

Location of Proposed Project




City of Campbell
 70 North First Street
 Campbell, CA 95008 –1423

Project Image



Courtesy Notice

Dear Campbell Resident,

October 25, 2023

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

Project Address: 1440 Westmont Avenue

Zoning | Area Plan: R-1-9 | STANP

Neighborhood Association(s): N/A

Council District: 5

File No: PLN-2023-172

APN: 403-14-072

Applicant: Kathleen Williams Architect

Property Owner: LaurenJean Rice

Application Type: Site and Architectural Review Permit & Tree Removal Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow a new approximately 4,240 square foot two-story residence and the removal of one (1) coast live oak tree.

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

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



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

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

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



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summary

project address 1440 Westmont Avenue
Campbell, CA 95030

apn 403 14 072

owner LaurenJean Rice
Doug Rice
58 Alpine Avenue
Los Gatos, CA 95030
408-772-8200
laurenjean.rice@gmail.com

project architect Kathleen Williams, Architect
p.o. box GE
Los Gatos, CA 95031
408-354-5097
kathy.w@mac.com

project landscape architect SSA Landscape Architects
303 Potrero Street
Santa Cruz, CA 95060
831-459-0455
felix_al@hotmail.com

project structural engineer Robert Steuer, PE
1133 Fairview Avenue
San Jose, CA 95125
408-981-5844
rwsteuer@aol.com

zoning R 1-9 / san tomas area neighborhood

gross lot area 15,435 sq. ft.

driveway/ access 2454 sq. ft.

net lot area 12,981 sq. ft.

parking 2 covered spaces

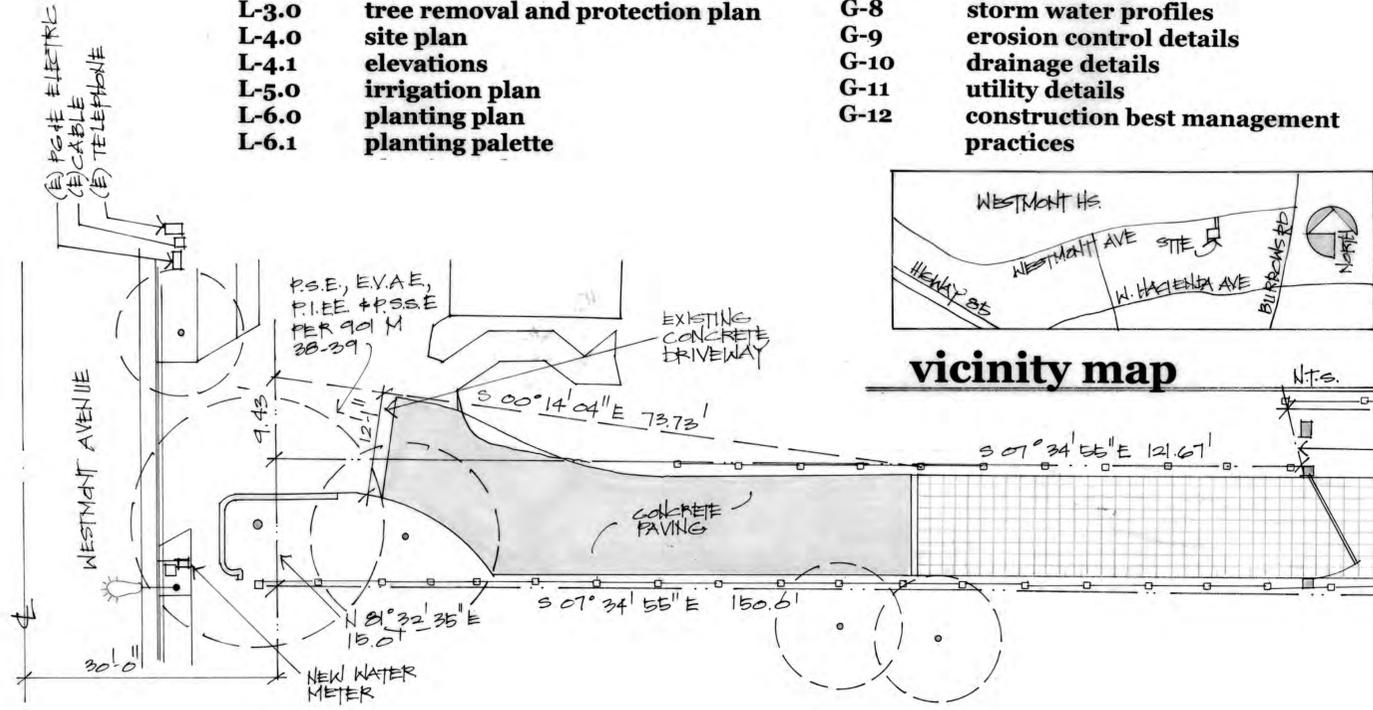
fire sprinklers required

demolition no existing buildings on property

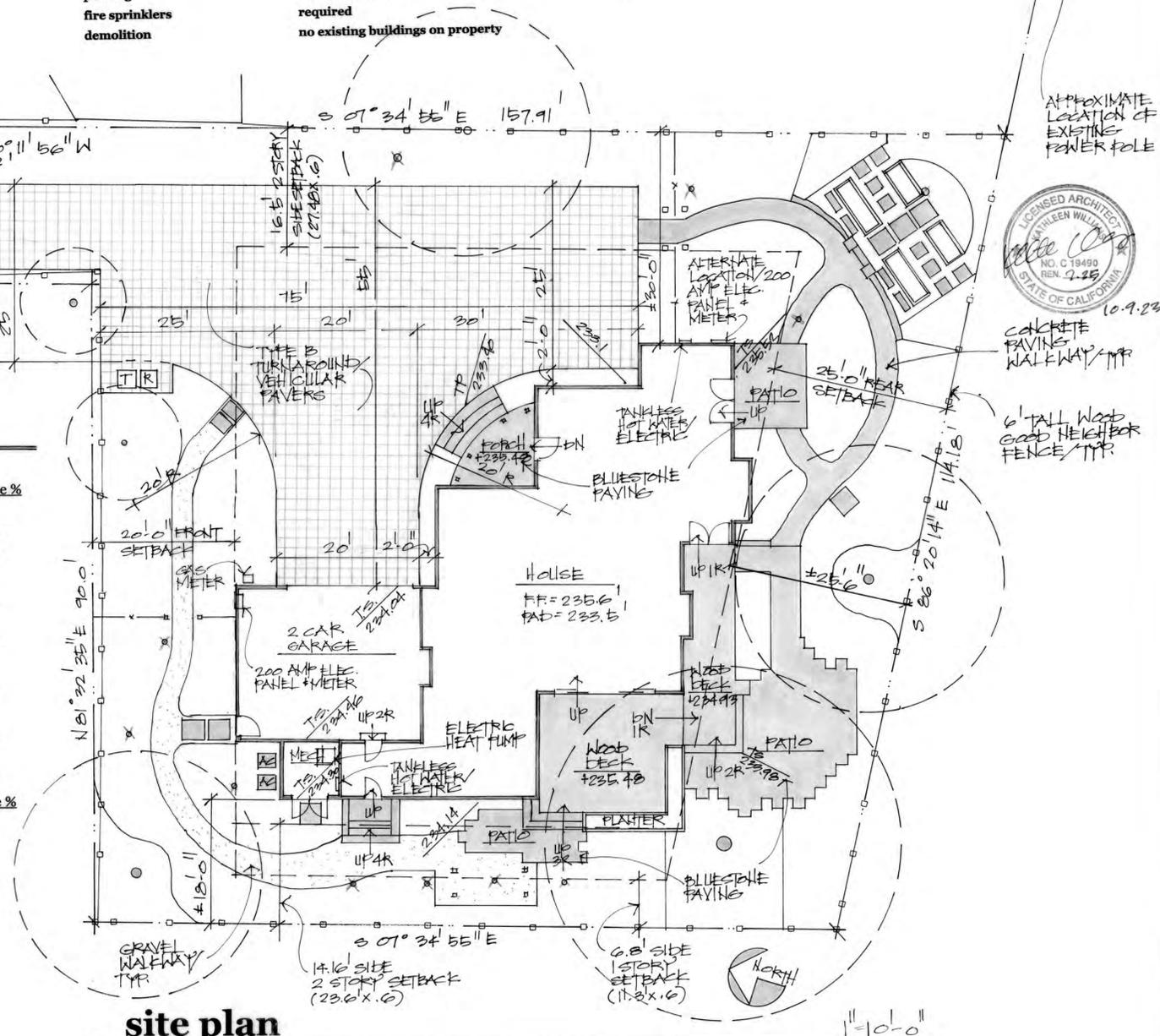
allowable FAR	45%	-45 x 12,981 = 5841.5 sq. ft.
allowable building lot coverage	35%	-35 x 12,981 = 4543.4 sq. ft.
proposed floor area		
main level		
living	1947.6 sq. ft.	
garage and mech.	645.9 sq. ft.	
front porch	89.0 sq. ft.	
total	2682.5 sq. ft.	
upper level		
living	1556.7 sq. ft.	
total	4239.2 sq. ft.	(32.7%) < 5841.5 sq. ft.
total living area	3504.3 sq. ft.	
proposed building lot coverage	2682.5 sq. ft.	(20.7%) < 4543.4 sq. ft.
maximum allowable building height	28 feet	
proposed building height	27.48 feet	

