFORNIA
A.P.N. 510-42-016

BMP

REVISIONS	DATE
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JOB NO:
DATE: 8-28-2020
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-5
OF 5 SHEETS