2. Civil, Soil and Structural Engineers Specifications take precedence over the following architectural specifications. 3. The contractor and / or subcontractor shall verify all dimensions on the drawings and shall notify the Designer of any discrepancies prior to starting the work.

4. Trade names and manufacturers referred to are for

approved by the owner. 5. The contractor shall be responsible for the satisfactory completion of all work in accordance with the project plans and specifications and to meet and/or exceed standard construction industry building practice. 6. All doors and windows to the outside or unconditioned

quality standards only. Specifications will be permitted as

areas shall be weather stripped. All manufacturers products shall be approved by the American National Standard Institute 7. Pre-fab fireplace manufacturer shall provide models and

approvals to the City Building Department. 8'. Skylight manufacturers shall submit the design detail with engineer's calculations and brochure to the City Building Department for review and approval. Provide ICC listings or

9. Guardrails shall be built to resist 200 lb. per in any direction. Guardrails shall be 42" high with intermediate members 4" o.c.

10. Provide 30" min. clear width at water closets (15" min. each way from center of water closet). II. Provide underfloor access 18" x 24"

12. Provide underfloor ventilation not less than 1/150th of the underfloor area.

13. Provide attic ventilation not less than 1/150th of the area

14. Veneer anchors shall be design per 2019 CRC. 15. Stairway designs shall per 2019 CRC. 16. Tempered safety glass typical at all exterior sliding

doors, sidelights adjacent to doors, any glass less than 18" from floor, interior shower enclosures and any window above tub or inside shower enclosures or any hazardous location for which glazing can be subject to human impact

17. Smoke détectors shall be installed in every room and at a point centrally located in the corridor or area giving access to each separate sleeping areas. In new construction, all smoke detectors shall be hardwired with a battery back-up. Smoke detectors installed in existing buildings may be solely

18. All lath and plaster shall conform to 2019 CRC. Exterior lath and plaster (stucco) shall be applied 7/8" thick min. in no less than 3 coats over wire mesh lath, over 2 layer 15# grade 'D' felt with weep screeds (typical unless noted otherwise). 19. Provide approved flashing at all openings in the exterior walls such as doors, windows, skylights, vents, pipes, ducts, etc. in such a manner as to make them water proof. All metal flashing shall be Ga. 26 Gl, unless noted otherwise. 20. Provide a min. 12" x 12" access to all tub shut off. 21. All dimensions are given as face of stud unless noted

22. All dimensions take precedence over scale. Do not scale

23. These documents were prepared for a negotiated contract between owner and builder / contractor. Not all conditions and details are shown. It shall be the owner and builder / contractor's responsibility to select all finishes and fixtures.

CONCRETE and FOUNDATION (refer to Structural General Notes for additional information)

1. Slabs on grade shall be 4" min. thickness. See drawinas for sand, rock base and reinforcement. Slab on grade shall be placed in alternate panels. No panel shall exceed 25 lineal feet in width or 600 sq. ft. in area, unless separated by

2. All exterior concrete slabs (Patios, driveways, and walkways) to have a minimum slope of 1/8" per foot to

3. Construction joints shall be thoroughly air and wat) er cleaned and roughened to expose coarse agaregates. Surface to receive concrete shall be maintained continuously NET AT lEAST THREE HOURS IN AAVANCE OF POURIN

4. For footing: ultimate compressive strength at 28 days shall be 2500 PSI. max. aggregate size I-1/2", slump 4" and min. cement of 4-1/2 sacks per yard of mix, max. water content gallons per sack. Slab on grade: Ultimate compressive strength at 28 days shall be 2800 PSI. Max. aggregate size 3/4", slump 3-1/2" and min. cement content of 5-1/2 sacks per yard of mix, max. water content of 6-1/2 gallons per sack. 5. Transit mixed concrete shall conform to ASTM specification C-94 and above provision.

6. Concrete strength to be verified by standard cylinder tests made by an approved testing laboratory. 7. The excavated bottom of all footings shall extend to elevation marked on Foundation Detail sheet.

8. Footing shall be poured in neat excavation without side forms whenever possible. 9. Anchors, bolts, inserts and other hardware to be set in

concrete shall be firmly set in position before concrete is O. Stepped foundations shall be used where the ground slopes more than I foot vertical to 10 feet horizontal. Top

and bottom of foundation to be level. II. Reinforcing steel shall be grade 60 with deformation per ASTM specification A-615 and welded wire mesh per ASTM specification A-185.

12. Splices in reinforcing shall lap 32 diameters in concrete and 48 diameters in concrete block. Reinforcing shall be bent 18" min. around corners in walls and pilasters. 13. No. 4 rebars continuous top and bottom of all concrete stem walls w/20" lap at all joints and corners. Horizontal rebars to be placed 3" from respective top or bottom of

concrete foundation. 14. Provide UFER electric ground w/ 2 no. 4 rebars 20' long embedded in footing in opposite directions. Install GEC continuous from UFER to water pipe, but not to gas pipe. 15. Provide 5/8" diameter \times 10" (min.) anchor bolts w/ 3" sq. \times 1/4" thk. steel plate washer and nut at 4'-0" o.c. one-story and at 4'-0" o.c. two-story, unless noted otherwise on shear

wall schedule. Locate anchor bolts within 12" from corners and 16. See Shear Wall Schedule for anchor bolt spacing at shear

17. Install $6" \times 14"$ galvanized screen foundation vents. 18. Provide two 6" \times 14" galvanized screen foundation vent per car space in garage exterior wall. For additions, extend existing utilities (i.e. pipes, hose bibs, etc.) removed due to placement of new addition, to exterior wall of new addition. 9. For cold joints, drill 1/2" dia. holes into existing concrete, brush and air clean hole, pack and epoxy grout (use 'Adhesive Engineer's' concressive or equal). Provide 24" min. lap into new concrete and tie to continuos rebar at top and bottom of new footing.

CARPENTRY:

. Rafters, joists, beams, girders, posts and mullions to be Douglas Fir, Coast region graded based on Standard Grading and dressing rules no. 16 of the West Coast Lumber Inspection

2. Minimum grade to be used except as noted on drawings:

Structural joists Plank and Rafters

Structural light framing #2

Light framing and Mall studs

Posts and timber

Beams and stringers

NEW 2-STORY RESIDENCE and ADU FOR:

Ms. JENNY JUNG HEE SOHN 1730 HOLT AVENUE, LOS ALTOS CA 94014



. Nailing for framing shall be with box nails, number and size per 2019 CRC Nailing Table, except as noted on plans and details. Nails shall not be driven closer together than 1/2 of their length, nor closer to the edge of member than 1/4 their length except for sheathing. Min. penetration of 1/2 their

4. Sill plates on concrete shall be 3x6 (min.) Foundation Grade Redwood, or treated DF. Sill plates shall be bolted to the concrete w/5/8" dia \times 10" (min.) anchor bolts w/3"x3"x1/4" thk washer. Bolts shall not be placed more than 12 from end of plates.

5. Metal framing devices shall be as manufactured by Simpson' company or as approved equal. 6. Framing clips (i.e. PC & PB) shall be provided top and

bottom of all posts, mullions and double studs at edges of 7. Provide double joists under all parallel partition. . Where plywood sheathing is used on roof or floor, sheets

shall be laid perpendicular direction of joists. Plywood sheets shall be staggered. Min. area of sheet to be 16 sq. ft. All plywood is to be DF structural II grade or exterior use C-C 9. Edge of plywood sheet not nailed to stud, joists or solid blocking shall be blocked by 2×4 and nailed with edge

nailing, unless tongue and groove is used. 10. Subfloor to be 3/4" DF C-D T & G plumood, nailed perpendicular to floor joists with 8d at 6" o.c. edges and 10"

II. Subfloor applied directly over girders to be 1-1/8" DF C-D T & G plywood, nailed with 10d at 6" o.c. 12. Provide rafter ties at 48" o.c. where ceiling joists are perpendicular to rafters.

3. Purlins shall be 2x6 min. or the same size as rafter, whichever is areater. 14. Bolts bearing on wood shall have standard cast iron or

malleable washers. Bolt holes shall be drilled 1/16" larger than bolt diameter. Threads shall not bear on wood. Lag screws pre-drill holes same as diameter of root thread. Enlarge to shank diameter for length of shank. 15. Columns and posts at exterior locations or subject to water splash shall be I" above finished floor and shall bear on a metal base plate or a foundation plate or sill as specified Sec. 2304.II.2.7, CBC.

16. Where stud wall abut masonry walls the stud shall be 2×4 DF PT member and anchored with $1/8" \times 3"$ 'Ramset' drivepins 17. All studs shall be continuous and uninterrupted for the entire full height of the wall unless supported laterally by ceiling, floor or rafter joists perpendicular to the wall. The

max. allowable wood stud height shall be per Sec. 2308.9, 18. Provide firestop to cut off all concealed draft openings (both vertical and horizontal) not to exceed 10'-0". 19. No cripple wall studs supporting a floor shall be less than 14" high. For cripple walls exceeding 4'-0" in height, such walls shall be framed of studs having the size required for an additional storu.

20. Plaster, metal lath and drywall shall comply w/ current

CBC requirements.

1. All mechanical shall be installed per Uniform Mechanical Code and City ordinances currently in use. 2. Solid fuel, ōil, gas require outside / attic / underfloor combustion air. Size and location of combustion air vents determined by 2019 UMC.

3. Furnace rooms shall comply w/2019 CMC. 4. Provide automatic night setback thermostats on all furnaces. Total output for all furnaces shall not exceed

5. Provide 6" clearance in combustion air side of furnace room and 30" working space in front of all heating controls. 6. Where there is a water heater or gas furnace located in the garage and a door from the garage to dwelling, provide min. Í sq. in. outside combustion air per 1000 BTU w/ 1/2 high and 1/2 low vents for water heater 7. Garage applications shall have flame ignition 18" above

floor and protected from auto impact. 8. Venting of appliances shall comply w/ 2019 CMC. 9. Provide clearance at range top to combustible materials per 2016 CMC. For exception, see 2019 CMC for requirements.

10. All appliances shall be approved by a recognized testing agency. 11. Provide seismic strapping for water heater, top and

12. All interior bathroom fans shall provide 5 air changes per 13. Provide automatic dampener at all ventilation fans. 14. Gas piping shall not be embedded in or below slabs within building or pass under foundation. 15. Sheet metal to be a minimum of 26 Ga. q.i. unless otherwise

noted. Provide valley flashing.

16. Provide spark arrestors on all chimneys.

. All plumbing installation shall conform to the California Plumbing Code 2019 and City ordinances currently in use. 2. Provide approval from the Sanitary District. 3. Provide a 6" sand bed and cover if plastic or VCP is used

4. A 4" cleanout to grade shall be installed within the first 4 feet from property line, where lateral enters the property and shall be housed in a concrete box with removable cover 5. Backflow device shall be installed if required by Sanitary

6. Condensate drains shall not enter sanitary system. 7. Regulators are required for pressures in excess of 80 8. Floor drains shall be equipped with trap primers. 9. Water heaters located within the building shall have drain from heater to exterior location.

10. Water closets installed in any building within the City shall be limited to not more than 1.28 gallons per flush. EXCEPTION: Excessive long sewer laterals or other unforeseen circumstances that would impair the proper removal of wastes need not comply. 11. Shower heads shall meet the following flow rate

requirements: a. Single Showerhead-1.8 gpm at 80 PSI. CGBSC SECT. 4.303.1.3.1

b. Multiple showerheads serving one shower- Combined flow rate of all showerheads and/or other shower outlets controlled by a single valve- 1.8 apm at 80 psi. CGBSC SECT. 4.303.1.3.2 12. Faucets shall have flow rate requirements:

a. Lavatory faucet- 1.2 apm at 60 psi (minimum shall not be less than 0.8 apm at 20 psi). b. Kitchen faucets- 1.8 gpm at 60 psi. CGBSC SECT

ATTIC VENTILATION CALCULATION: | UNIT ATTIC VENT = 2"Φ (3.14 SQ IN.) I UNIT "EYE BROW" VENT= 92 SQ INCH 14"x24" WINDOW VENT UNIT= 336 SQ INCH 14"x18" MINDOM VENT UNIT= 252 SQ INCH

4.303.1.4.1.

14" \$\text{VENT UNIT= 150 SQ INCH REQUIRED ATTIC VENTILATION=1/150th OF ATTIC SPACE: AT FIRST FLOOR ROOF: 00 SF/ 150= 00 SF (00 SQ INCH) 00 SQ. INCH / 3.14 SQ INCH = 00 UNITS OF EAVE VENT

REQUIRED ATTIC VENTILATION=1/150th OF ATTIC SPACE: 00 SF/ 150= 00 SF (00 SQ INCH) 00 SQ. INCH / 3.14 SQ INCH = 00 UNITS OF EAVE VENT

UNITS REQUIRED. PROVIDE (3)-2" DIA VENT HOLES W/ INSECT MESH AT FRIEZE BLOCK AT EVERY BAY. ATTIC VENTING SHALL BE SUPPLEMENTED BY CONTINUOUS RIDGE VENT UNIT (BY 'GAF'). RIDGE LENGHT OVER NEW FAMILY ROOM: 20 FT. PER 'GAF' RIDGE VENT SPECIFICATION, I-UNIT OF 4' LENGHT RIDGE VENT UNIT CAN PROVIDE IS SQ INCH OF NET FREE VENTILATING AREA (NFVA), INSTALL PER

AT DETACHED ADU: 00 SF/ 150=00 SF (00 SQ INCH)

MANUFACTURER SPECIFICATIONS.

00 SQ. INCH / 3.14 SQ INCH= 00 UNITS OF VENTS REQUIRED (IO EAVE BAY TOTAL).

PROVIDE (3)-2" DIA VENT HOLES W/ INSECT MESH AT FRIEZE BLOCK AT EVERY BAY

ZONING COMPLIANCE

ZOTTING COMI LIMITEL								
	Existing	Proposed	Allowed/Required					
Lot Coverage: Land area covered by all structures that are over 6 feet in height	1772 square feet (18 %)	2391.55 square feet (25 %) 22	$\frac{3393.3}{(\underline{35}\%)}$ square feet					
FLOOR AREA: Measured to the outside surfaces of exterior walls	1st Flr: 1772 sq ft 2 nd Flr: 0 sq ft Total: 1772 sq ft (18 %)	1st Flr: 2015.23 sq ft 2 nd Flr: 1198.87 sq ft Total: 3214.10 sq ft (33 %)	$\frac{3393.3}{(35\%)}$ square feet					
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	25'-9"feet 90'-0"feet 12'-3"feet/0'-0"feet 10'-3"feet/0'-0"feet	25'-0"feet 74'-7"feet 10'-2"feet/feet 13'-2"feet/feet 25'-9"	25'-0"feet 25'-0"feet 6'-5" feet/feet 6'-5" feet/feet 13'-11"					
Неіснт:	feet	<u>26'-8"</u> feet	<u>27'-0"</u> feet					

SQUARE FOOTAGE BREAKDOWN (EXCLUDING ADU)

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement areas	square feet	2345.22 square feet	2745.22 square feet
NON- HABITABLE AREA: Does not include covered porches or open structures	_400square feet	68.88 square feet	468.88 square feet

LOT CALCULATIONS

NET LOT AREA: 9709.45 square feet					
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%		605 square feet (6 %) front yard setback area)			
	LANDSCAPING BREAKDOWN:	Total hardscape area (Existing softscape (un New softscape (new of Sum of all three should ed	disturbed r replaced) area: l landscaping) are	6219 sq ft 630 sq ft ea: 2985 sq ft

	ACCESSORY DWELLING UNI	T AREA CALCULATION
<i>}</i> >	LIVING AREA	842.57 SF
>	COVERED PORCH	84.16 SF
> }	TOTAL BUILDING AREA	926.73 SF
		Danumannahannahannahannahannannannannannannan

SHEET INDEX:

CS-I COVER SHEET, LOCATION MAP, PROJECT DATA, SCOPE OF WORK, GENERAL NOTES, ZONING COMPLIANCE TABLE. BMP BLUEPRINT FOR A CLEAN

BOUNDARY and TOPOGRAPHIC SURVEY MAP A-I ARCHITECTURAL SITE PLAN

SETBACK CALCULATION DIAGRAM A-Ia AREA CALCULATION

DIAGRAM. A-16 NEIGHBORHOOD CONTEXT MAP, STREETSCAPE ELEVATIONS

A-2 AS-BUILT/ DEMOLITION PLAN EXISTING EXTERIOR ELEVATIONS.

CB-I COLOR BOARD (MAIN RESIDENCE)

CB-2 COLOR BOARD (ADU) A-3 NEW FIRST FLOOR PLAN. A-4 NEW SECOND FLOOR PLAN. A-5 EXTERIOR ELEVATIONS.

A-6 EXTERIOR ELEVATIONS A-7 ROOF PLAN AT MAIN RESIDENCE.