scope of work

New 4239.2 sq. ft. residence with 2 car garage, 5 bedrooms, and 3 1/2 bathroom. There are no existing structures or utilities on the property.



vicinity map



site plan

santa clara county fire district standards

- codes**
This project shall comply with the California Fire (CFC) and Building (CBC) Code, 2022 edition, as adopted by the City of Campbell Municipal Code (CMC) and the California Code of Regulations (CCR).
- fire sprinklers**
An automatic residential fire sprinkler system shall be installed. The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modifications or upgrade of the existing water system is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by CBLMC.
- address identification**
New buildings shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1
- water supply requirements**
Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site if such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by applicants(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
- construction site fire safety**
All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
- gate**
The installation of gates or other barricades across required fire department access roads or driveways shall comply with Standard G-1. Roadways, driveways and secondary access shall not be closed without first obtaining approval from the Fire Department. Detailed plans showing the location and method of the closure are required. No gate may be installed across a required fire department access road or driveway without approval from the Fire Department. A detailed plan shall be submitted for review and approval prior to installation.

site surface coverage

gross site area/ 15,435 sq. ft.			net site area/ 12,981 sq. ft.		
impervious area	sq. ft.	coverage %	impervious area	sq. ft.	coverage %
roof	3005	19.5	roof	3005	23.1
driveway/ pavers	3631	23.5	driveway/ pavers	2736	21.1
driveway/ concrete	795	5.2	driveway/ concrete	0	0
concrete slabs	804	5.2	concrete slabs	804	6.2
under deck concrete slab	509	3.3	under deck concrete slab	509	3.9
gravel walks	806	5.2	gravel walks	806	6.2
subtotal	9550	61.9	subtotal	7860	60.5
pervious area	sq. ft.	coverage %	pervious area	sq. ft.	coverage %
landscape	5885	38.1	landscape	5121	39.5
total	15,435	100%	total	12,981	100%

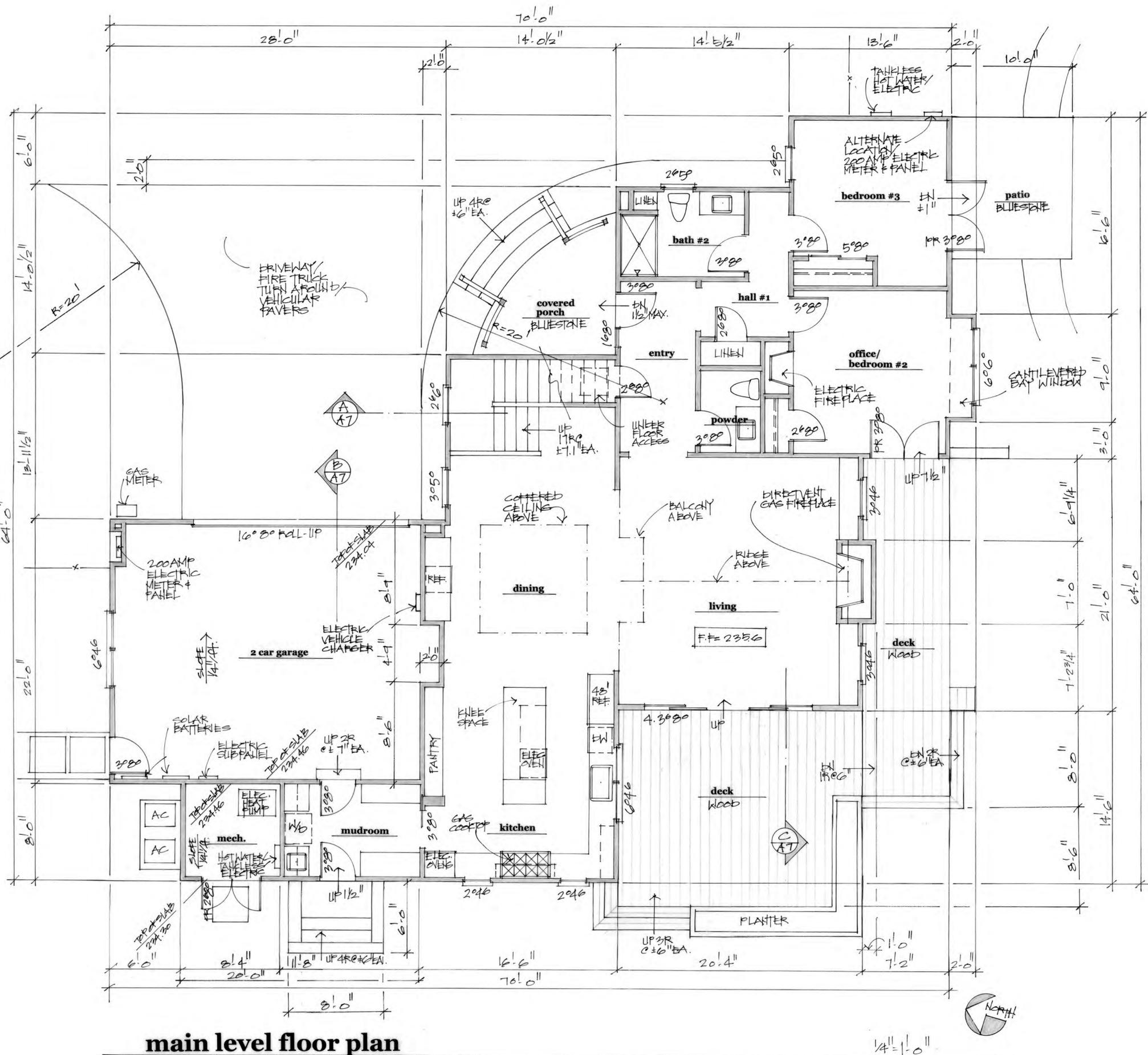
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kathleen williams architect
p.o. box ge los gatos, ca 95031
408 354 5097

new residence
1440 westmont avenue
campbell, ca

ROBERT W. STEUER - CIVIL ENGINEER
R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA
(408) 981-5844

