101 BLOSSOM HILL

DEMOLISH EXISTING OFFICE BUILDING AND PARKING TO CONSTRUCT A 7-STORY, 63 UNIT, RESIDENTIAL CONDOMINIUM BUILDING WITH 3 LEVELS OF UNDERGROUND PARKING. THIS APPLICATION IS SUBMITTED ACCORDING TO SB330 AND GOVERNMENT CODE SECTION 65589.5(D)(5), "BUILDER'S REMEDY". TWENTY PERCENT OF THE UNITS WILL BE AFFORDABLE HOUSING. THIS PROJECT INTENDS TO UTILIZE PRE-FABRICATED MODULAR OFF-SITE CONSTRUCTION METHODOLOGIES.

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PERSPECTIVE VIEW FROM BLOSSOM HILL 3

PERSPECTIVE VIEW FROM BLOSSOM HILL 4

VICINITY MAP 5

SITE AERIAL 6

Project Issue History

	A
	11.26.2024

Name: 101 BLOSSOM HILL

Address: 101 BLOSSOM HILL ROADLOS GATOS, CA 95032

ARCHITECTURE

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A203	GARAGE PLAN LEVEL P1	•
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A351	BUILDING SECTIONS	•
CIVIL		
C0.00	TITLE SHEET	•
C0.1	GRADING & DRAINAGE PLAN	•
C0.2	SITE PLAN KEYMAP	•
C0.3	TENTATIVE MAP FOR CONDOMINIUM PURPOSES	•
C1.1	EXISTING CONDITIONS	•
C1.2	EXISTING CONDITIONS	•
C2.1	DEMOLITION PLAN	•
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C3.1	PRELIMINARY GRADING & DRAINAGE PLAN	•
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C4.1	PRELIMINARY UTILITY PLAN	•
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C7.1	EROSION CONTROL PLAN	•
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L1	ILLUSTRATIVE LANDSCAPE PLAN & IMAGERY	•
ISSUE		
A	CLIENT, CITY, CONSULTANTS	

SHEET LIST 7

BUILDING GROSS AREA TABLES

SPACE	GROSS AREA
BELOW GRADE PARKING (PER LEVEL)	
PARKING	19649 sq ft
MECH	87 sq ft
CIRCULATION	637 sq ft
RESIDENT STORAGE	495 sq ft
UTILITY ROOM	433 sq ft
STORAGE/ MECH	295 sq ft
MECH	142 sq ft
PARKING	19696 sq ft
CIRCULATION	603 sq ft
RESIDENT STORAGE	929 sq ft
PARKING	19649 sq ft
MECH	87 sq ft
CIRCULATION	637 sq ft
RESIDENT STORAGE	495 sq ft
UTILITY ROOM	433 sq ft
STORAGE/ MECH	295 sq ft
PARKING TOTAL	**64565 sq ft**

*** DENOTES AFFORDABLE UNITS

LEVEL 01	
ONE BED	920 sq ft
THREE BED	1490 sq ft
THREE BED	1807 sq ft
TWO BED	1170 sq ft
TWO BED	1293 sq ft
TWO BED	1307 sq ft
RES SUBTOTAL	7986 sq ft
CIRCULATION	1581 sq ft
GYM	1344 sq ft
LOBBY	1411 sq ft
TRASH	590 sq ft
ELECTRICAL	640 sq ft
NON-RES SUBTOTAL	5566 sq ft
LEVEL 01 TOTAL	**13552 sq ft**

LEVELS 02 - 06 (PER FLOOR)	
ONE BED	920 sq ft
THREE BED	1490 sq ft
THREE BED	1416 sq ft
THREE BED	1580 sq ft
THREE BED	1807 sq ft
TWO BED	1293 sq ft
TWO BED	1247 sq ft
TWO BED	1170 sq ft
TWO BED	1307 sq ft
TWO BED	1247 sq ft
RES SUBTOTAL	13477 sq ft
RES. SUBTOTAL 02-06	67383 sq ft
TRASH CHUTES	131 sq ft
CIRCULATION	1941 sq ft
NON-RES SUBTOTAL/L	2072 sq ft
NON-RES. SUBTOTAL	10358 sq ft
LEVEL 02-06 TOTAL	**77741 sq ft**

LEVEL 07	
ONE BED	848 sq ft
THREE BED	1827 sq ft
THREE BED	1848 sq ft
THREE BED	1640 sq ft
TWO BED	1109 sq ft
TWO BED	1152 sq ft
TWO BED	1306 sq ft
RES SUB TOTAL	9730 sq ft
TRASH CHUTES	131 sq ft
CIRCULATION	1790 sq ft
NON-RES SUBTOTAL	1921 sq ft
LEVEL 07 TOTAL	**11651 sq ft**

BUILDING TOTALS (W/O GARAGE)

RES. TOTAL	**85099 sq ft**
NON-RES.	**17845 sq ft**
TOTAL BLDG AREA	**102944 sq ft**

UNIT MIX

LEVEL 01	
ONE BED	1
THREE BED	2
TWO BED	3
TOTAL LEVEL 01	**6**
LEVELS 02-06	
THREE BED	4
TWO BED	5
ONE BED	1
TOTAL PER LEVEL	10
TOTAL LEVELS 02-0(	**50**
LEVEL 07	
TWO BED	3
ONE BED	1
THREE BED	3
TOTAL LEVEL 07	**7**
UNIT TOTALS	
ONE BED	7
TWO BED	31
THREE BED	25
TOTAL UNITS	**63**

AFFORDABLE HOUSING NOTES

20% OF THE PROPOSED UNITS ARE TO BE AFFORDABLE UNITS

63 UNITS * 20% = 12.6
ROUNDS UP TO 13 UNITS

13 AFFORDABLE UNITS ARE PROPOSED

UNITS ARE TO BE DISTRIBUTED PROPORTIONALLY THROUGHOUT THE PROPOSED PROJECT.

7 ONE BED UNITS ARE PROPOSED
7 UNITS / 63 UNITS = 11%
11% OF AFFORDABLE UNITS = 1.4 UNITS
1 ONE BED UNIT IS PROPOSED TO BE AFFORDABLE

31 TWO BED UNITS ARE PROPOSED
31 UNITS / 63 UNITS = 49%
49% OF THE PROPOSED UNITS = 6.4 UNITS
7 TWO BED UNITS ARE PROPOSED TO BE AFFORDABLE

25 THREE BED UNITS ARE PROPOSED
25 UNITS / 63 UNITS = 40%
40% OF THE PROPOSED UNITS = 5.2 UNITS
5 THREE BED UNITS ARE PROPOSED TO BE AFFORDABLE

TOTAL AFFORDABLE UNITS PROPOSED

1 ONE BED
7 TWO BEDS
5 THREE BEDS

13 TOTAL AFFORDABLE UNITS

FINAL AFFORDABLE UNITS IN BUILDING TO BE DETERMINED IN FUTURE SUBMITTALS

AFFORDABLE UNIT DISTRIBUTION

LEVEL 01	
ONE BED	
THREE BED	***
THREE BED	
TWO BED	***
TWO BED	
TWO BED	
LEVEL 02	
THREE BED	
TWO BED	***
THREE BED	
THREE BED	
TWO BED	
TWO BED	
TWO BED	
THREE BED	***
TWO BED	
ONE BED	
LEVEL 03	
TWO BED	
TWO BED	
THREE BED	
TWO BED	
ONE BED	
THREE BED	
TWO BED	
THREE BED	
THREE BED	
TWO BED	***
LEVEL 04	
TWO BED	
THREE BED	***
TWO BED	***
THREE BED	
TWO BED	
ONE BED	
TWO BED	
THREE BED	
TWO BED	
THREE BED	
LEVEL 05	
TWO BED	
THREE BED	
TWO BED	
THREE BED	
TWO BED	***
ONE BED	
TWO BED	
THREE BED	***
TWO BED	
THREE BED	
LEVEL 06	
THREE BED	
TWO BED	***
THREE BED	
TWO BED	
ONE BED	***
TWO BED	
TWO BED	
THREE BED	
TWO BED	
THREE BED	***
LEVEL 07	
TWO BED	***
ONE BED	
TWO BED	
THREE BED	
TWO BED	
THREE BED	
THREE BED	

*** DENOTES AFFORDABLE UNITS

UNIT MIX & AREAS 8

LICENSED ARCHITECT ROSS E. LONG C-28551 REN. 10-31-25 STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

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101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

COVER

scale
NTS

sheet
G000

VIEW FROM BLOSSOM HILL & SANTA CRUZ AVE | 4

VIEW FROM BLOSSOM HILL & UNIVERSITY AVE | 2

VIEW FROM UNIVERSITY AVE | 3

VIEW FROM SANTA CRUZ AVE | 1

LICENSED ARCHITECT
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C-28651
REN. 10-31-25
STATE OF CALIFORNIA

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RENDERINGS

scale
NTS

sheet
G001

Appendix B – OBJECTIVE DESIGN STANDARDS CHECKLIST

APPLICANT RESPONSIBILITY

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply. Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

A. SITE STANDARDS					
A.1. Pedestrian Access					
YES	NO	N/A	Objective Design Standard		SHEET
X			A.1.1	All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	A100; L1
X			A.1.2	Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.	L1; C3.2
A.2. Short-Term Bicycle Parking (Class II)					
YES	NO	N/A	Objective Design Standard		SHEET
X				Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	A100
X			A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	
X			A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	
X			A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	
X			A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	

A.3. Long-Term Bicycle Parking (Class I)					
YES	NO	N/A	Objective Design Standard		SHEET
X				Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.	A100
X			A.3.1	Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.	
X			A.3.2	Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	
		x	A.3.3	Bicycle locker minimum requirements:	
				a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	
		x		b. Must withstand a load of 200 pounds per square foot.	
		x		c. Opened door must withstand 500-pound vertical load.	
x			A.3.4	Bicycle rooms with key access minimum requirements:	
x				a. Bicycle rooms shall have a minimum ceiling height of seven feet.	
x				b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	
x				c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	
x				d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	
x				e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one-half feet in length, two feet in width, and seven feet in height.	
A.4. Vehicular Access					
YES	NO	N/A	Objective Design Standard		SHEET
x			A.4.1	Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.	A100
A.5. Parking Location and Design					
YES	NO	N/A	Objective Design Standard		SHEET
x			A.5.1	Surface parking lots and carports shall not be located between the primary building frontage and the street.	A100
		x	A.5.2	Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.	

A.6. Parking Structure Access					
YES	NO	N/A	Objective Design Standard		SHEET
x			A.6.1	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.	A11
		x	A.6.2	A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.	
x			A.6.3	For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.	A100
A.7. Utilities					
YES	NO	N/A	Objective Design Standard		SHEET
x			A.7.1	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	L1
x			A.7.2	Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.	L1
x			A.7.3	Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.	A300 SERIES; A215
x			A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	A215

A.8. Landscaping and Screening					
YES	NO	N/A	Objective Design Standard		SHEET
			A.8.1	At least 50 percent of the front setback area shall be landscaped.	L1
x			A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	L1
x			A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	L1
A.9. Fencing					
YES	NO	N/A	Objective Design Standard		SHEET
	x		A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	
x			A.9.2	Chain link fencing is prohibited.	
x			A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	
x			A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	G001
A.10. Retaining Walls					
YES	NO	N/A	Objective Design Standard		SHEET
x			A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.	
x			A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.	A100

A.11. Landscaped, Private, and Community Recreation Spaces					
YES	NO	N/A	Objective Design Standard		SHEET
			A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.	A100
x				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	L1
x				b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.	A210 SERIES ; A230
x				i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	A100
		x		ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.	A210 SERIES
x				c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.	A100
x				i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.	
x				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	
		x		iii. A project with four or less residential units is exempt from community recreation space requirements.	
		x		iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.	

A.12. Building Placement					
YES	NO	N/A	Objective Design Standard		SHEET
		x	A.12.1	To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.	
		x	A.12.2	A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:	
		x		a. Landscape materials or raised planters;	
		x		b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	
		x		c. Site furnishings, including fountains, sculptures, and other public art; or	
		x		d. Tables and chairs associated with the ground floor use.	

B. BUILDING DESIGN					
B.1. Massing and Scale					
YES	NO	N/A	Objective Design Standard		SHEET
x			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the combined façade area of all primary buildings facing the street:	A300 SERIES
x				a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;	
x				b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;	
x				c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	
				d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a facade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.	
				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	
				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	
x			B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	

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LOS GATOS, CA 95032

OBJECTIVE DESIGN STANDARDS

scale
NTS

sheet
G002

B.2. Parking Structure Design					
YES	NO	N/A	Objective Design Standard		SHEET
		x	B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.	
		x	B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.	
		x	B.2.3	Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by one of the following solutions:	
		x		a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or	
		x		b. A different building material covering the entire façade articulation.	

B.3. Roof Design					
YES	NO	N/A	Objective Design Standard		SHEET
x			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:	
				a. Gables;	
x				b. Building projection with a depth of a minimum of two feet;	A215
				c. Change in façade or roof height of a minimum of two feet;	
				d. Change in roof pitch or form; or	
				e. Inclusion of dormers, parapets, and/or varying cornices.	
		x	B.3.2	Skylights shall have a flat profile rather than domed.	
		x	B.3.3	The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.	
		x	B.3.4	Carport roof materials shall be the same as the primary building.	

B.4. Façade Design and Articulation					
YES	NO	N/A	Objective Design Standard		SHEET
			B.4.1	Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using at least two of the following solutions:	
X				a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	A300 SERIES
				b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	
X				c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;	A300 SERIES
X				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A300
X				e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.	A300 SERIES
X			B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.	A300 SERIES

B.4. Façade Design and Articulation (continued)					
YES	NO	N/A	Objective Design Standard		SHEET
x			B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points:	A300 SERIES
x				Architectural features, such as:	
x				○ Arcade or gallery along the ground floor; 8 points	
x				○ Awnings or canopies on all ground floor windows of commercial space; 6 points	
x				○ Building cornice; 5 points	
				○ Façade sconce lighting at a minimum of one light fixture per 15 linear feet. 3 points	
				▪ Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade; 6 points	
x				▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade; 5 points	
				▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade; 5 points	
x				▪ Materials and color changes; 3 points	
				▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets; 3 points	
				▪ Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or 3 points	
x				▪ Decorative elements such as molding, brackets, or corbels 3 points	
x				**TOTAL** 30	
		x	B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.	
x			B.4.5	Changes in building materials shall occur at inside corners.	G001
x			B.4.6	A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:	A211
				a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:	
x				i. The entrance shall be recessed in the façade plane at least three feet in depth; or	A211
x				ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.	A300 SERIES

B.4. Façade Design and Articulation (continued)					
YES	NO	N/A	Objective Design Standard		SHEET
		x		b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.	
			B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:	
		x		a. Individual residential entries: five feet in width	
x				b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width	A211
		x		c. Storefront entry: six feet in width	
x			B.4.8	Mirrored windows are prohibited.	
			B.4.9	Awnings shall be subject to the following requirements:	A300 SERIES
x				a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;	A300 SERIES
		x		b. Shall not extend beyond individual storefront bays; and	
x				c. Shall not be patterned or striped.	
x			B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.	A214
	x		B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.	
		x	B.4.12	Residential Mixed-Use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:	
		x		a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	
		x		b. Multiple pilasters or columns, each with a minimum width of two feet; or	
		x		c. Common open space, such as a plaza, outdoor dining area, or other spaces.	
x			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	A300 SERIES

LICENSED ARCHITECT
ROSS E. LONG
C-28651
REN. 10-31-25
STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

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CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

OBJECTIVE DESIGN STANDARDS

scale
NTS

sheet
G003

NEW HOME RATING SYSTEM, VERSION 9.1

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, J6, O1.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

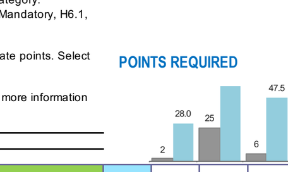
The criteria for the green building practices listed below are described in the *GreenPoint Rated New Home Rating Manual*. For more information please visit **www.greenpointrated.com**

Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily Version 9.1

Points Targeted: 250
Certification Level Targeted: Platinum
Compliance Pathway Targeted: All Electric Low-Rise



Project Name: BLOSSOM HILL APARTMENTS
Project Street: 101 BLOSSOM HILL ROAD
Project City: LOS GATOS
Project Zip: 95032

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
TBD	A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)					1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
Yes	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)	1				1		
Yes	A4. Heat Island Effect Reduction (Non-Roof)	2		1	1			
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	0					1	
Yes	A6.3 Non-Leaching Roofing Materials	0					1	
Yes	A6.4 Smart Stormwater Street Design	0	1					
Yes	A7. Stormwater Control: Performance Path (Capture and Treat 85% of Annual Runoff Onsite)	0					3	
B. FOUNDATION								
No	B1. Low Carbon Concrete (Minimum of 30%)	0				3		
No	B2. Radon-Resistant Construction	0			2			
Yes	B3. Foundation Drainage System	2				2		
N/A	B4. Sealed Crawlspace	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
50.00%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1	
No	C2. Three Inches of Organic Mulch in Planting Beds	0					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1		
Yes	C3.3 Drought Tolerant, California Native, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
No Turf	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
No	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)	0		1	1			
Yes	C6. High-Efficiency Irrigation System	2					2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)	0					2	
	C8. Rainwater Harvesting System							
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	0					1	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	2					2	
TBD	C11. Efficient Landscape Water Budget						1	
	C12. Environmentally Preferable Materials for Site							
Yes	C12.1 Environmentally Preferable Materials for 70% of Hardscapes and Fencing	1				1		
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%					1		
Yes	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)	1	1					
Yes	C14. Large Stature Tree(s)	1	1					

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	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	C15. Third Party Landscape Program Certification						1	
Yes	C16. Maintenance Contract with Certified Professional (Bay-Friendly Qualified Professional or Equiv.)	1					1	
No	C17. Community Garden	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1		
Yes	D1.3 Advanced Framing Measures	2				2		
	D2. Construction Material Efficiencies							
≥80% Walls AND Floors	D2.1 Prefabricated Wall or Roof Framing (Pre-assembled wall and roof framing for at least 80% of project)	2				2		
≥75%	D2.2 Prefabricated Modular Units	6				6		
Yes	D3. Engineered Beams and Headers	1				1		
No	D4. Insulated Headers	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0				1		
No	D6.2 At Least 90% of Exterior Walls	0		1		1		
No	D6.3 At Least 90% of Roofs	0		1		1		
No	D7. Energy Heels on Roof Trusses	0		1				
24 inches	D8. Overhangs and Gutters	2		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached or No Garage	0			2			
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1			
	D10. Structural Pest and Rot Controls							
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0				1		
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1		
E. EXTERIOR								
Yes	E1. Environmentally Preferable Decking	1				1		
Yes	E2. Flashing Installation Third-Party Verified	2				2		
Yes	E3. Rain Screen Wall System	2				2		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
Yes	E5. Durable and Fire Resistant Roofing Materials or Assembly	1				1		
No	E6. Vegetated Roof	0	2	2				
≥82 SRI Flat Slope	E7. Cool Roof	1		1				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					0.5		
Yes	F1.2 Ceilings	0.5				0.5		
	F2. Low-Emitting Insulation							
Yes	F2.1 Walls and Floors	0.5			0.5			
Yes	F2.2 Ceilings	0.5			0.5			
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
Yes	F3.3 Interior and Exterior Insulation	1			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.75 gpm	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1					1	
≤1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	2					2	
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	1					1	
No	G3. Pre-Plumbing for Graywater System	0					2	
No	G4. Operational Graywater System	0					4	
Yes	G5. Thermostatic Shower Shut-Off Valve	1					1	

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	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	G6. Submeter Water for Tenants	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. All Electric or Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace or Heat Pump	1			1			
TBD	H1.2 Sealed Combustion or Heat Pump Water Heater				2			
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1			
	H3. Effective Ductwork							
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms			1				
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
Yes	H7.2 Automatic Range Hood Control	1			1			
Yes	H8. High Efficiency HVAC Filter (MERV 16+)	1			1			
Yes	H9. Advanced Refrigerants (low global warming potential refrigerants)	1			1			
I. RENEWABLE ENERGY								
20.00%	I1. Onsite Renewable Generation (PV, Micro Hydro, and Wind)	5		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				
No	I2.2 Near Zero Energy Home with Flexibility Strategies (Meet I2.1 and two strategies from I3)	0		2				
	I3. Energy Storage and Thermal Load Shifting							
TBD	I3.1 Battery Energy Storage System (BESS)			2				
TBD	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water			1				
No	I3.3 Pre-Cooling Equipment for AC	0		1				
No	I4. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4				
J. BUILDING PERFORMANCE AND TESTING								
Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1			
Yes	J2. Supply and Return Air Flow Testing	2		1	1			
Yes	J3. Compartmentalization of Units (Minimize uncontrolled pathways for indoor air pollutants between units)	2		1	1			
Yes	J4. All Electric or Combustion Appliance Safety Testing	1			1			
All Electric Low-Rise	J5. Building Energy Performance							**All Electric Compliance** - Multifamily must be all-electric and meet T24.
4								Climate Zone Input
20.00%	J5.1 All Electric Home Meets or Outperforms Title 24 Part 6 (Required)	65		25+				EDR2e compliance margin from the Energy Use Summary (do not include renewables)
0.00%	J5.2 Non-Residential Spaces Outperform Title 24 (non-residential space SF must be ≥20% of residential SF)			15				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst (Required)	1		1				
Yes	J7. Participation in Utility Program with Third-Party Plan Review	1		1				
Yes	J8. ENERGY STAR® for Homes	1		1				
No	J9. EPA Indoor airPlus Certification				2			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)				1			
Yes	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	1			1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
≥50%	K4.1 Cabinets	1				2		
≥50%	K4.2 Interior Trim	1				2		
≥50%	K4.3 Shelving	1				2		
≥50%	K4.4 Doors	1				2		
Yes	K4.5 Countertops	1				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
Yes	K5.1 Doors	1			1			
Yes	K5.2 Cabinets and Countertops	2			2			
Yes	K5.3 Interior Trim and Shelving	2			2			

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	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	K6. Products That Comply With the Health Product Declaration Open Standard	2			2			
≤25 ppb	K7. Indoor Air Formaldehyde Testing (Less Than 50 Parts Per Billion)	2			2			
Yes	K8. Comprehensive Inclusion of Low Emitting Finishes	1			1			
	K9. Durable Cabinets							
Yes	K9.1 Durable Cabinet Construction (Plywood for casework and doors, dovetail joints)	1				1		
Yes	K9.2 Durable Cabinet Hardware (Ball bearing drawer slides, two directional metal hinges)	1				1		
Yes	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	1				1		
L. FLOORING								
≥75%	L1. Environmentally Preferable Flooring	3				3		
No	L3. Durable Flooring (All flooring is hard surface)	0			1	1		
No	L4. Thermal Mass Flooring	0		1				
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
	M2. Efficient Clothes Washing and Drying							
ENERGY STAR Com	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	2		1			2	
Yes	M2.2 ENERGY STAR® Dryer	0		2				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<25 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	0		2				
	M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0				1		
No	M4.2 Built-In Composting Center	0				1		
No	M4.3 Triple Trash Chutes in Multifamily Building (Compost, recycle, and landfill)	0				1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2				
Tier 2	M6. Electric Vehicle Charging Stations and Infrastructure	4		2	2			
No	M7. Central Laundry	0					1	
Yes	M8. Gearless Elevator	1		1				
Yes	M9. Gas Infrastructure Removed for Major Alterations	4			4			
No	M10. All-Electric Commercial Kitchen	0			4			
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>30	N1.3 Conserve Resources by Increasing Density	3		2		2		
Yes	N1.4 Cluster Homes for Land Preservation	2	1			1		
	N1.5 Home Size Efficiency					10		
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
6	Enter the number of Tier 1 services							
10	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
Yes	N3.3 Traffic Calming Strategies	2	2					
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1					
≥30%	N3.5 Bicycle Storage for Residents	2	2					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
No	N3.7 Reduced Parking Capacity	0	2					
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Community Services	1	1					
	N5. Social Interaction							
Yes	N5.1 Residence Entries with Views to Callers	1	1					
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
	N6. Passive Solar Design							

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	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	N6.1 Heating Load	0		2				
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1		1			
Yes	N7.2 Full-Function Independent Rental Unit	1	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
Yes	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)	2	1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
25%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	1	2					
Yes	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	2	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
No	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	0	1					
No	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services	0	1					
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
TBD	O5.1 Home Energy System Monitors			2				
TBD	O5.2. Home Water System Monitors						2	
TBD	O5.3. Home Indoor Air Quality System Monitors				2			
TBD	O5.4. Home Outdoor Air Quality System Monitors		1		1			
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	O7. Green Appraisal Addendum or Energy Efficiency Score	1	1					
Yes	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	1				1		
Yes	O9. Residents Are Offered Free or Discounted Transit Passes	2	2					
Yes	O10. Vandalism Deterrence Practices and Vandalism Management Plan	1				1		
Yes	O11. Smokefree Housing	2			2			
Yes	O12. Integrated Pest Management Plan	1			1			
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control	0	1		1			
2	Enter the number of Tier 1 practices							
3	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1			
TBD	P2.3 Separate Mechanical and Plumbing Systems				1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
Yes	P4. Building Enclosure Testing	3		1	1	1		