A-8 BUILDING SECTIONS A, B A-9 BUILDING SECTIONS C. D A-10 ACCESSORY DWELLING UNIT (ADU) FLOOR PLAN, ROOF

A-II EXTERIOR ELEVATIONS TITLE SHEET

C-2 GRADING and DRAINAGE

C-2.1 UTILITY PLAN C-3 GRADING SPECIFICATIONS C-4 DETAILS

ER-I EROSION CONTROL PLAN ER-2 EROSION CONTROL DETAILS TPP TREE PROTECTION PLAN L-O LANDSCAPE PLAN L-I LANDSCAPE PLAN

LOCATION MAP:

PROJECT

MS. JENNY JUNG HEE SOHN ADDRESS:

1730 HOLT AVENUE LOS ALTOS, CA 94024 USE DESCRIPTION: SINGLE FAMILY RESIDENCE

OCCUPANCY TYPE: A.P.N. : 318-23-016 CONSTRUCTION TYPE: V-B RI-10

ZONING DISTRICT: LOT AREA: 9709.45 SF MAIN RESIDENCE: FIRST FLOOR

LIVING AREA: 1,546.35 SF SECOND FLOOR LIVING AREA: 1,198.87 SF

TOTAL LIVING AREA: 2,745.22 SF ATTACHED 2-CAR <u>GARAGE AREA:</u> 468.88 SF TOTAL BUILDING AREA: 3,214.10 SF

ALLOWABLE LOT

COVERED PORCH AREA: 291.75 SF

COVERAGE: 3,398.3 SF (35%) PROPOSED LOT COVERAGE: 2,306,98 SF (23,7%) MAXIMUM ALLOWED

FLOOR AREA RATIO: 3,398.3 SF (35%) PROPOSED FLOOR AREA RATIO: 3,214.10 SF (33%)

TOTAL BUILDING AREA: 926.73 SF

DETACHED ACCESSORY DWELLING UNIT (ADU): 842.57 SF COVERED PORCH AREA:

SCOPE OF WORK:

A. NEW 2-STORY SINGLE FAMILY RESIDENCE TO INCLUDE THE FOLLOWING AMENITIES:

AT FIRST FLOOR: COVERED ENTRY PORCH ENTRY FOYER 3. GREAT ROOM

4. KITCHEN 5. POWDER ROOM (1/2- BATH) 6. GUEST ROOM BEDROOM

14. 2-BEDROOMS

5. 2-BEDROOMS

8. OFFICE/ DEN 9. LAUNDRY/ UTILITY ROOM IO. ATTACHED 2-CAR GARAGE II. COMMON FULL BATHROOM AT SECOND FLOOR: 13. BONUS ROOM

16. MASTER SUITE W/ MASTER BATHROOM. MALK-IN CLOSET. B. DETACHED ACCESSORY DWELLING UNIT (A.D.U.)

15. SHARED BATHROOM (JACK-N-JILL)

TO INCLUDE THE FOLLOWING AMENITIES: . COVERED ENTRY PORCH 2. LIVING AREA 3. KITCHEN W/ DINING AREA.

4. COMMON FULL BATHROOM

FIRE SPRINKLER NOTES:

I. FIRE SPRINKLER SYSTEM IS REQUIRED. AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA I3D. PLANS, SPECIFICATIONS AND DETAILS OF FIRE SPRINKLER SYSTEM SHALL BE PROVIDED BY A LICENSED FIRE SPRINKLER INSTALLER/ CONTRACTOR AND SUBMITTED TO THE COUNTY OF SANTA CLARA FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER PLANS AND DETAILS SHALL BE SUBMITTED SEPARATELY FROM THIS BUILDING PERMIT APPLICATION (UNLESS OTHERWISE REQUIRED) BY OWNER SELECT LICENSED FIRE SPRINKLER CONTRACTOR.

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE

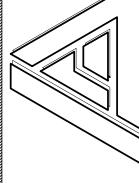
(CALGREEN) 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2019 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS. AND ANY ADDITIONAL LOCAL CITY PLANNING

AND BUILDING CODE AND REQUIREMENTS.

2019 CALIFORNIA GREEN BUILDING CODE

SC21-0030 NOV 23 2021 FTH

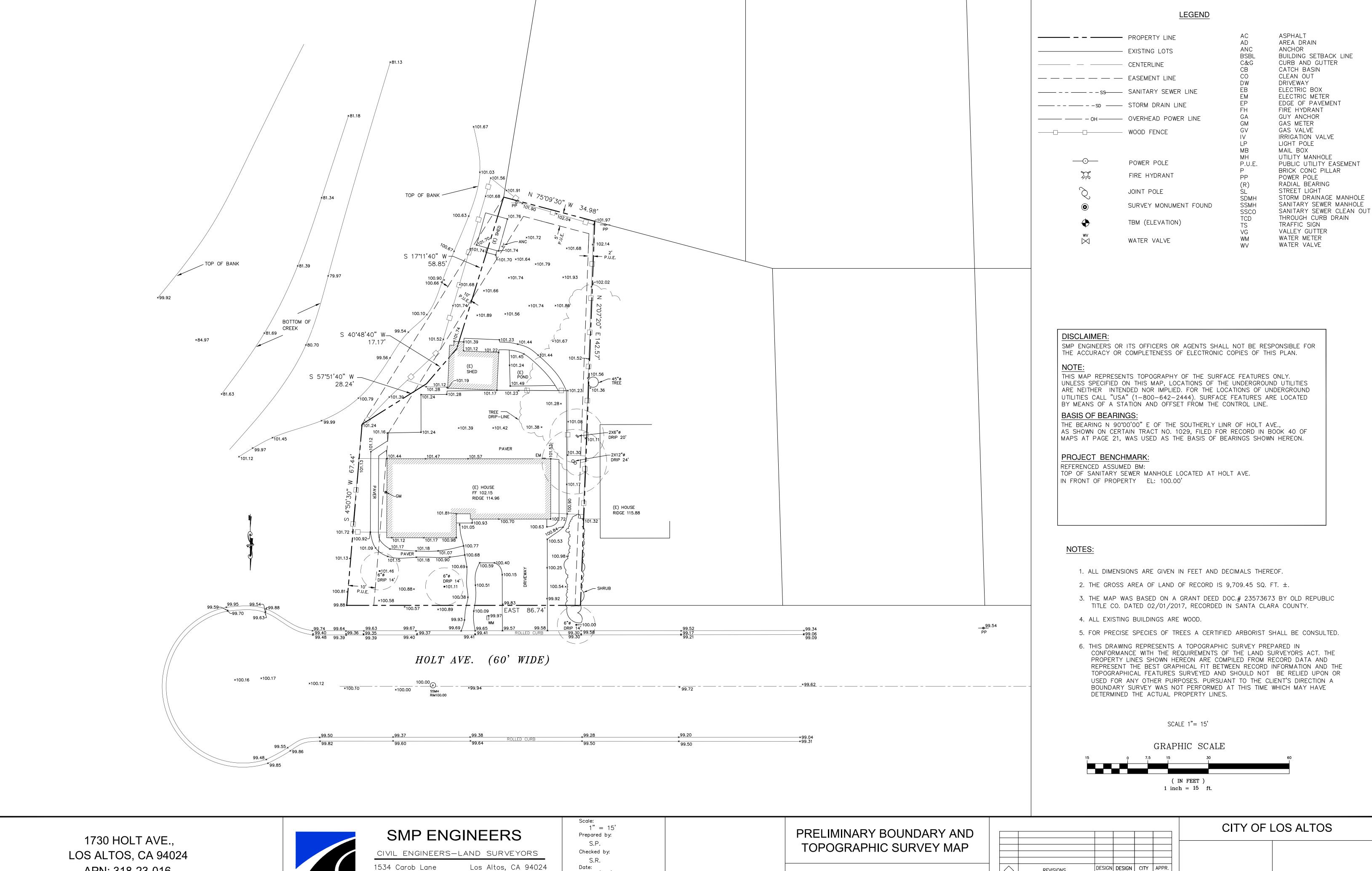
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JH SOHN

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10/12/2021

Project No:

221021

Tel. (650) 941-8055

Fax (650) 941-8755

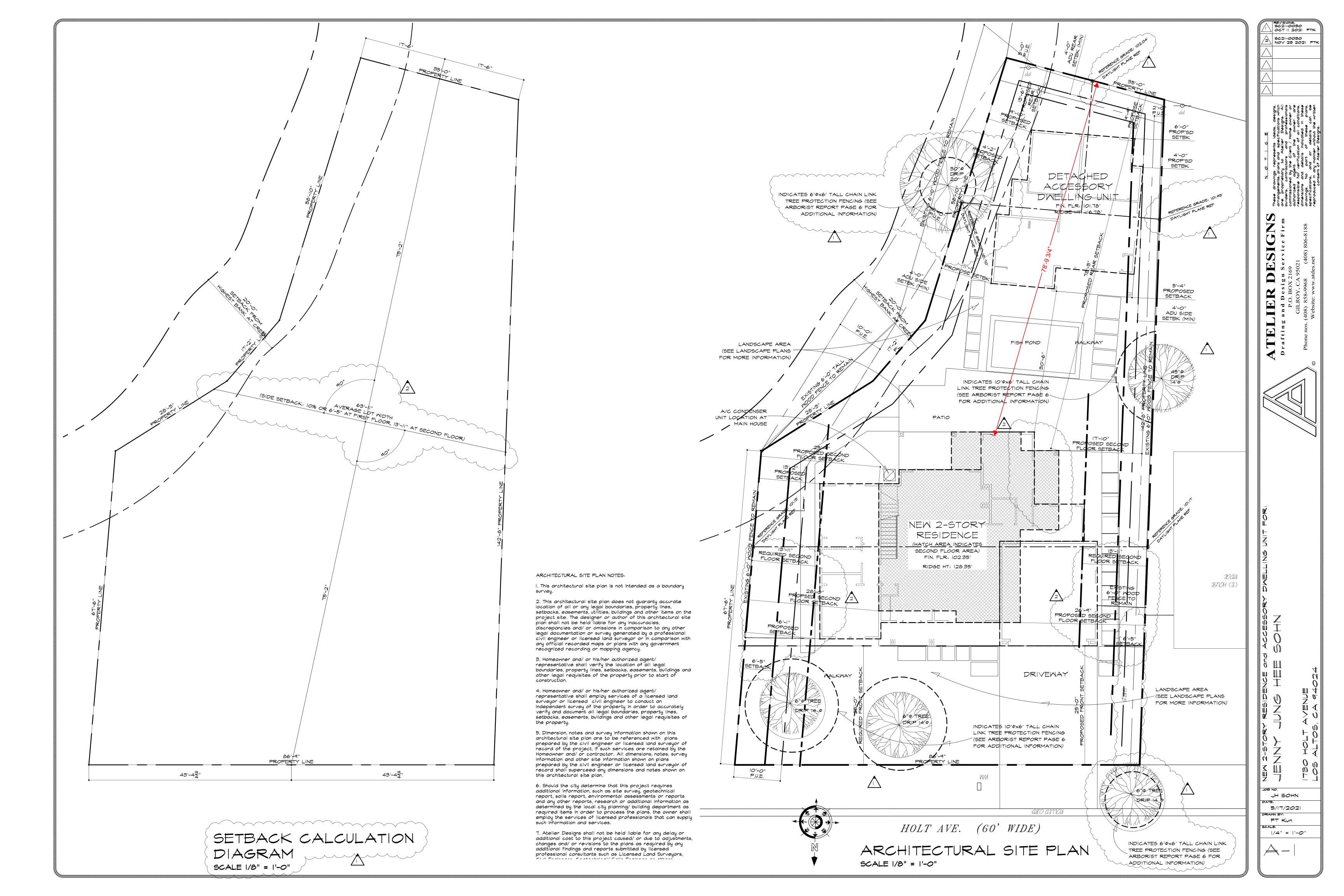
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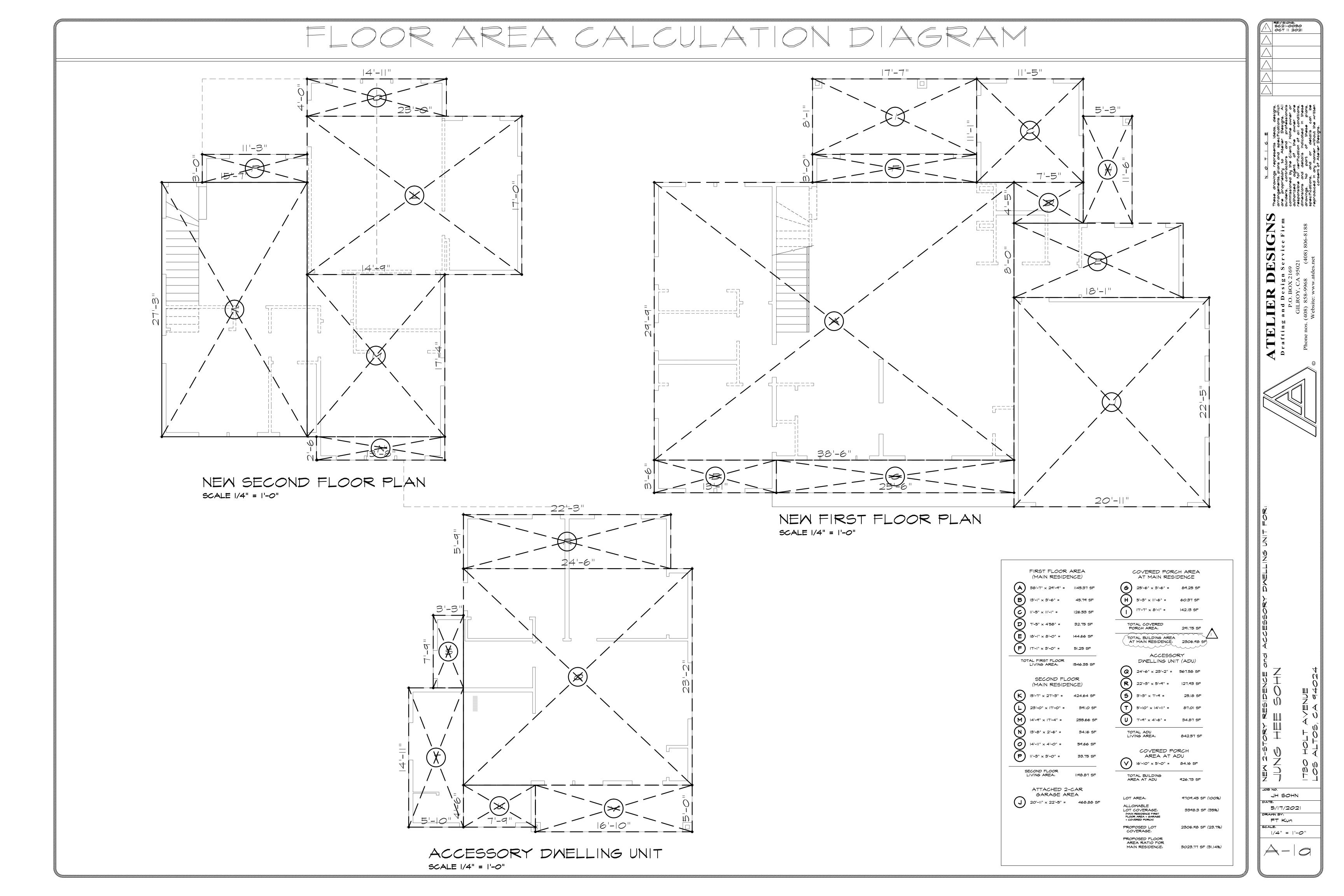
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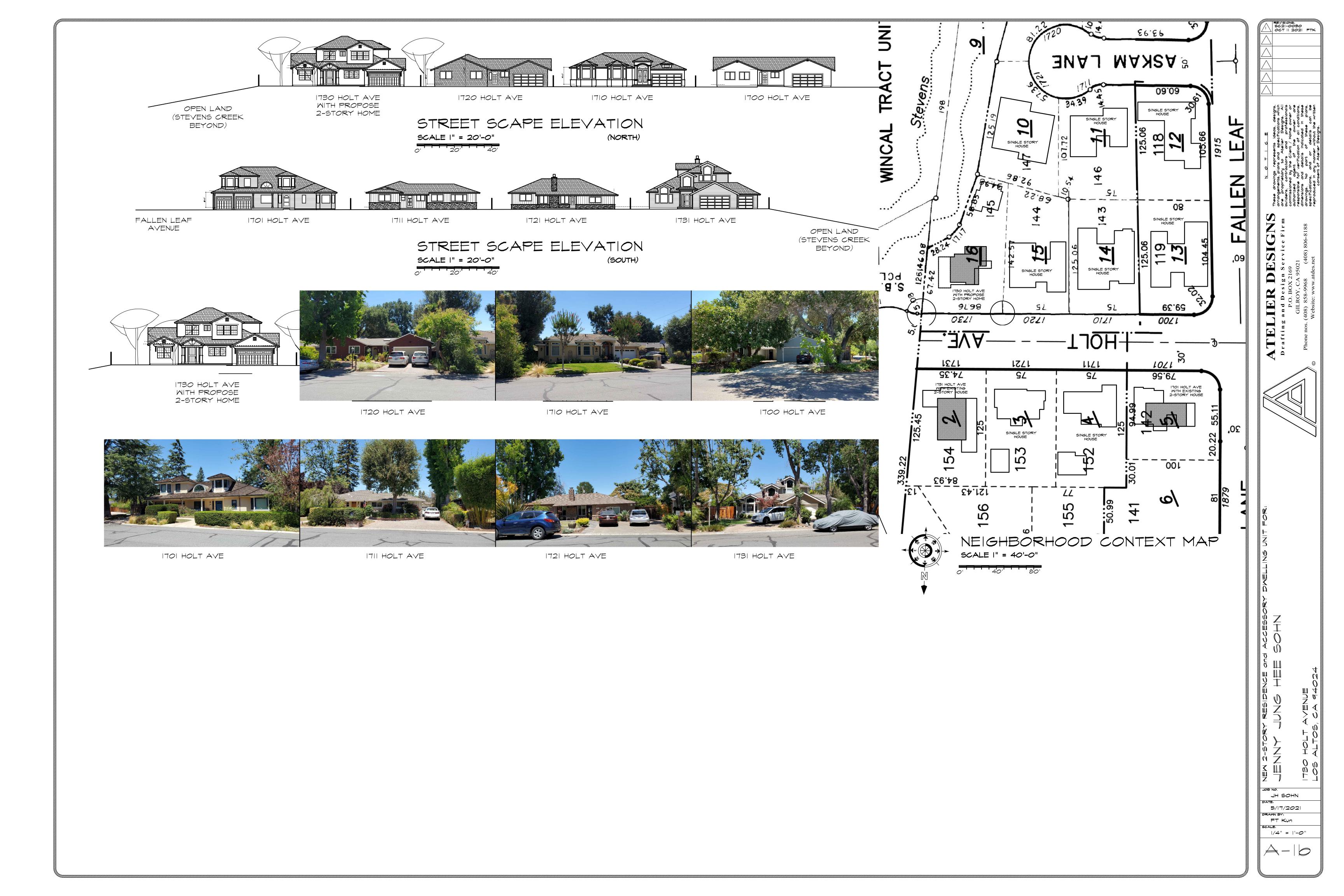
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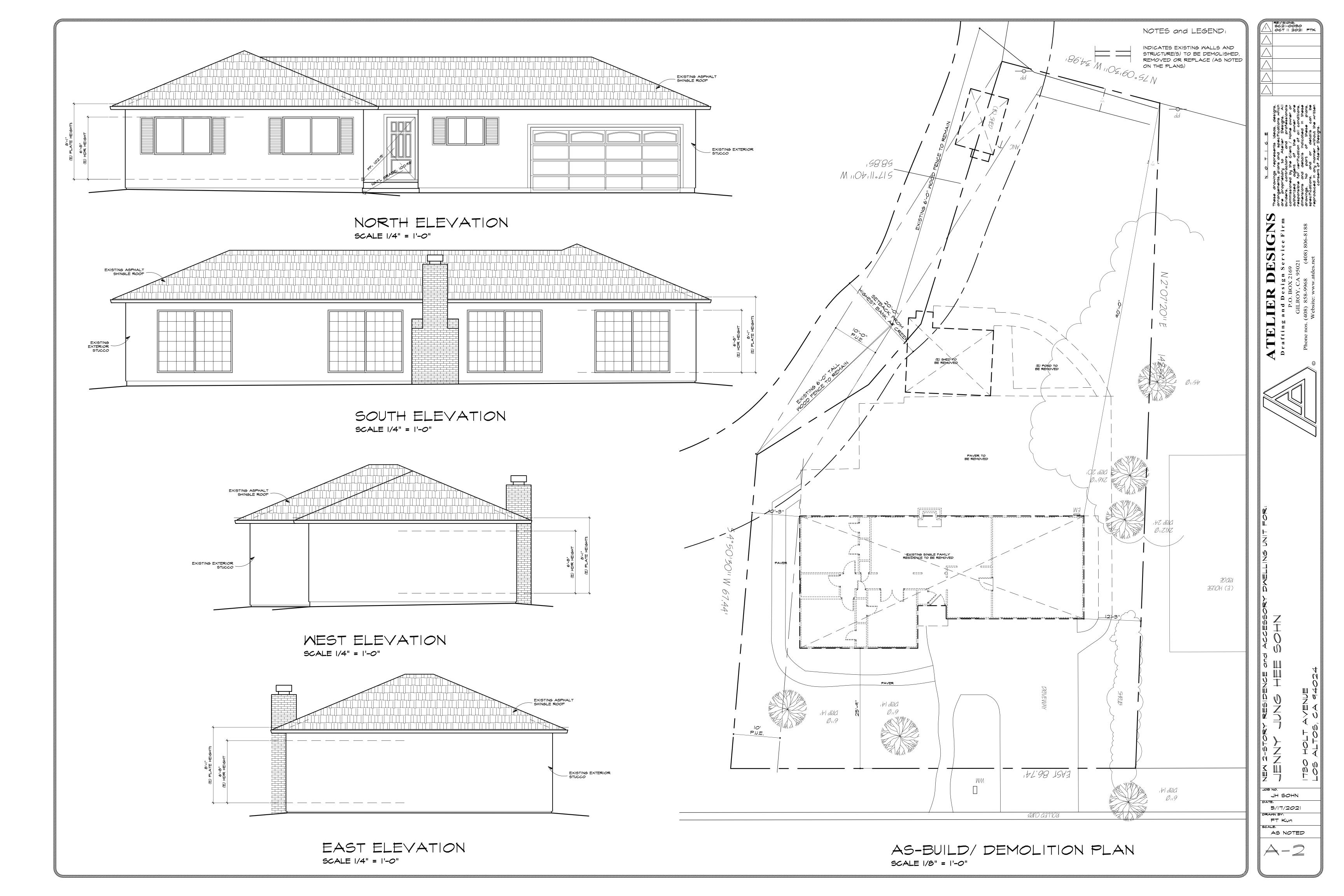
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DESIGN DESIGN CITY APPR. DATE REVISIONS