10.8.23
A-1



main level floor plan



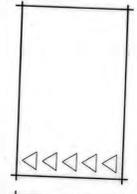
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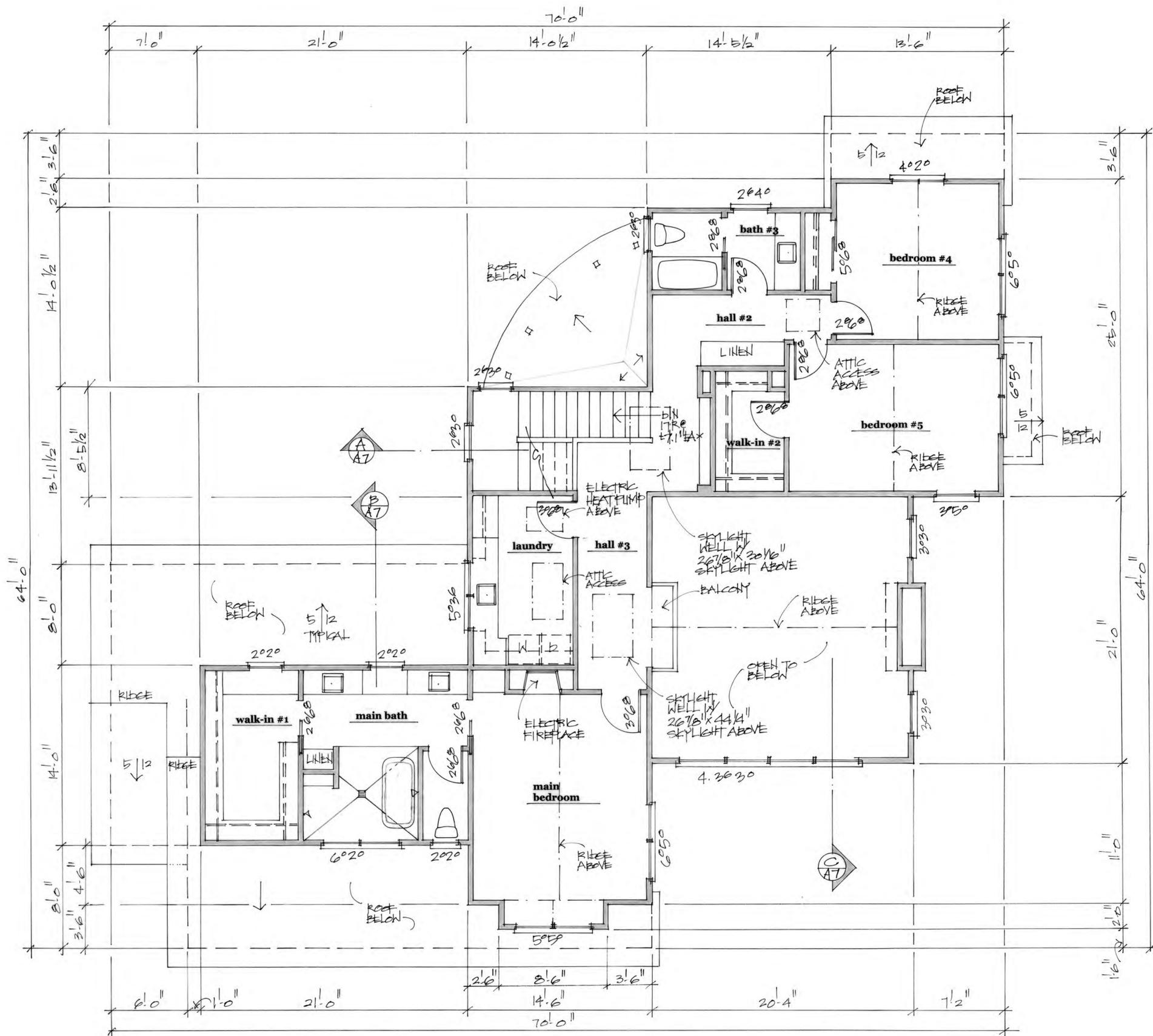
kathleen williams architect
p.o. box ge
los gatos, ca
95031
408 354 5097

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1440 westmont avenue
campbell, ca

ROBERT W. STEUER - CIVIL ENGINEER
R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA
(408) 981-5844



10.8.23
A-2

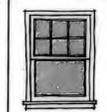


upper level floor plan

1/4" = 1'-0"



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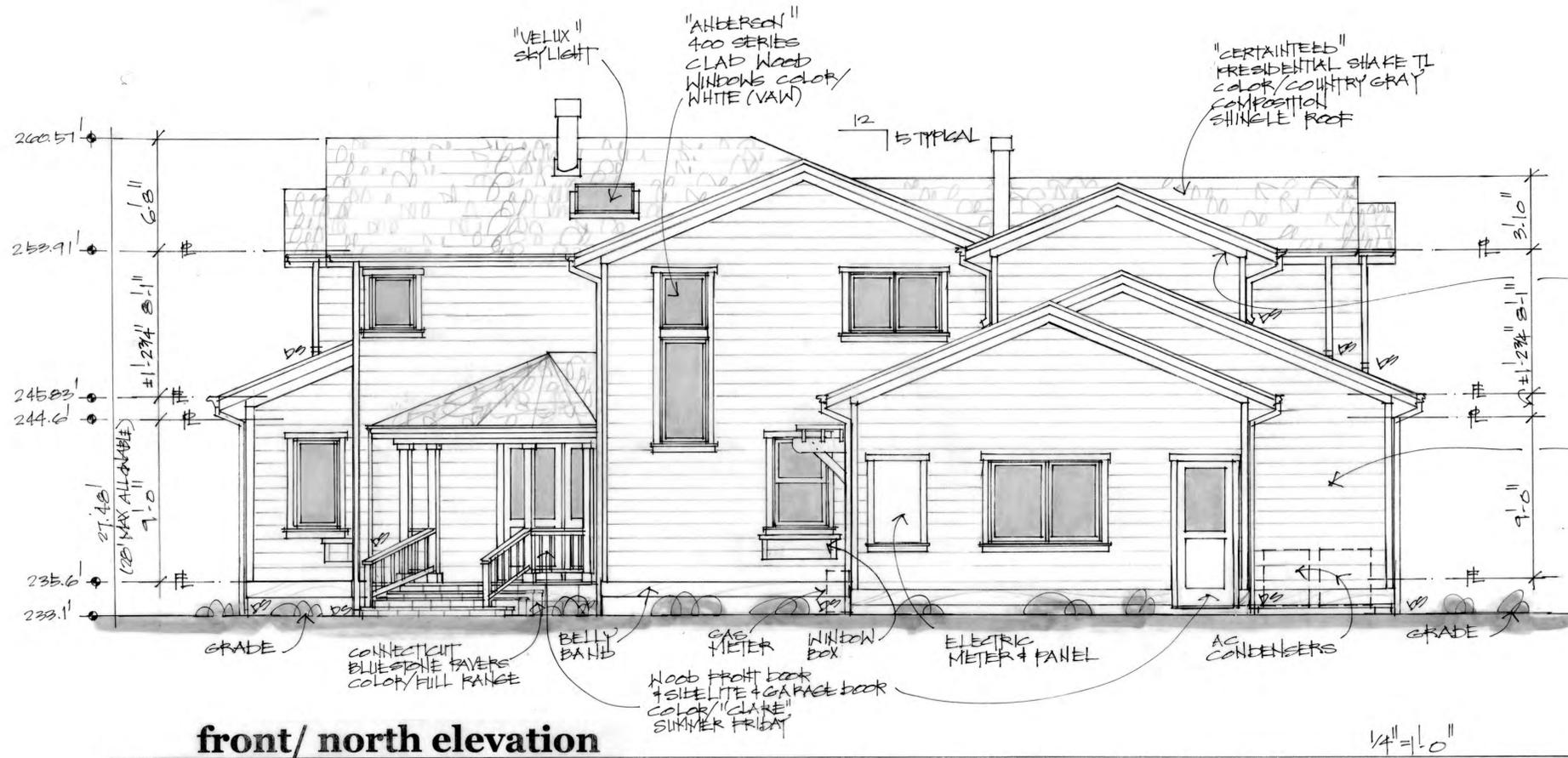
kathleen williams architect
 p.o. box ge
 los gatos, ca
 95031
 408 354 5097