Summary

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	387	49	104	80	97	57
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	249.5	28.0	96.0	47.5	51.5	26.5

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LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

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prefab evolved
cleverhomes by tobylongdesign
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TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

CONSULTANT

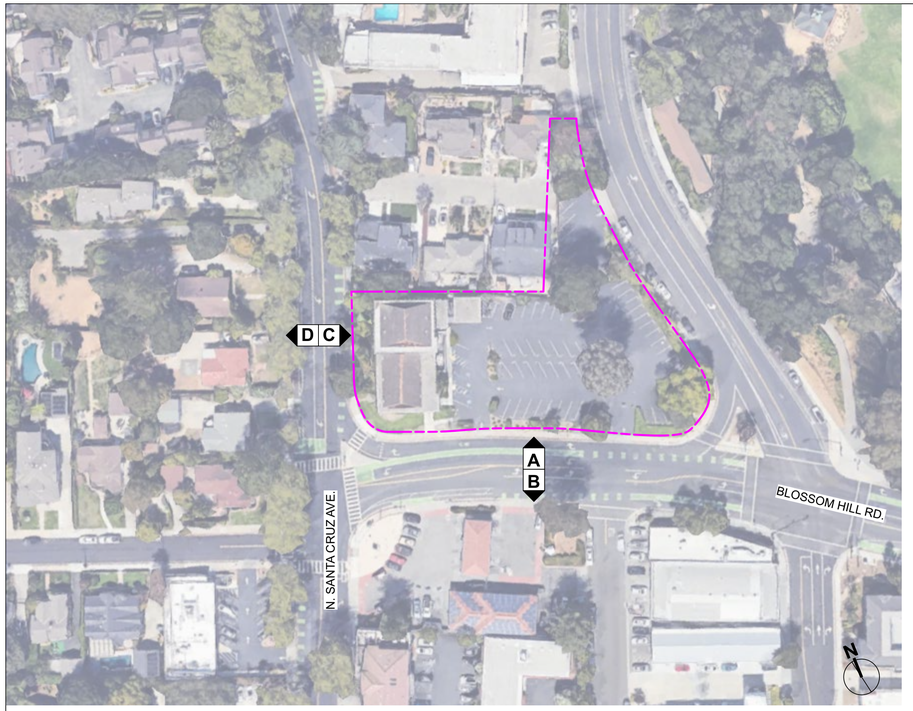
101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

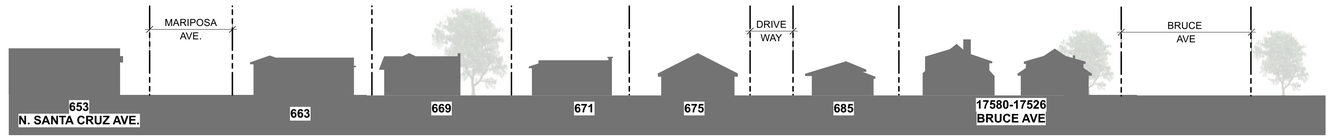
BUILD IT GREEN

scale
NTS

sheet
G004



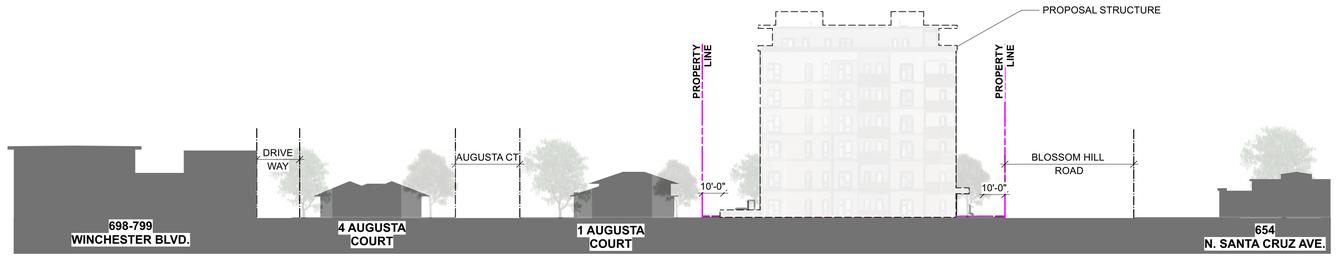
SITE KEYPLAN



N. SANTA CRUZ AVE STREET SCAPE D - OPPOSITE SIDE OF STREET

Scale: 1:400

D G012



N. SANTA CRUZ AVE STREET SCAPE C - ADJACENT BUILDINGS

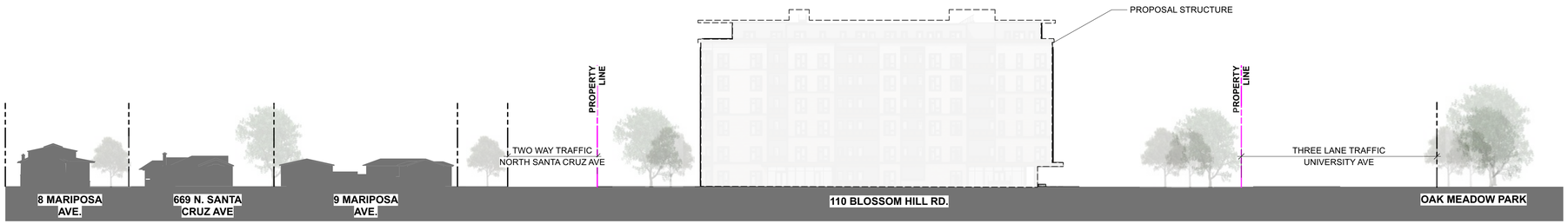
Scale: 1:400

C G012

STREET SCAPE B - OPPOSITE SIDE OF STREET

Scale: 1:400

B G012



STREET SCAPE A - ADJACENT BUILDINGS

Scale: 1:400

A G012

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LOS GATOS, CA 95032

CONTEXT

scale

1:400

sheet

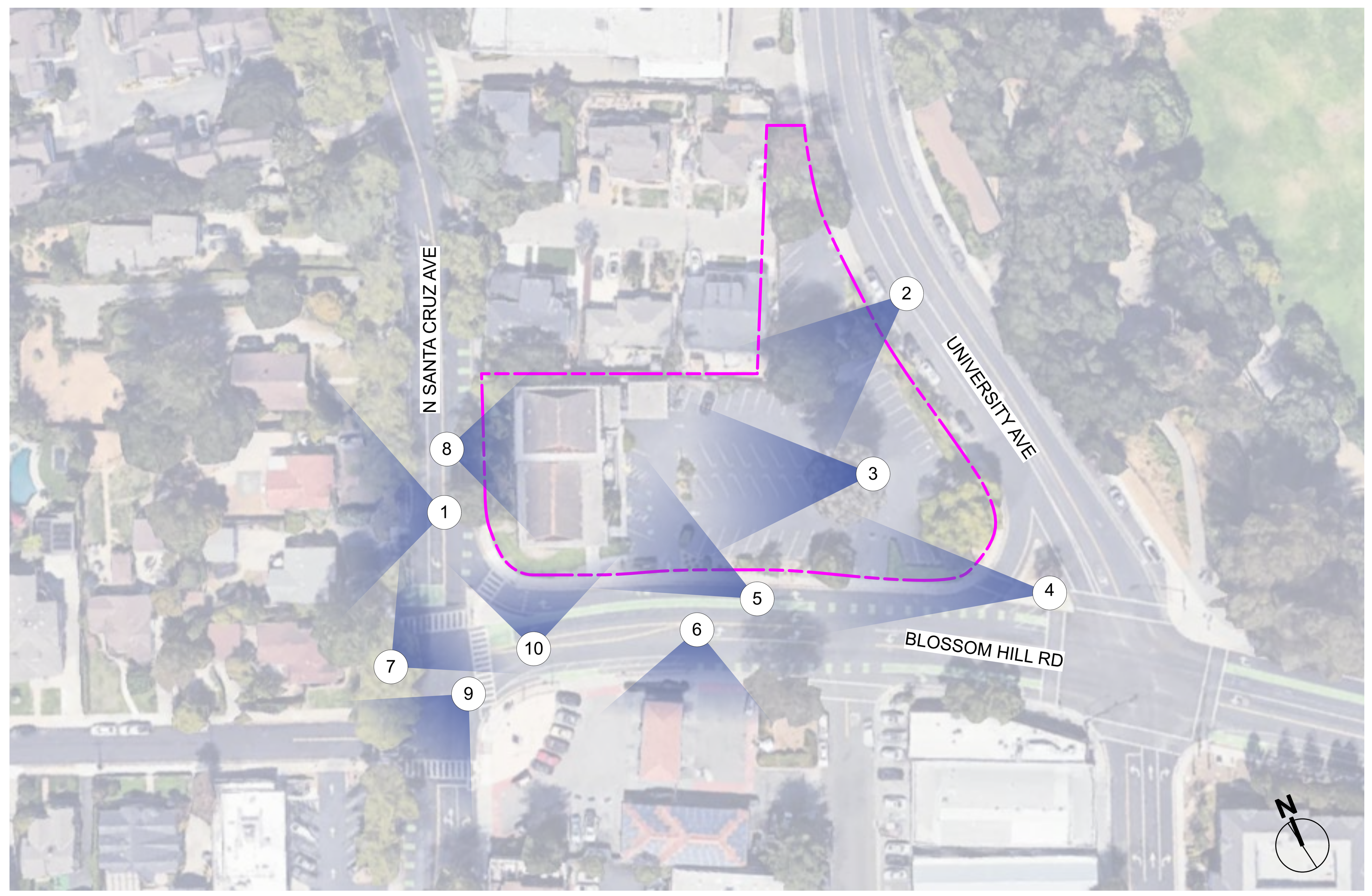
G012

10

1

2

9



3

8

4

7

6

5

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LOS GATOS, CA 95032

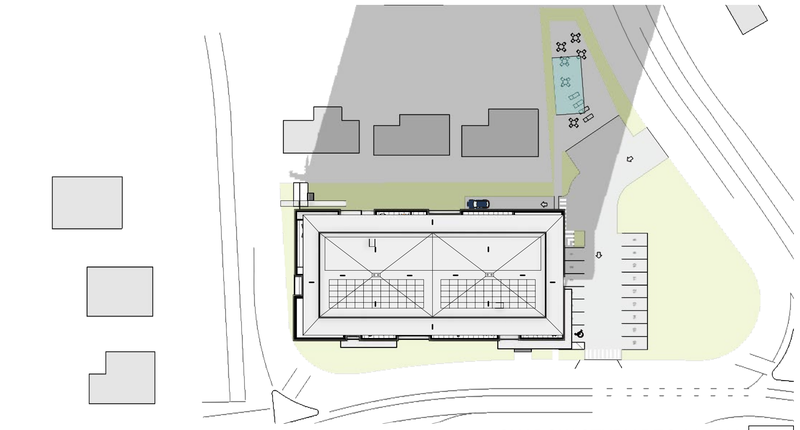
CONTEXT IMAGES

scale

NTS

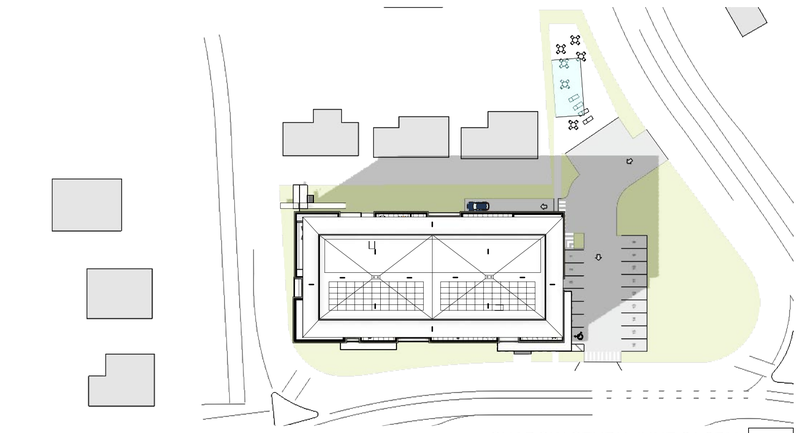
sheet

G013



SHADOW STUDY DEC 21 3PM
Scale: 1" = 50'-0"

10
G014



SHADOW STUDY JUNE 21 3PM
Scale: 1" = 50'-0"

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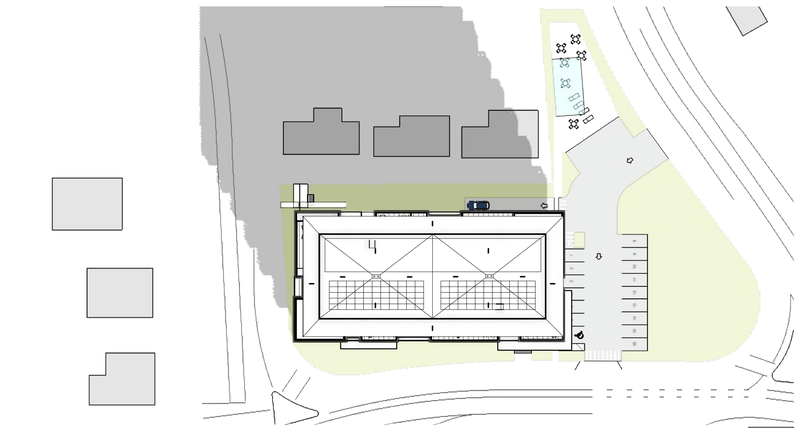
G014



SHADOW STUDY DEC 21 12PM
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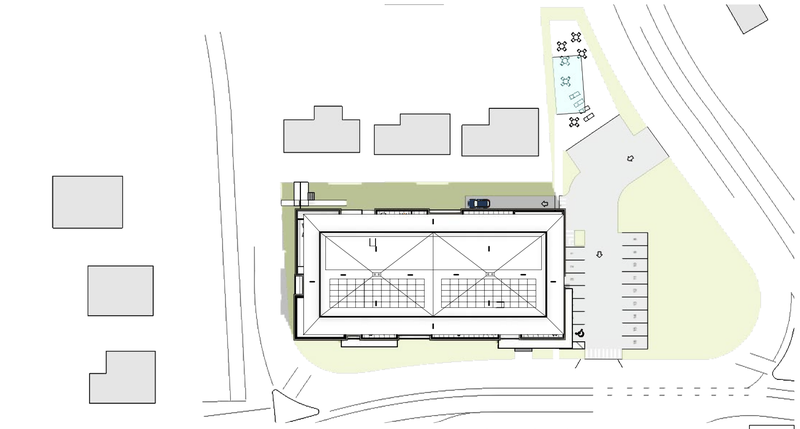

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Scale: 1" = 50'-0"

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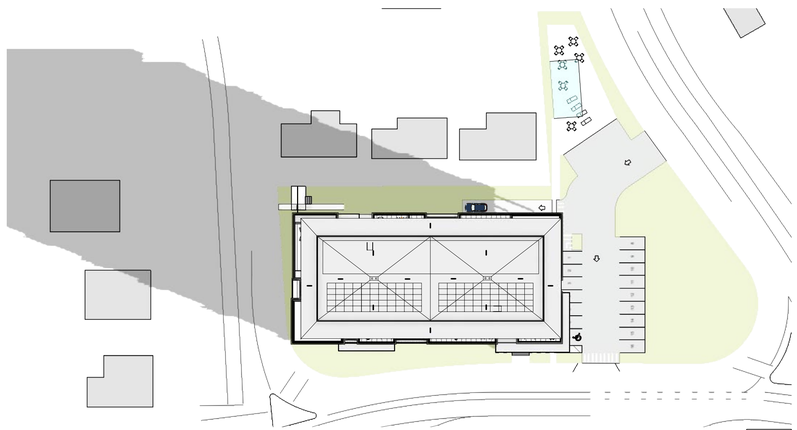
G014



SHADOW STUDY DEC 21 9AM
Scale: 1" = 50'-0"

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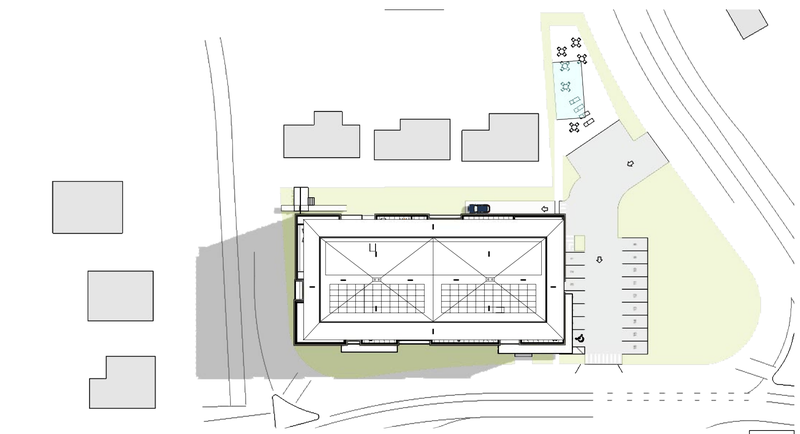
G014



SHADOW STUDY JUNE 21 9AM
Scale: 1" = 50'-0"

5
G014

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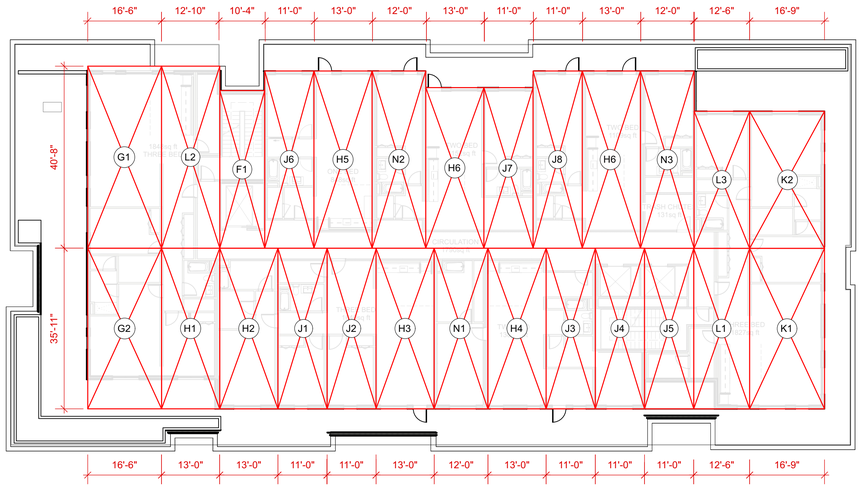
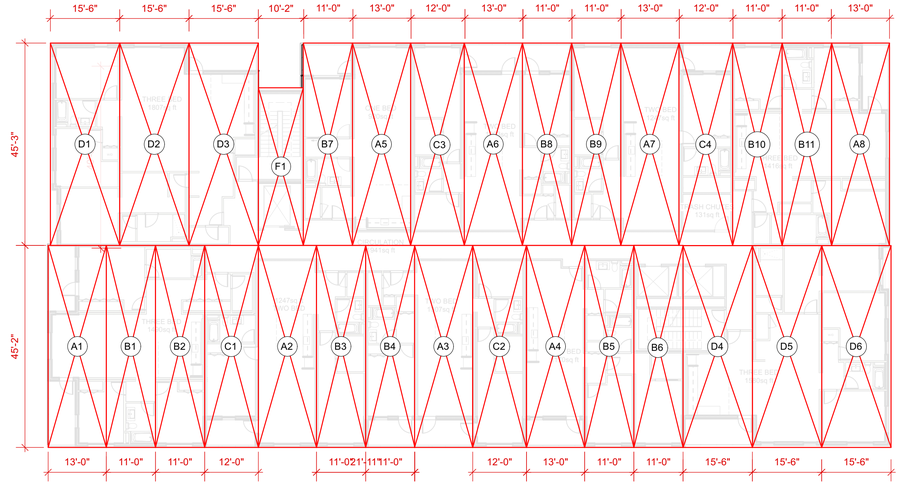
SHADOW STUDY

scale
1" = 50'

sheet
G014



MOD DIAGRAM - LEVEL 07 | 3 | G060
Scale: 1/16" = 1'-0"



MOD DIAGRAM - LEVEL 03 - 06 | 2 | G060
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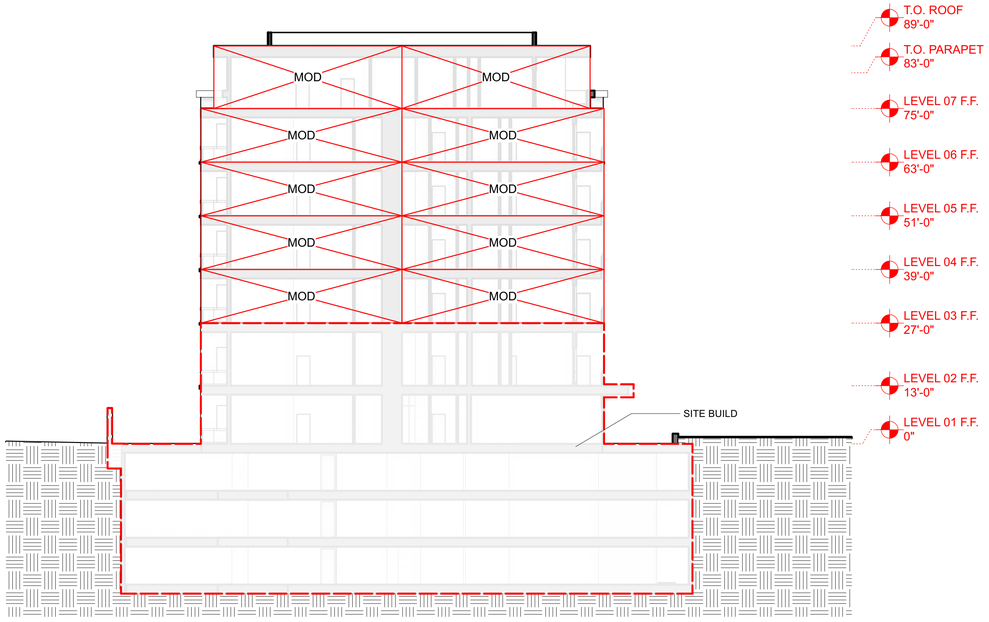

BUILDING SECTION - TRANSVERSE THROUGH STAIR | 4 | G060
Scale: 1/16" = 1'-0"

SITE BUILD DIAGRAM - LEVEL 01 - 02 | 1 | G060
Scale: 1/16" = 1'-0"

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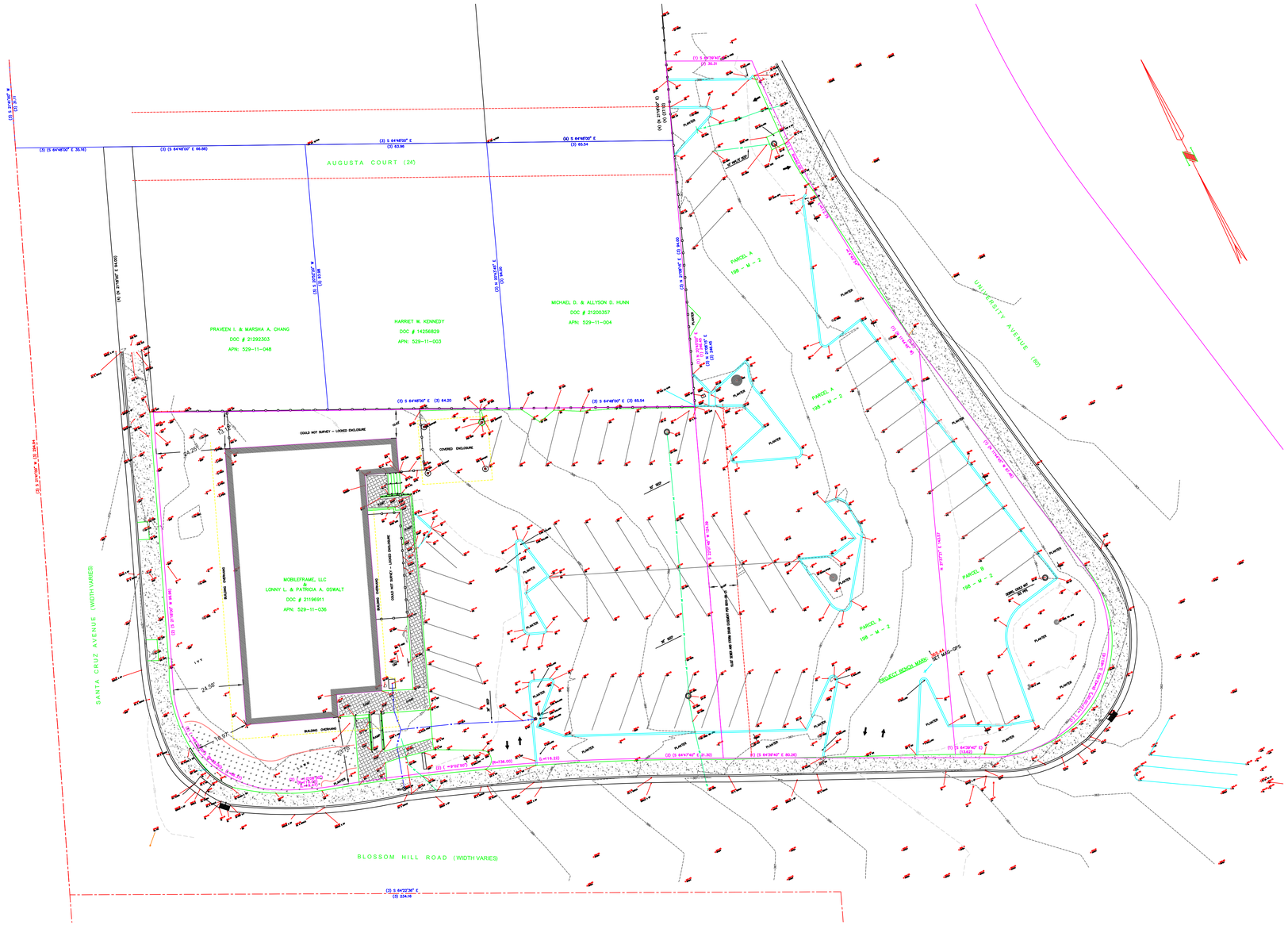
MODULAR DIAGRAMS

scale
1/16" = 1'-0"

sheet
G060



CURT G. DUNBAR, PLS 5615

LICENSED LAND SURVEYOR
CURT G. DUNBAR
5615
STATE OF CALIFORNIA

NOTES:
1. DATE OF SURVEY: SEPTEMBER 2019
2. SITE ADDRESS IS 101 BLOSSOM HILL ROAD, LOS GATOS CA:
3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. ALL BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS.
5. UNDERGROUND UTILITY LOCATIONS FROM UTILITY LOCATING SERVICE AND SURFACE OBSERVATION ONLY AND MAY NOT BE COMPLETE.