Midnight Escape KMA86

MATERIAL: 2x6 REDWOOD FASCIA (PANTED) ARBOR: REDWOOD (PAINTED) GUTTERS, DOWNSPOUT

EAGLE ROOFING

Golden Eagle



MATERIAL: LIGHTWEIGHT CONCRETE FLAT TILE

KELLY MOORE

Whitest White

KMW43

EXTERIOR FINISH: TEXTURED STUCCO

WINDOWS BY:
ANDERSEN WINDOWS
WOOD WINDOWS

NEW 2-STORY RESIDENCE and ADU FOR:

Ms. JENNY JUNG HEE SOHN 1730 HOLT AVENUE, LOS ALTOS CA 95014



New Fawn KM4614

KELLY MOORE

SOFFIT: REDWOOD T&G (PAINTED)

Canvas Cloth KM4583

KELLY MOORE

WINDOW TRIM: 2x4
REDWOOD (PAINTED)

Japanese Sable KMA88

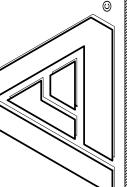
KELLY MOORE

FRONT DOOR: WOOD
GARAGE DOOR: WOOD

awings represents ideas, designts, plans and specifications wastery to Atelier Designs.
Contractors and professioned by the Client / Home owner agent of the owner own

Service Firm are project 69 authorized and 1408) 806-8188 are projectives.

rafting and Design September 1900. BOX 2169
GILROY, CA 95021
Phone nos. (408) 858-9968 (2)
Website: www.atdes.nc



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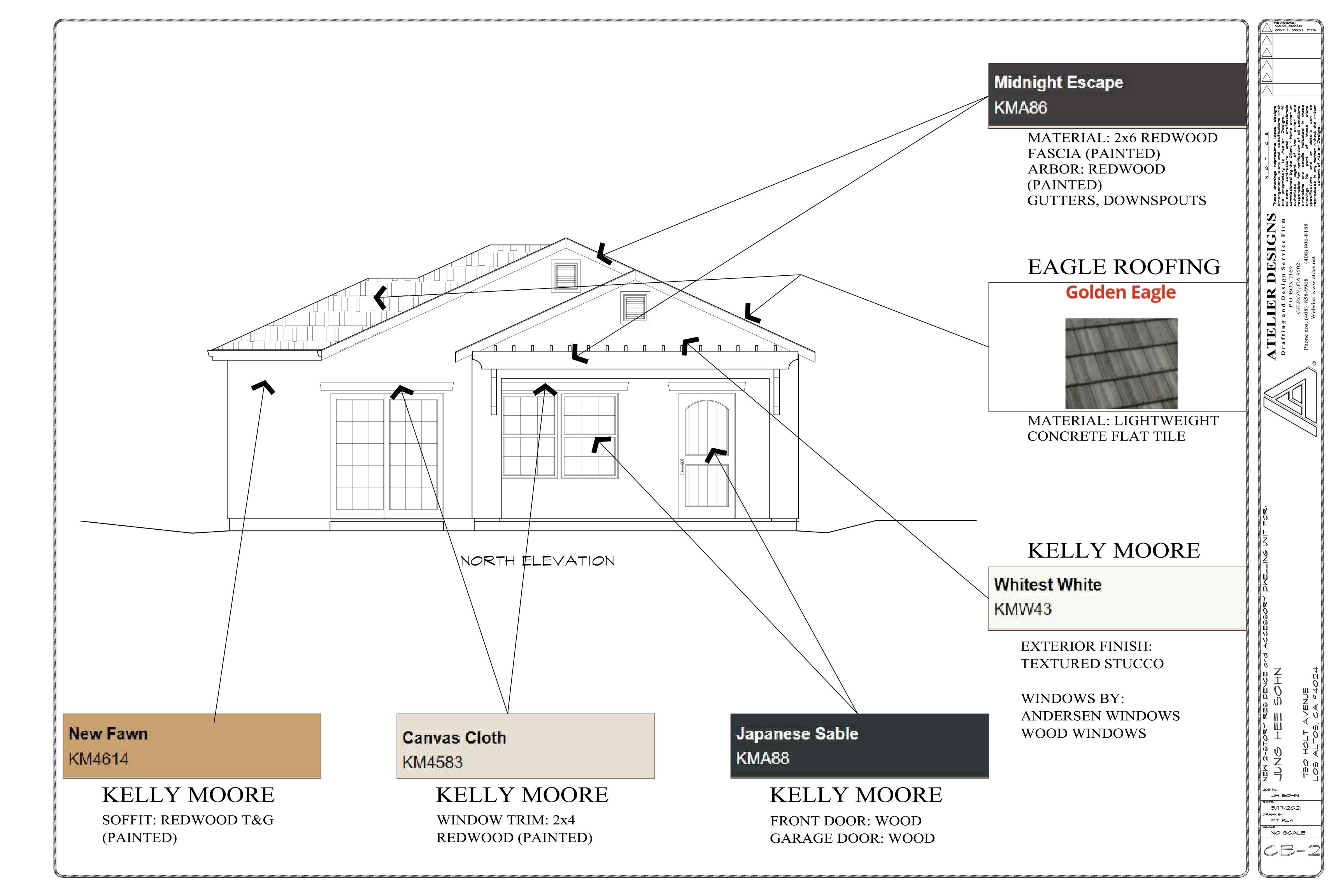
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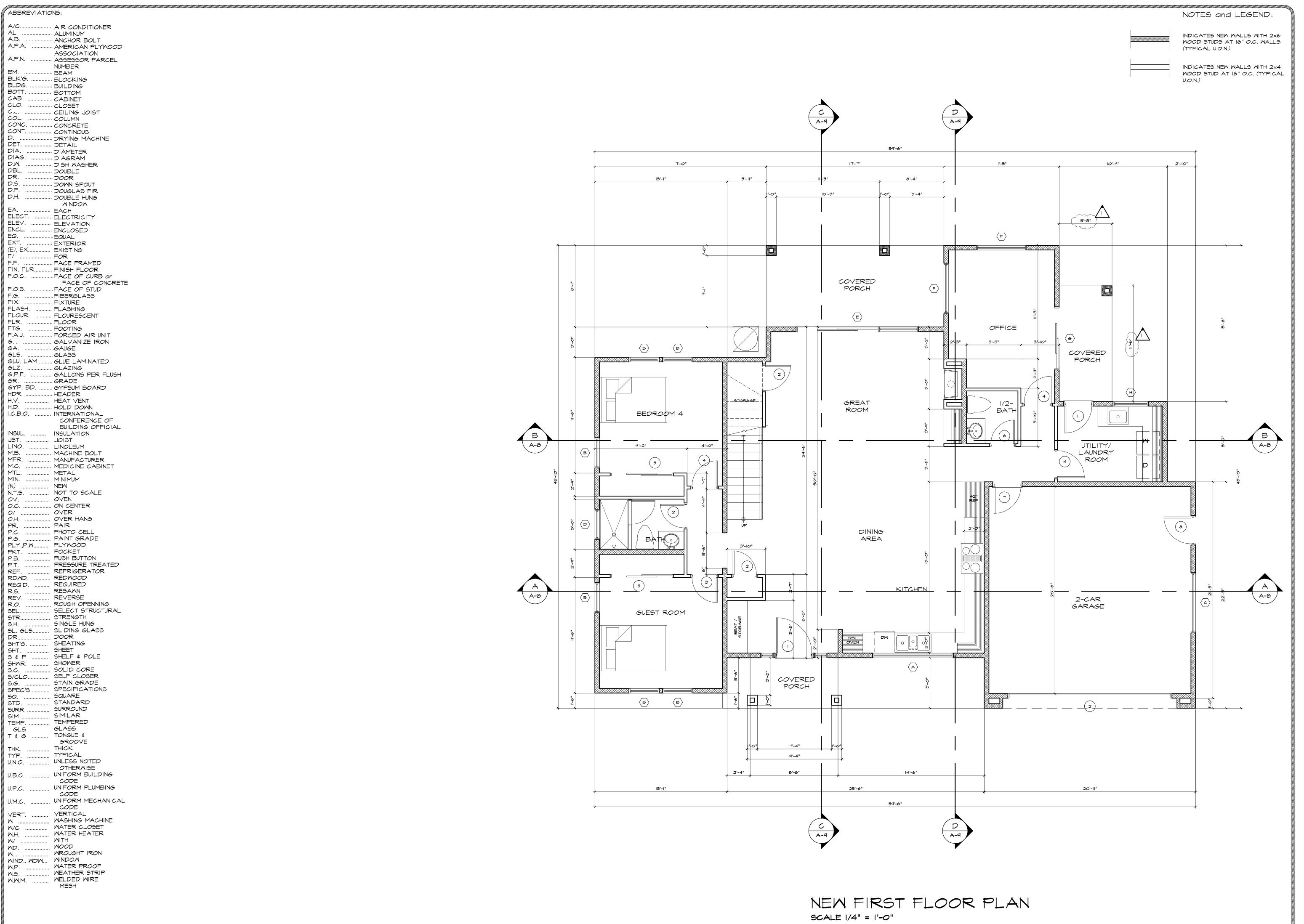
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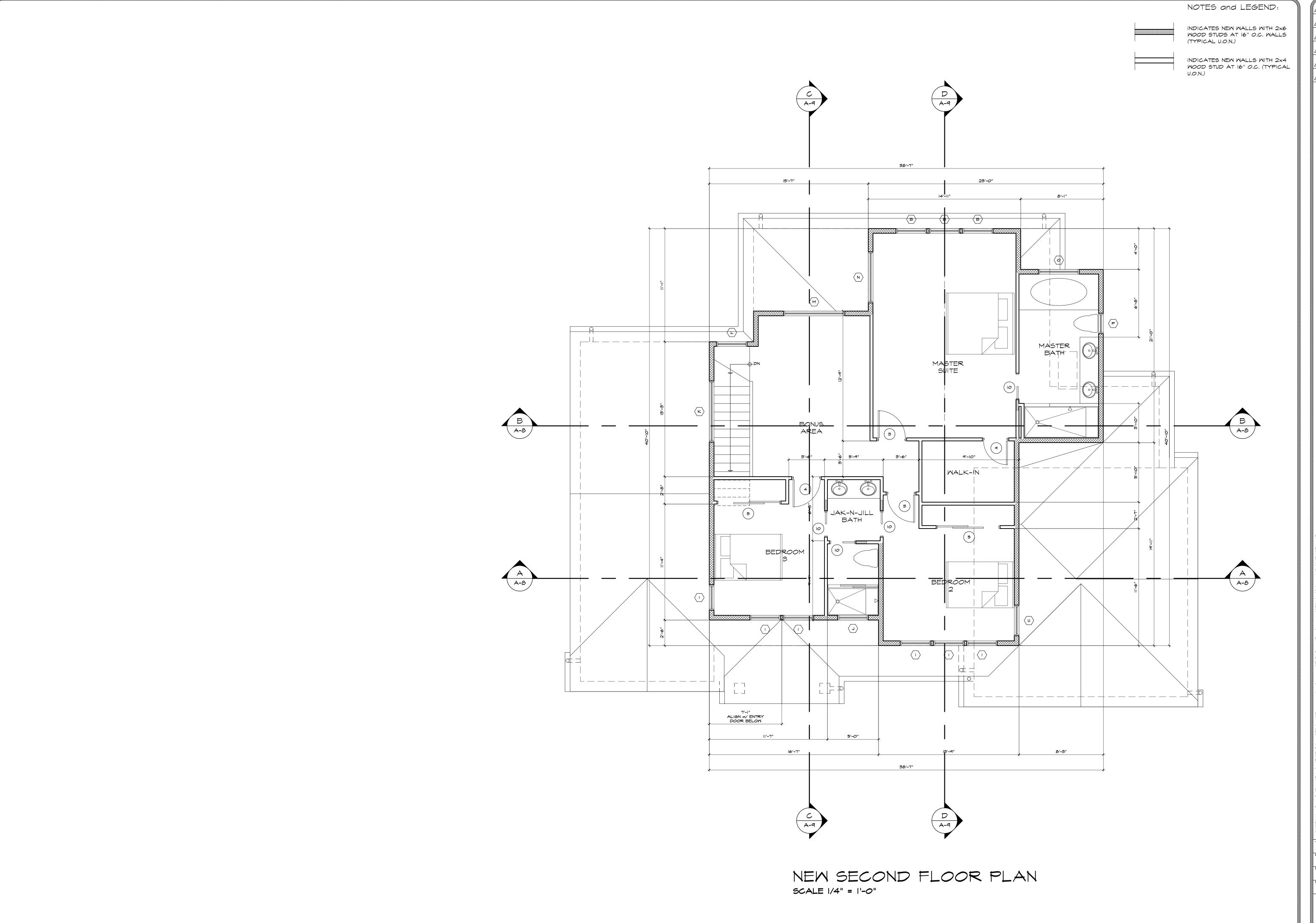
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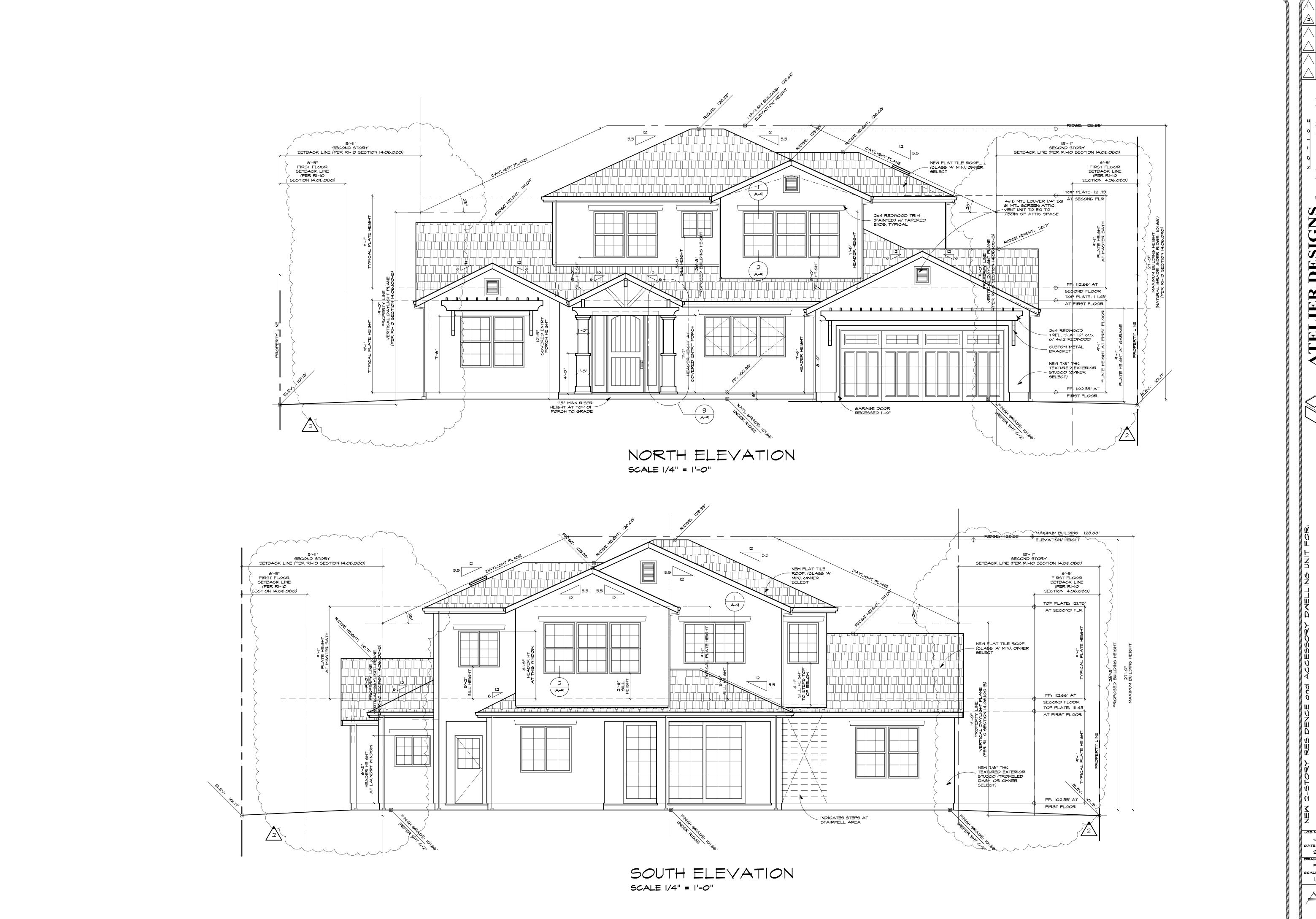
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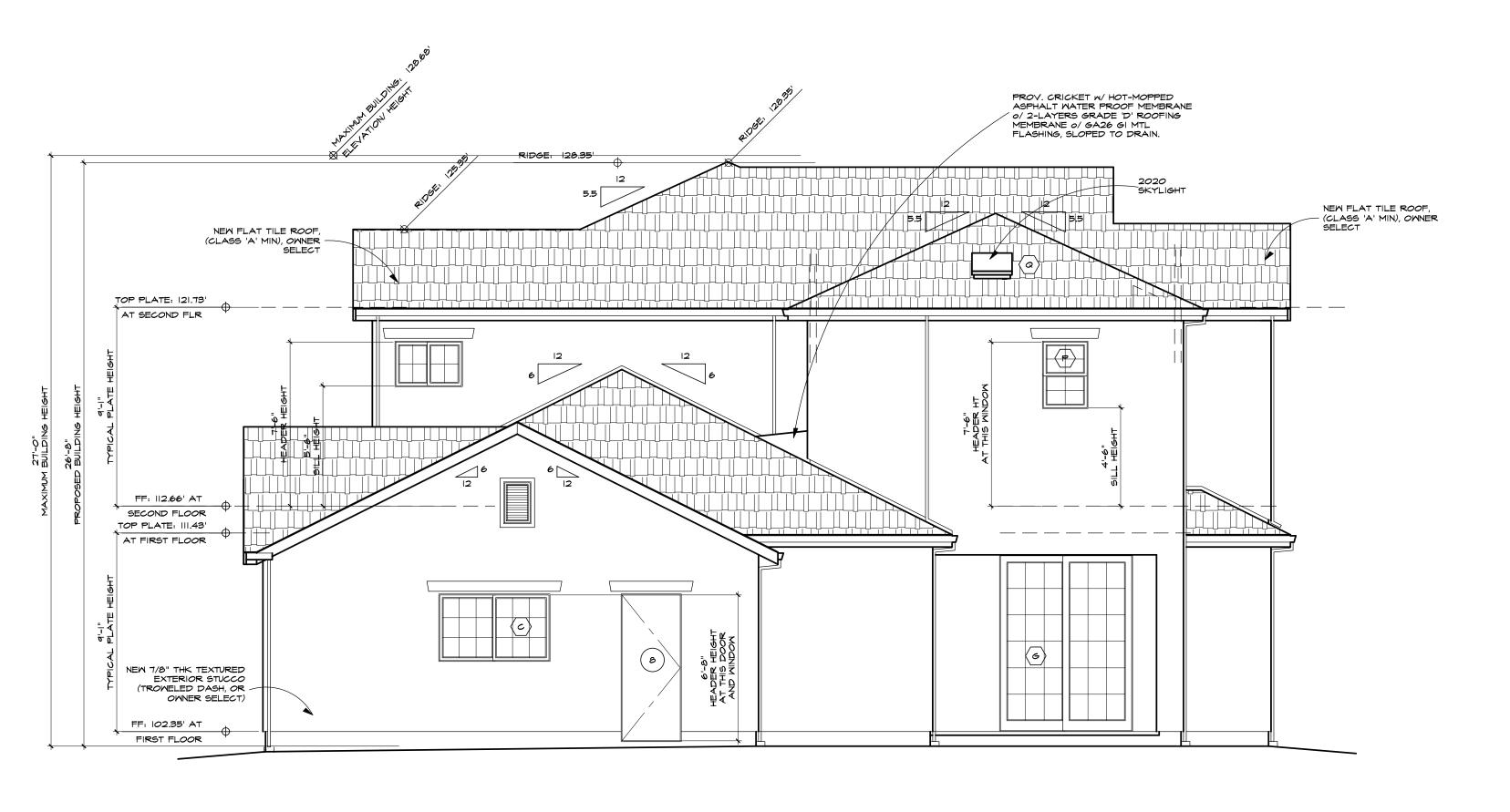