new residence
1440 westmont avenue
campbell, ca

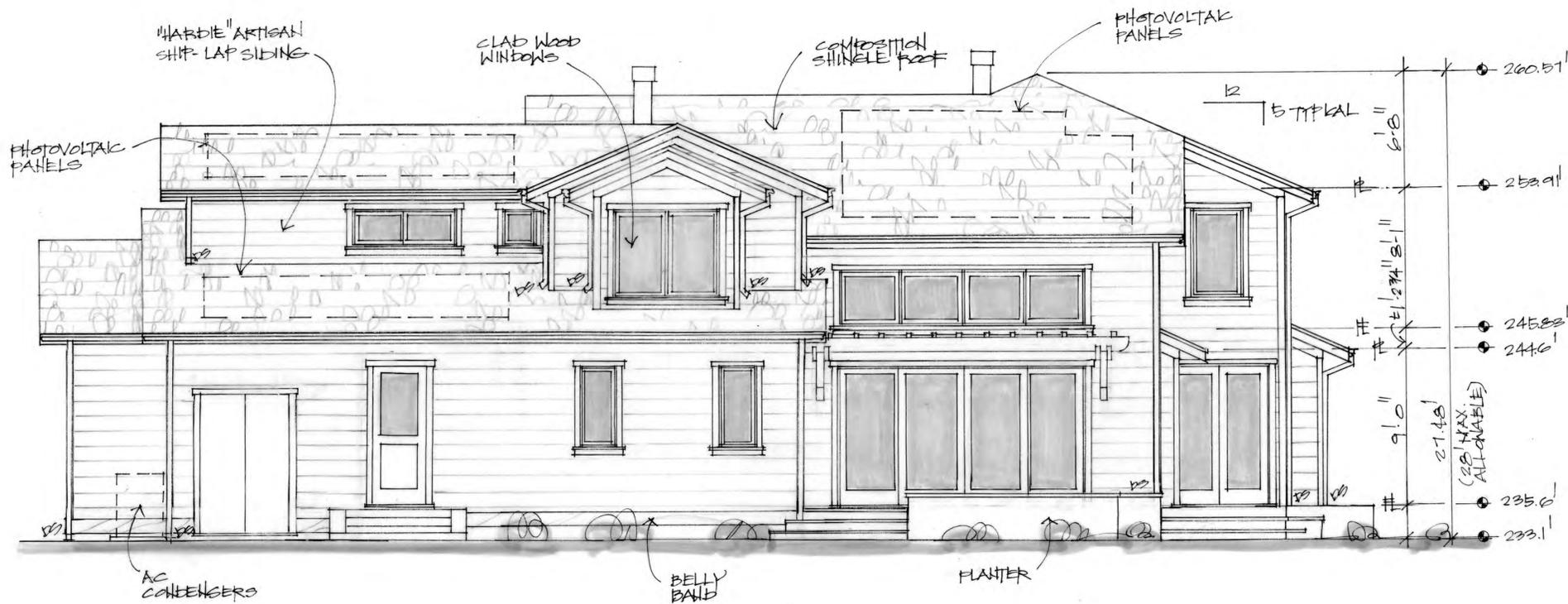
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 R.C.E. 37251
 1133 FAIRVIEW AVENUE
 SAN JOSE, CALIFORNIA
 (408) 981-5844



10.8.23
A-3



front/ north elevation



side/ west elevation

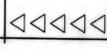


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 kathleen
 williams
 architect
 p.o. box ge
 los gatos, ca
 95031
 408 354 5097

new residence
 1440 westmont avenue
 campbell, ca

ROBERT W. STEUER - CIVIL ENGINEER
 R.C.E. 37251
 1133 FAIRVIEW AVENUE
 SAN JOSE, CALIFORNIA
 (408) 981-5844





rear/ south elevation

1/4" = 1'-0"



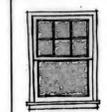
side/ east elevation

1/4" = 1'-0"



10.9.23

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kathleen
williams
architect
p.o. box ge
los gatos, ca
95031
408 354 5097

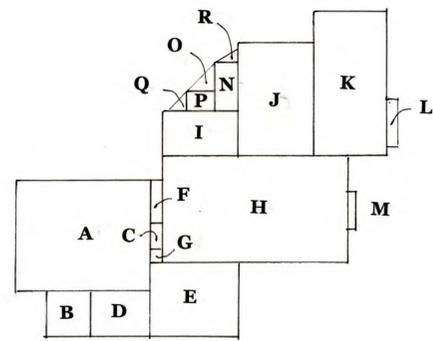
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R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA
(408) 981-5844

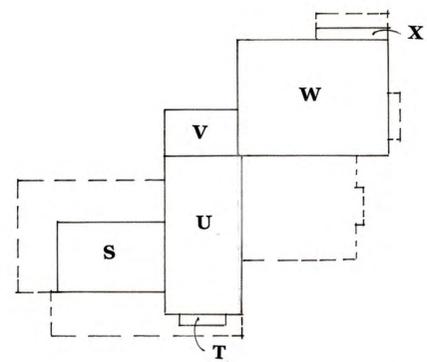


10.8.23

A-5



main level 1/16" = 1'-0"



upper level 1/16" = 1'-0"

main level

house

D	11'-8" x 8'-0"	93.4
E	16'-6" x 14'-6"	239.3
F	8'-9" x 2'-0"	17.5
G	2'-0" x 2'-6"	5
H	21'-0" x 34'-10"	731.4
I	14'-0 1/2" x 8'-8 1/2"	122.3
J	14'-5 1/2" x 22'-9"	328.9
K	13'-6" x 28'-6"	384.8
L	2' x 9'	18
M	1' x 7'	7
total		1947.6 sq. ft.

garage

A	22'-0" x 26'-0"	572
B	8'-0" x 8'-4"	66.6
C	1'-6 1/2" x 4'-9"	7.3
total		645.9 sq. ft.

porch

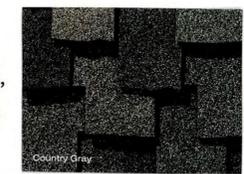
N	4'-6" x 10'-0"	45
O	1/2 x 5'-0" x 5'-0"	12.5
P	5'-0" x 4'-6"	22.5
Q	1/2 4'-6" x 2'-0"	4.5
R	1/2 4'-6" x 2'-0"	4.5
total		89.0 sq. ft.

upper level

S	14'-0" x 21'-0"	294
T	8'-6" x 2'-0"	17
U	14'-6" x 32'-0"	464
V	8'-5 1/2" x 14'-0 1/2"	118.8
W	27'-11 1/2" x 22'-6"	629.1
X	2'-6" x 13'-6"	33.8
total		1556.7 sq. ft.



"Clare" color/ Snowy Day
"Hardie" smooth trim board window and door trim, fascia, rake, trellis, railing, window boxes, gutters and belly band



"Certainteed" Presidential Shake TL composition shingle roofing color/ Country Gray



"Anderson" 400 series clad wood windows color/ white (VAW)



Connecticut Bluestone Pavers color/ full range front porch, patios



"Clare" color/ Summer Friday front door, side garage door and mudroom door



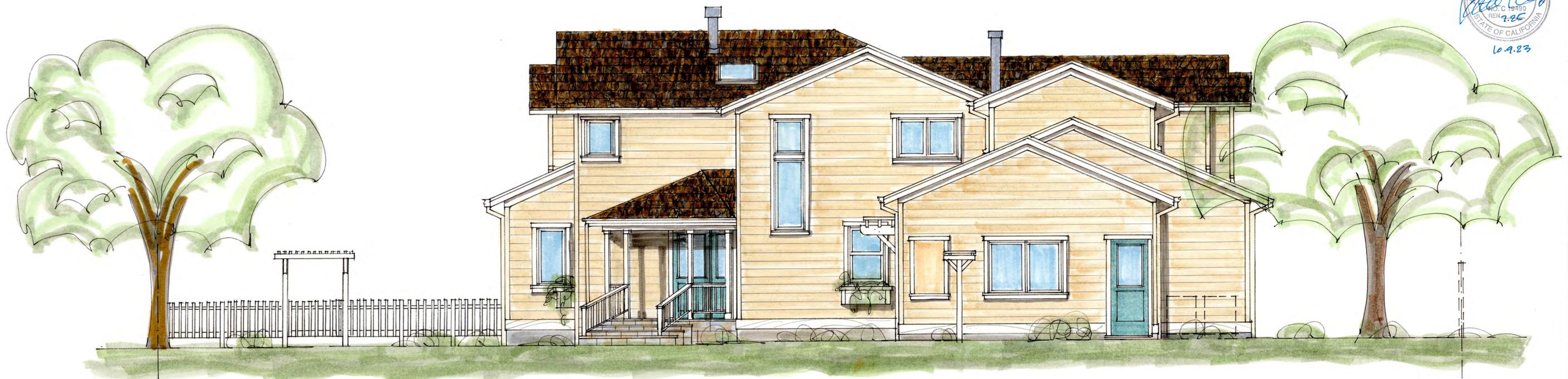
"Trex" decking Color/ Havana Gold deck at rear of house