PROJECT BENCH MARK:

CONTROL POINT #1 – SET PAVEMENT NAIL IN ASPHALT

ELEVATION = 365.44

ELEVATION DATUM:

ELEVATIONS ARE BASED UPON GPS OBSERVATION = NAVD88

CONTOUR INTERVAL = 1 FOOT

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE CENTERLINE OF AUGUSTA COURT AS SHOWN ON THAT PENDING RECORD OF SURVEY MAP BY TKM SURVEYORS SUBMITTED TO THE COUNTY SURVEYOR.

SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SYMBOL LEGEND

- AD — AREA DRAIN
- BENCHMARK
- BFP — BLOW OFF PREVENTOR
- BOLLARD/POLE
- CATCH BASIN
- CO — CLEAN OUT
- DI — DROP INLET
- ELEC — ELECTRIC CONTROL BOX
- ELECTROLIER/SIGNAL POLE
- FIRE HYDRANT
- GM — GAS METER
- HB — HOSE BIB
- HANDICAP PARKING
- 222.03 — SPOT ELEVATION WITH DESCRIPTION
- 60 — INDEX ELEVATION CONTOUR
- 59 — INTERMEDIATE ELEVATION CONTOUR
- RWLUG — RAIN WATER LEADER TO UNDERGROUND
- RWLS — RAIN WATER LEADER SPLASH
- S — SANITARY SEWER MANHOLE
- D — STORM DRAIN MANHOLE
- STREET LIGHT / PARKING AREA LIGHT
- SURVEY CONTROL POINT
- SIGN
- UTILITY POLE
- WV — WATER VALVE
- WM — WATER VALVE
- 20" — TREE WITH TRUNK DIAMETER
- TREE LINE
- CONCRETE PAVED AREAS

LINE TYPE LEGEND

- ASPHALT BERM
- CONCRETE CURB
- E/T — OBERHEAD ELECTRIC & TELEPHONE
- SS — UNDERGROUND SANITARY SEWER LINE
- W — UNDERGROUND WATER LINE
- sd — UNDERGROUND STROM DRAIN LINE
- E — UNDERGROUND ELECTRIC LINE
- FENCE LINE (CHAIN LINK) BUILDING LINE
- EDGE OF DIRT ROAD
- PROPERTY LINE
- HAND RAILING
- LANE STRIPE
- FOG STRIPE
- ROOF OVERHANG
- EASEMENT LINE
- ADJOINING PROPERTY LINES
- RIGHT OF WAY LINE
- BUILDING EAVE LINE
- CENTER LINE
- BUILDING LINE

ABBREVIATION LEGEND

AB	ASPHALT BERM
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BOL	BOLLARD
BW	BACK OF WALK
CB	CATCH BASIN
COL	COLUMN
COMM	COMMUNICATION BOX
CC/CNC	CONCRTE (SPOT ELEVATION)
COR	BUILDING CORNER
CPNT	CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
E BX	ELECTIC BOX
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOWLINE
FNC	FENCE
G/GND	GROUND SPOT ELEVATION
GV	GATE VALVE
HC	HANDICAPPED
HDR	HEADER BOARD
HVLT	HIGH VOLTAGE VAULT
ICV	IRRIGATION CONTROL VALVE
JP	JOINT UTILITY POLE
MON	MONUMENT
PL	PLANTER
RWD	REDWOOD TREE
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDDI	STORM DRAIN INLET
SLB	STREET LIGHT BOX
SQ FT	SQUARE FEET
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
LITE	STREET LIGHT
TC	TOP CURB
TYP	TYPICAL
VLT	VAULT (UNKOWN UTILITY)
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

NOTES

A TITLE REPORT ORDER NO. NCS-555887-SC FROM FIRST AMERICAN TITLE DATED DECEMBER 30, 2019 WAS PROVIDED FOR THIS SURVEY.

EASEMENTS PER TITLE REPORT THAT COULD NOT BE LOCATED SHOWN ARE AS FOLLOWS:

1. EASEMENT FOR A RIGHT OF WAY
   DATED DECEMBER 29, 1903
   BOOK 275 OF DEEDS PAGE 83
   SANTA CLARA CO RECORDS

2. EASEMENT FOR A SEWER LINE
   DATED: MAY 8, 1947
   BOOK 1469 OF OFFICIAL RECORDS PAGE 599
   SANTA CLARA CO RECORDS

3. EASEMENT FOR A WATER PIPE LINES
   DATED: NOVEMBER 14, 1952
   BOOK 2525 OF OFFICIAL RECORDS PAGE 75
   SANTA CLARA CO RECORDS

4. EASEMENT FOR A SEWER LINE
   DATED: DECEMBER 1, 1960
   BOOK 4998 OF OFFICIAL RECORDS PAGE 630
   SANTA CLARA CO RECORDS

5. EASEMENT FOR A WATER PIPE LINES
   DATED: NOVEMBER 14, 1952
   BOOK 2525 OF OFFICIAL RECORDS PAGE 75
   SANTA CLARA CO RECORDS

ALPHA LAND SURVEYS, INC.

4444 SCOTTS VALLEY DR. #7
SCOTTS VALLEY, CA 95066
(831) 438-4453

P.O. BOX 1146
MORGAN HILL, CA 95038
(831) 438-4453

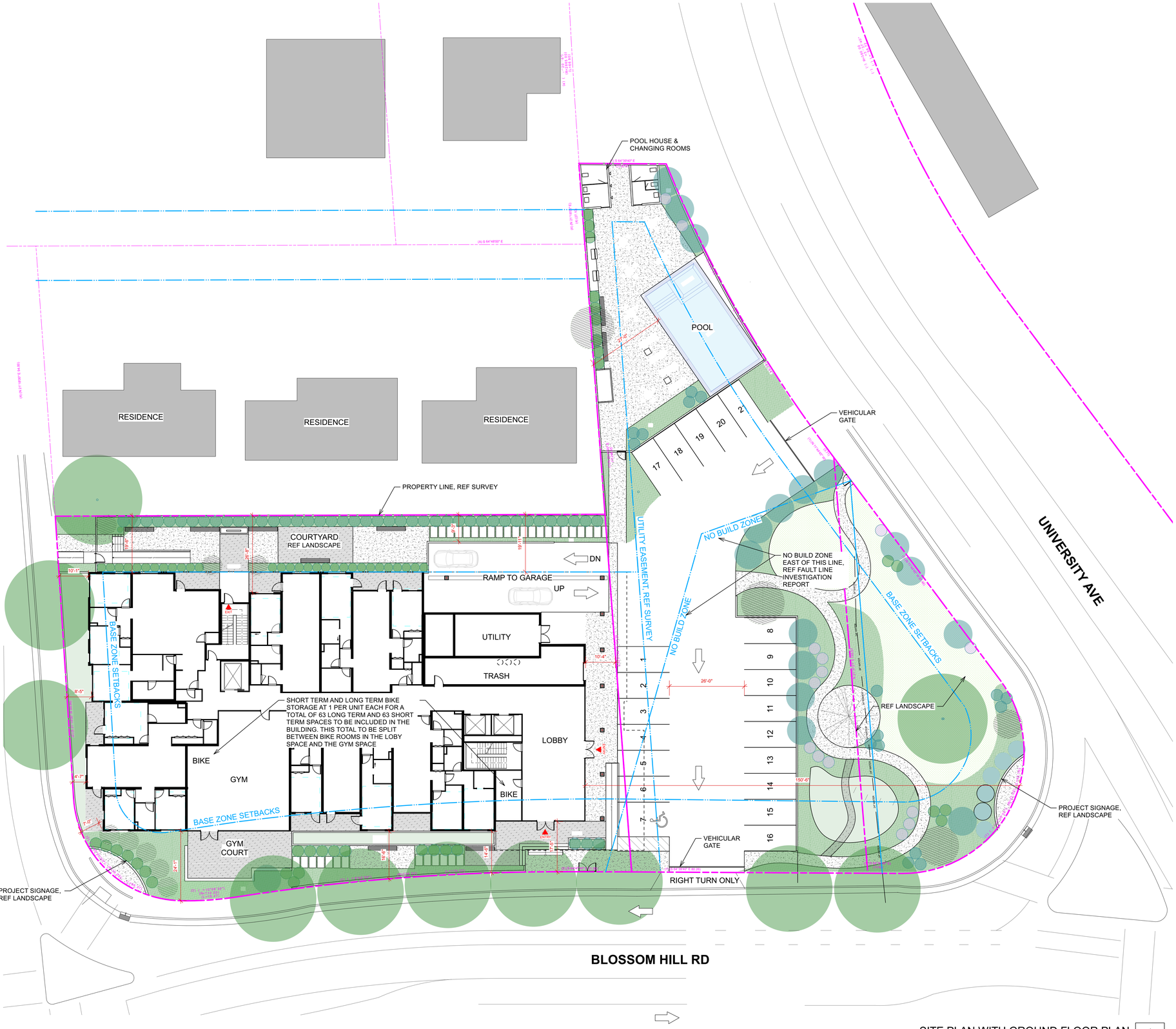
TOPOGRAPHIC MAP OF
101 BLOSSOM HILL ROAD
TOWN OF LOS GATOS
SANTA CLARA COUNTY

1" = 20' | DATE: SEPT 2020 | JOB#: 2020-

SHEET 1 OF ONE

GENERAL SITE PLAN NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE SITE RELATED INFORMATION
2. REFER TO G014 FOR REQUIRED SHADOW STUDIES
3. REFER TO SURVEY FOR PROPERTY BOUNDARY AND EXISTING UTILITY EASEMENTS



SITE PLAN WITH GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"

1
A100

0 25 50 75 FT

N

LICENSED ARCHITECT
ROSS E. LONG
C-28651
REN. 10-31-25
STATE OF CALIFORNIA

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LOS GATOS, CA 95032

SITE PLAN

scale
1/16" = 1'-0"

sheet
A100

GENERAL PLAN NOTES

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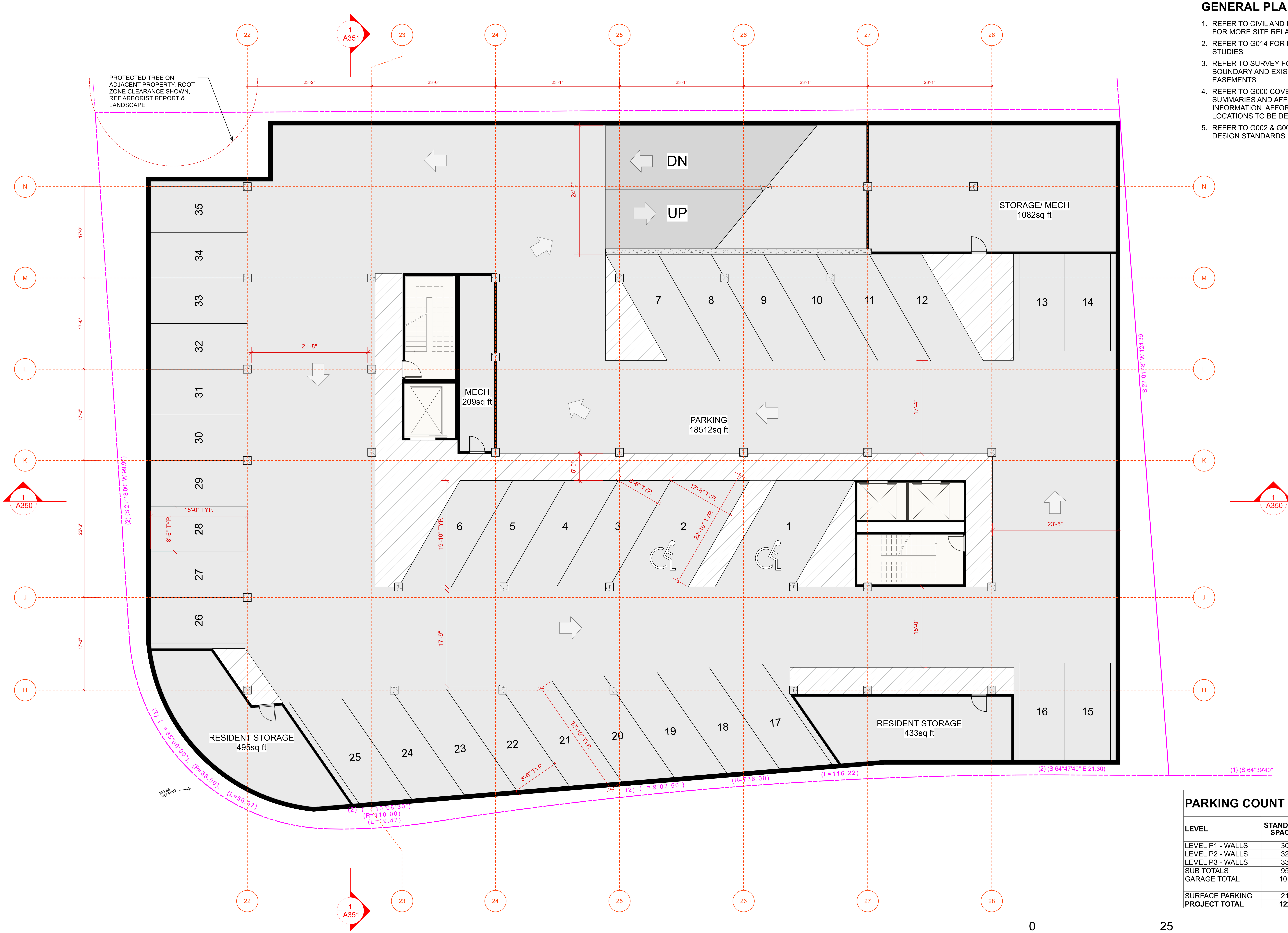
4. REFER TO G000 COVER FOR GROSS AREA SUMMARIES AND AFFORDABLE HOUSING INFORMATION. AFFORDABLE UNIT LOCATIONS TO BE DETERMINED.
5. REFER TO G002 & G003 FOR OBJECTIVE DESIGN STANDARDS SUMMARY



PARKING COUNT		
LEVEL	STANDARD SPACES	ACCESSIBLE SPACES
LEVEL P1 - WALLS	30	2
LEVEL P2 - WALLS	32	2
LEVEL P3 - WALLS	33	2
SUB TOTALS	95	6
GARAGE TOTAL	101	
SURFACE PARKING	21	
PROJECT TOTAL	**122**	

0 25 50 FT

N

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LOS GATOS, CA 95032

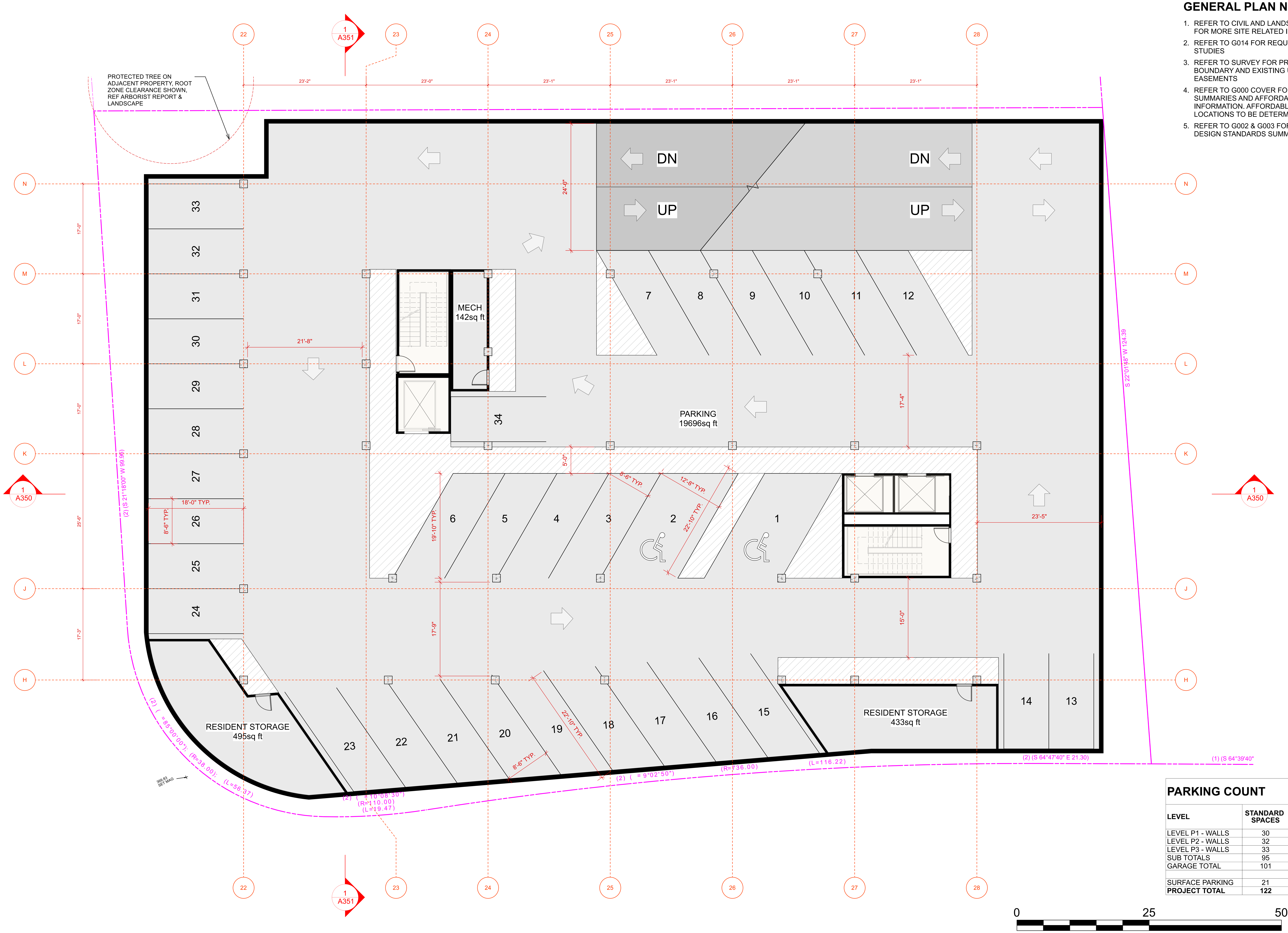
GARAGE PLAN
LEVEL P3

scale

1/8" = 1'-0"

sheet

A201



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PARKING COUNT

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LEVEL P1 - WALLS	30	2
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LEVEL P3 - WALLS	33	2
SUB TOTALS	95	6
GARAGE TOTAL	101	
SURFACE PARKING	21	
PROJECT TOTAL	**122**	

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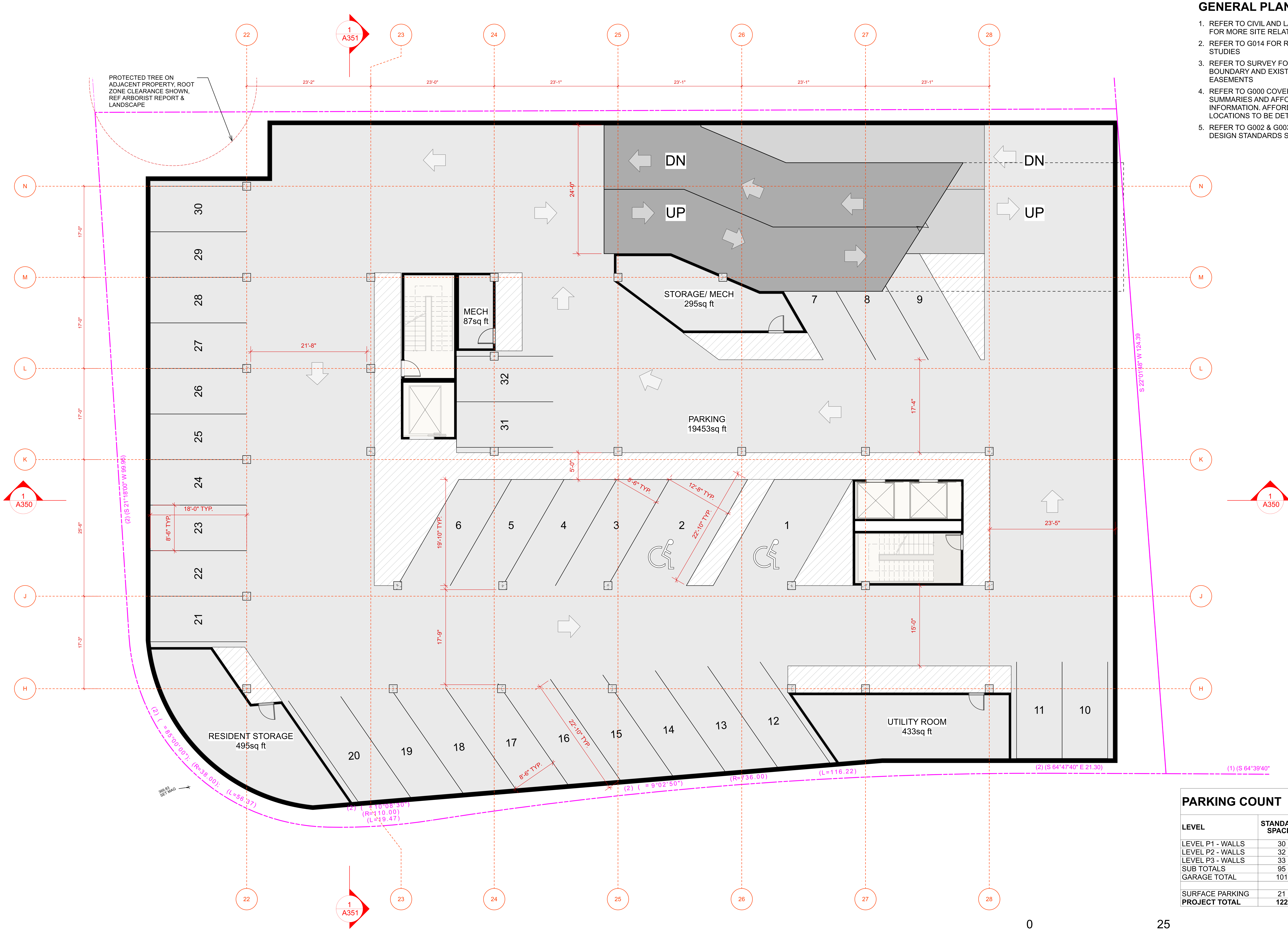
GARAGE PLAN
LEVEL P2

scale

1/8" = 1'-0"

sheet

A202



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PARKING COUNT

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LEVEL P2 - WALLS	32	2
LEVEL P3 - WALLS	33	2
SUB TOTALS	95	6
GARAGE TOTAL	101	
SURFACE PARKING	21	
PROJECT TOTAL	**122**	

ISSUE	DATE
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LOS GATOS, CA 95032

GARAGE PLAN
LEVEL P1

scale
1/8" = 1'-0"

sheet
A203

GENERAL PLAN NOTES

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3. REFER TO SURVEY FOR PROPERTY BOUNDARY AND EXISTING UTILITY EASEMENTS
4. REFER TO G000 COVER FOR GROSS AREA SUMMARIES AND AFFORDABLE HOUSING INFORMATION. AFFORDABLE UNIT LOCATIONS TO BE DETERMINED.
5. REFER TO G002 & G003 FOR OBJECTIVE DESIGN STANDARDS SUMMARY

FLOOR PLAN - LEVEL 01
Scale: 1/8" = 1'-0"

1
A211

ISSUE	DATE
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LOS GATOS, CA 95032