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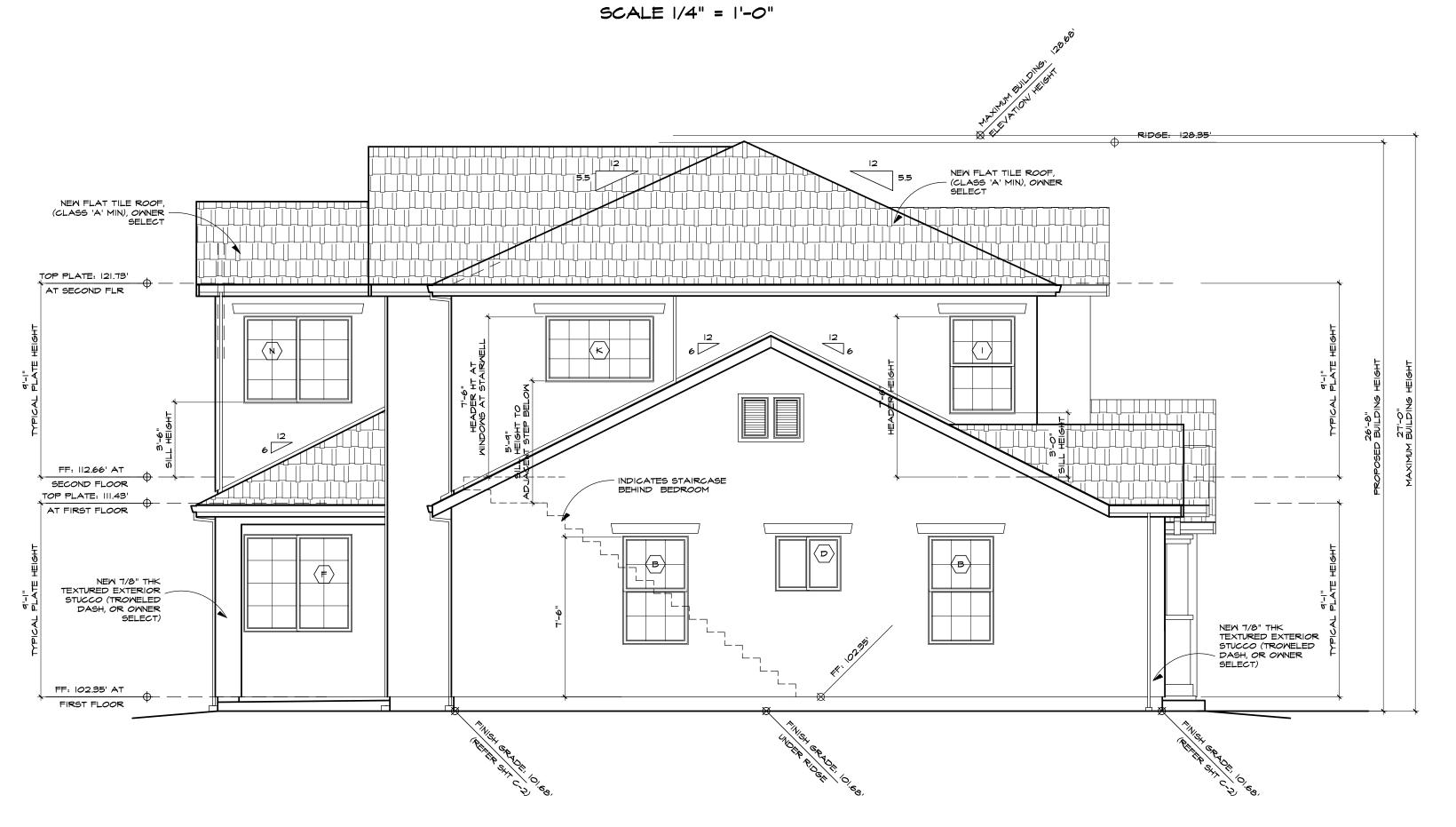
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hese drawings represents ideas, designandgements, plans and specifications where proprietary to Atelier Designs. Videars, contractors and profession ownersioned agent of the owner casponsible for verification of all conditions and details indicated in the rewings. No part of these planchications, and or details can

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P.O. BOX 2169

Drafting and Design Ser
P.O. BOX 2169
GILROY, CA 95021



SORY DVELLING UNIT FOR:

STORY RESIDENCE and AC

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JH SOHN

PATE:

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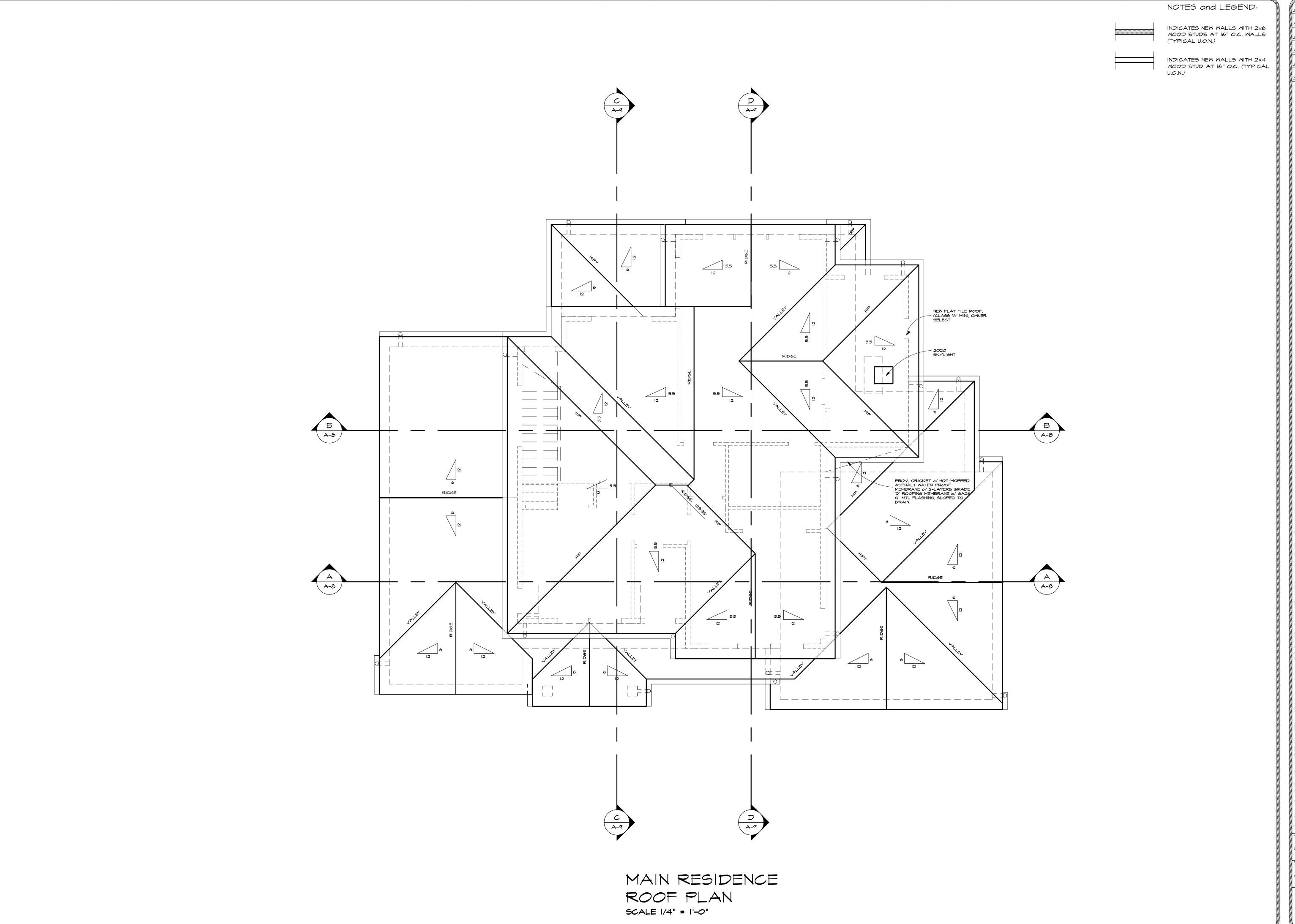
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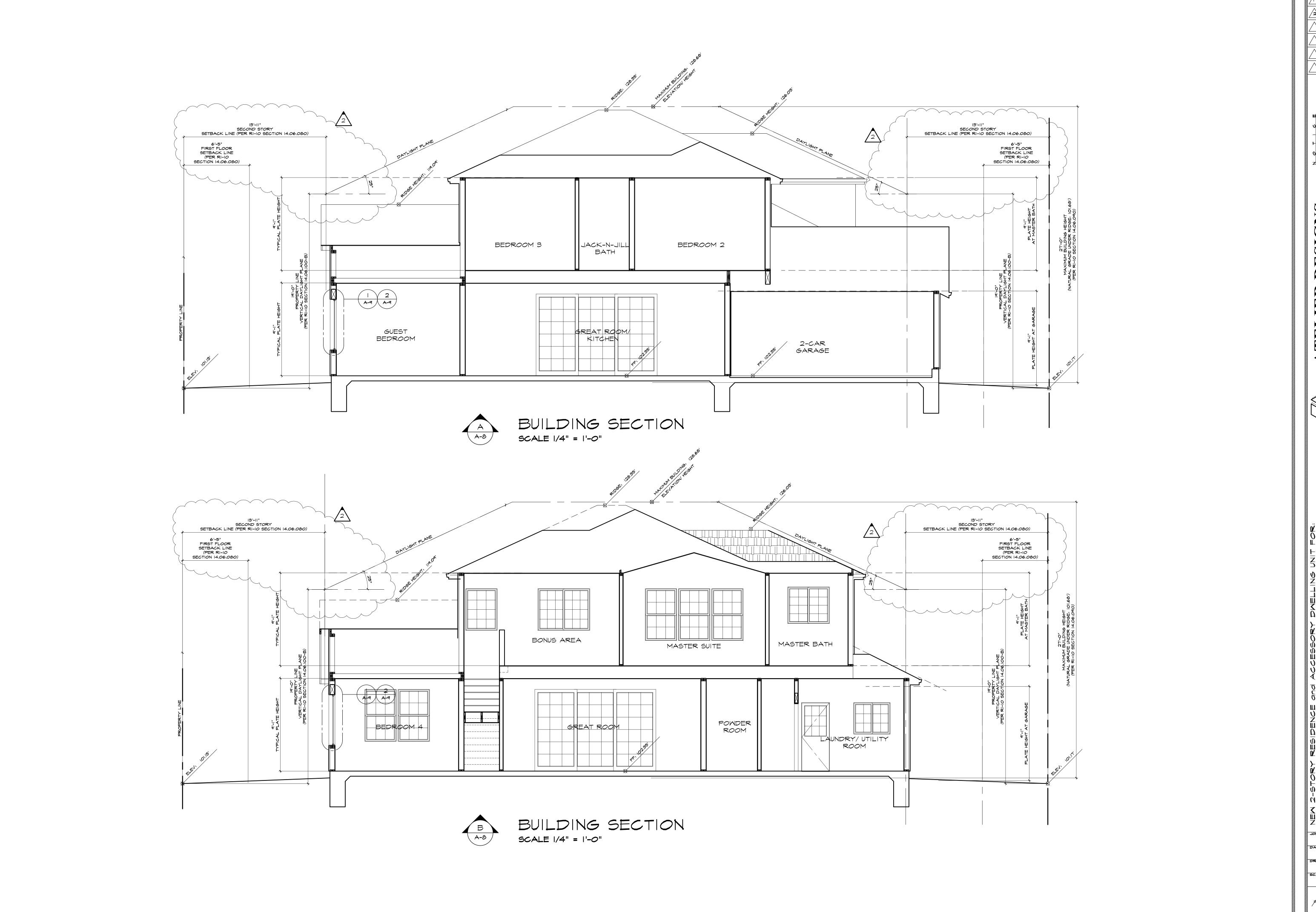