"Clare" color/ Classic "Hardie" Artisan Shiplap Siding and "Hardie" trim corner boards

floor area calculations

color/ materials



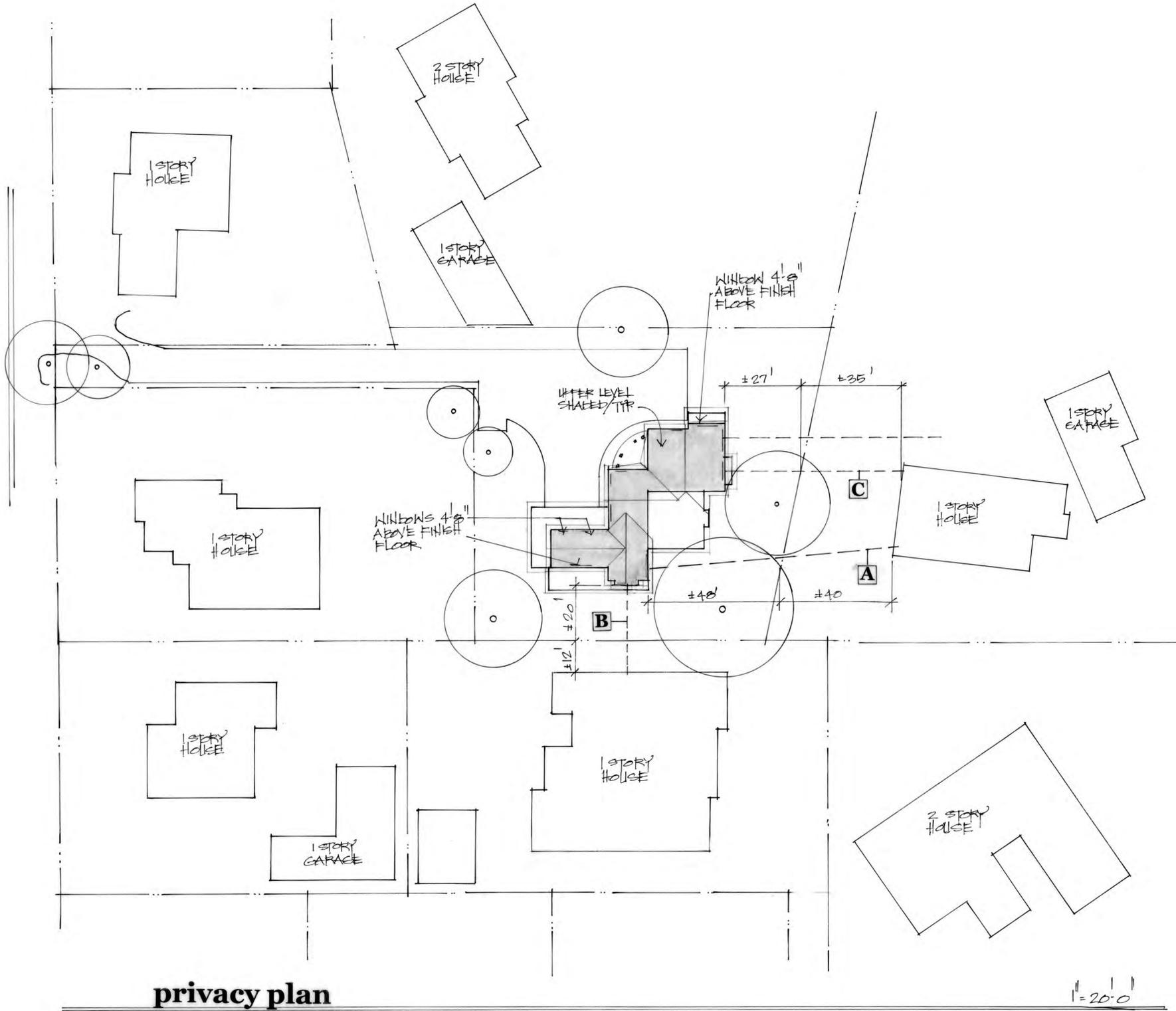
color front elevation

1/4" = 1'-0"



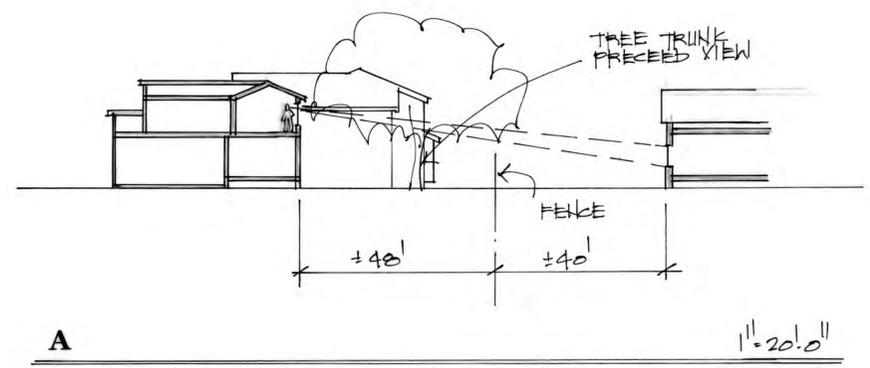
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ROBERT W. STEIJER - CIVIL ENGINEER
R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA
(408) 981-5844



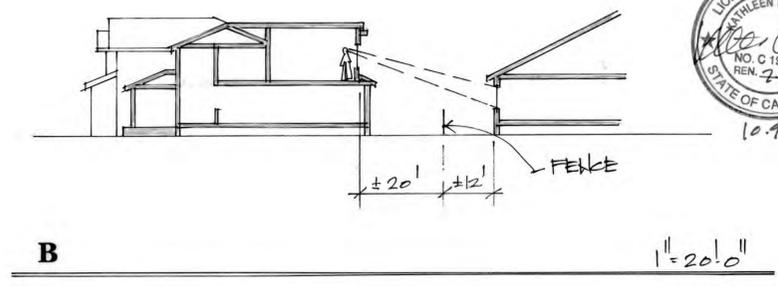
privacy plan

1" = 20'-0"



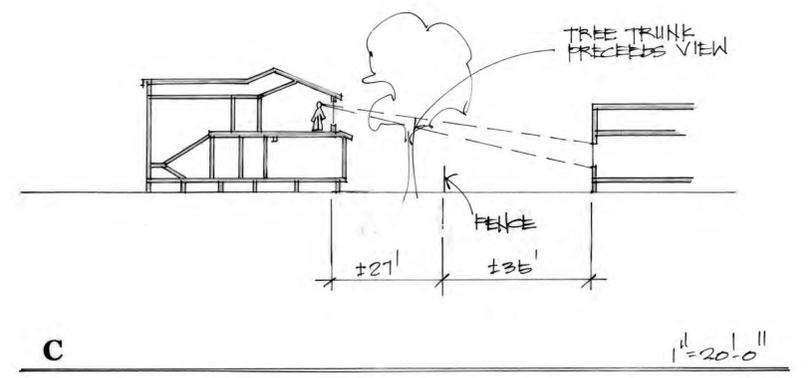
A

1" = 20'-0"



B

1" = 20'-0"



C

1" = 20'-0"

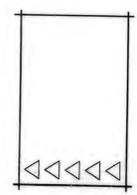


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kathleen williams architect
p.o. box 62
los gatos, ca 95031
408 354 5097

new residence
1440 westmont avenue
campbell, ca

ROBERT W. STEUER - CIVIL ENGINEER
R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA
(408) 981-5844



10.8.23
A-8



DEMOLISH FENCE, PLANTER AND TREES TO REMAIN

PHOTO 1 (P1)



DRIVE APPROACH TOWARD FUTURE HOUSE

PHOTO 2 (P2)



FUTURE DRIVEWAY AND VEHICULAR GATE LOCATION (AT FENCE RETURN)

PHOTO 3 (P3)



FUTURE SIDE YARD AND DRIVEWAY

PHOTO 4 (P4)