FLOOR PLAN LEVEL 01

scale
1/8" = 1'-0"

sheet
A211

GENERAL PLAN NOTES

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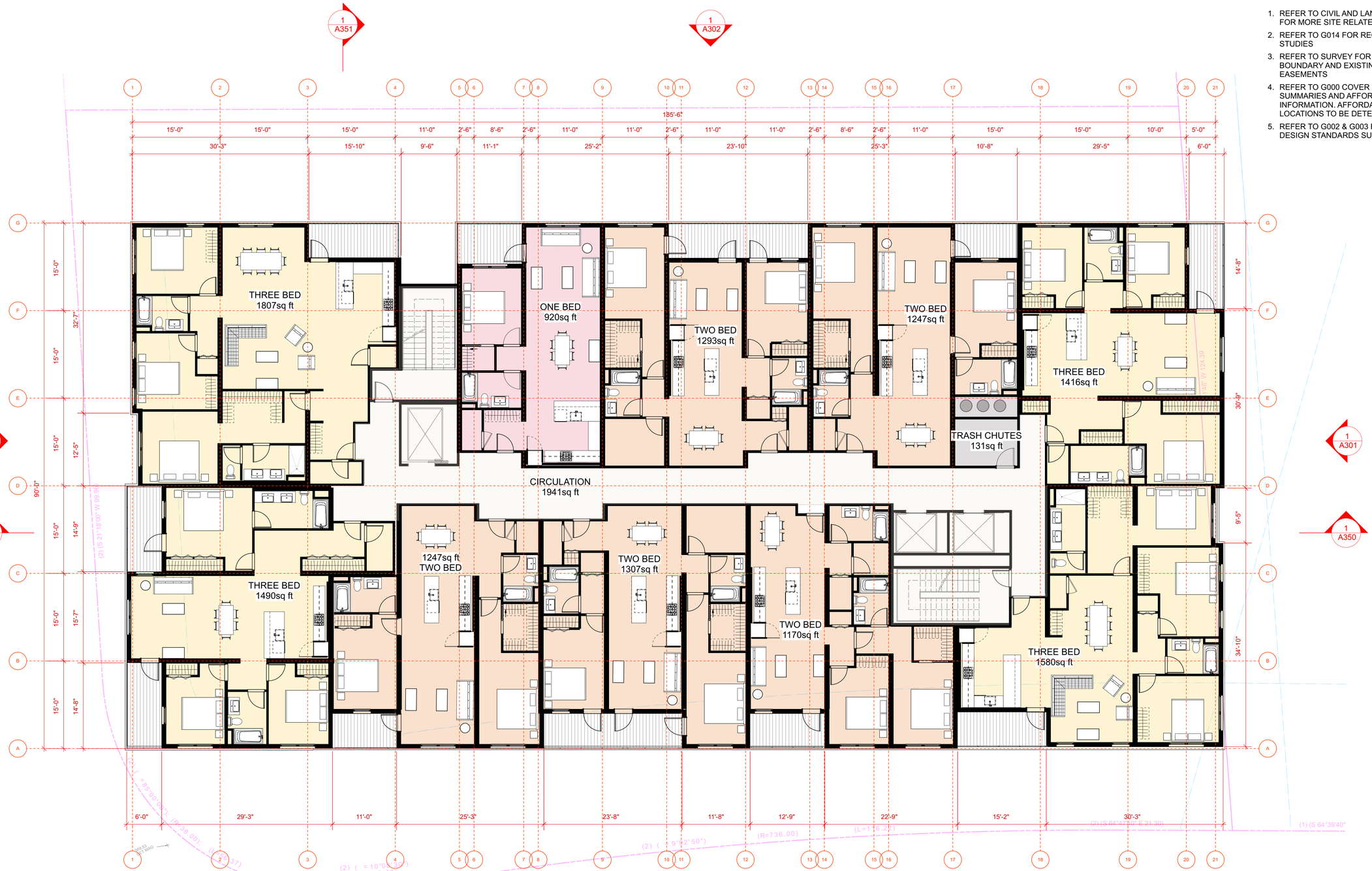
4. REFER TO G000 COVER FOR GROSS AREA SUMMARIES AND AFFORDABLE HOUSING INFORMATION. AFFORDABLE UNIT LOCATIONS TO BE DETERMINED.
5. REFER TO G002 & G003 FOR OBJECTIVE DESIGN STANDARDS SUMMARY



FLOOR PLAN - LEVEL 02
Scale: 1/8" = 1'-0"

1 A212

LICENSED ARCHITECT
ROSS E. LONG
C-28651
REN. 10-31-25
STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

ch x tld
prefab evolved
cleverhomes by tobylongdesign
6114 LASALLE AVENUE #552. OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

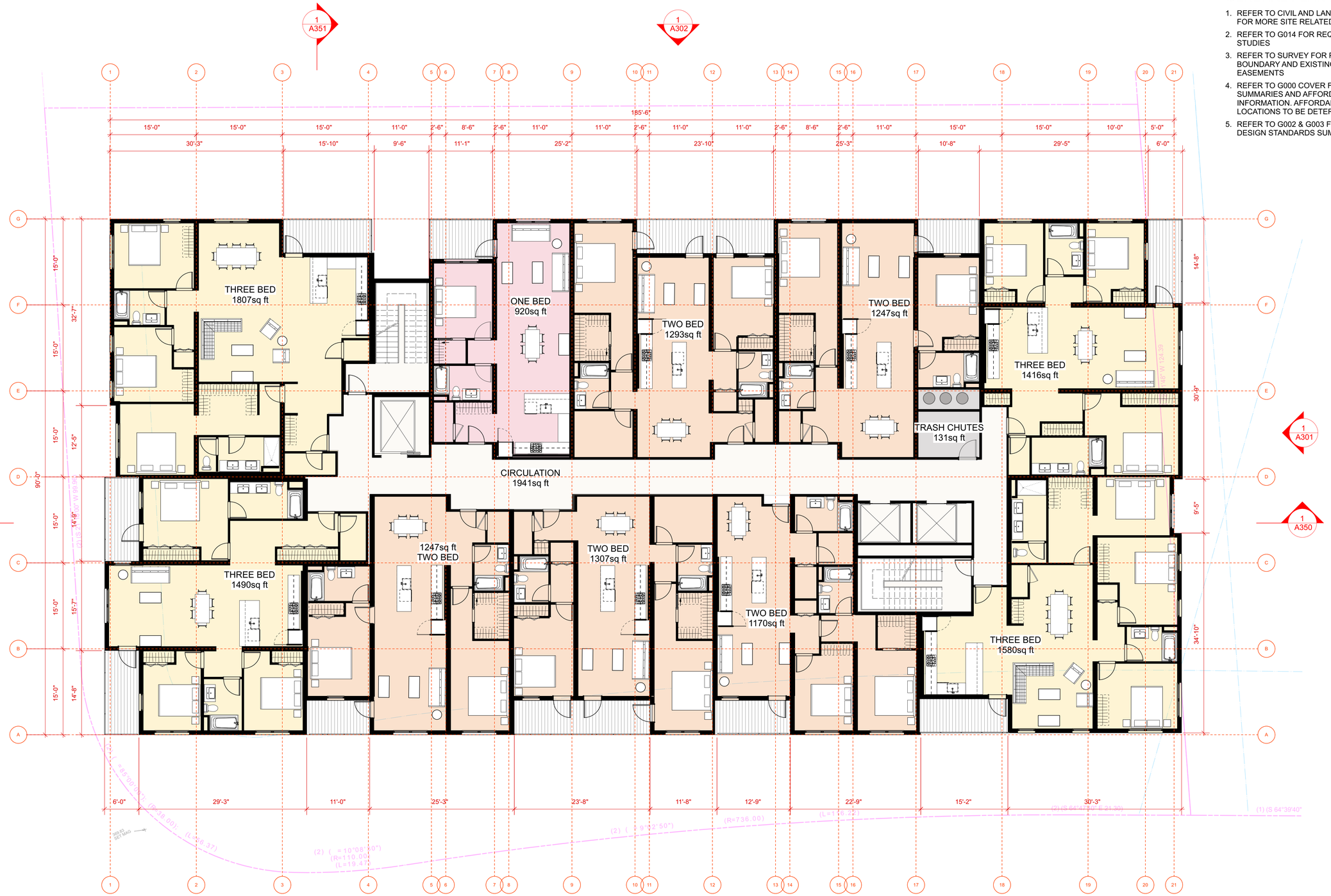
FLOOR PLAN LEVEL 02

scale
1/8" = 1'-0"

sheet
A212

GENERAL PLAN NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE SITE RELATED INFORMATION
2. REFER TO G014 FOR REQUIRED SHADOW STUDIES
3. REFER TO SURVEY FOR PROPERTY BOUNDARY AND EXISTING UTILITY EASEMENTS
4. REFER TO G000 COVER FOR GROSS AREA SUMMARIES AND AFFORDABLE HOUSING INFORMATION. AFFORDABLE UNIT LOCATIONS TO BE DETERMINED.
5. REFER TO G002 & G003 FOR OBJECTIVE DESIGN STANDARDS SUMMARY



0 25 50 FT

TYPICAL FLOOR PLAN - LEVEL 03-06
Scale: 1/8" = 1'-0"

1 A213

LICENSED ARCHITECT ROSS E. LONG C-28651 REN. 10-31-25 STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

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CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

FLOOR PLAN LEVEL 03-06

scale
1/8" = 1'-0"

sheet
A213

GENERAL PLAN NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE SITE RELATED INFORMATION
2. REFER TO G014 FOR REQUIRED SHADOW STUDIES
3. REFER TO SURVEY FOR PROPERTY BOUNDARY AND EXISTING UTILITY EASEMENTS
4. REFER TO G000 COVER FOR GROSS AREA SUMMARIES AND AFFORDABLE HOUSING INFORMATION. AFFORDABLE UNIT LOCATIONS TO BE DETERMINED.
5. REFER TO G002 & G003 FOR OBJECTIVE DESIGN STANDARDS SUMMARY

FLOOR PLAN - LEVEL 07
Scale: 1/8" = 1'-0"

1 A214

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

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CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

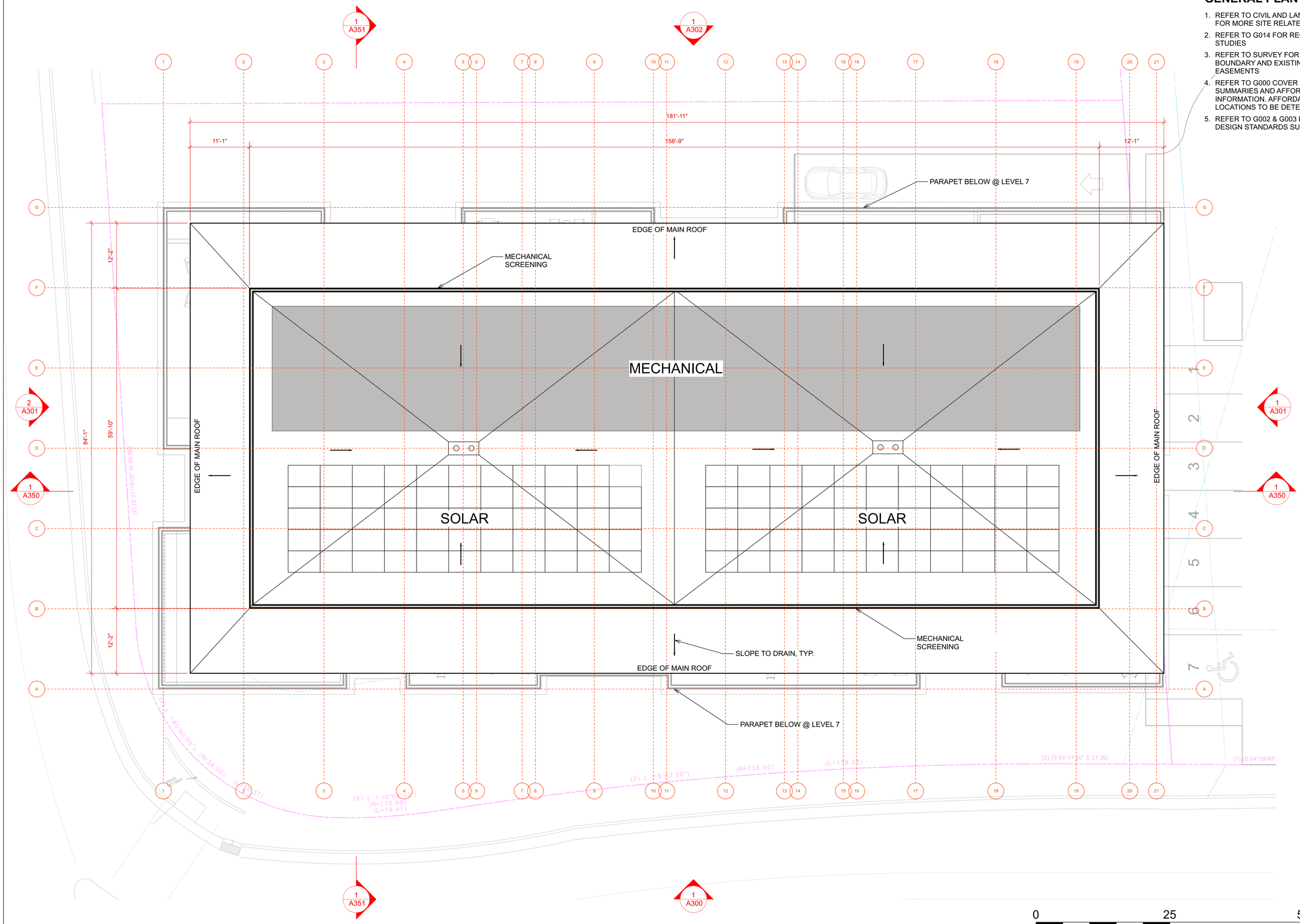
FLOOR PLAN LEVEL 07

scale
1/8" = 1'-0"

sheet
A214

GENERAL PLAN NOTES

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE SITE RELATED INFORMATION
2. REFER TO G014 FOR REQUIRED SHADOW STUDIES
3. REFER TO SURVEY FOR PROPERTY BOUNDARY AND EXISTING UTILITY EASEMENTS
4. REFER TO G000 COVER FOR GROSS AREA SUMMARIES AND AFFORDABLE HOUSING INFORMATION. AFFORDABLE UNIT LOCATIONS TO BE DETERMINED.
5. REFER TO G002 & G003 FOR OBJECTIVE DESIGN STANDARDS SUMMARY



ROOF PLAN
Scale: 1/8" = 1'-0"

1 A215

LICENSED ARCHITECT ROSS E. LONG C-28651 REN. 10-31-25 STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

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prefab evolved
cleverhomes by tobylongdesign
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TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

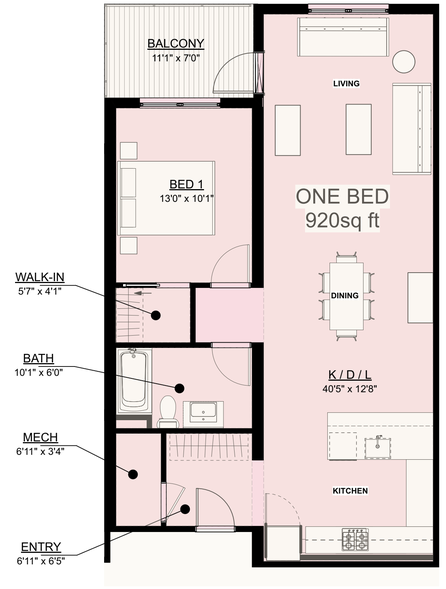
ROOF PLAN

scale
1/8" = 1'-0"

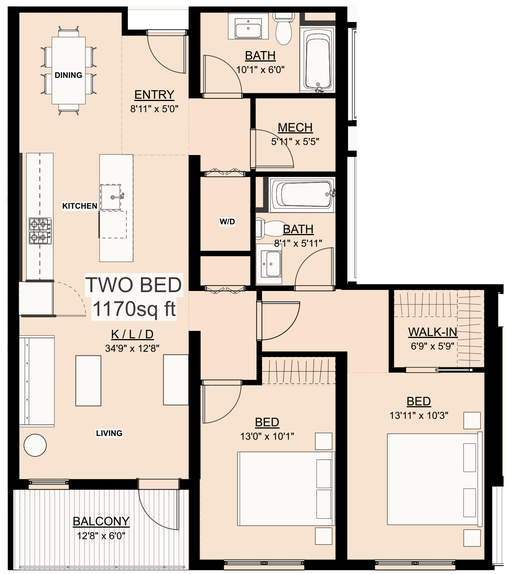
sheet
A215

ENLARGED UNIT PLAN - THREE BED 6
Scale: 3/16" = 1'-0" A230

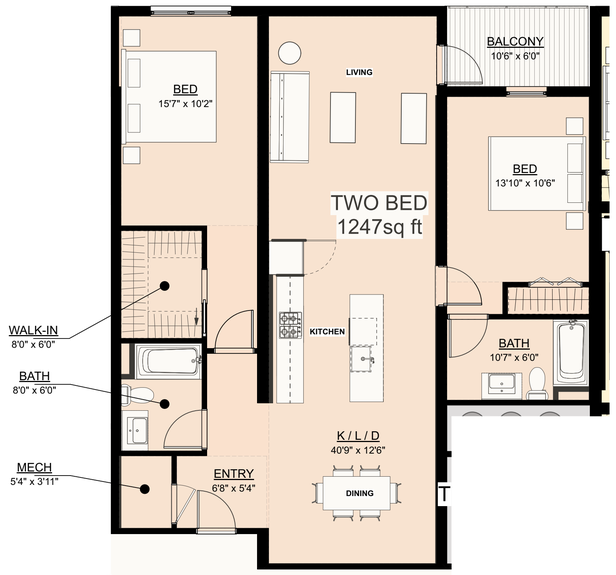
ENLARGED UNIT PLAN - THREE BED 5
Scale: 3/16" = 1'-0" A230



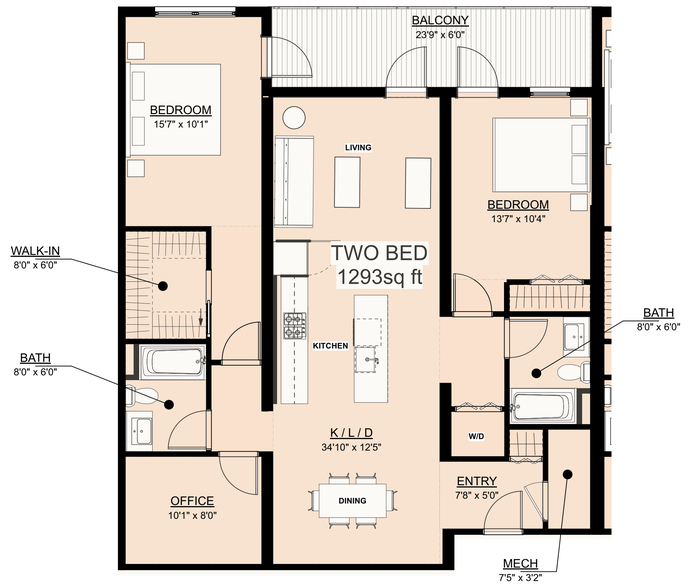
ENLARGED UNIT PLAN - ONE BED 4
Scale: 3/16" = 1'-0" A230



ENLARGED UNIT PLAN - TWO BED 3
Scale: 3/16" = 1'-0" A230



ENLARGED UNIT PLAN - TWO BED 2
Scale: 3/16" = 1'-0" A230



ENLARGED UNIT PLAN - TWO BED 1
Scale: 3/16" = 1'-0" A230

LICENSED ARCHITECT ROSS E. LONG C-28051 REN. 10-31-25 STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

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prefab evolved
cleverhomes by tobylongdesign
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CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

ENLARGED UNIT PLANS

scale
3/16" = 1'-0"

sheet
A230

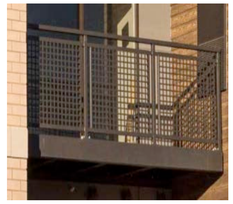
METAL TRIM:
BRONZE

CLADDING:
SANDSTONE

COMPOSITE PANEL:
REDWOOD TONE

STOREFRONT
GLAZING SYSTEM:
BRONZE

SOUND-RATED
RESIDENTIAL WINDOWS:
BRONZE



METAL
GUARDRAIL SYSTEM:
BRONZE

BUILDING ELEVATION - SOUTH
Scale: 1/8" = 1'-0"

1
A300

LICENSED ARCHITECT
ROSS E. LONG
C-28651
REN. 10-31-25
STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

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CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

BUILDING
ELEVATIONS

scale

sheet
A300

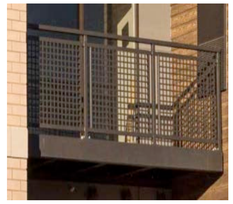
METAL TRIM:
BRONZE

CLADDING:
SANDSTONE

COMPOSITE PANEL:
REDWOOD TONE

STOREFRONT
GLAZING SYSTEM:
BRONZE

SOUND-RATED
RESIDENTIAL WINDOWS:
BRONZE



METAL
GUARDRAIL SYSTEM:
BRONZE

BUILDING ELEVATION - WEST
Scale: 1/8" = 1'-0"

2
A301

BUILDING ELEVATION - EAST
Scale: 1/8" = 1'-0"

1
A301

LICENSED ARCHITECT
ROSS E. LONG
C-28651
REN. 10-31-25
STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

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prefab evolved
cleverhomes by tobylongdesign
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CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

BUILDING
ELEVATIONS

scale

sheet

A301

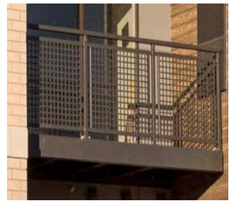
METAL TRIM:
BRONZE

CLADDING:
SANDSTONE

COMPOSITE PANEL:
REDWOOD TONE

STOREFRONT
GLAZING SYSTEM:
BRONZE

SOUND-RATED
RESIDENTIAL WINDOWS:
BRONZE



METAL
GUARDRAIL SYSTEM:
BRONZE

BUILDING ELEVATION - NORTH

Scale: 1/8" = 1'-0"

1
A302

LICENSED ARCHITECT
ROSS E. LONG
C-28651
REN. 10-31-25
STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

ch x tld
prefab evolved
cleverhomes by tobylongdesign
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CONSULTANT

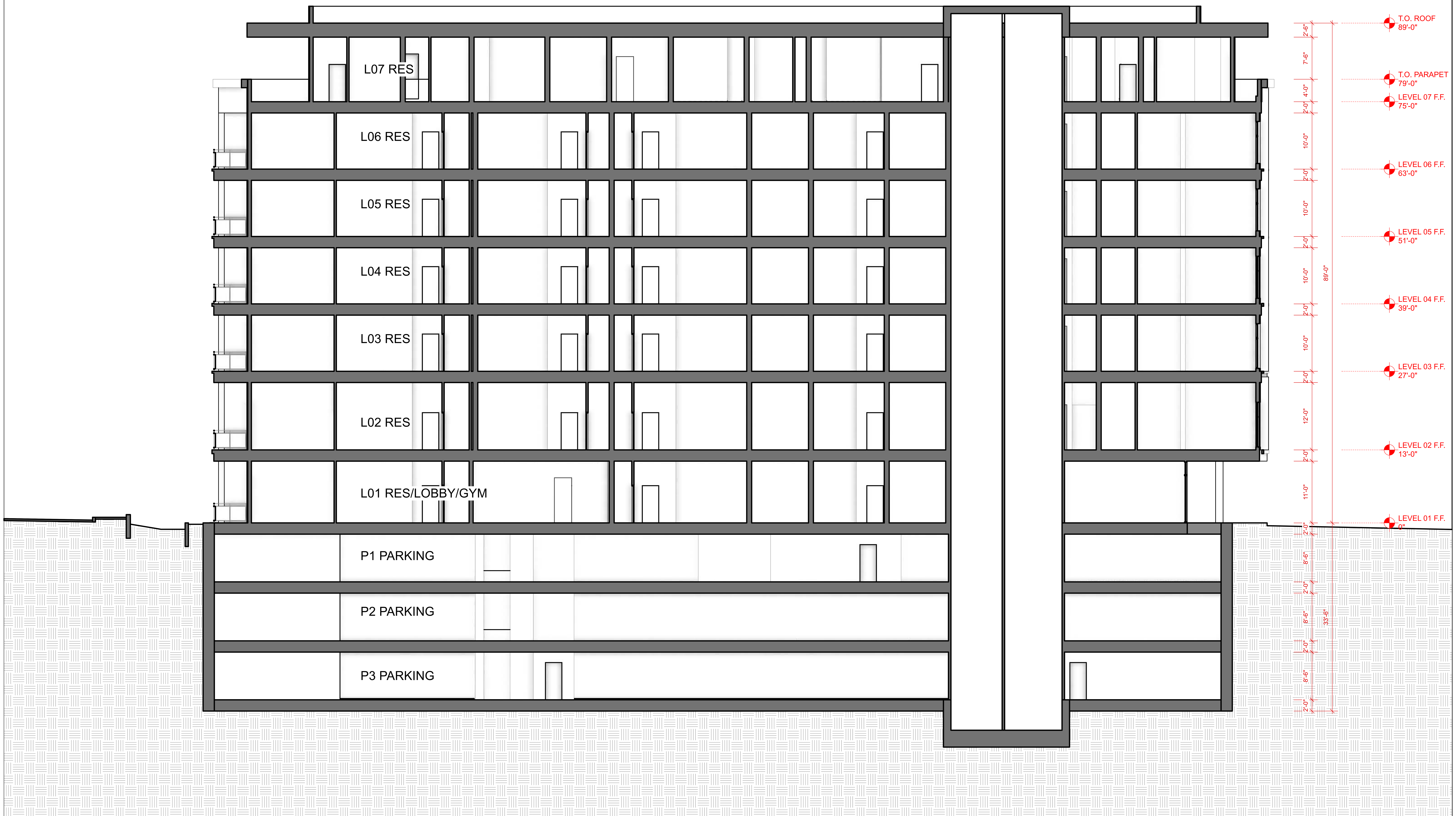
101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