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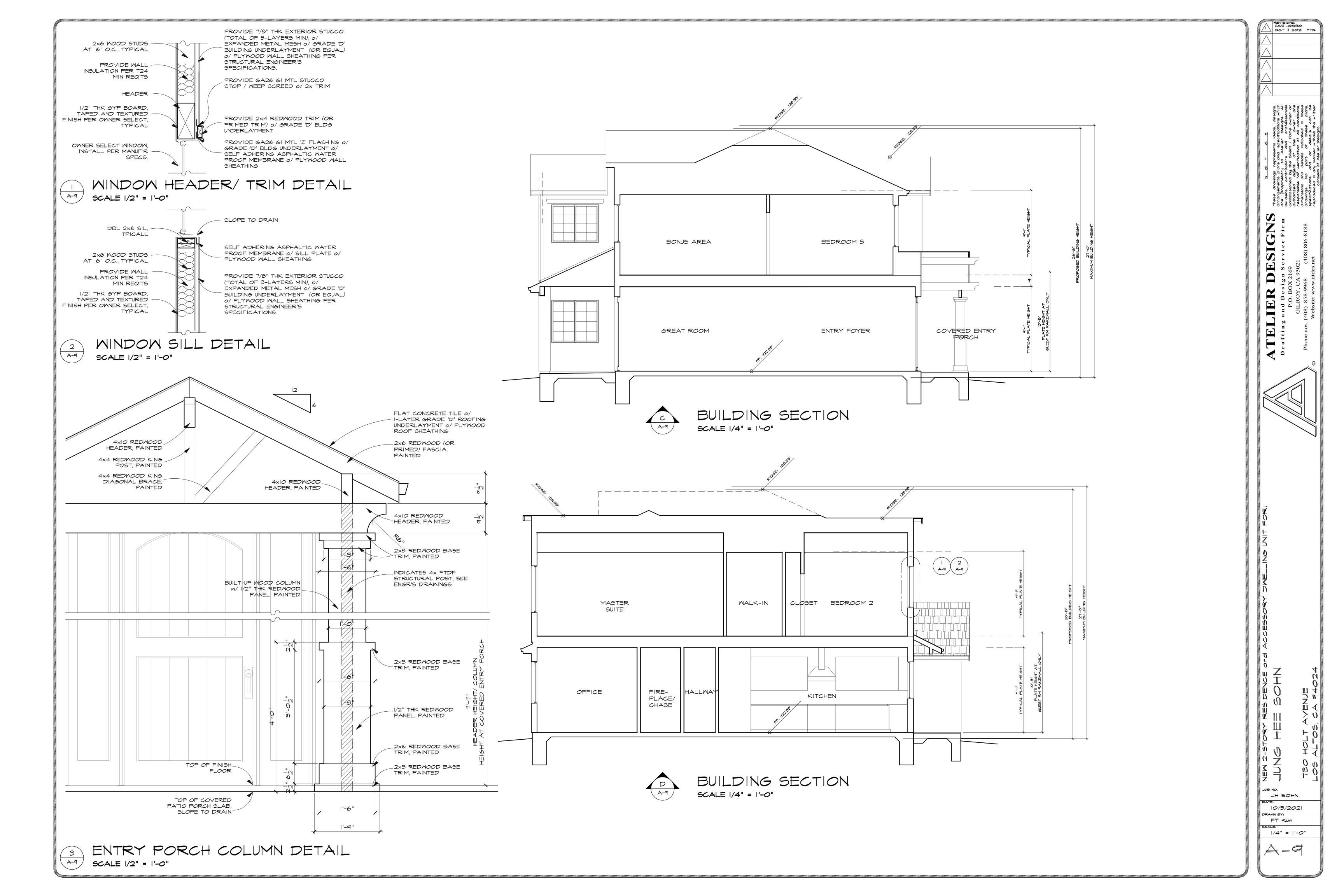
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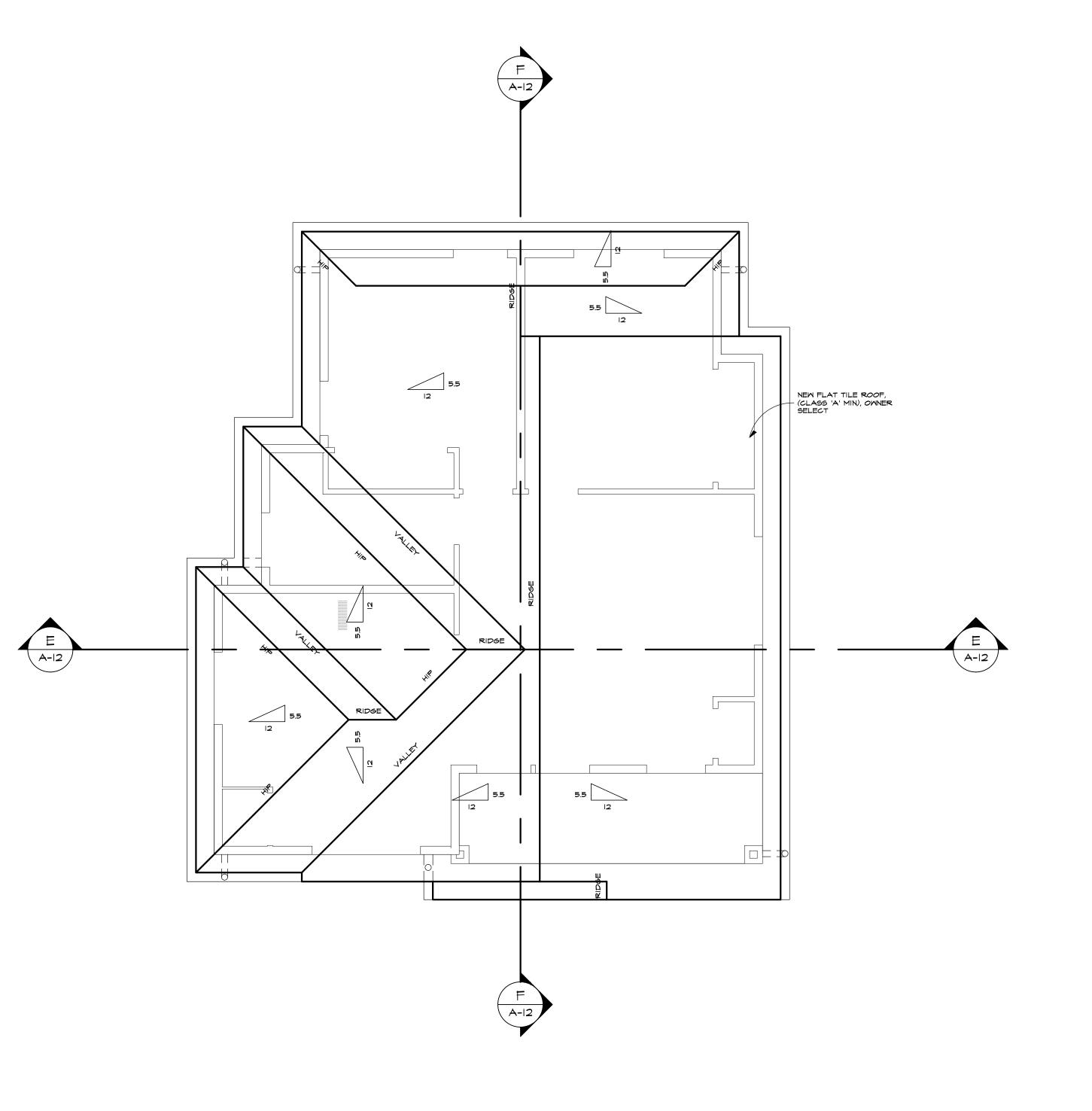
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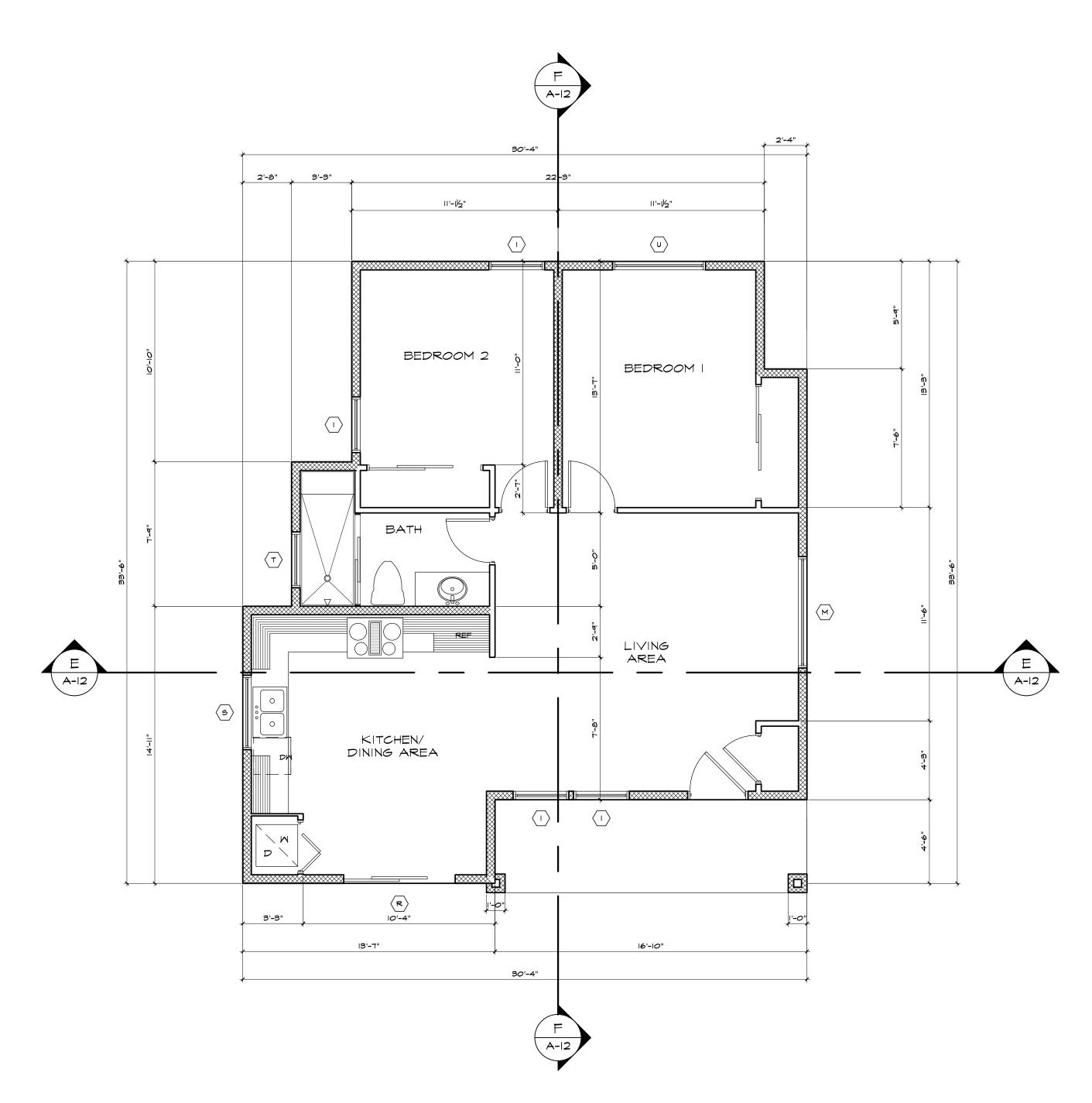
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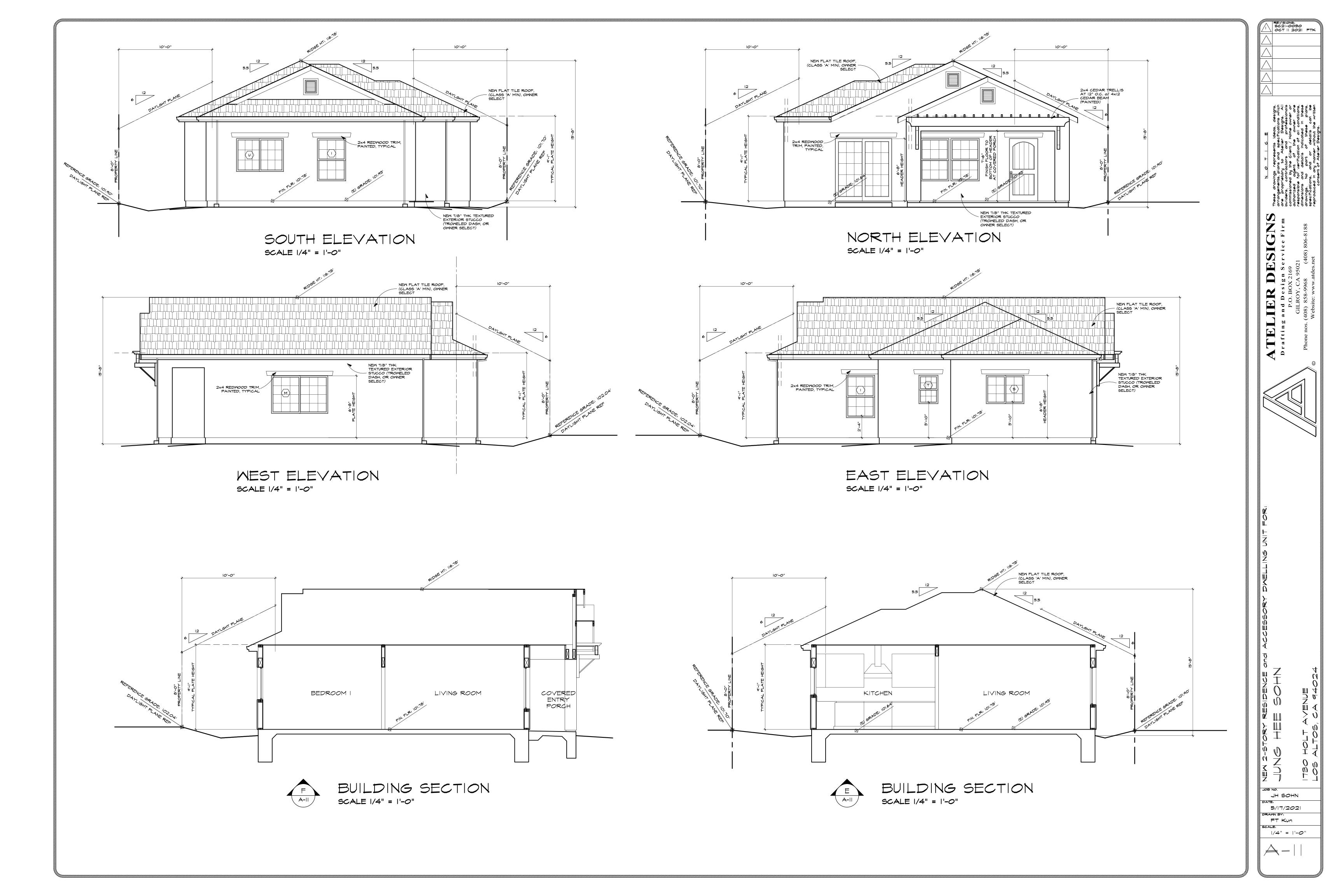
ACCESSORY DWELLING UNIT NEW FLOOR PLAN SCALE 1/4" = 1'-0"