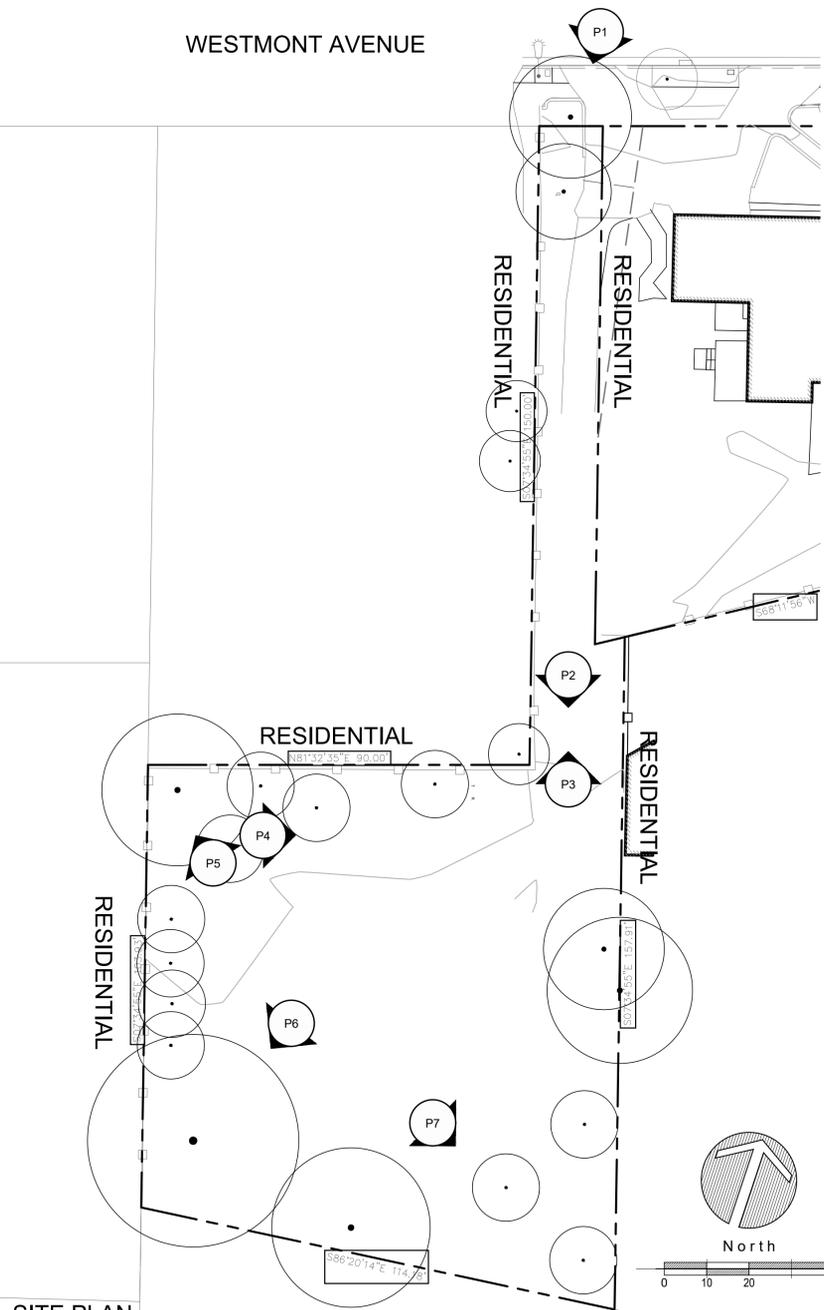


PHOTO 5 (P5)



FUTURE HOUSE LOCATION, LARGE OAK BY BACK DECK

PHOTO 6 (P6)



SITE PLAN

GRAPHIC LEGEND

SYMBOL	ITEM
	EXISTING TREE
	PHOTO LOCATION / DIRECTION



LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c
santa cruz, ca 95060
p: 831.459.0455
f: 831-459-0484

www.ssala.com
crla no. 2805



SITE PHOTOGRAPHY SHEET

LAURENJEAN RICE RESIDENCE
LAURENJEAN RICE
1440 WESTMONT AVENUE
CAMPELLE, CA
APN: 403-14-072

AGENCY APPROVAL

REVISIONS NO.	DATE	PURPOSE

DRAWN BY • RT

CHECKED • AH

SCALE • AS SHOWN

DATE •

JOB •

SITE PHOTOGRAPHY SHEET

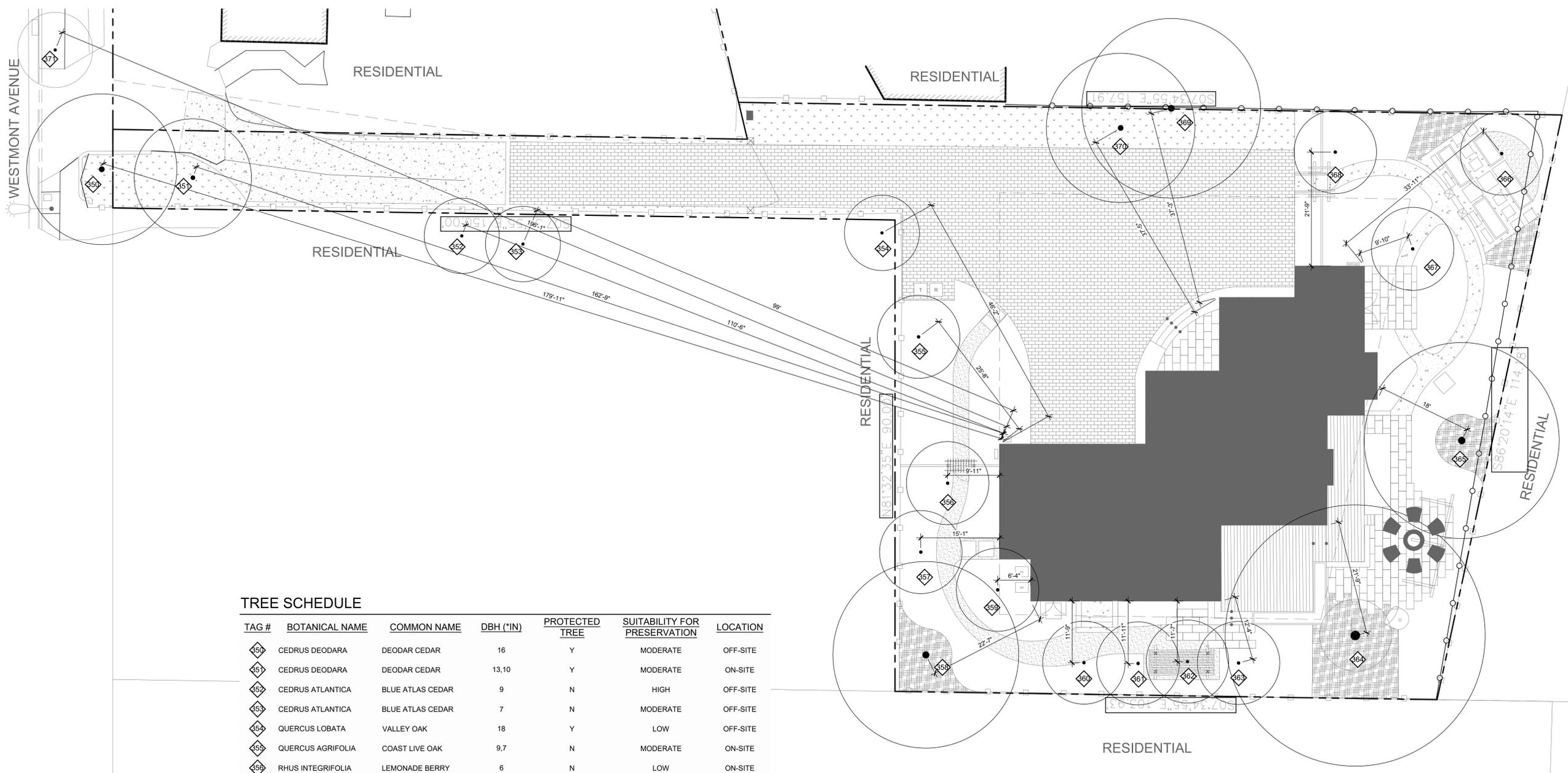
SHEET

L-1.0



FUTURE BACKYARD, VEGGIE BOXES IN FAR LEFT CORNER

PHOTO 7 (P7)