BUILDING
ELEVATIONS

scale

sheet
A302



BUILDING SECTION - LONGITUDINAL THROUGH PASSENGER ELEVATOR

Scale: 1/8" = 1'-0"

1
A350

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

ch x tld
prefab evolved
cleverhomes by tobylongdesign
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CONSULTANT

101 BLOSSOM HILL

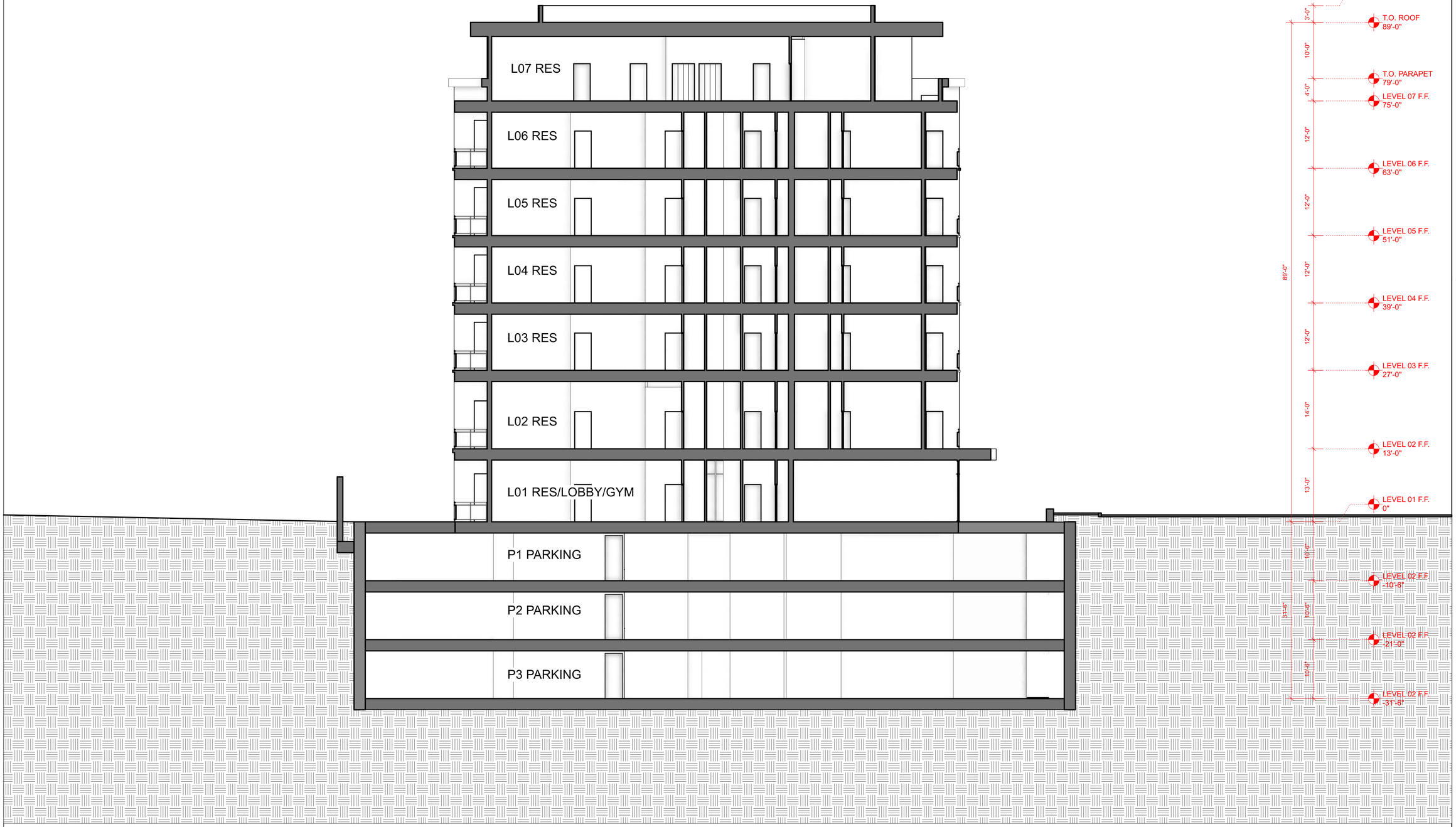
101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

BUILDING
SECTIONS

scale

sheet

A350



BUILDING SECTION - TRANSVERSE THROUGH STAIR

Scale: 1/8" = 1'-0"

1
A351

LICENSED ARCHITECT
ROSS E. LONG
C-28651
REN. 10-31-25
STATE OF CALIFORNIA

ISSUE	DATE
SB330 FORMAL APP	11.26.2024

ARCHITECT

ch x tld
prefab evolved
cleverhomes by tobylongdesign
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TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

CONSULTANT

101 BLOSSOM HILL

101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

BUILDING SECTIONS

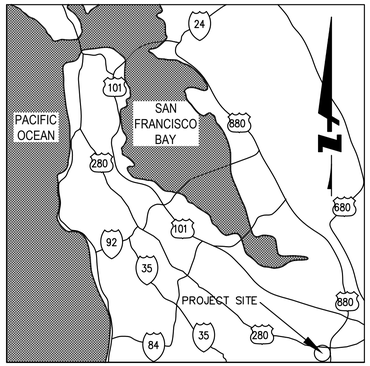
scale

sheet

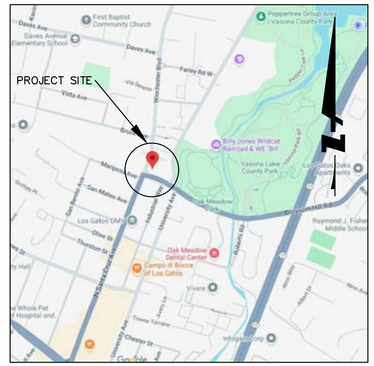
A351

BLOSSOM HILL APARTMENTS
101 BLOSSOM HILL ROAD
LOS GATOS, CA

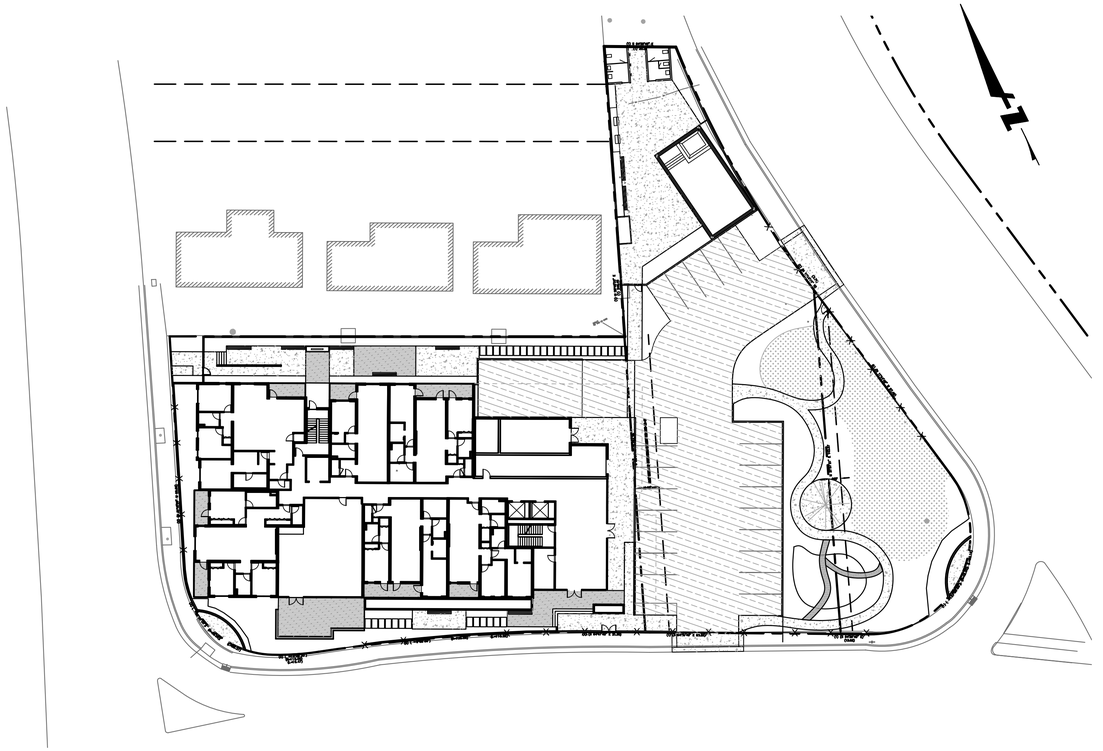
APN: 529-11-036



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.



ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BOT	BOTTOM OF TANK OR PIPE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TOP	TOP OF TANK OR PIPE
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

LEGEND:

EXISTING	PROPOSED	
		BOUNDARY
		LIMIT OF WORK
6" SS	6" SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2"FM	FORCE MAIN
10" FW	10"FW	FIRE SERVICE
2" W	2"W	DOMESTIC WATER SERVICE
IRR	2"IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
	X	FENCE
		CLEAN OUT TO GRADE
		FOUND MONUMENT
	DDCV	DOUBLE DETECTOR CHECK VALVE
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		ATRIUM DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK
	2 / C5.1	DETAIL NUMBER / SHEET LOCATION

IMPERVIOUS AREAS

TOTAL PROPERTY AREA	46,173 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	35,084 SF
POST-CONSTRUCTION	34,240 SF

ENGINEER'S STATEMENT

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

Brian Scott — 11/26/2024

BRIAN K. SCOTT — DATE
PRINCIPAL
P.E. #61034
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER BRIAN K. SCOTT C 61034 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

11/26/2024

CRAIG H. SMITH — DATE
PROJECT MANAGER
P.E. #82841
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER CRAIG H. SMITH C 82841 CIVIL STATE OF CALIFORNIA

EARTHWORK QUANTITIES

GROSS FIGURES

CUT	19,850 CUBIC YARDS
FILL	580 CUBIC YARDS
TOTAL	24,430 CUBIC YARDS
BALANCE	19,270 CUBIC YARDS OF EXPORT

FOR SITE DEVELOPMENT REVIEW SUBMITTAL, EARTHWORK CUT VOLUME WITHIN FOOTPRINT OF HOUSE AND POOL HAVE BEEN OMITTED.

NET FIGURES

CUT	740 CUBIC YARDS
FILL	580 CUBIC YARDS
TOTAL	1,320 CUBIC YARDS
BALANCE	160 CUBIC YARDS OF EXPORT

QUANTITY BREAKDOWN

BUILDINGS	
CUT	19,000 CUBIC YARDS
FILL	0 CUBIC YARDS
POOL	
CUT	110 CUBIC YARDS
SITE WORK AND LANDSCAPING	
CUT	740 CUBIC YARDS
FILL	580 CUBIC YARDS

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

SOILS REPORT NOTES:

1. A PROJECT SOILS REPORT WHICH INCLUDES EXPLORATION OF SUBSURFACE CONDITIONS HAS BEEN PREPARED BY ROMIG ENGINEERS, INC., DATED SEPTEMBER 26, 2024.
2. PER THE REPORT AND ASSOCIATED EXPLORATORY TRENCHING, SURFICIAL SOILS IN THE AREA OF WORK GENERALLY CONSIST OF ARTIFICIAL FILL AND CLAYEY SAND TO A DEPTH OF 2 FT, AND CLAYEY GRAVEL WITH SAND BETWEEN 2 AND 7 FT.
3. GROUNDWATER WAS NOT ENCOUNTERED.
4. REFER TO THE REPORT FOR MORE DETAILED ASSESSMENT OF SUBSURFACE CONDITIONS
5. PER THE REPORT, A STRUCTURAL SETBACK (NO-BUILD ZONE) ON THE EAST SIDE OF THE SITE IS RECOMMENDED TO MITIGATE THE HAZARD FROM SURFACE FAULT RUPTURE. SEE SHEET C1.2 FOR LIMIT OF NO-BUILD ZONE AND PROJECT SOILS REPORT FOR ADDITIONAL INFORMATION.
6. ALL WORK ONSITE SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS REPORT AND AS DIRECTED IN THE FIELD BY THE PROJECT GEOTECHNICAL ENGINEER.

FEMA FLOOD PLAIN NOTES:

1. THE PROJECT SITE IS LOCATED IN ZONE X, OUTSIDE OF SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD.
2. REFER TO FEMA PANEL 06085C0376H FOR MORE DETAIL.

SHEET INDEX

0 30 60
GRAPHIC SCALE

811 Know what's **below.** **Call** before you dig.

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

BKF

CALIFORNIA

TITLE SHEET
BLOSSOM HILL APARTMENTS
101 BLOSSOM HILL ROAD
SANTA CLARA COUNTY
LOS GATOS

REGISTERED PROFESSIONAL ENGINEER CRAIG H. SMITH C 82841 CIVIL STATE OF CALIFORNIA

No.	Revisions	Date
	PLANNING SUBMISSION	

Date 11/26/2024
Scale AS SHOWN
Design AHM
Drawn AHM
Approved CHS
Job No 2024209I-10

Drawing Number:
CO.0
OF

DRAWING NAME: K:\2024\242091_Blossom_Hill_Apartments\ENG-L\bhsheets.dwg
PLOT DATE: 11-25-24 PLOTTED BY: hemo

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION – PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN, SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY/TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ROMIG ENGINEERS, INC. DATED SEPTEMBER 26, 2024.

DEMOLITION NOTES :

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THE DEMOLITION PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THE PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THE PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THE PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE CLEARING OF DEBRIS FROM THE STORMWATER TREATMENT PLANTERS AND STORM DRAIN LINES.
2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
3. FOUNDATION SUBDRAINS SHOULD BE INSPECTED VIA CLEANOUTS ONCE EVERY 5 YEARS AND SNAKED AS NEEDED TO CLEAR DEBRIS.
4. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE-FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
5. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NEEDED.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON-SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY/TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
4. ALL TREE PROTECTION SHALL BE IN ACCORDANCE WITH THE ARBORIST REPORT BY INSIDE OUT DESIGN ARBORIST SERVICES DATED NOVEMBER 01, 2024.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/TOWN ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS POINTS FOR THE SITE AND PLACE STABILIZED CONSTRUCTION ENTRANCES AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

DUST CONTROL:

1. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT NPDES AT ALL TIMES. THE SITE SHALL BE WATERED (BY HAND OR TRUCK) AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY/TOWN'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.

NPDES REQUIREMENTS:

1. ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CLEAN UP ALL SPILLS USING DRY METHODS.
10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION-SITE.
11. CALL 911 IN CASE OF A HAZARDOUS SPILL.
12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2015, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY/TOWN INSPECTORS).
13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION-SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION-SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY/TOWN'S RIGHT-OF-WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

SITE FENCE NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION-SITE TO THE CITY/TOWN STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.
6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
10. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

11. HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.
6. ALL WORK MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

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NOTES

BLOSSOM HILL APARTMENTS
101 BLOSSOM HILL ROAD
SANTA CLARA COUNTY
CALIFORNIA
LOS GATOS

REGISTERED PROFESSIONAL ENGINEER
CRAIG H. SMITH
C 82841
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	PLANNING SUBMISSION	

Date 11/26/2024
Scale NO SCALE
Design AHM
Drawn AHM
Approved CHS
Job No 20242091-10

Drawing Number:
CO.1
OF

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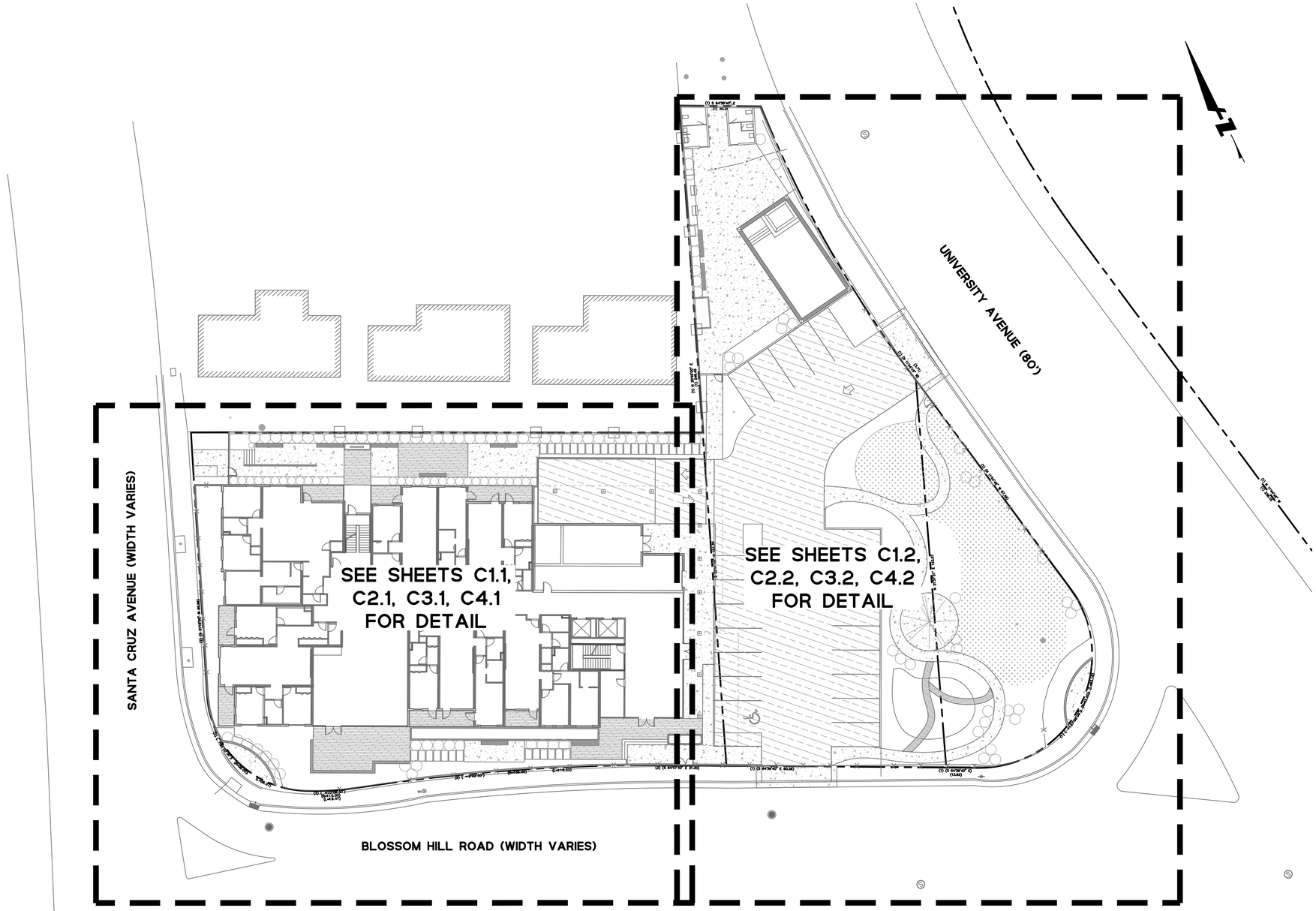
PLOT DATE: 11-25-24 PLOTTED BY: hemo



255 SHORELINE DRIVE
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SITE PLAN KEYMAP

BLOSSOM HILL APARTMENTS

101 BLOSSOM HILL ROAD

SANTA CLARA COUNTY CALIFORNIA

LOS GATOS

REGISTERED PROFESSIONAL ENGINEER
CRAIG H. SMITH
C 82841
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	PLANNING SUBMISSION	

Date 11/26/2024
Scale 1" = 20'
Design AHM
Drawn AHM
Approved CHS
Job No 20242091-10

Drawing Number:

CO.2

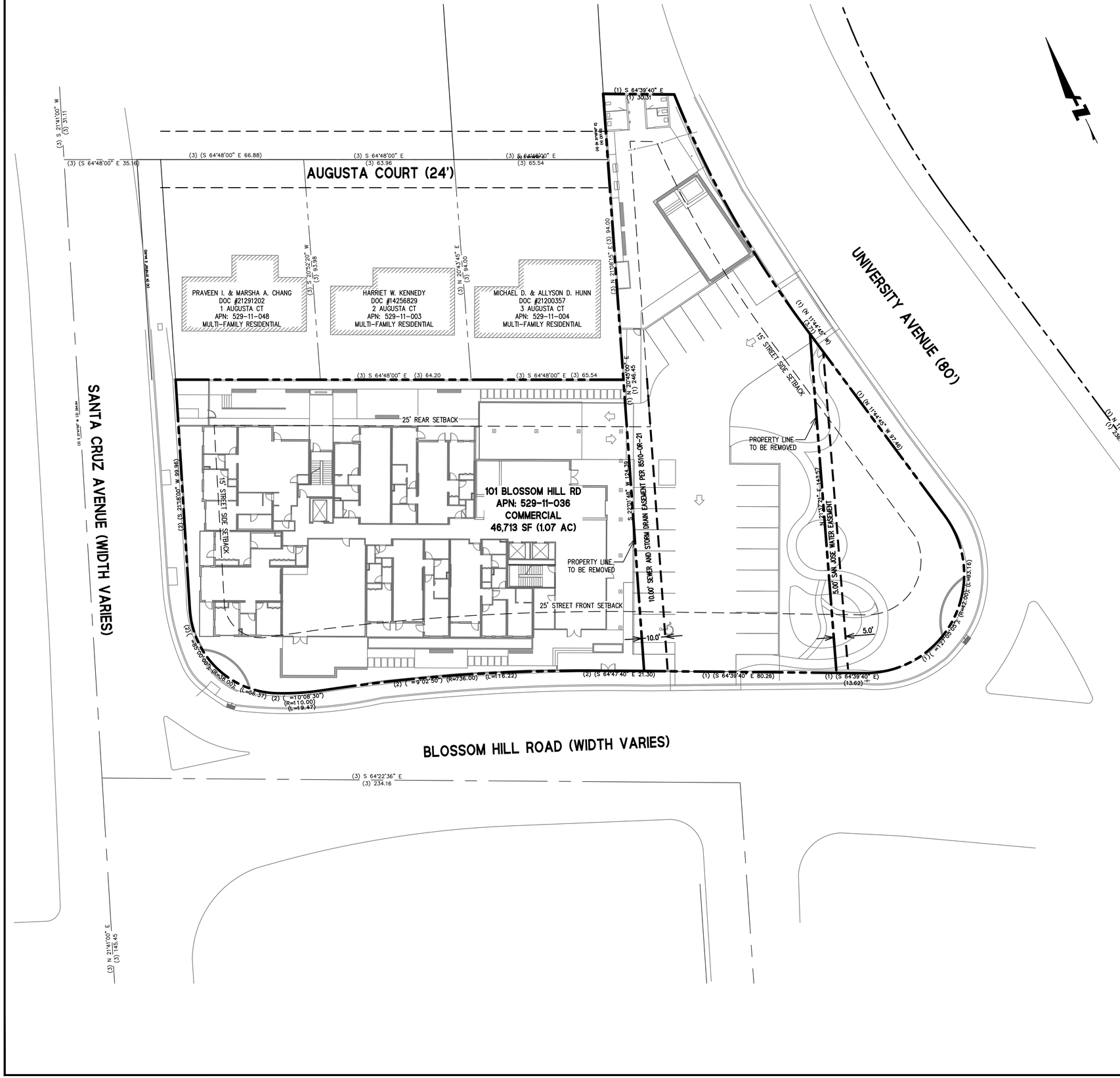
OF

0 20 40

GRAPHIC SCALE

811 Know what's below. Call before you dig.

DRAWING NAME: K:\2024\242091_Blossom_Hill_Apartments\ENG-L\bhsheets.dwg
PLOT DATE: 11-25-24 PLOTTED BY: hemo



PROJECT NOTES:

APPLICANT/OWNER
LONNY AND PATRICIA OSWALT LIVING TRUST
19605 REDBERRY DRIVE
LOS GATOS, CA 95030

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
CONTACT: CRAIG SMITH
PHONE: (650)482-6475

ARCHITECT
CLEVERHOMES BY TOBYLONGDESIGN
6114 LASALLE AVENUE, SUITE 552
OAKLAND, CA 94611
CONTACT: TOBY LONG
PHONE: (415)905-9030

ASSESSORS PARCEL NO.
529-11-036

ADDRESS
101 BLOSSOM HILL ROAD
LOS GATOS, CA 95032

AREA
46,713 SF (1.07 AC)