DESIGNS ign Service Firm

JH SOHN 5/17/2021

FT Kun |/4" = |'-0"

A - O



SANITARY SEWER MANHOLE

STREET SIGN

SPOT ELEVATION

FLOW DIRECTION

BENCHMARK

CONTOURS

DEMOLISH/REMOVE

TREE TO BE REMOVED

TREE PROTECTION FENCING

LINEAR FEET

AD	AGGREGATE DASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE BEARING & DISTANCE	MON.	MONUMENT
B & D	PEADING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	ŇÓ.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH	NTS	NOT TO SCALE
	GRADE	O.C.	ON CENTER
CB	CATCH BASIN		OVER
		0/	
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
@	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE		
CPP		PIV	POST INDICATOR VALVE
	(SMOOTH INTERIOR)	PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P	PROPERTY LINE
	OLEANOUT TO ODADE	<u>"L</u>	
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or -TION	PVC	POLYVINYL CHLORIDE
		PVC	
CONC COR		R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
ĒĀ	EACH		
		S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS		
		SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY		
		S.L.D.	SEE LANDSCAPE DRAWNGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR		
		SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
		•	
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED	TOW	TOP OF WALL
	POLYETHYLENE PIPE	TEMP	TEMPORARY
LIADIZ			
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK		
		TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JR	JUNCTION BOX	VEDT	VEDTICAL

VERT

VERTICAL

WATER LINE

WATER METER

WELDED WIRE FABRIC

ABBREVIATIONS

AGGREGATE BASE

JUNCTION BOX

JOINT TRENCH

LENGTH

LANDING

LNDG

JOINT UTILITY POLE

ESTIMATED EARTHWORK QUANTITIES WITHIN BUILDING TOTAL CUBIC **CUBIC YARDS** BUILDING FOOTPRINT YARDS FOOTPRINT 115 **EXPORT** 30

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING. STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

INSPECTIONS REQUIRED

KEY MAP

LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

|| POINT OF CONTACT: PETER CARLINO LEA & BRAZE ENGINEERING, INC. (510)887-4086 pcarlino@leabraze.com

ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD

FOR CONSTRUCTION STAKING **SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA** AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.

aabaya@leabraze.com

* BUILDING PAD NOTE: LEVEL.



SHEET INDEX TITLE SHEET

GRADING & DRAINAGE PLAN C - 2.1UTILITY PLAN C - 3.0GRADING SPECIFICATIONS DETAILS C - 4.0ER-1 **EROSION CONTROL** ER-2 EROSION CONTROL DETAILS BLUEPRINT FOR A CLEAN BAY

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/**1**\ 10-19-21 REVISIONS 2210663 JOB NO: 04-22-21

AS NOTED SCALE: DESIGN BY: RDD/KBC CHECKED BY: JH SHEET NO:

01 OF 08 SHEETS

VICINITY MAP

OWNER'S INFORMATION

1730 HOLT AVENUE LOS ALTOS, CA

APN: 318-23-016

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO: . TOPOGRAPHIC SURVEY BY SMP ENGINEERS, ENTITLED: "TOPOGRAPHIC SURVEY" 1730 HOLT AVENUE LOS ALTOS, USA DATED: 02/01/2017 JOB 221021

2. SITE PLAN BY ATELIER DESIGN ENTITLED: "JUNG HEE SOHN RESIDENCE" 1730 HOLT AVENUE CUPERTINO CA, USA

SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

A SEPARATE PERMIT IS REQUIRED FOR ANY & ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER TO PROVIDE 6" MIN. CLEAR TO GRADE PER U.B.C. SECTION 2317.8, THESE GRADES MAY BE LOWER PROVIDED PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

FLATWORK KEYNOTES (1) TO (7)

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

INSTALL (N) CONCRETE PAVER DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.

(N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0.

(N) CONCRETE PAVER PATIOS/WALKWAYS. SEE DETAIL 3 ON SHEET C-4.0.

(N) GRAVEL AREA AND GRAVEL EDGE ALONG (N) RESIDENCE AND (N) ADU. SEE LANDSCAPE DRAWINGS.

DEMOLITION KEYNOTES (41) TO (43)

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 5 ON SHEET ER-2.

> REFERENCED ASSUMED BENCHMARK
> TOP OF SANITARY SEWER MANHOLE LOCATED AT HOLT AVE. IN FRONT OF PROPERTY. EL: 100.00'

INSPECTIONS REQUIRED

LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING. INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

POINT OF CONTACT: PETER CARLINO LEA & BRAZE ENGINEERING, INC. (510)887-4086 pcarlino@leabraze.com

WORK WITHIN THE CITY ROW NOTES:

ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE DONE FROM PROPERTY LINE TO PROPERTY LINE

PRIOR TO ANY WORK DONE IN THE PUBLIC RIGHT OF WAY, AN ENCROACHMENT PERMIT OR PERMIT TO OPEN STREETS IS REQUIRED.

APPLICANT SHALL REPAIR ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR SIDEWALKS TO CURRENT CITY STANDARD AS DIRECTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE IF DAMAGED DURING CONSTRUCTION.

FOR CONSTRUCTION STAKING **SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA** AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

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GRADINC)RAINAGE

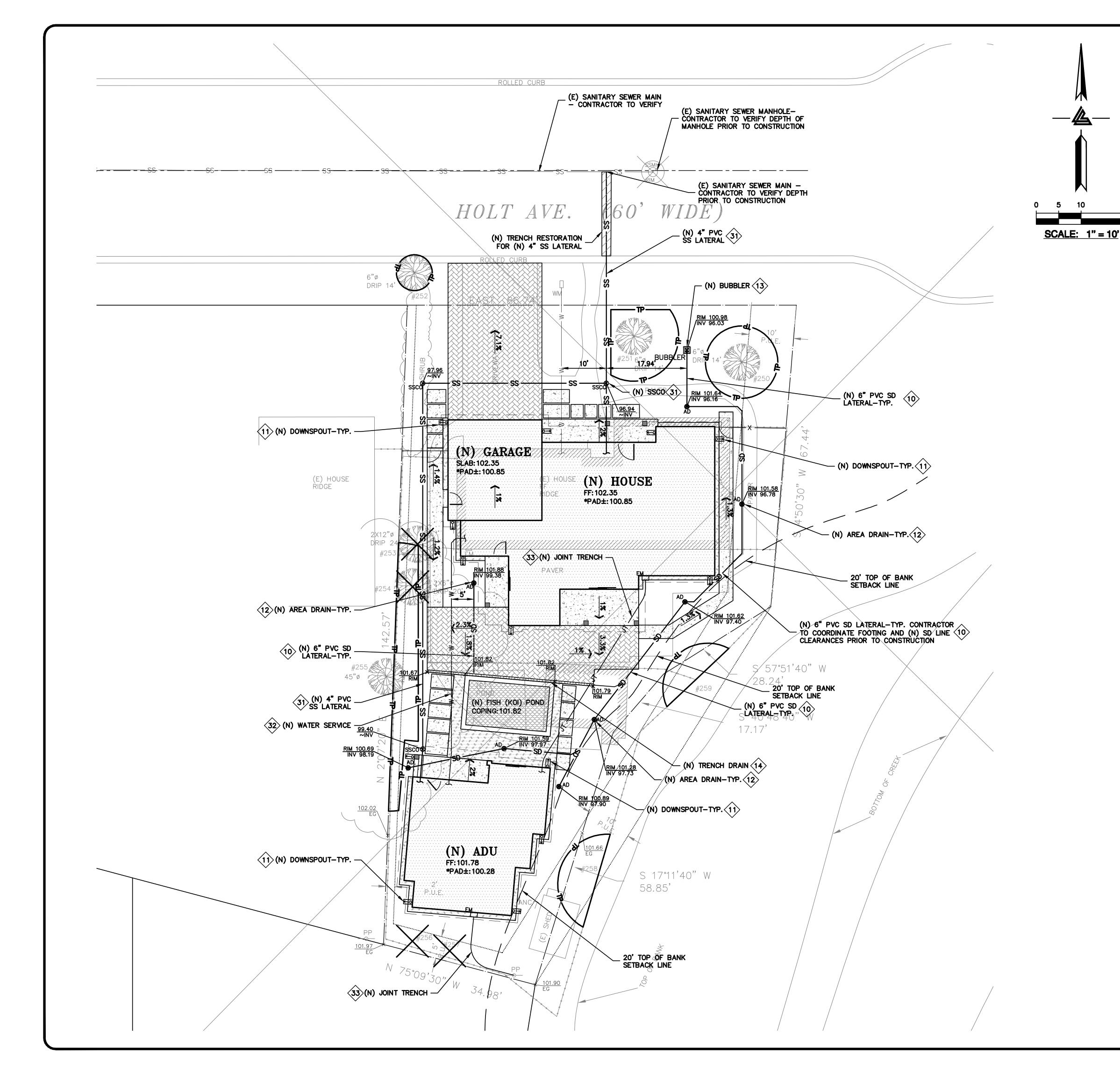
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SHEET NO: C-2.0

02 OF 08 SHEETS

DESIGN BY: RDD/KBC

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STORM DRAIN KEYNOTES (10) TO (15)

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.



- INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN (12) LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 6 ON C-4.0..
- INSTALL (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 7 ON SHEET C-4.0.
- TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.
- CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 8 ON SHEET C-4.0.

UTILITIES KEYNOTES (31) TO (33)

INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

> REFERENCED ASSUMED BENCHMARK TOP OF SANITARY SEWER MANHOLE LOCATED AT HOLT AVE. IN FRONT OF PROPERTY. EL: 100.00'

SEWER INVERT NOTE EXISTING MAIN ELEVATION WAS NOT PROVIDED AND IS ASSUMED TO BE 4' BELOW THE RIM. CONTRACTOR TO VERIFY DEPTH OF MAIN PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF DEPTH IS SHALLOWER THAN 4'.

INSPECTIONS REQUIRED

LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

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WORK WITHIN THE CITY ROW NOTES:

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PRIOR TO ANY WORK DONE IN THE PUBLIC RIGHT OF WAY, AN ENCROACHMENT PERMIT OR PERMIT TO OPEN STREETS IS REQUIRED.

APPLICANT SHALL REPAIR ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR SIDEWALKS TO CURRENT CITY STANDARD AS DIRECTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE IF DAMAGED DURING CONSTRUCTION.

NOTE: FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

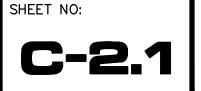
* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



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PLAN CHECK 1 KBC REVISIONS JOB NO: 2210663 DATE: 04-22-21 SCALE: AS NOTED DESIGN BY: RDD/KBC



03 OF 08 SHEETS

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THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

In the event any special sequencing of the work is required by the owner or the CONTRACTOR. THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE. OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION. GRADING. OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS. CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- 3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- 4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- 5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- 6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- 7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT
- PRACTICAL.
- 8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF. 9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- 10) AVOID TRACKING DIRT OR MATERIALS OFF—SITE; CLEAN OFF—SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING. HANDLING. AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON—SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

these specifications and applicable plans pertain to and include all site grading and EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR. TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT; AND THE CITY OF LOS ALTOS.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK

CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
 - (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
 - (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
 - (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION. THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS. STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBI GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION. THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING. SPREADING AND COMPACTING FILL MATERIAL

the materials proposed for use as compacted fill shall be approved by the soils engineer BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT of the fill.

the approved fill materials shall be placed in uniform horizontal layers no thicker than 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. when the moisture content of the fill is below that specified, water shall be added until THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS above that specified, the fill material shall be aerated by blading or other satisfactory METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

CUT OR FILL SLOPES

all constructed slopes, both cut and fill, shall be no steeper than 2 to 1 (horizontal TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS fill existing on the slopes shall be bladed off to create the finished slope embankment. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND then be planted with erosion control slope planting. The soils engineer shall review all CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS Interrupted for any reason the fill operations shall not be resumed until field test PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

DUST CONTROL

the contractor shall take all steps necessary for the alleviation or prevention of any DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. <u>INDEMNITY</u>

THE CONTRACTOR WILL HOLD HARMLESS. INDEMNIFY AND DEFEND THE ENGINEER. THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. <u>SAFETY</u>

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

VEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

TRENCH BACKFILL

either the on—site inorganic soil or approved imported soil may be used as trench BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS and be compacted by Mechanical Means to a minimum of 90% relative compaction. Imported SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% relative compaction. Water jetting associated with compaction using vibratory equipment WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND

EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT—LADEN RUNOFF TO ANY STORM
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT. SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING

SEED, 200 LBS/ACRE (SEE NOTE J, BELOW) FERTILIZER (11-8-4), 500 LBS/ACRE WATER, AS REQUIRED FOR APPLICATION

- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20. EROSION CONTROL AND HIGHWAY PLANTING". OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL. PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL. ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL

> NOTE:
> THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



INC.

ENGINEERING, BRAZE ංජ

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PLAN CHECK 1 **1** 1<u>0−19−21</u> REVISIONS 2210663 JOB NO: DATE: 04 - 22 - 2NO SCALE SCALE:

04 OF 08 SHEETS

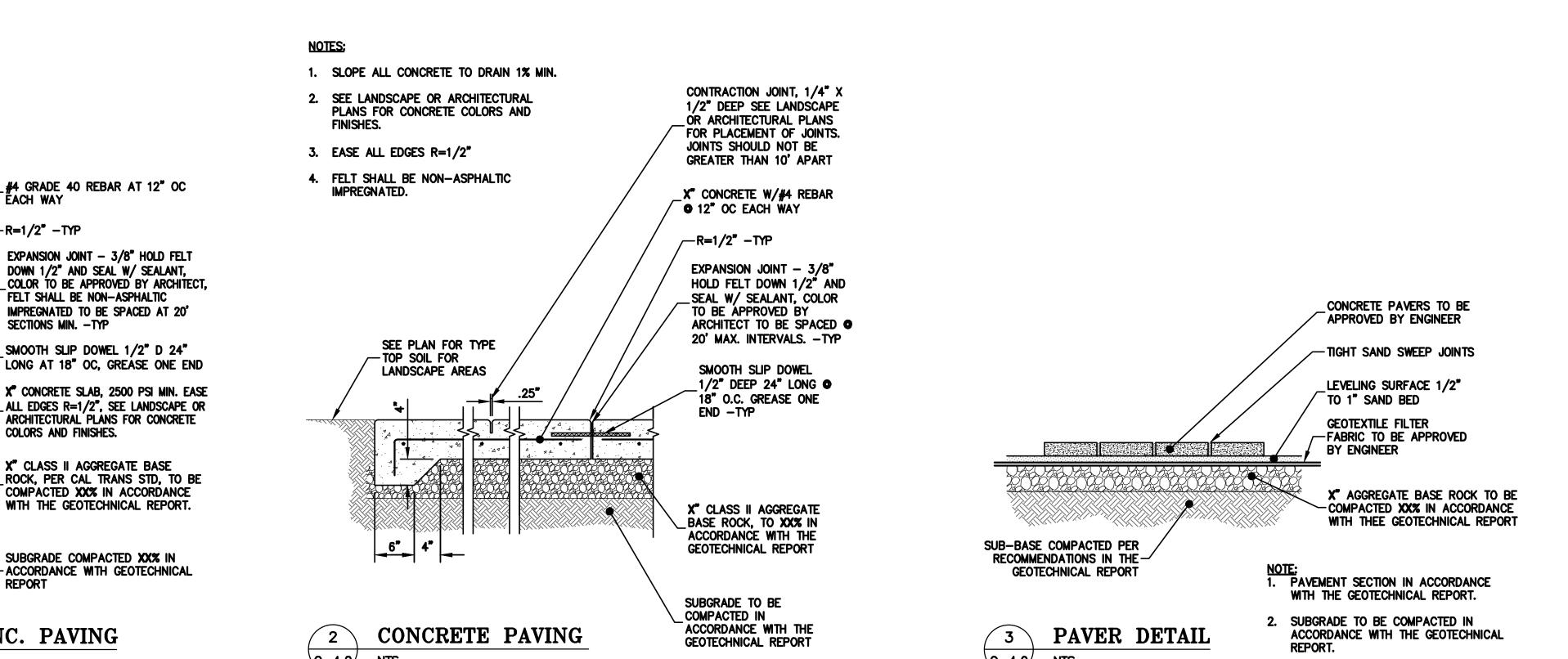
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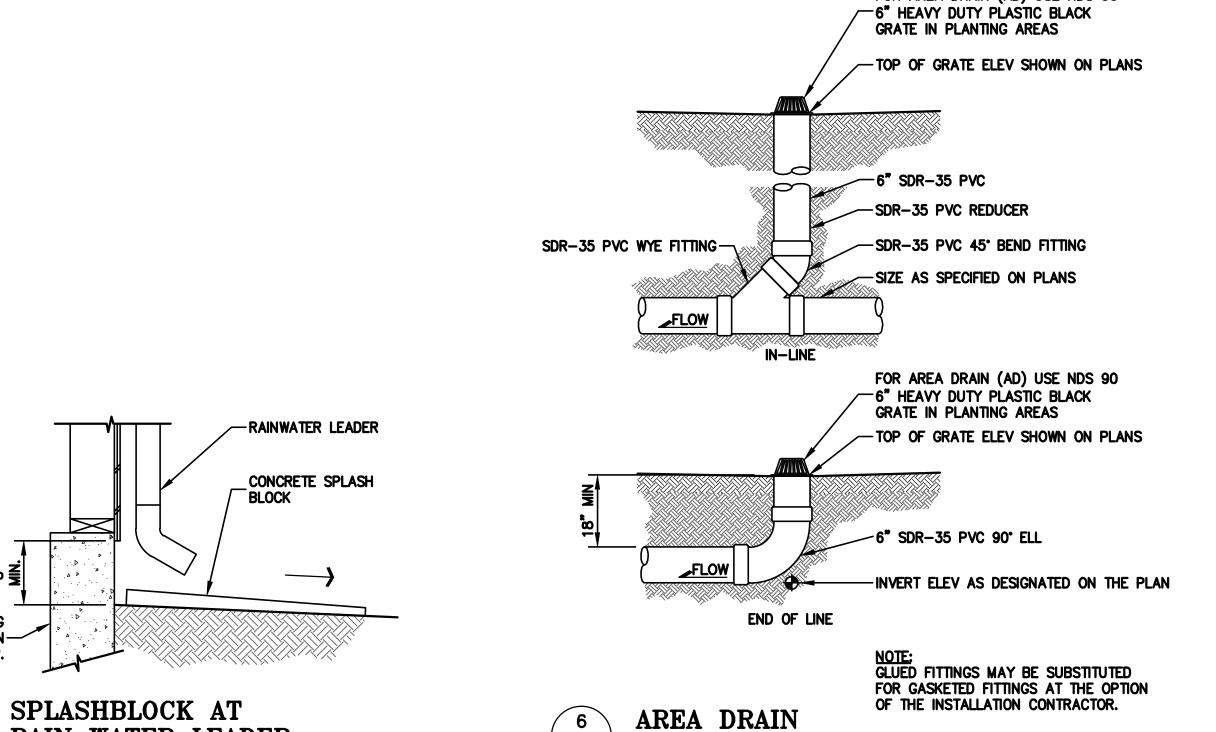
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REVISIONS JOB NO: 2210663 DATE: 04-22-21 SCALE: NTS

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-OPEN GRATE



C-4.0 NTS

#4 GRADE 40 REBAR AT 12" OC

DOWN 1/2" AND SEAL W/ SEALANT,

IMPREGNATED TO BE SPACED AT 20'

SMOOTH SLIP DOWEL 1/2" D 24"

X" CLASS II AGGREGATE BASE

WITH THE GEOTECHNICAL REPORT.

SUBGRADE COMPACTED XX% IN

FELT SHALL BE NON-ASPHALTIC

SECTIONS MIN. -TYP

COLORS AND FINISHES.

DRIVEWAY SLAB OR CONC. PAVING

ËACH WAY

-R=1/2"-TYP

CONTRACTION JOINT, 2 1/2" DEEP

LANDSCAPE OR ARCHITECTURAL

PLACED AT 10' INTERVALS MIN. SEE_

PLANS FOR PLACEMENT OF JOINTS

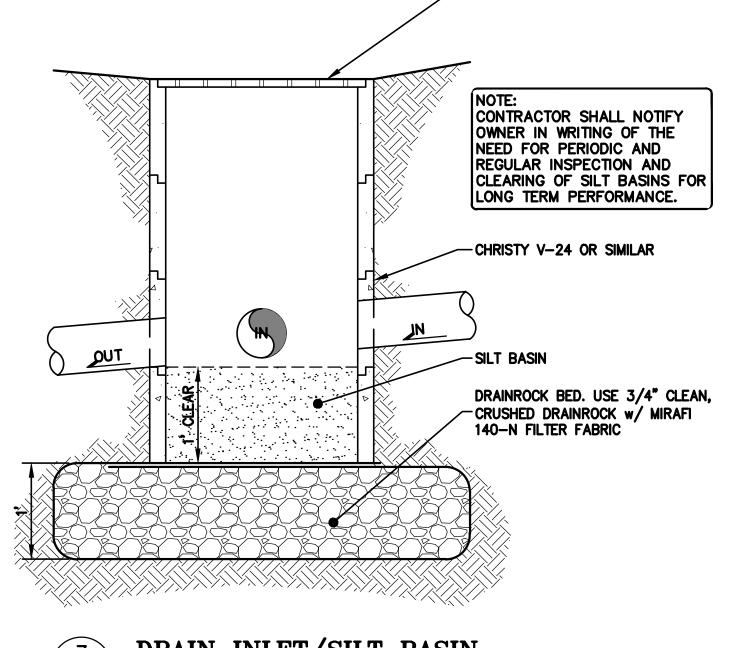
C-4.0

BUILDING FOUNDATION —

C-4.0

NTS

RAIN WATER LEADER



DRAIN INLET/SILT BASIN C-4.0

EARTHEN SWALE DETAIL C-4.0

2:1 MAX

-EXISTING GROUND

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- 1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- 2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT
- 3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- 4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT—LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- 6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- 7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- 8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- 9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- 10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- 12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- 13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- 14. EROSION CONTROL MEASURES SHALL BE ON—SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- 15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- 16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- 17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- 18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- 19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT—OF—WAY.
- 20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT—OF—WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- 21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- 22. STOCKPILED MATERIALS 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 IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- 23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- 24. 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 MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- 25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- 26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

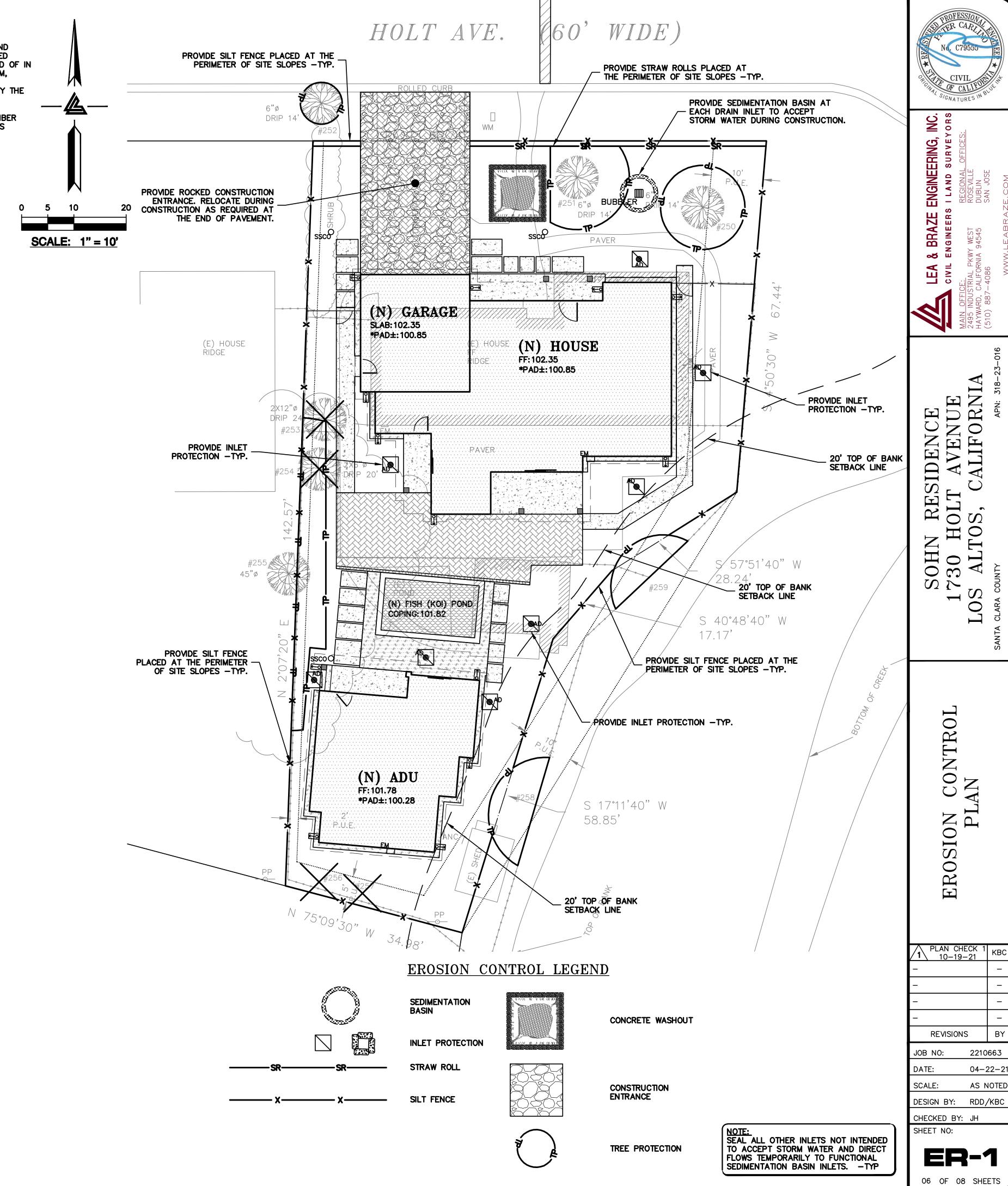
- 1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- 2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- 3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- 4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE—STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- 5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- 6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- 7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- 8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

- 1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- 2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
- D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
- E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- F. RILLS AND GULLIES MUST BE REPAIRED.
- 2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- 3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- 4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- 5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- 6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



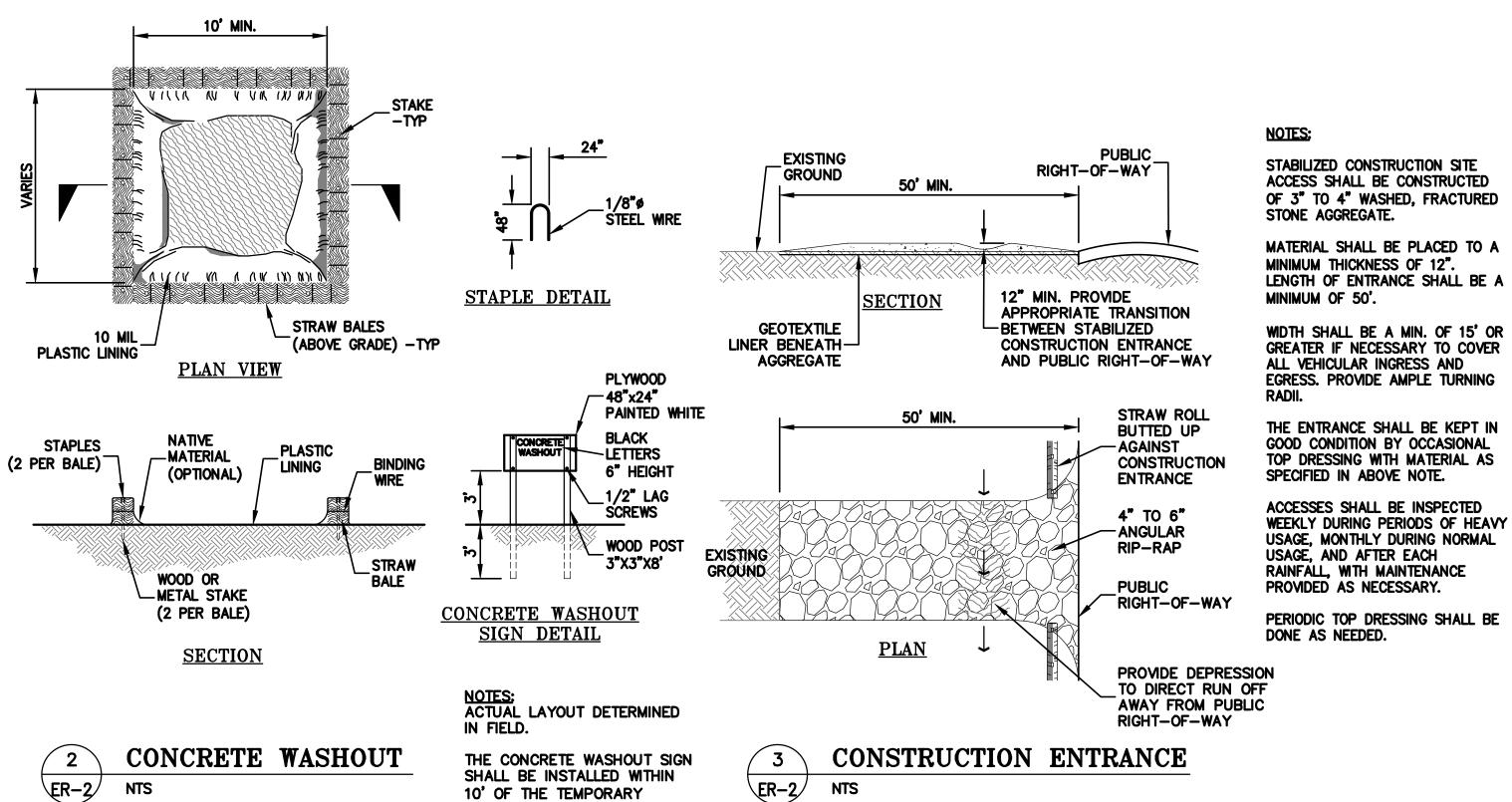
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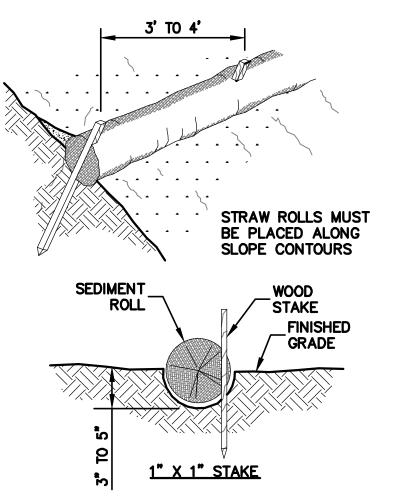
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CHECKED BY: JH SHEET NO:

ER-2

07 OF 08 SHEETS



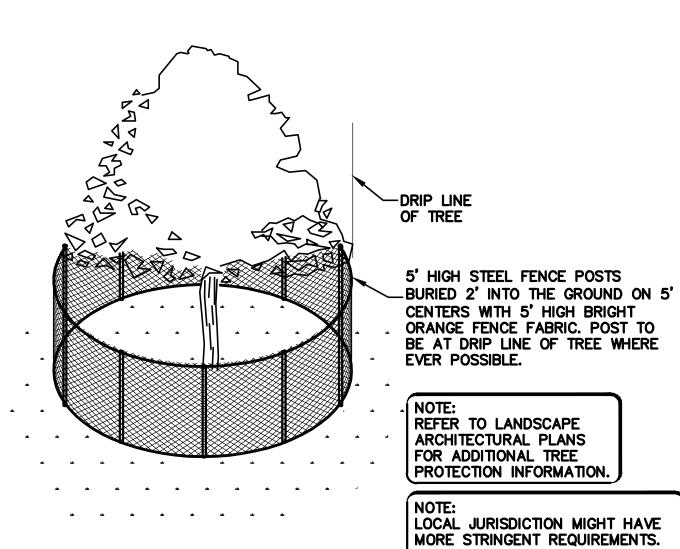


-(E) GRADE

NOTE:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

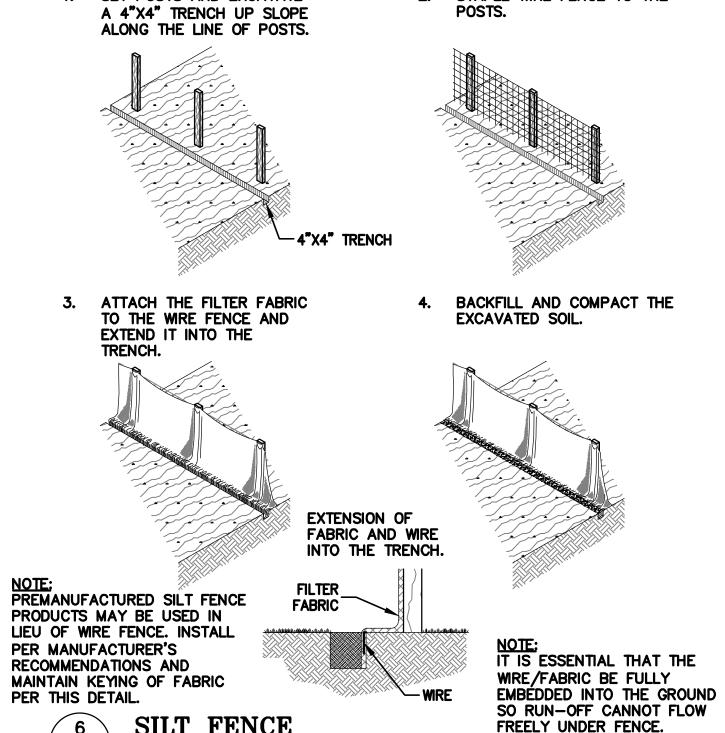
STRAW ROLLS FLAT LOT



CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

CONCRETE WASHOUT FACILITY.