TREE SCHEDULE

TAG #	BOTANICAL NAME	COMMON NAME	DBH (*IN)	PROTECTED TREE	SUITABILITY FOR PRESERVATION	LOCATION
350	CEDRUS DEODARA	DEODAR CEDAR	16	Y	MODERATE	OFF-SITE
351	CEDRUS DEODARA	DEODAR CEDAR	13,10	Y	MODERATE	ON-SITE
352	CEDRUS ATLANTICA	BLUE ATLAS CEDAR	9	N	HIGH	OFF-SITE
353	CEDRUS ATLANTICA	BLUE ATLAS CEDAR	7	N	MODERATE	OFF-SITE
354	QUERCUS LOBATA	VALLEY OAK	18	Y	LOW	OFF-SITE
355	QUERCUS AGRIFOLIA	COAST LIVE OAK	9,7	N	MODERATE	ON-SITE
356	RHUS INTEGRIFOLIA	LEMONADE BERRY	6	N	LOW	ON-SITE
357	QUERCUS AGRIFOLIA	COAST LIVE OAK	16	Y	LOW	ON-SITE
358	QUERCUS AGRIFOLIA	COAST LIVE OAK	17,12	Y	MODERATE	ON-SITE
359	QUERCUS LOBATA	VALLEY OAK	9	N	LOW	ON-SITE
360	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	5,4	N	LOW	ON-SITE
361	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	7,6,4	N	LOW	ON-SITE
362	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	5,5,4	N	LOW	ON-SITE
363	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	4,4,4,2,2,2	N	LOW	ON-SITE
364	QUERCUS AGRIFOLIA	COAST LIVE OAK	43	Y	MODERATE	ON-SITE
365	QUERCUS LOBATA	VALLEY OAK	19	Y	MODERATE	ON-SITE
366	DIOSPYROS KAKI	PERSIMMON	4	N	LOW	ON-SITE
367	CITRUS X AURANTIFOLIA	LIME	5,5,3,2,2,2	N	LOW	ON-SITE
368	PUNICA GRANATUM	POMEGRANATE	6,6,4	N	LOW	ON-SITE
369	QUERCUS AGRIFOLIA	COAST LIVE OAK	14	Y	MODERATE	ON-SITE
370	PRUNUS DOMESTICA	PLUM	5,4	N	LOW	ON-SITE
371	QUERCUS LOBATA	VALLEY OAK	8	Y	MODERATE	OFF-SITE



303 potrero street, suite 40-c
 santa cruz, ca 95060
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 cña no. 2805



TREE SURVEY PLAN
 LAURENJEAN RICE RESIDENCE
 LAURENJEAN RICE
 1440 WESTMONT AVENUE
 CAMPBELL, CA
 APN: 403-14-072

AGENCY APPROVAL

REVISIONS
 NO. DATE PURPOSE

DRAWN BY * RT
 CHECKED * AH
 SCALE * 1" = 10'-0"
 DATE *
 JOB *

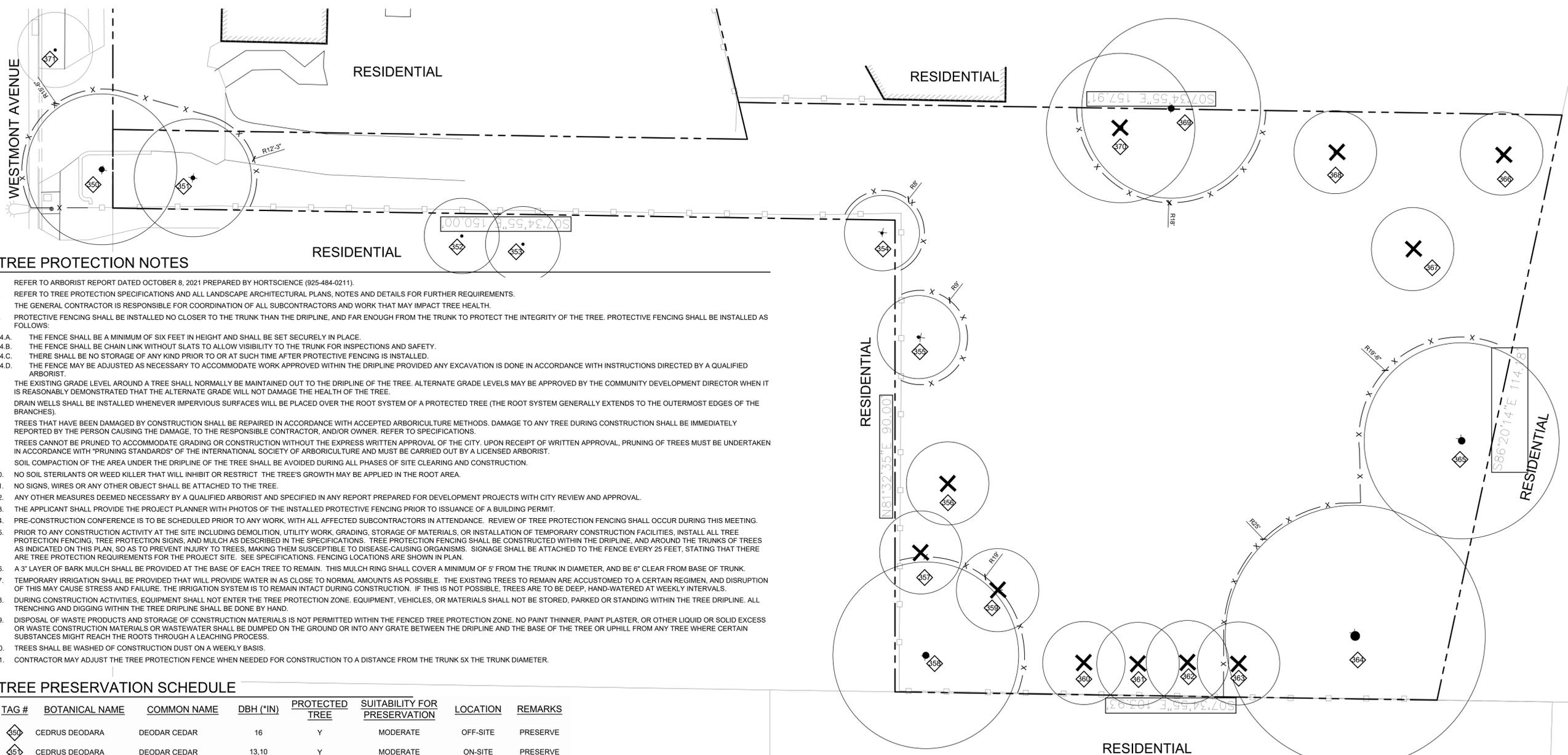
TREE SURVEY PLAN

SHEET

L-2.0



303 potrero street, suite 40-c
 santa cruz, ca 95060
 p: 831.459.0455
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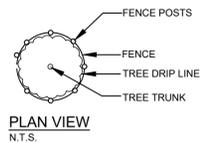
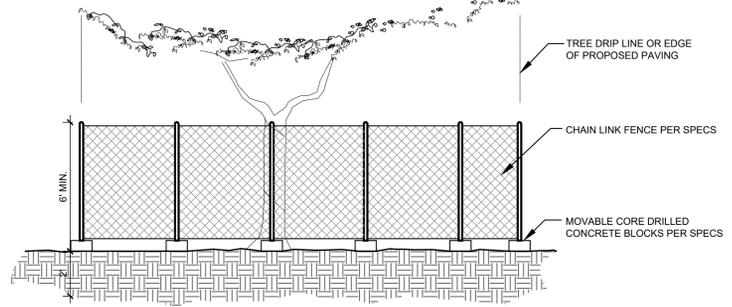