EXISTING ZONING
O – COMMERCIAL OFFICE

EXISTING GENERAL PLAN
OFFICE PROFESSIONAL

PARK DISTRICT
TOWN OF LOS GATOS

FIRE PROTECTION
SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT

SEWER
WEST VALLEY SANITATION DISTRICT

STORM DRAIN
SANTA CLARA COUNTY

WATER
SAN JOSE WATER COMPANY

ELECTRICITY
PG&E

GAS
PG&E

0 20 40
GRAPHIC SCALE

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TENTATIVE MAP FOR CONDOMINIUM PURPOSES
101 BLOSSOM HILL APARTMENTS
101 BLOSSOM HILL ROAD
LOS GATOS SANTA CLARA COUNTY CALIFORNIA

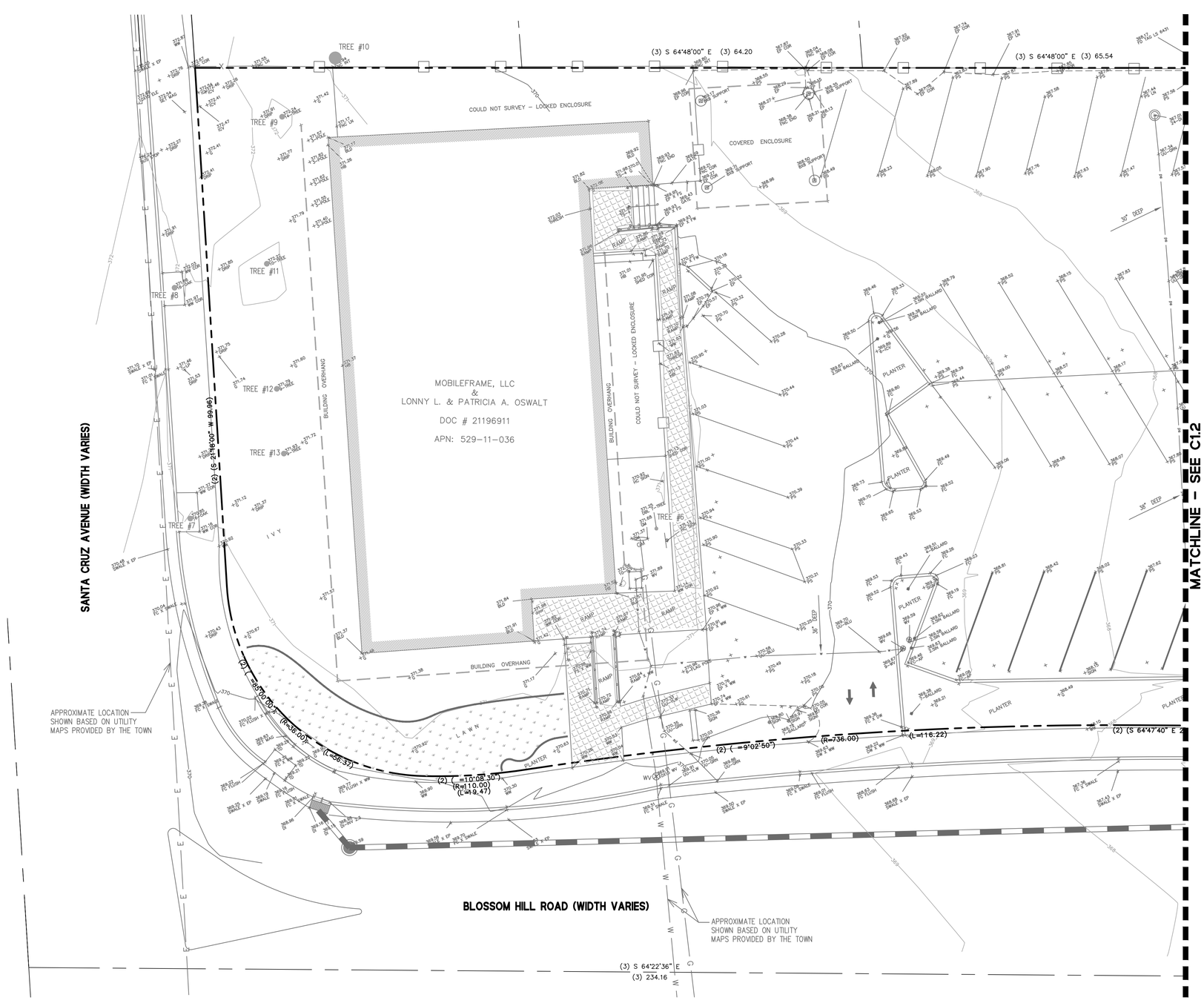
REGISTERED PROFESSIONAL ENGINEER
CRAIG H. SMITH
C 82841
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	PLANNING SUBMISSION	

Date 11/26/2024
Scale 1" = 20'
Design AHM
Drawn AHM
Approved CHS
Job No 2024091-10

Drawing Number:
CO.3
OF

DRAWING NAME: K:\2024\242091_BlossomHill_Apartments\ENG-L\bhsheets.dwg
PLOT DATE: 11-25-24 PLOTTED BY: hemo



EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY ALPHA LAND SURVEYS ON SEPTEMBER, 2019. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. CLIENT SHALL HOLD HARMLESS BKF ENGINEERS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACY OF THE CLIENT SUPPLIED TOPOGRAPHIC AND BOUNDARY SURVEY (AS PREPARED BY OTHERS).

SURVEYOR'S NOTES:

UTILITY NOTE:

UNDERGROUND UTILITY LOCATIONS FROM UTILITY LOCATION SERVICE AND SURFACE OBSERVATION ONLY AND MAY NOT BE COMPLETE.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

EASEMENT NOTES:

A TITLE REPORT ORDER NO. NCS-555887-SC FROM FIRST AMERICAN TITLE DATED DECEMBER 30, 2019 WAS PROVIDED FOR THIS SURVEY

EASEMENT PER TITLE REPORT THAT COULD NOT BE LOCATED ARE AS FOLLOWS:

1. EASEMENT FOR RIGHT-OF-WAY
   DATED: DECEMBER 29, 1903
   BOOK 275 OF DEEDS PAGE 83
   SANTA CLARA CO RECORDS
2. EASEMENT FOR A SEWER LINE
   DATED: MAY 8, 1947
   BOOK 1469 OF OFFICIAL RECORDS PAGE 599
   SANTA CLARA CO RECORDS
3. EASEMENT FOR A WATER PIPE LINES
   DATED: NOVEMBER 14, 1952
   BOOK 2525 OF OFFICIAL RECORDS PAGE 75
   SANTA CLARA CO RECORDS
4. EASEMENT FOR A SEWER LINE
   DATED: DECEMBER 1, 1960
   BOOK 4998 OF OFFICIAL RECORDS PAGE 630
   SANTA CLARA CO RECORDS
5. EASEMENT FOR A WATER PIPE LINES
   DATED: NOVEMBER 14, 1952
   BOOK 2525 OF OFFICIAL RECORDS PAGE 75
   SANTA CLARA CO RECORDS

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE CENTERLINE OF AUGUSTA COURT AS SHOWN ON THAT PENDING RECORD OF SURVEY MAP BY TKM SURVEYORS SUBMITTED TO THE COUNTY SURVEYOR.

BENCHMARK:

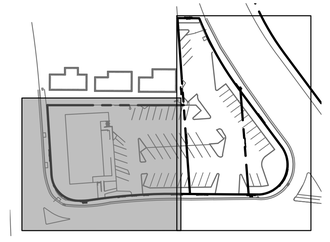
CONTROL POINT #1 – SET PAVEMENT NAIL IN ASPHALT

ELEVATION = 365.44

ELEVATION DATUM:

ELEVATIONS ARE BASED UPON GPS OBSERVATION = NAVD88

CONTOUR INTERVAL = 1 FOOT



KEYMAP

SURVEY BY OTHERS SHOWN FOR REFERENCE ONLY.

SEE SHEETS C0.0 AND C0.1 FOR NOTES AND LEGENDS

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EXISTING CONDITIONS
BLOSSOM HILL APARTMENTS
101 BLOSSOM HILL ROAD
SANTA CLARA COUNTY
CALIFORNIA
LOS GATOS

No.	Revisions	Date
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Date 11/26/2024
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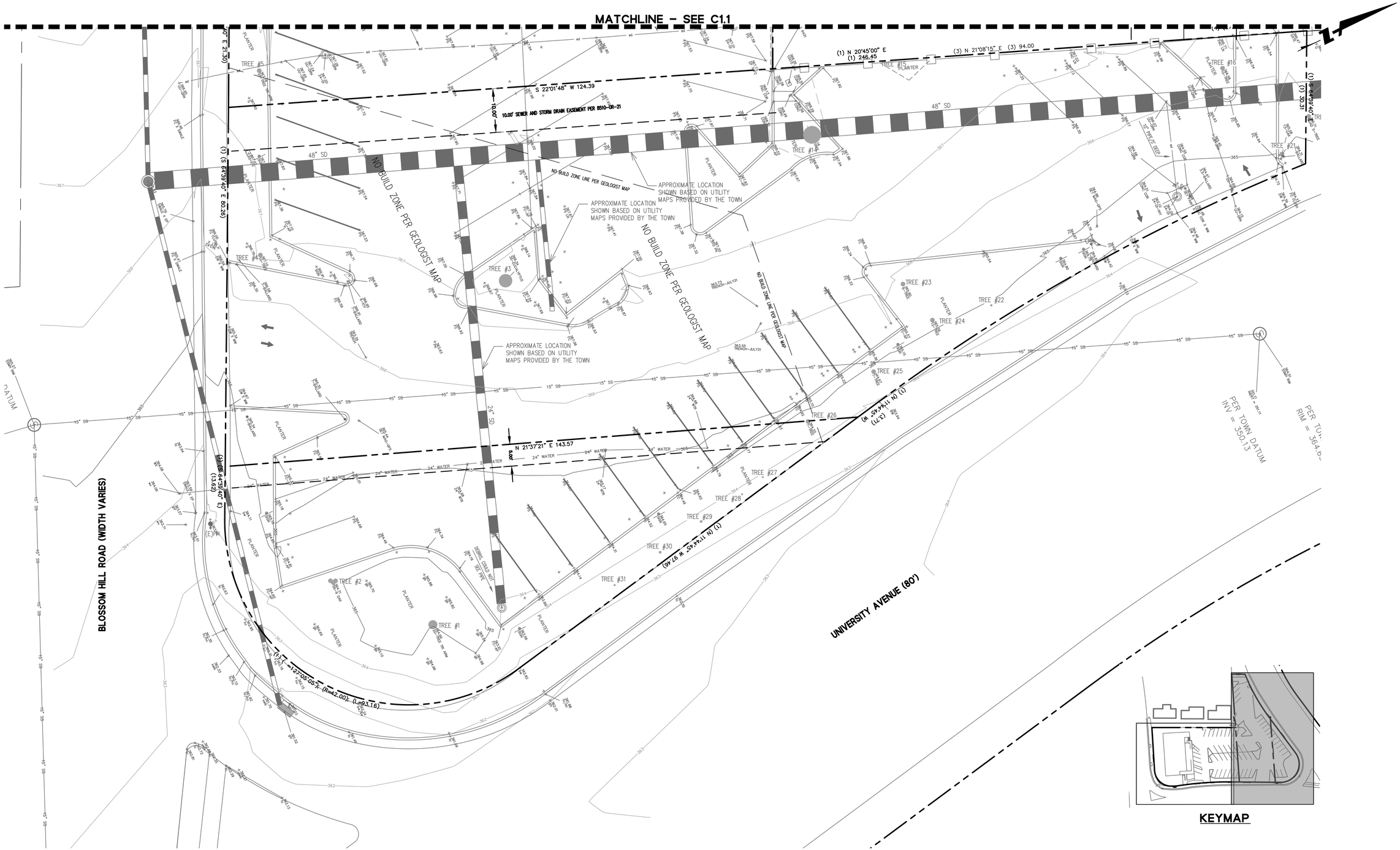

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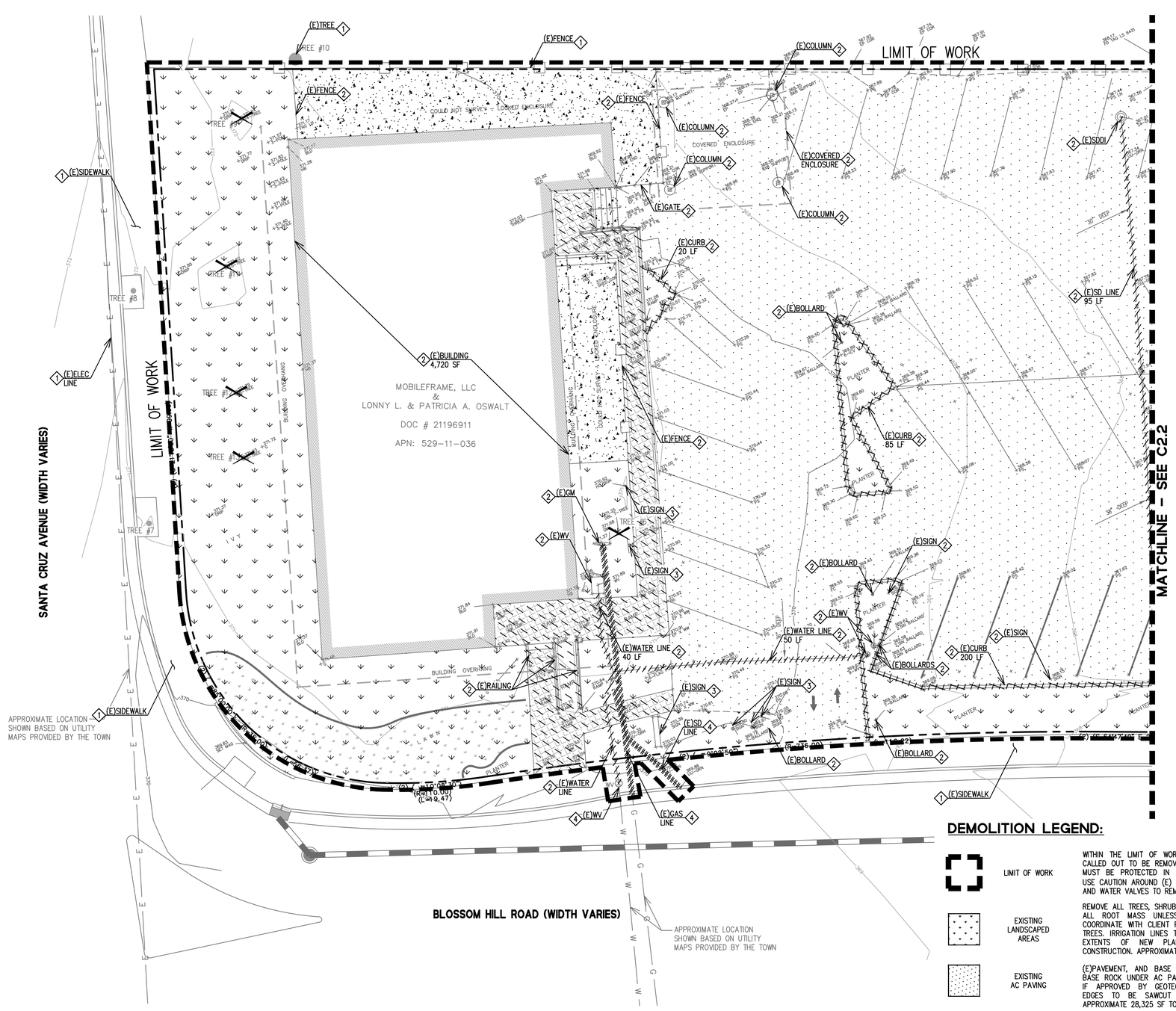


DEMOLITION KEYNOTES:

- TREE REMOVAL. SEE LANDSCAPE PLANS FOR ADDITIONAL TREE INFORMATION
- 1 TO REMAIN, PROTECT IN PLACE. ADJUST STRUCTURES TO PROPOSED FINISH SURFACE. SEE TEMPORARY FACILITIES NOTES ABOVE.
- 2 TO BE DEMOLISHED. FULLY REMOVE STRUCTURE AND ASSOCIATED FOOTING/FOUNDATION FROM THE SITE.
- 3 SALVAGE, STORE AND CONFIRM USE WITH OWNER
- 4 DISCONNECT, CAP AND ABANDON (E)UTILITY LINE IN ACCORDANCE WITH CITY REQUIREMENTS.

DEMOLITION LEGEND:

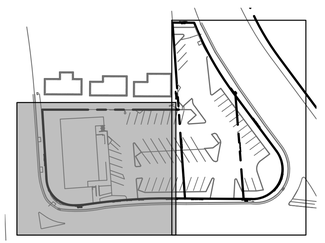
- LIMIT OF WORK — WITHIN THE LIMIT OF WORK LINE ALL ITEMS NOT CALLED OUT TO BE REMOVED ARE TO REMAIN AND MUST BE PROTECTED IN PLACE. CONTRACTOR TO USE CAUTION AROUND (E) UTILITIES, UTILITY VAULTS AND WATER VALVES TO REMAIN.
- EXISTING LANDSCAPED AREAS — REMOVE ALL TREES, SHRUBS, AND GRASS INCLUDING ALL ROOT MASS UNLESS OTHERWISE SPECIFIED. COORDINATE WITH CLIENT PRIOR TO REMOVING ANY TREES. IRRIGATION LINES TO BE REPAIRED TO THE EXTENTS OF NEW PLANTING AND IRRIGATION CONSTRUCTION. APPROXIMATE 11,210 SF TOTAL.
- EXISTING AC PAVING — (E)PAVEMENT, AND BASE ROCK TO BE REMOVED. BASE ROCK UNDER AC PAVEMENT CAN BE REUSED IF APPROVED BY GEOTECHNICAL ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE. APPROXIMATE 28,325 SF TOTAL.
- EXISTING CONCRETE PAVING — (E)CONCRETE, BASE ROCK AND REBAR TO BE REMOVED. BASE ROCK UNDER CONCRETE CAN BE REUSED IF APPROVED BY SOILS ENGINEER. ALL EDGES TO BE SAWCUT WITH CLEAN EDGE AT SCORE JOINT UNLESS OTHERWISE INDICATED. APPROXIMATE 1,975 SF.
- EXISTING STONE PAVERS — (E)PAVERS, BASE ROCK AND REBAR TO BE REMOVED. BASE ROCK UNDER PAVERS CAN BE REUSED IF APPROVED BY SOILS ENGINEER. ALL EDGES TO BE SAWCUT WITH CLEAN EDGE AT SCORE JOINT UNLESS OTHERWISE INDICATED. APPROXIMATE 1,030 SF.
- EXISTING CURB/WALL TO BE DEMOLISHED AND REMOVED
- EXISTING UTILITY TO BE DEMOLISHED AND REMOVED
- EXISTING UTILITY TO BE CAPPED AND ABANDONED

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SHRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE DRAWINGS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEM BY OWNER AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO FOOTINGS, VALVES, ROOTS, BACKFILL, ETC, AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
17. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

TEMPORARY FACILITIES NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING OPERATION AND FUNCTION OF EXISTING FACILITIES IMPACTED BY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EXISTING UTILITIES SERVING ADJACENT STRUCTURES AND AMENITIES WHICH RUN THROUGH THE CONSTRUCTION SITE, EXISTING ACCESS TO THOSE FACILITIES, AND RELATED STRUCTURES. APPLICABLE UTILITIES INCLUDE STORM DRAINAGE, SANITARY SEWER, DOMESTIC/FIRE WATER SUPPLY, IRRIGATION, NATURAL GAS, ELECTRICAL AND COMMUNICATION LINES.
2. CONTRACTOR SHALL PLAN PHASING AND METHOD OF DISCONNECTION/RECONNECTION OF SITE UTILITIES TO MINIMIZE DOWNTIME WHERE SHUTDOWN IS NECESSARY, AND PROVIDE THE CITY WITH SCHEDULE FOR ANY PLANNED SHUTDOWN/DISCONNECTION AND RECONNECTION OF SERVICES.
3. CONTRACTOR SHALL PROVIDE ALTERNATE MEANS AND METHODS FOR TEMPORARILY MAINTAINING FUNCTIONALITY / OPERATION OF EXISTING FACILITIES TO REMAIN (SUCH AS TEMPORARY USE OF PORTABLE PUMPS, POWER EQUIPMENT, TEMPORARY ALTERNATE SUPPLY/CONVEYANCE PIPES/CONDUITS, APPROPRIATE SIGNAGE) FOR THE CITY TO REVIEW AND APPROVE PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL RESTORE PERMANENT SERVICE TO EXISTING FACILITIES IMPACTED BY CONSTRUCTION TO THE SATISFACTION OF THE CITY.



KEYMAP

0 10 20

GRAPHIC SCALE

Know what's **below.** **Call** before you dig.

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PRELIMINARY DEMOLITION PLAN
BLOSSOM HILL APARTMENTS
101 BLOSSOM HILL ROAD
LOS GATOS, SANTA CLARA COUNTY, CALIFORNIA

No.	Revisions	Date
	PLANNING SUBMISSION	

Date 11/26/2024
Scale 1" = 10'
Design AHM
Drawn AHM
Approved CHS
Job No 20242091-10

Drawing Number:
C2.1
OF

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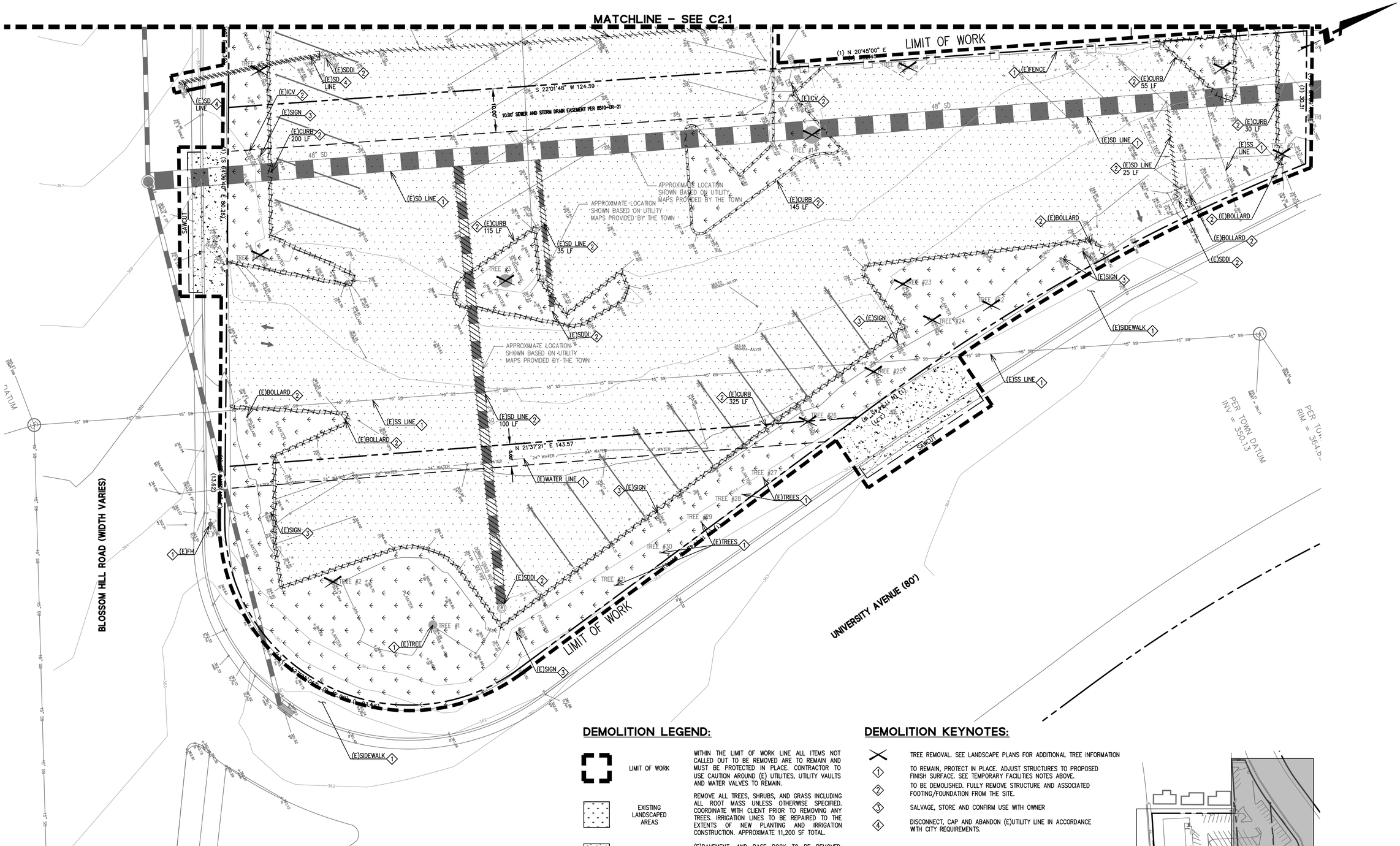

DEMOLITION LEGEND:

LIMIT OF WORK	WITHIN THE LIMIT OF WORK LINE ALL ITEMS NOT CALLED OUT TO BE REMOVED ARE TO REMAIN AND MUST BE PROTECTED IN PLACE. CONTRACTOR TO USE CAUTION AROUND (E) UTILITIES, UTILITY VAULTS AND WATER VALVES TO REMAIN.
EXISTING LANDSCAPED AREAS	REMOVE ALL TREES, SHRUBS, AND GRASS INCLUDING ALL ROOT MASS UNLESS OTHERWISE SPECIFIED. COORDINATE WITH CLIENT PRIOR TO REMOVING ANY TREES. IRRIGATION LINES TO BE REPAIRED TO THE EXTENTS OF NEW PLANTING AND IRRIGATION CONSTRUCTION. APPROXIMATE 11,200 SF TOTAL.
EXISTING AC PAVING	(E)PAVEMENT, AND BASE ROCK TO BE REMOVED. BASE ROCK UNDER AC PAVEMENT CAN BE REUSED IF APPROVED BY GEOTECHNICAL ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE. APPROXIMATE 27,850 SF TOTAL.
EXISTING CONCRETE PAVING	(E)CONCRETE, BASE ROCK AND REBAR TO BE REMOVED. BASE ROCK UNDER CONCRETE CAN BE REUSED IF APPROVED BY SOILS ENGINEER. ALL EDGES TO BE SAWCUT WITH CLEAN EDGE AT SCORE JOINT UNLESS OTHERWISE INDICATED. APPROXIMATE 1,850 SF.
	EXISTING CURB/WALL TO BE DEMOLISHED AND REMOVED
	EXISTING UTILITY TO BE DEMOLISHED AND REMOVED
	EXISTING UTILITY TO BE CAPPED AND ABANDONED

DEMOLITION KEYNOTES:

X	TREE REMOVAL. SEE LANDSCAPE PLANS FOR ADDITIONAL TREE INFORMATION
1	TO REMAIN, PROTECT IN PLACE. ADJUST STRUCTURES TO PROPOSED FINISH SURFACE. SEE TEMPORARY FACILITIES NOTES ABOVE.
2	TO BE DEMOLISHED. FULLY REMOVE STRUCTURE AND ASSOCIATED FOOTING/FOUNDATION FROM THE SITE.
3	SALVAGE, STORE AND CONFIRM USE WITH OWNER
4	DISCONNECT, CAP AND ABANDON (E)UTILITY LINE IN ACCORDANCE WITH CITY REQUIREMENTS.