EXISTING TREE PROTECTION DETAIL ER-2



SILT FENCE ER-2

SET POSTS AND EXCAVATE

ER-2

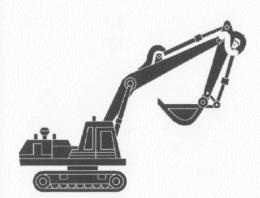
6" COBBLE _ STONE MIN

ER-2

FILTER FABRIC _
TO COVER INLET

INLET PROTECTION

2. STAPLE WIRE FENCE TO THE



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors General contractors
- Home builders Developers

Landscaping,

Construction Industry

Gardening, and

Pool Maintenance

Best Management Practices for the

Best Management Practices for the

Swimming pool/spa service and repair

Landscapers

General contractors

Home builders

Homeowners

Developers

Gardeners

Storm water Pollution from Heavy Equipment on Construction Sites

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

Doing the Job Right

Site Planning and Preventive Vehicle

Inspect frequently for and repair leaks. Perform major maintenance, repair jobs, and vehicle and equipment washing off site where

Maintain all vehicles and heavy equipment.

- ☐ If you must drain and replace motor oil radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Roadwork Clean up spills immediately when they

Paving Best Management Practices for the Construction Industry



Road crews

appropriate local spill response agencies immediately.

up and properly disposing of

☐ Report significant spills to the

contaminated soil.

☐ Never hose down "dirty" pavement or

spilled. Use dry cleanup methods

dispose of absorbent materials.

Sweep up spilled dry materials

absorbent materials, cat litter, and/or

ags) whenever possible and properly

immediately. Never attempt to "wash

them away" with water, or bury them.

☐ Use as little water as possible for dust

control. Ensure water used doesn't

Clean up spills on dirt areas by digging

leave silt or discharge to storm drains.

mpermeable surfaces where fluids have

Spill Cleanup

- If the spill poses a significant hazard to human health and safety, property or
- the environment, you must also report it to the State Office of Emergency

Best Management Practices for the

- Driveway/sidewalk/parking lot construction Seal coat contractors
- · Operators of grading equipment, paving machines, dump trucks, concrete mixers Construction inspectors
- General contractors

Painting and

Application of

Solvents and

Adhesives

 Home builders Developers

Doing The Job Right

General Business Practices

- ☐ Develop and implement erosion/sediment
- control plans for roadway embankments. Schedule excavation and grading work during
- dry weather. ☐ Check for and repair leaking equipment. Perform major equipment repairs at designated
- areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites
- ☐ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- parts or clean equipment. Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

☐ Do not use diesel oil to lubricate equipment

During Construction

Avoid paving and seal coating in wet weather or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.

Cover and seal catch basins and manholes

when applying seal coat, slurry seal, fog seal

or similar materials. Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap

and filter runoff. Storm Drain Pollution

from Roadwork

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

Never wash excess material from exposed- aggregate concrete or similar reatments into a street or storm drain. Collect and recycle, or dispose to dirt

- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and
- prevent runoff with temporary roofs or plastic sheets and berms. Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to
- catch drips when not in use. Clean up all spills and leaks using "drv" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil
- dispose of excess abrasive gravel or Avoid over-application by water trucks

Collect and recycle or appropriately

Asphalt/Concrete Removal

for dust control.

- Avoid creating excess dust when breaking asphalt or concrete. After breaking up old pavement, be sure
- to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff. ☐ When making saw cuts, use as little water as possible. Shovel or vacuum

saw-cut slurry and remove from the site

sweeper or vacuum truck. Do not dump

vacuumed liquor in storm drains.

☐ Never clean brushes or rinse paint

drain, French drain, or stream.

☐ For water-based paints, paint out

containers into a street, gutter, storm

brushes to the extent possible, and rinse

sewer. Never pour paint down a storm

into a drain that goes to the sanitary

☐ For oil-based paints, paint out brushes to

the extent possible and clean with thinner

or solvent in a proper container. Filter and

reuse thinners and solvents. Dispose of

excess liquids and residue as hazardous

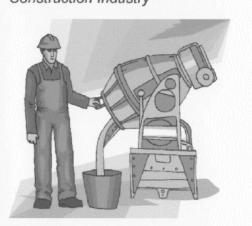
Painting Cleanup

Cover or protect storm drain inlets

during saw-cutting. Sweep up, and properly dispose of, all residues. Sweep, never hose down streets to clean up tracked dirt. Use a street

Fresh Concrete and Mortar **Application**

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews Patio construction workers
- Construction inspectors
- General contractors
- Home builders Developers
- Concrete delivery/pumping workers

Doing The Job Right

settled, hardened concrete as garbage

General Business Practices

- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area Let water percolate through soil and dispose of
- Whenever possible, recycle washout by he street or storm drain. pumping back into mixers for reuse. Wash out chutes onto dirt areas at site that do
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers

Storm Drain Pollution from Fresh **Concrete and Mortar Applications**

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

Los Altos Municipal Code Requirements

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or

Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in

such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A

"threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm

make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural

resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be

permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

During Construction

Don't mix up more fresh concrete or cement than you will use in a two-hour

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

It's Up to Us

transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil. antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550 Santa Clara County Environmental Health

Local Pollution Control

County of Santa Clara Pollution Prevention Program:

County of Santa Clara Integrated Waste processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically Management Program: (408) 441-1198

(408) 299-TIPS

Santa Clara County

Santa Clara Valley Water District Pollution 1-888-510-5151

Control Plant: (650) 329-2598 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752 Engineering Department: (650) 947-2780

General And Site Supervision

Best Management Practices For Construction



General contractors

- Site supervisors
- Inspectors Home builders Developers

Storm Drain Pollution from Construction Activities

water pollution. Materials and wastes that blow of wash into a storm drain, gutter, or street have a irect impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for my environmental damage caused by your ubcontractors or employees.

- **Doing The Right Job General Business Practices** Protect stockpiles and landscaping materials from wind and rain by storing them under tarps
- or secured plastic sheeting. Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage
- Schedule grading and excavation projects Use temporary check dams or ditches to divert
- runoff away from storm drains. Protect storm drains with sandbags or other
- Re-vegetation is an excellent form of erosion control for any site Landscaping/Garden Maintenance Use pesticides sparingly, according to instructions on the label. Rinse empty
- containers, and use rinse water as product Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste. Collect lawn and garden clippings, pruning
- waste, and tree trimmings. Chip if necessary In communities with curbside pick-up of vard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for

commercial propertie Storm Drain Pollution From Landscaping and

Swimming Pool Maintenance Many landscaping activities expose soils and ncrease the likelihood that earth and garden chemicals will run off into the storm drains during rrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These

Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or or dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on

☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

- Draining Pools Or Spas When it's time to drain a pool, spa, or fountain please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout. If possible, when emptying a pool or spa,
 - then recycle/reuse water by draining it gradually onto a landscaped area. Do not use copper-based algaecides. Control algae with chlorine or other

alternatives, such as sodium bromide.

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

instructions on discharging filter backwash

or rinse water to the sanitary sewer.

- If there is no suitable dirt area, call your local wastewater treatment plant for

Construction Industry

Best Management Practices for the

- Homeowners Painters
- Paperhangers Plasterers Graphic artists Dry wall crews
- Home builders

Developers

Best Management Practices for the

- Floor covering installers General contractors

into storm drains and watercourses.

Doing The Job Right

- Handling Paint Products Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of a a hazardous waste collection facility (contact your local stormwater program listed on the
- back of this brochure). When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as ☐ Wash water from painted buildings constructed
- building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory. If there is loose paint on the building, or if the paint tests positive for lead, block storm drains determine whether you may discharge water to

for disposal as hazardous waste.

Storm Drain Pollution from

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

Paint chips and dust from non-hazardous before 1978 can contain high amounts of lead dry stripping and sand blasting may be even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978

Paint Removal

swept up or collected in plastic drop cloths and disposed of as trash. Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes Lead based paint removal requires a state-certified contractor.

exteriors with high-pressure water, block the sanitary sewer, or if you must send it offsite storm drains. Direct wash water onto a dir area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum building cleaning water and dispose to the sanitary sewer. Sampling of the water may

treatment authority in making its decision. Recycle/Reuse Leftover Paints Whenever Possible ☐ Recycle or donate excess water-based

be required to assist the wastewater

(latex) paint, or return to supplier. Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste. Unopened cans of paint may be able to be returned to the paint vendor. Check with

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

threatened discharges unless they are actively being cleaned up.

- available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is
- necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer. C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storn drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

Remember: The property owner and the contractor share ultimate

responsibility for the activities that occur on a construction site.

You may be held responsible for any environmental damage

No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

Agencies

San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial

County of Santa Clara District Attorney

Recycling Hotline: 1-800-533-8414

(408) 265-2600

Francisco Bay Region: (510) 622-2300 Palo Alto Regional Water Quality

Construction

- Best Management Practices for the
- Construction sites are common sources of storm

chemicals are toxic to aquatic life.

Doing The Job Right

discharge to storm drains.

- Maintain equipment properly. Cover materials when they are not in use. Keep materials away from streets, storm drains and drainage channels
- Advance Planning To Prevent Pollution ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion. plant temporary vegetation or place other Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.

☐ Control the amount of runoff crossing your site

(especially during excavation!) by using berms

or temporary or permanent drainage ditches to

- divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate. Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own
- Good Housekeeping Practices Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets bermed if necessary. Make major repairs of Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed

piles of soil or construction materials with plastic

sweep and remove materials from surfaces that

sheeting or temporary roofs. Before it rains,

drain to storm drains, creeks, or channels.

Place trashcans and recycling receptacles

Keep pollutants off exposed surfaces.

around the site to minimize litter.

- Clean up leaks, drips and other spills immediately so they do not contaminate ☐ Keep an orderly site and ensure good soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods housekeeping practices are used. whenever possible. If you must use water,
- roofs or cover with tarps or plastic sheeting Ensure dust control water doesn't leave site or secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site. Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle
- maintenance materials such as used oil. antifreeze, batteries, and tires. Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, ehicle fluids, broken asphalt and concrete wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the

street or near a creek or stream bed.

In addition to local building permits, you

will need to obtain coverage under the

Storm water Permit if your construction

site disturbs one acre or more. Obtain

nformation from the Regional Water

Quality Control Board.

State's General Construction Activity

Earth-Moving use just enough to keep the dust down. Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under

Dewatering **Activities**

Construction Industry



Best Management Practices for the

 Bulldozer, back hoe, and grading machine Dump truck drivers Site supervisors

General contractors

Home builders

Developers

Best Management Practices for the



Doing The Job Right

- **General Business Practices** Schedule excavation and grading work during Perform major equipment repairs away from the
 - ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.

Do not use diesel oil to lubricate equipment

parts, or clean equipment.

Practices During Construction Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's

Erosion and Sediment Control Field Manual for proper erosion and sediment control Storm Drain Pollution from Earth-Moving Activities and Dewatering

oil excavation and grading operations loosen large amounts of soil that can flow or blow into story drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in

the Santa Clara Valley. Depending on soil types and

site history, groundwater pumped from construction

sites may be contaminated with toxics (such as oil or

solvents) or laden with sediments. Any of these

pollutants can harm wildlife in creeks or the Bay, o

interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a

dewatering site into any water of the state

without treatment is prohibited.

secured tarps or plastic sheeting. **Dewatering Operations**

- 1. Check for Toxic Pollutants ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- allowed to discharge pumped groundwate to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment
- less than 20 gallons per minute, you may pump water to the street or storm drain. If the pumping time is more than 24 hours for guidance.

for filtering include:

to discharge.

Pumping through a perforated pipe sunk part way into a small pit filled with gravel; Pumping from a bucket placed below water level using a submersible pump Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction

Cover stockpiles and excavated soil with

the vendor regarding its "buy-back" policy.

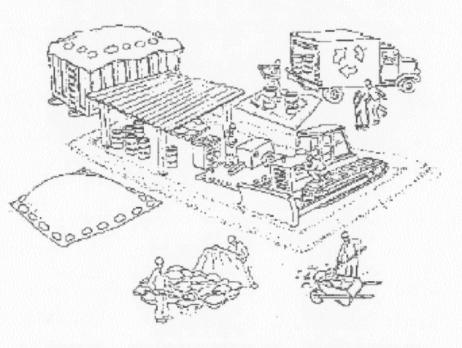
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested. ☐ If contamination is suspected, have the water tested by a certified laboratory. Depending on the test results, you may be
- . Check for Sediment Levels If the water is clear, the pumping time is less than 24 hours, and the flow rate is
- and the flow rate greater than 20 gpm, call your local wastewater treatment plan If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior

Blueprint for a Clean Bay

caused by your subcontractors or employees. **Best Management Practices for the**



Santa Clara **Urban Runoff Pollution Prevention Program**



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

Preventing Pollution:

In the Santa Clara Valley, storm drains

Services: (408) 299-6930

(408) 441-1195

Environmental Crimes Hotline:

Santa Clara Valley Water District:

Regional Water Quality Control Board San

CHECKED BY: JH SHEET NO:

DESIGN BY: RDD/KBC

ENGINEERING, BRAZE LEA

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PLAN CHECK 1 10-19-21 REVISIONS 2210663 JOB NO: DATE: 04-22-2

AS NOTED

SCALE:



PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QTY		SIZE	COMMENTS	Community/water use
TREES				In a			Ψ
T-Ap	Acer palmatum 'Bloodgood'	Red Japanese Maple	2		15 gal.		Medium Water
T-Cc	Cercis canadensis 'forest Pansy'	Forest Pansy Eastern Redbud	3	0 5	15 gal.	Multi Trunk	Native/Low water
		• n			G.		D
SHRUBS	AND PERENNIALS 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	b b b c c c c c c c c c c c c c c c c c					
Aa °	Agave attenuata o o o o o	Fox Tail Agave	7		1 gal.		Low water
As	Arctostaphylos Pacific Mist	Pacific Mist Manzanita	3	b	5 gal.		Native/Low water
Ct	Carex divulsa 2 2 2	Berkeley Sedge	. 18-	. 7	1 gal.	[b]	Native/Low water
Ср	Cistus purpureus	Orchid Rockrose	5_		5 gal.	0	Low water
F	Festuca glauca 'Siskyou Blue'	Siskiyou Blue Fescue	26	9-	1 gal.		Low water
Gs	Galvezia speciosa Firecracker	Island Snapdragon	2	0	1 gal.	[]	Native/Low water
6 (4.		_o 15 gal.	Screen Shrub - 8' O.C., 6' min. height at	a D
На	Heteromeles arbutifolia	Toyon °				planting	Native/Low water
ld	Iris douglasiana (Purple)	Douglas Iris	5		1 gal.		Native/Low water
lc	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	8		1 gal.		Native/Low water
La	Lavandula angustifolia	English Lavender	3		5 gal.		Low water
Мс	Morella cerifera	Wax Myrtle	8		15 gal.	6' min. height at	Native/Low water
(p			1 m	0	, p	Screen Shrub - 8' O.C.,	
			1		15 gal.	6' min. height at	
Pt	Pittosporum tenuifolium	Blackstem Pittosporum			G	planting	Moderate water
0001111	NO. 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		-				3
GROUNE	DCOVER A SOUTH						
G-Se	Senecio Mandraliscae	Blue Senecio/Chalk Sticks	1		Flat	3' o.c.	Low water

NEW PRIVACY SCREENING - EVERGREEN (NON-DECIDUOUS) TREES AND SHRUBS

8	HENT I KIVACT SC	KEENING - EVEKOKEEN	MON-DECIDOCOS) TREES	AND SHINODS		n a	D prince of the second		-
0	PLÂNT SYMBOL	Species 5	Common Name		Anticipated Spread at maturity	Average rate of growth	Planting Distance - Maximum at plating	Planting height Minimum at plating	R 0
	Ha	Heteromeles arbutifolia	Toyon	15-25 / 6 0 0	10-15	2-3 feet of growth per year	8	6'	9
Ø ·	MC	Myrica californica	Wax Myrtle	15-25	10-15'	3 -5 feet of growth per year	8	6	
	Pt.	Pittosporum tenuifolium	Blackstem Pittosporum	25'-40'	12'-20	2-3 feet of growth per year	8.	6	۵

REFER TO L-1 SHEET FOR SPECIFIC PLANT SYMBOL

PLANNING SUBMITTA COLOR RENDERING OF LANDSCAPE PLAN

✓ Planning

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AS REQUESTED BY Design Review Commission