KEYMAP

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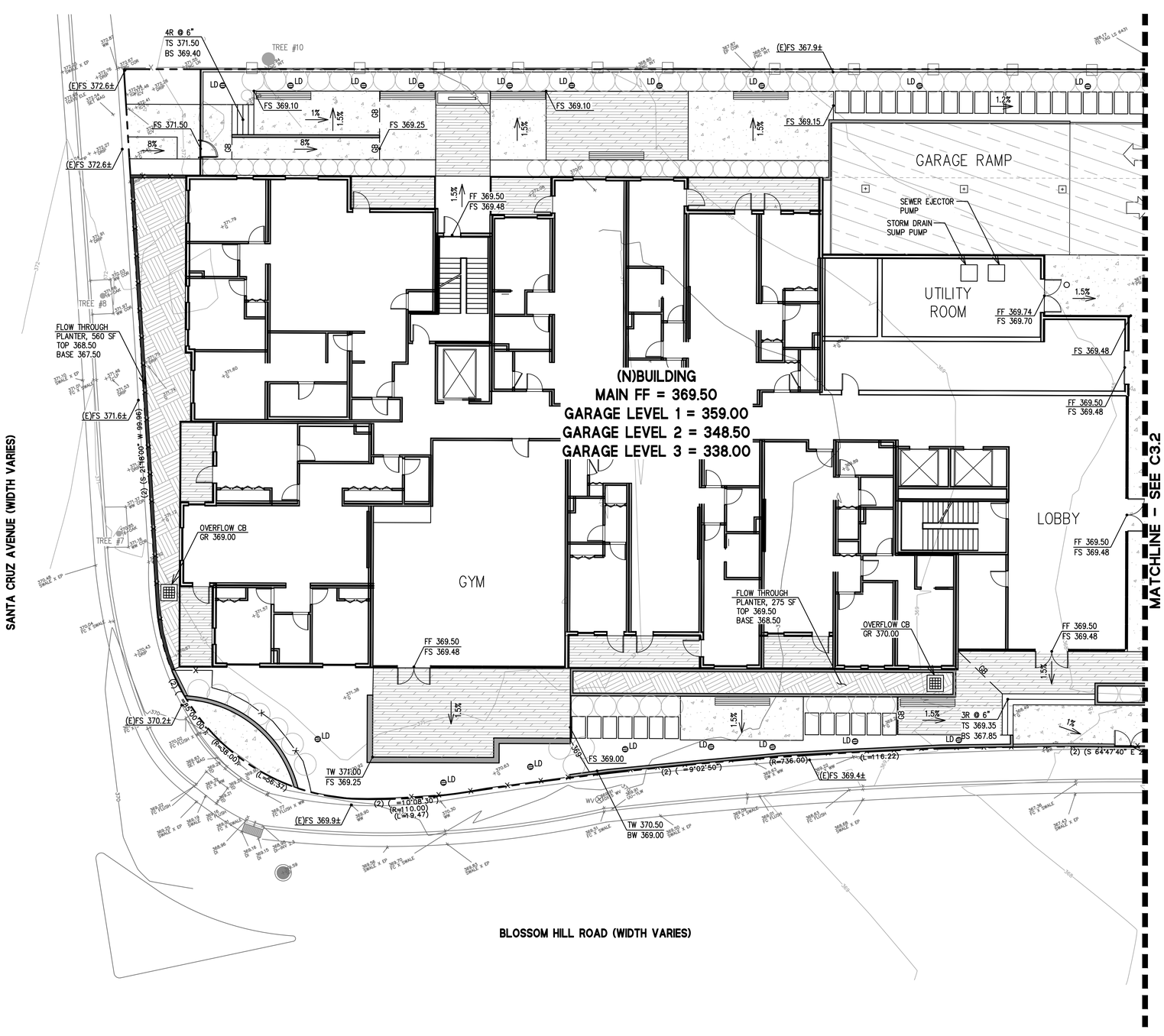


GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

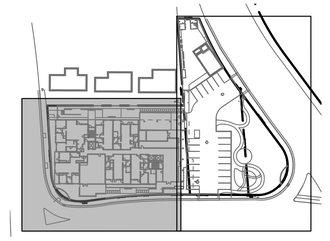
PAVEMENT/HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

- WALKWAY CONCRETE
- PLAZA/PATIO
- AC PAVING
- STORMWATER TREATMENT AREA

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS



KEYMAP

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SEE SHEETS CO.0 AND CO.1 FOR NOTES AND LEGENDS

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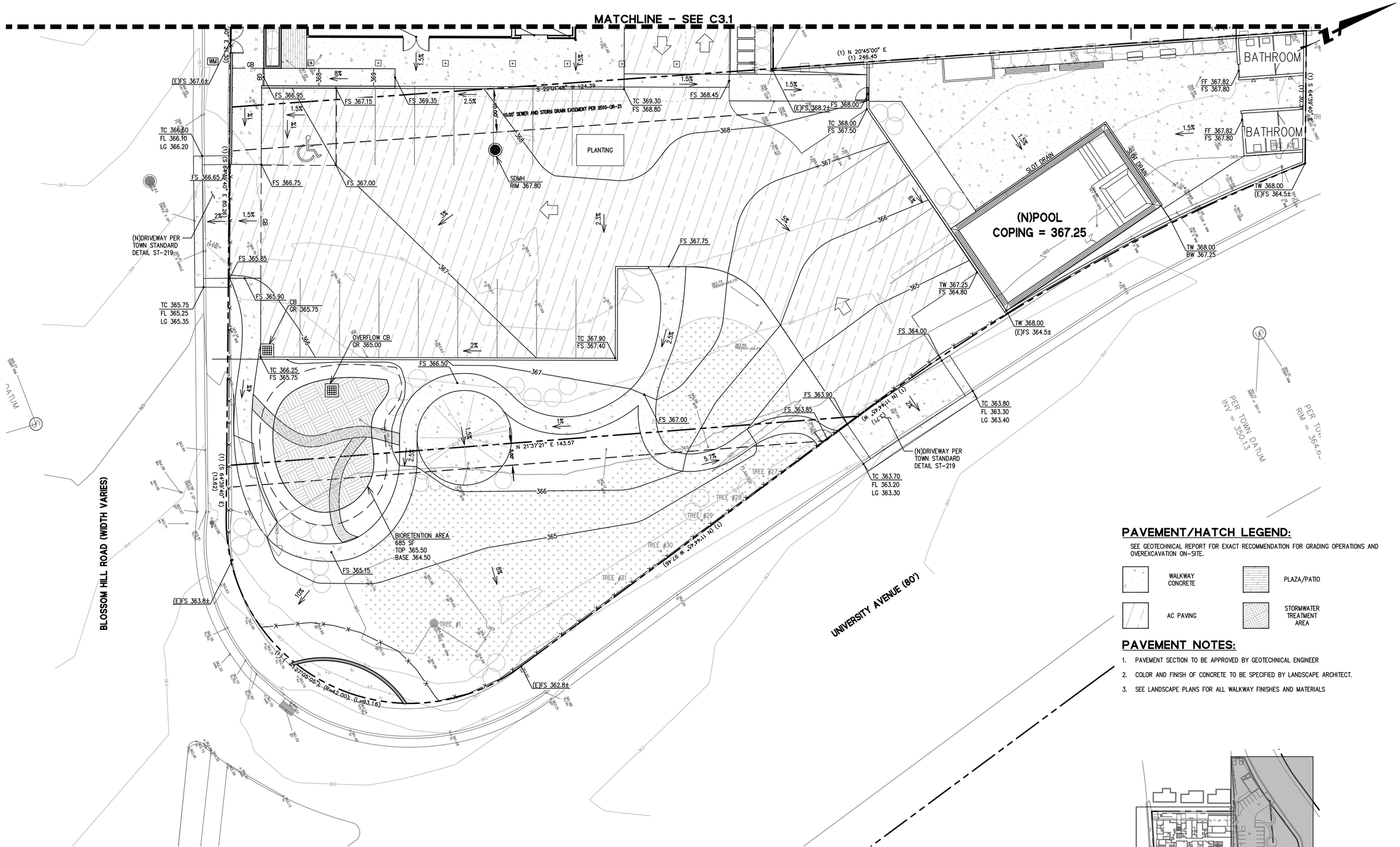
PLOTTED BY: hemo

MATCHLINE – SEE C3.1



PAVEMENT/HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

- WALKWAY CONCRETE
- PLAZA/PATIO
- AC PAVING
- STORMWATER TREATMENT AREA

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS

KEYMAP

0 10 20

GRAPHIC SCALE

SEE SHEETS CO.0 AND CO.1 FOR NOTES AND LEGENDS

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SANTA CLARA COUNTY
CALIFORNIA
LOS GATOS

REGISTERED PROFESSIONAL ENGINEER
CRAIG H. SMITH
C 82841
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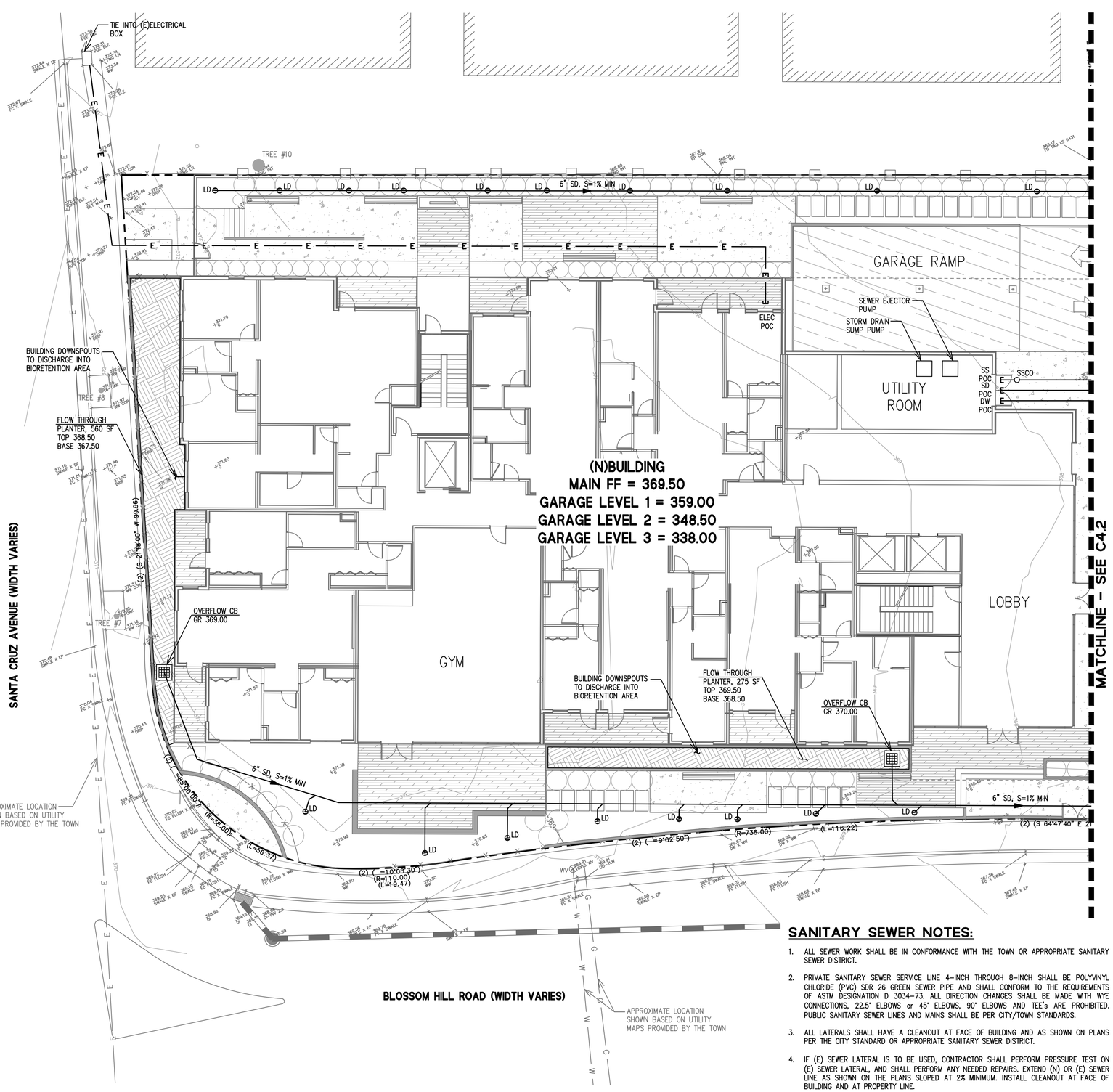


STORM DRAIN NOTES:

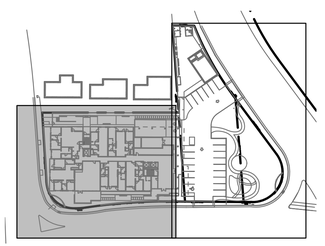
1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. INSTALL SEPARATE SUB–DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
9. INSTALL UNDER SLAB DRAINAGE SYSTEM PER THE GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF–SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

SANITARY SEWER NOTES:

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
2. PRIVATE SANITARY SEWER SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER CITY/TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.
5. SANITARY SEWER FIXTURES PROPOSED AT AN ELEVATION EQUAL OR LOWER THAN THE NEAREST UPSTREAM MANHOLE WITH A RIM ELEVATION 365.50', SHALL BE PROTECTED FROM SEWAGE BACKFLOW BY INSTALLING AN APPROVED BACKWATER VALVE PER CALIFORNIA PLUMBING CODE. CLEANOUTS PASSING THROUGH A BACKWATER VALVE SHALL BE CLEARLY AND PERMANENTLY LABELED "BACKWATER VALVE DOWNSTREAM".



KEYMAP

0 10 20

GRAPHIC SCALE

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MATCHLINE – SEE C4.1

TIE INTO (E)MAIN IN THE STREET

6" SD, S=1% MIN

10.00' SEWER AND STORM DRAIN EASEMENT PER 8510-OR-21

SDMH RIM 367.80

APPROXIMATE LOCATION SHOWN BASED ON UTILITY MAPS PROVIDED BY THE TOWN

(N)POOL COPING = 367.25

SLOT DRAIN

CB GR 365.75

OVERFLOW CB GR 365.00

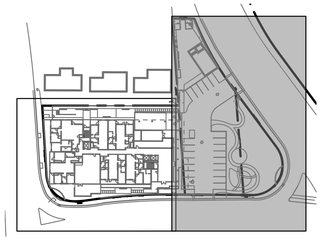
12" SD, S=1% MIN

TIE INTO (E)SS MAIN

BIORETENTION AREA
685 SF
TOP 365.50
BASE 364.50

BLOSSOM HILL ROAD (WIDTH VARIES)

UNIVERSITY AVENUE (80')



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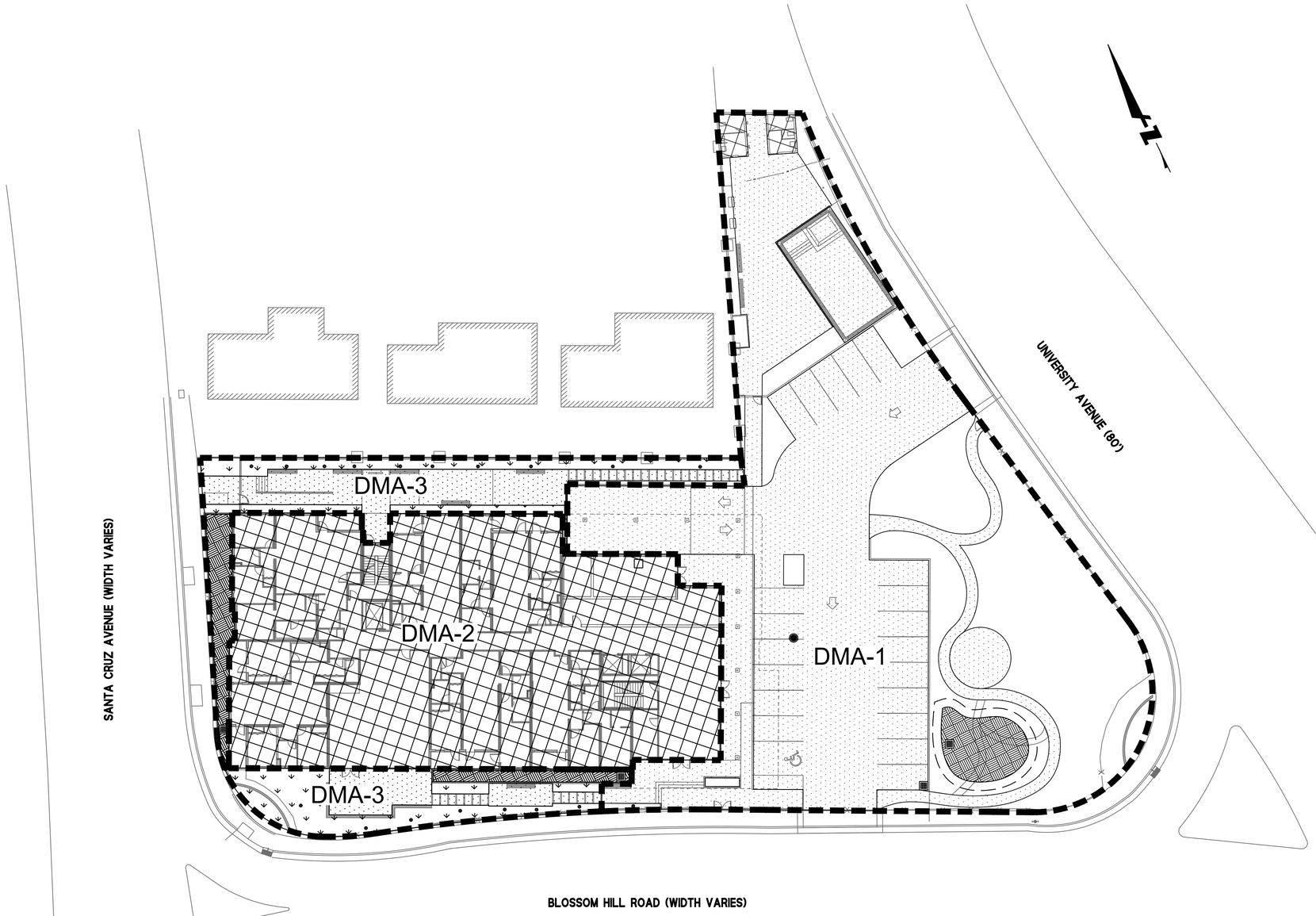

TREATMENT SUMMARY TABLE

DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS SURFACE (SF)	TEATMENT MEASURE	LID SIZING (SF)*: BIORETENTION = 4% RULE SELF TREATING AREA = 2:1	
			REQUIRED (SF)	PROVIDED (SF)
DMA 1	17,040	BIORETENTION	682	685
DMA 2	14,400	BIORETENTION/FLOW THROUGH PLANTER	576	835
DMA 3	2,800	SELF-TREATING	1,400	2550
TOTAL	34,240	–	–	–

1. THE SIZE OF THE BIORETENTION AREA IS CALCULATED USING THE 4% RULE AS DESCRIBED IN THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDE.
2. THE SIZE OF THE SELF-TREATING AREA IS CALCULATED USING THE 2:1 RATIO AS DESCRIBED IN THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDE.

LEGEND:

- DMA BOUNDARY
- IMPERVIOUS HARDSCAPE
- IMPERVIOUS BUILDING
- SELF-TREATING AREA
- BIORETENTION/FLOW THROUGH PLANTER TREATMENT AREA

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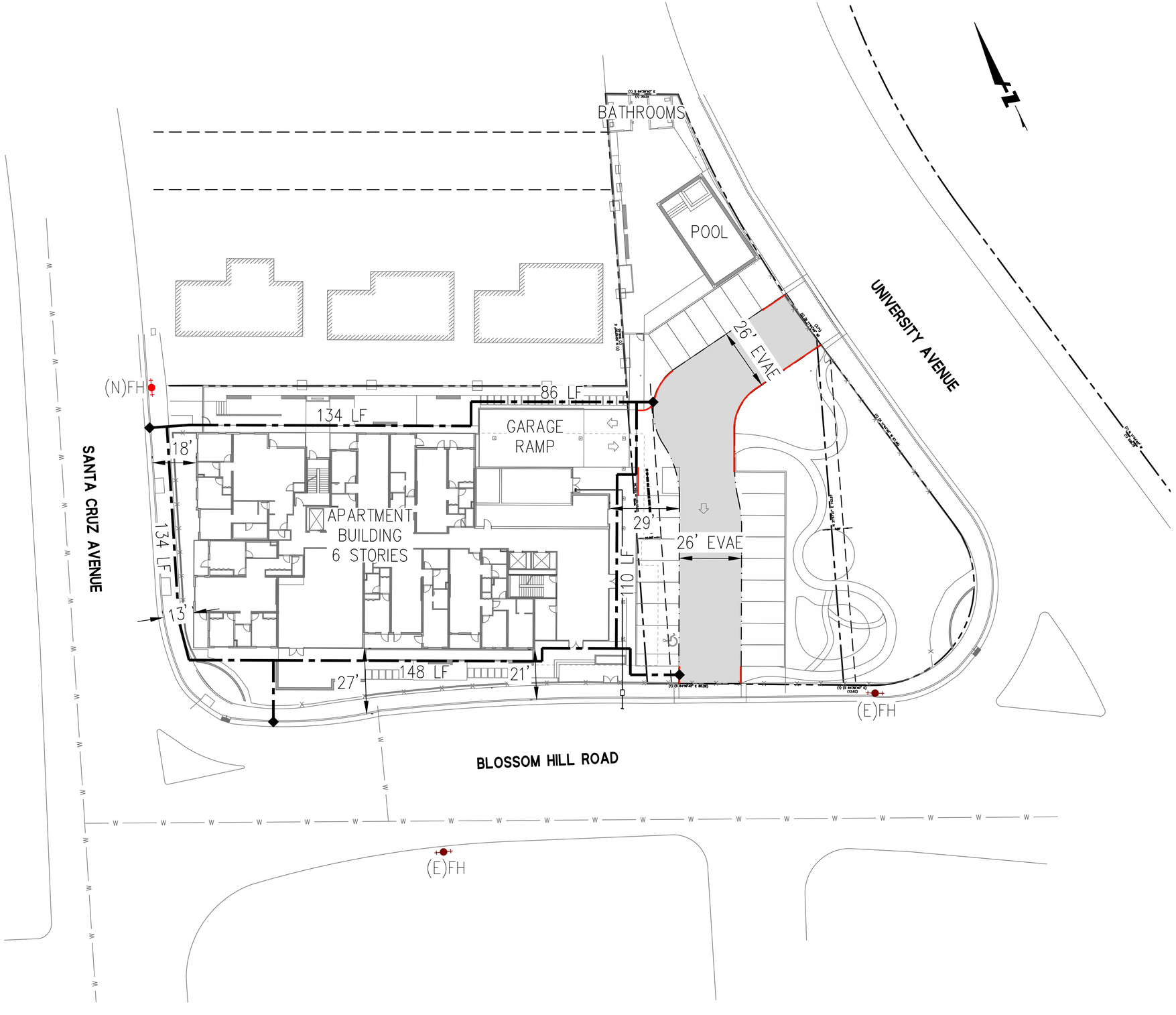

LEGEND:

- PROPOSED FIRE TRUCK ACCESS ROUTE (26' MIN WIDTH, 13'-6" MIN VERTICAL CLEARANCE). ALL-WEATHER SURFACE ACCESS ROAD DESIGNED TO SUPPORT A GROSS VEHICLE WEIGHT OF 75,000-LBS.
- HOSE REACH (MAX 150 FT)
- NO PARKING IN FIRE LANE RED STRIPING
- FIRE HYDRANT

0 20 40
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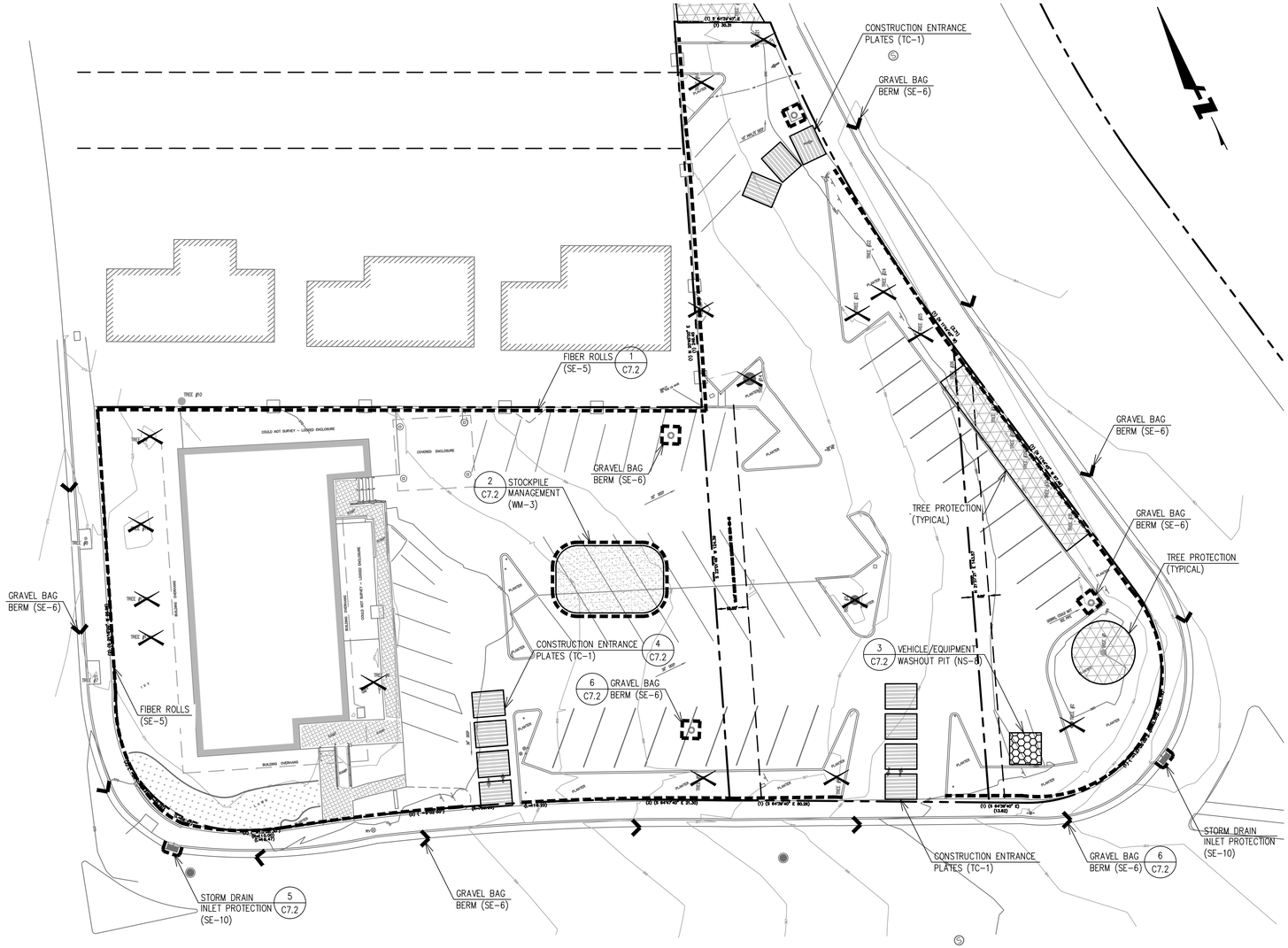

ARBORIST TREE PROTECTION NOTES:

1. THE MAJORITY OF THE SENSITIVE ROOT STRUCTURE OF A TREE IS LOCATED WITHIN THE TOP 6 TO 12 INCHES OF SOIL. THIS RENDERS THEM VULNERABLE TO SOIL COMPACTION, OFTEN DUE TO CONSTRUCTION ACTIVITY, LIMITING AVAILABLE OXYGEN AND LEADING TO STRESS AND POTENTIAL DEMISE. THIS UPPER REGION OF A TREE IS KNOWN AS THE CRITICAL ROOT ZONE.

2. IN AN EFFORT TO PROTECT THE CRITICAL ROOT ZONE, TREE PROTECTIVE FENCING SHALL BE ERECTED. THIS TEMPORARY FENCING WILL DESIGNATE THE TREE PROTECTION ZONE (TPZ). THE FENCING IS A CRITICAL COMPONENT TO THE PRESERVATION OF EXISTING TREES.

3. TREE PROTECTIVE FENCING (SEE ATTACHMENT 1) SHOULD IDEALLY BE PLACED AT THE DRIPLINE OF THE TREE TO BE PROTECTED, OR BEYOND. THE FOLLOWING TREE PROTECTIVE FENCE CRITERIA SHALL BE EMPLOYED:

3.1. 2.3.1 ALL PROTECTIVE FENCING SHALL BE LOCATED UNDER THE DIRECTION OF THE PROJECT ARBORIST. THE FENCING IS TO REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION ACTIVITY.

3.2. WE RECOMMEND THE FENCE BE ALIGNED WITH ANY PROPOSED RETAINING WALLS OR STRUCTURAL WALLS AT THE MINIMUM DISTANCE WHICH ALLOWS FOR THE NECESSARY EXCAVATION FOR WALL INSTALLATION (SEE ITEM 5.0).

3.3. PROTECTIVE FENCING SHALL BE CONTINUOUS 6' HIGH CHAINLINK MOUNTED TO STEEL POSTS DRIVEN A MINIMUM OF 24" FIRMLY INTO GROUND (NOT MOUNTED INTO CONCRETE BASES AND SET AT GRADE). THE SPACING OF THE POSTS SHALL NOT EXCEED 10 FEET IN DISTANCE.

3.4. PROTECTIVE FENCING SHALL BE CLEARLY INDICATED WITH A LAMINATED SIGN READING 'DO NOT ENTER'. THE SIGN SHALL ALSO INDICATE THAT THE PROJECT ARBORIST OR TOWN ARBORIST ARE THE ONLY DESIGNATED INDIVIDUALS WHO MAY OPEN, MOVE OR MODIFY THE LOCATION OF THE PROTECTIVE FENCING.

3.5. NO EXCAVATED FILL, CHEMICALS, DEBRIS, EQUIPMENT, OR ANY OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TPZ.

3.6. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED TO ALL AREAS WITHIN THE TREE PROTECTION ZONE FOR TREES LOCATED OUTSIDE THE CREEK EMBANKMENT. THE MULCH WILL HELP ALLEVIATE SOIL COMPACTION AND MODERATE TEMPERATURES. KEEP A 6" CLEAR MULCH-FREE ZONE AROUND THE BASE OF THE TREE (DO NOT PLACE MULCH AGAINST ROOT CROWN). EXISTING TREES TO BE REMOVED MAY BE CHIPPED ON SITE. THE FRESHLY CHIPPED MATERIAL IS OPTIMAL FOR MULCH MATERIAL MAY SAVE ON PROJECT COSTS.

3.7. THE USE OF HYDRATED LIME OR QUICK LIME (MIXING OF CONCRETE) SHALL NOT BE PERMITTED WITHIN THE VICINITY OF ANY EXISTING TREES.

PERMANENT EROSION/SEDIMENT CONTROLS:

1. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION PERMANENT EROSION/SEDIMENT CONTROL THROUGHOUT THE SITE IN THE FORM OF FINISH LANDSCAPING.

2. PERMANENT EROSION CONTROLS SHOULD CONSIST OF VEGETATION OR OTHER MEANS OF STABILIZING ALL DISTURBED AREAS OF THE SITE. SUITABLE EROSION CONTROLS INCLUDE TURF, SHRUBS, ESTABLISHED HYDROSEEDING, MULCH, BARK, AND OTHER GROUNDCOVERS.

3. ALL DISTURBED GROUND SURFACES SHALL BE STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

4. FINAL LANDSCAPING PLAN TO BE DEVELOPED IN COORDINATION WITH THE PROJECT ARCHITECT AND TO BE CONSISTENT WITH EXISTING LANDSCAPING AND TREES TO REMAIN, AND MEET THE APPROVAL OF THE PROJECT ARBORIST.

5. LANDSCAPING PROPOSED SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

6. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).

7. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

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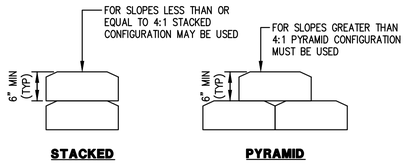
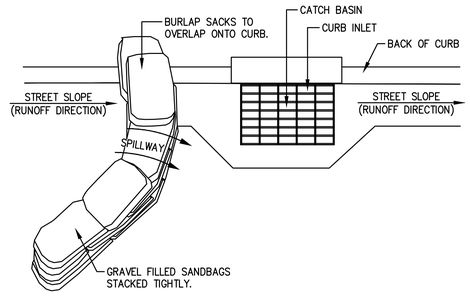


NOTES:

1. INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

6 — GRAVEL BAG BERM
NTS

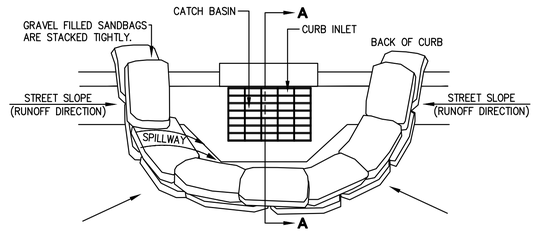


PLAN VIEW

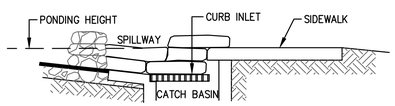
NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER - CONTINUOUS GRADE



PLAN VIEW



SECTION A-A

CURB INLET SEDIMENT BARRIER - SUMP

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

5 — INLET PROTECTION
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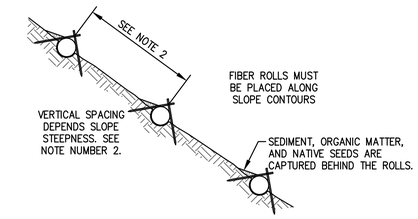
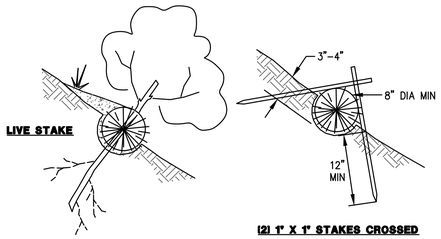
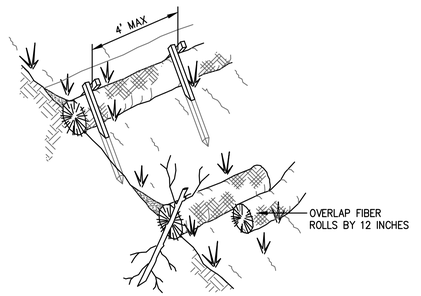




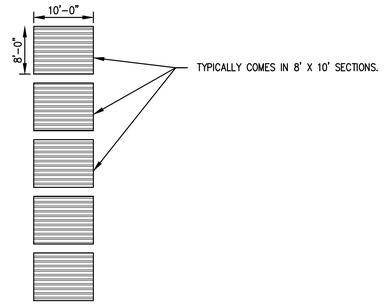
(2) 1" X 1" STAKES CROSSED



NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

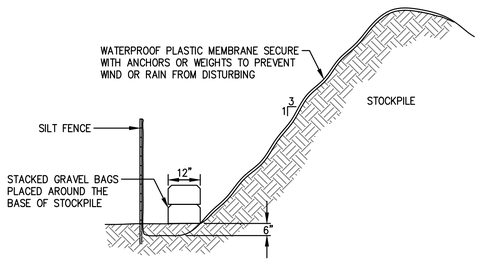
1 — FIBER ROLL
NTS



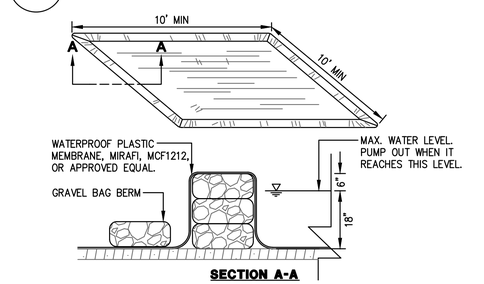
NOTES:

1. USE TRACKCLEAN OR APPROVED EQUIVALENT.
2. TRACKCLEAN IS APPROVED ON ASPHALT CONCRETE THAT IS TO REMAIN OR OVER A TYPICAL GRAVEL CONSTRUCTION ENTRANCE.
3. CONTACT TRENCH SHORING COMPANY AT 1-800-423-4411 FOR MORE INFORMATION AND ORDERING OF TRACKCLEAN.

4 — CONSTRUCTION ENTRANCE PLATES
NTS



2 — STOCKPILE COVERING
NTS



SECTION A-A

3 — VEHICLE/EQUIPMENT WASHOUT PIT
NTS

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

EROSION CONTROL DETAILS
101 BLOSSOM HILL ROAD
LOS GATOS — SANTA CLARA COUNTY — CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CRAIG H. SMITH
C 82841
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	PLANNING SUBMISSION	

Date 11/26/2024
Scale AS SHOWN
Design AHM
Drawn AHM
Approved CHS
Job No 2024091-10

Drawing Number:
C7.2
OF

DRAWING NAME: K:\2024\242091_Blossom_Hill_Apartments\ENG-L\bhsheets.dwg
PLOT DATE: 11-25-24
PLOTTED BY: hemo

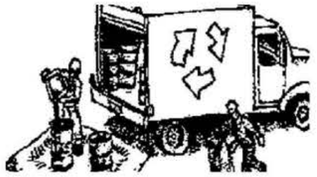
Santa Clara Valley *Urban Runoff* Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control

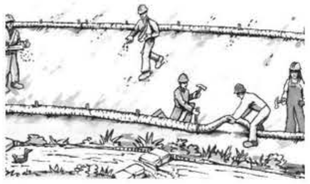
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering

Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality 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 or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work

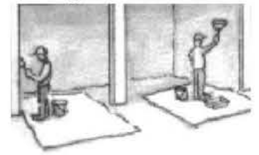
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

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

February 2024, WVCWA 4/24

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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BEST MANAGEMENT PRACTICES
BLOSSOM HILL APARTMENTS
101 BLOSSOM HILL ROAD
SANTA CLARA COUNTY CALIFORNIA
LOS GATOS

REGISTERED PROFESSIONAL ENGINEER
CRAIG H. SMITH
C 82841
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	PLANNING SUBMISSION	

Date 11/26/2024
Scale AS SHOWN
Design AHM
Drawn AHM
Approved CHS
Job No 2024091-10

Drawing Number:
C7.3
OF

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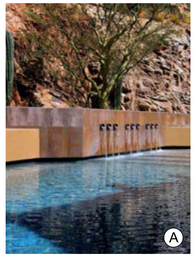
PLOT DATE: 11-25-24 PLOTTED BY: hemo


A


A


B


C


D


E

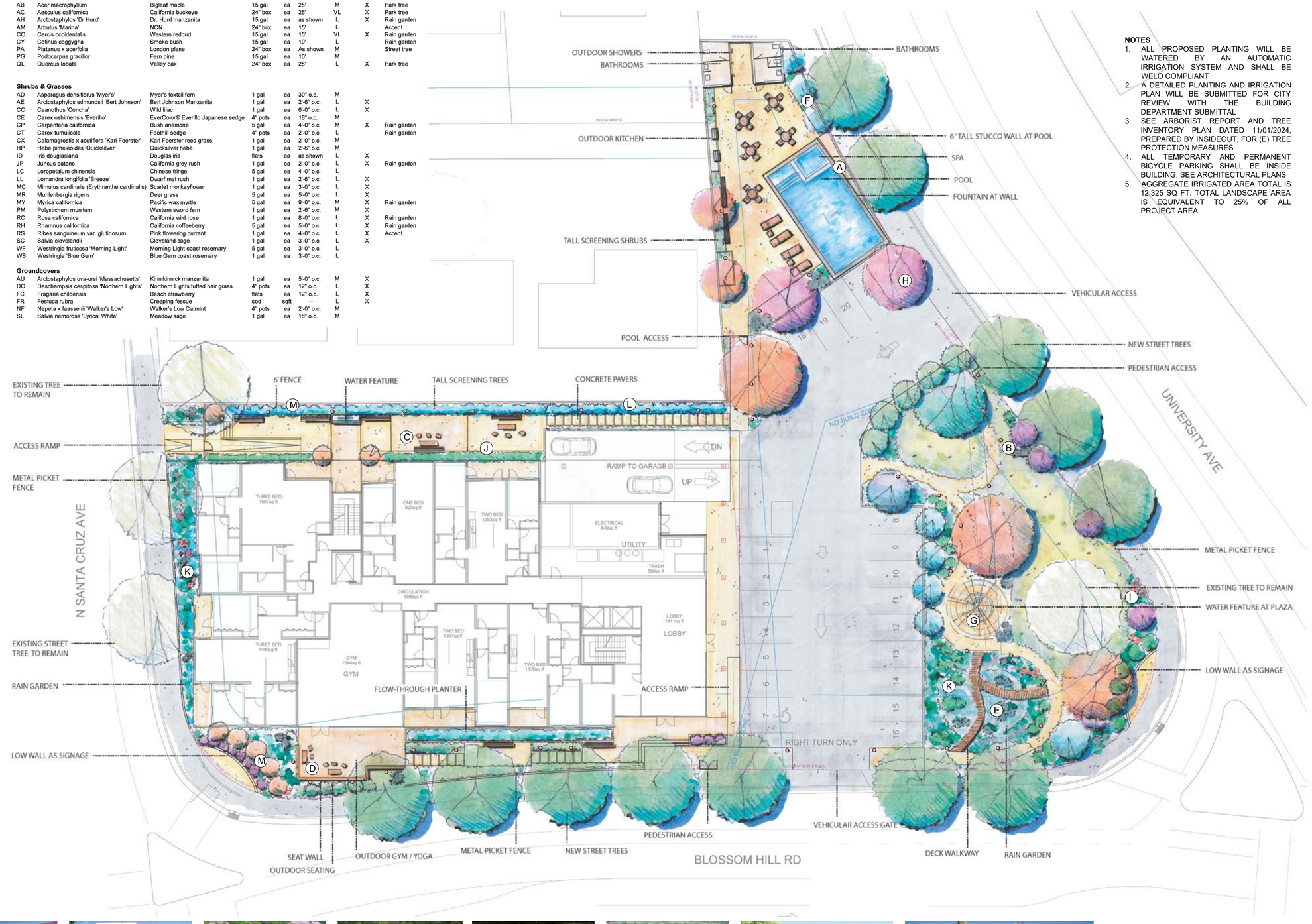

E


F


G

Plant List

Index	Latin Name	Common Name	Size	Unit	Spacing	WELO	CA	Notes
Trees								
AB	Acer macrophyllum	Bigleaf maple	15 gal	ea	25'	M	X	Park tree
AC	Aesculus californica	California buckeye	24" box	ea	25'	VL	X	Park tree
AH	Arctostaphylos 'Dr Hurd'	Dr. Hurd manzanita	15 gal	ea	as shown	L	X	Rain garden
AM	Arbutus 'Marina'	NCN	24" box	ea	15'	L		Accent
CO	Cercis occidentalis	Western redbud	15 gal	ea	15'	VL	X	Rain garden
CY	Cotinus coggygria	Smoke bush	15 gal	ea	10'	L		Rain garden
PA	Platanus x acerfolia	London plane	24" box	ea	As shown	M		Street tree
PG	Podocarpus gracilior	Fern pine	15 gal	ea	10'	M		
QL	Quercus lobata	Valley oak	24" box	ea	25'	L	X	Park tree
Shrubs & Grasses								
AD	Asparagus densiflorus 'Myer's'	Myer's foxtail fern	1 gal	ea	30" o.c.	M		
AE	Arctostaphylos edmundsii 'Bert Johnson'	Bert Johnson Manzanita	1 gal	ea	2'-6" o.c.	L	X	
CC	Ceanothus 'Concha'	Wild lilac	1 gal	ea	6'-0" o.c.	L	X	
CE	Carex oshimensis 'Everillo'	EverColor® Everillo Japanese sedge	4" pots	ea	18" o.c.	M		
CP	Carpenteria californica	Bush anemone	5 gal	ea	4'-0" o.c.	M	X	Rain garden
CT	Carex tumulicola	Foothill sedge	4" pots	ea	2'-0" o.c.	L		Rain garden
CX	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster reed grass	1 gal	ea	2'-0" o.c.	M		
HP	Hebe pimeleoides 'Quicksilver'	Quicksilver hebe	1 gal	ea	2'-6" o.c.	M		
ID	Iris douglasiana	Douglas iris	flats	ea	as shown	L	X	
JP	Juncus patens	California grey rush	1 gal	ea	2'-0" o.c.	L	X	Rain garden
LC	Loropetalum chinensis	Chinese fringe	5 gal	ea	4'-0" o.c.	L		
LL	Lomandra longifolia 'Breeze'	Dwarf mat rush	1 gal	ea	2'-6" o.c.	L	X	
MC	Mimulus cardinalis (Erythranthe cardinalis)	Scarlet monkeyflower	1 gal	ea	3'-0" o.c.	L	X	
MR	Muhlenbergia rigens	Deer grass	5 gal	ea	5'-0" o.c.	L	X	
MY	Myrica californica	Pacific wax myrtle	5 gal	ea	9'-0" o.c.	M	X	Rain garden
PM	Polystichum munitum	Western sword fern	1 gal	ea	2'-6" o.c.	M	X	
RC	Rosa californica	California wild rose	1 gal	ea	8'-0" o.c.	L	X	Rain garden
RH	Rhamnus californica	California coffeeberry	5 gal	ea	5'-0" o.c.	L	X	Rain garden
RS	Ribes sanguineum var. glutinosum	Pink flowering currant	1 gal	ea	4'-0" o.c.	L	X	Accent
SC	Salvia clevelandii	Cleveland sage	1 gal	ea	3'-0" o.c.	L	X	
WF	Westringia fruticosa 'Morning Light'	Morning Light coast rosemary	5 gal	ea	3'-0" o.c.	L		
WB	Westringia 'Blue Gem'	Blue Gem coast rosemary	1 gal	ea	3'-0" o.c.	L		
Groundcovers								
AU	Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick manzanita	1 gal	ea	5'-0" o.c.	M	X	
DC	Deschampsia cespitosa 'Northern Lights'	Northern Lights tufted hair grass	4" pots	ea	12" o.c.	L	X	
FC	Fragaria chiloensis	Beach strawberry	flats	ea	12" o.c.	L	X	
FR	Festuca rubra	Creeping fescue	sod	sqft	--	L	X	
NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	4" pots	ea	2'-0" o.c.	M		
SL	Salvia nemorosa 'Lyrical White'	Meadow sage	1 gal	ea	18" o.c.	M		



NOTES

1. ALL PROPOSED PLANTING WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM AND SHALL BE WELO COMPLIANT
2. A DETAILED PLANTING AND IRRIGATION PLAN WILL BE SUBMITTED FOR CITY REVIEW WITH THE BUILDING DEPARTMENT SUBMITTAL
3. SEE ARBORIST REPORT AND TREE INVENTORY PLAN DATED 11/01/2024, PREPARED BY INSIDEOUT, FOR (E) TREE PROTECTION MEASURES
4. ALL TEMPORARY AND PERMANENT BICYCLE PARKING SHALL BE INSIDE BUILDING. SEE ARCHITECTURAL PLANS
5. AGGREGATE IRRIGATED AREA TOTAL IS 12,325 SQ FT. TOTAL LANDSCAPE AREA IS EQUIVALENT TO 25% OF ALL PROJECT AREA


G


H


H


I


J


K


L


M

North 0 8 16 32 1/16"=1'-0"

FOR REVIEW ONLY.. NOT FOR CONSTRUCTION

INSIDEOUT
architecture | interiors | landscape
6000 HARDWOOD AVE
OAKLAND CA 94618
510 655 7674
aboutinsideout.com

LICENSED LANDSCAPE ARCHITECT
John Phillip Phillips No. 6502
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

ISSUES:

11.26.2024	PLANNING SUBMISSION

Blossom Hill Apartments

101 Blossom Hill Rd
Los Gatos, CA
95032

TITLE:

Illustrative Landscape Plan and Imagery

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

DATE: 22 NOV 2024

DRAWING NO:

L1