TREE PROTECTION NOTES

- REFER TO ARBORIST REPORT DATED OCTOBER 8, 2021 PREPARED BY HORTSCIENCE (925-484-0211).
- REFER TO TREE PROTECTION SPECIFICATIONS AND ALL LANDSCAPE ARCHITECTURAL PLANS, NOTES AND DETAILS FOR FURTHER REQUIREMENTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL SUBCONTRACTORS AND WORK THAT MAY IMPACT TREE HEALTH.
- PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. PROTECTIVE FENCING SHALL BE INSTALLED AS FOLLOWS:
 - THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE.
 - THE FENCE SHALL BE CHAIN LINK WITHOUT SLATS TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
 - THERE SHALL BE NO STORAGE OF ANY KIND PRIOR TO OR AT SUCH TIME AFTER PROTECTIVE FENCING IS INSTALLED.
 - THE FENCE MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE WORK APPROVED WITHIN THE DRIPLINE PROVIDED ANY EXCAVATION IS DONE IN ACCORDANCE WITH INSTRUCTIONS DIRECTED BY A QUALIFIED ARBORIST.
- THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR WHEN IT IS REASONABLY DEMONSTRATED THAT THE ALTERNATE GRADE WILL NOT DAMAGE THE HEALTH OF THE TREE.
- DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A PROTECTED TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
- TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS. DAMAGE TO ANY TREE DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED BY THE PERSON CAUSING THE DAMAGE, TO THE RESPONSIBLE CONTRACTOR, AND/OR OWNER. REFER TO SPECIFICATIONS.
- TREES CANNOT BE PRUNED TO ACCOMMODATE GRADING OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY. UPON RECEIPT OF WRITTEN APPROVAL, PRUNING OF TREES MUST BE UNDERTAKEN IN ACCORDANCE WITH "PRUNING STANDARDS" OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND MUST BE CARRIED OUT BY A LICENSED ARBORIST.
- SOIL COMPACTION OF THE AREA UNDER THE DRIPLINE OF THE TREE SHALL BE AVOIDED DURING ALL PHASES OF SITE CLEARING AND CONSTRUCTION.
- NO SOIL STERILANTS OR WEED KILLER THAT WILL INHIBIT OR RESTRICT THE TREE'S GROWTH MAY BE APPLIED IN THE ROOT AREA.
- NO SIGNS, WIRES OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
- ANY OTHER MEASURES DEEMED NECESSARY BY A QUALIFIED ARBORIST AND SPECIFIED IN ANY REPORT PREPARED FOR DEVELOPMENT PROJECTS WITH CITY REVIEW AND APPROVAL.
- THE APPLICANT SHALL PROVIDE THE PROJECT PLANNER WITH PHOTOS OF THE INSTALLED PROTECTIVE FENCING PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- PRE-CONSTRUCTION CONFERENCE IS TO BE SCHEDULED PRIOR TO ANY WORK, WITH ALL AFFECTED SUBCONTRACTORS IN ATTENDANCE. REVIEW OF TREE PROTECTION FENCING SHALL OCCUR DURING THIS MEETING.
- PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING DEMOLITION, UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, INSTALL ALL TREE PROTECTION FENCING, TREE PROTECTION SIGNS, AND MULCH AS DESCRIBED IN THE SPECIFICATIONS. TREE PROTECTION FENCING SHALL BE CONSTRUCTED WITHIN THE DRIPLINE, AND AROUND THE TRUNKS OF TREES AS INDICATED ON THIS PLAN, SO AS TO PREVENT INJURY TO TREES, MAKING THEM SUSCEPTIBLE TO DISEASE-CAUSING ORGANISMS. SIGNAGE SHALL BE ATTACHED TO THE FENCE EVERY 25 FEET, STATING THAT THERE ARE TREE PROTECTION REQUIREMENTS FOR THE PROJECT SITE. SEE SPECIFICATIONS. FENCING LOCATIONS ARE SHOWN IN PLAN.
- A 3" LAYER OF BARK MULCH SHALL BE PROVIDED AT THE BASE OF EACH TREE TO REMAIN. THIS MULCH RING SHALL COVER A MINIMUM OF 5' FROM THE TRUNK IN DIAMETER, AND BE 6" CLEAR FROM BASE OF TRUNK.
- TEMPORARY IRRIGATION SHALL BE PROVIDED THAT WILL PROVIDE WATER IN AS CLOSE TO NORMAL AMOUNTS AS POSSIBLE. THE EXISTING TREES TO REMAIN ARE ACCUSTOMED TO A CERTAIN REGIMEN, AND DISRUPTION OF THIS MAY CAUSE STRESS AND FAILURE. THE IRRIGATION SYSTEM IS TO REMAIN INTACT DURING CONSTRUCTION. IF THIS IS NOT POSSIBLE, TREES ARE TO BE DEEP, HAND-WATERED AT WEEKLY INTERVALS.
- DURING CONSTRUCTION ACTIVITIES, EQUIPMENT SHALL NOT ENTER THE TREE PROTECTION ZONE. EQUIPMENT, VEHICLES, OR MATERIALS SHALL NOT BE STORED, PARKED OR STANDING WITHIN THE TREE DRIPLINE. ALL TRENCHING AND DIGGING WITHIN THE TREE DRIPLINE SHALL BE DONE BY HAND.
- DISPOSAL OF WASTE PRODUCTS AND STORAGE OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE FENCED TREE PROTECTION ZONE. NO PAINT THINNER, PAINT PLASTER, OR OTHER LIQUID OR SOLID EXCESS OR WASTE CONSTRUCTION MATERIALS OR WASTEWATER SHALL BE DUMPED ON THE GROUND OR INTO ANY GRATE BETWEEN THE DRIPLINE AND THE BASE OF THE TREE OR UPHILL FROM ANY TREE WHERE CERTAIN SUBSTANCES MIGHT REACH THE ROOTS THROUGH A LEACHING PROCESS.
- TREES SHALL BE WASHED OF CONSTRUCTION DUST ON A WEEKLY BASIS.
- CONTRACTOR MAY ADJUST THE TREE PROTECTION FENCE WHEN NEEDED FOR CONSTRUCTION TO A DISTANCE FROM THE TRUNK 5X THE TRUNK DIAMETER.

TREE PRESERVATION SCHEDULE

TAG #	BOTANICAL NAME	COMMON NAME	DBH (*IN)	PROTECTED TREE	SUITABILITY FOR PRESERVATION	LOCATION	REMARKS
350	CEDRUS DEODARA	DEODAR CEDAR	16	Y	MODERATE	OFF-SITE	PRESERVE
351	CEDRUS DEODARA	DEODAR CEDAR	13.10	Y	MODERATE	ON-SITE	PRESERVE
352	CEDRUS ATLANTICA	BLUE ATLAS CEDAR	9	N	HIGH	OFF-SITE	PRESERVE
353	CEDRUS ATLANTICA	BLUE ATLAS CEDAR	7	N	MODERATE	OFF-SITE	PRESERVE
354	QUERCUS LOBATA	VALLEY OAK	18	Y	LOW	OFF-SITE	PRESERVE
355	QUERCUS AGRIFOLIA	COAST LIVE OAK	9.7	N	MODERATE	ON-SITE	PRESERVE
356	RHUS INTEGRIFOLIA	LEMONADE BERRY	6	N	LOW	ON-SITE	REMOVE
357	QUERCUS AGRIFOLIA	COAST LIVE OAK	16	Y	LOW	ON-SITE	REMOVE
358	QUERCUS AGRIFOLIA	COAST LIVE OAK	17.12	Y	MODERATE	ON-SITE	PRESERVE
359	QUERCUS LOBATA	VALLEY OAK	9	N	LOW	ON-SITE	REMOVE
360	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	5.4	N	LOW	ON-SITE	REMOVE
361	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	7.6,4	N	LOW	ON-SITE	REMOVE
362	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	5.5,4	N	LOW	ON-SITE	REMOVE
363	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	4.4,4,2,2,2	N	LOW	ON-SITE	REMOVE
364	QUERCUS AGRIFOLIA	COAST LIVE OAK	43	Y	MODERATE	ON-SITE	PRESERVE
365	QUERCUS LOBATA	VALLEY OAK	19	Y	MODERATE	ON-SITE	PRESERVE
366	DIOSPYROS KAKI	PERSIMMON	4	N	LOW	ON-SITE	REMOVE
367	CITRUS X AURANTIFOLIA	LIME	5.5,3,2,2,2	N	LOW	ON-SITE	REMOVE
368	PUNICA GRANATUM	POMEGRANATE	6,6,4	N	LOW	ON-SITE	REMOVE
369	QUERCUS AGRIFOLIA	COAST LIVE OAK	14	Y	MODERATE	ON-SITE	PRESERVE
370	PRUNUS DOMESTICA	PLUM	5.4	N	LOW	ON-SITE	REMOVE
371	QUERCUS LOBATA	VALLEY OAK	8	Y	MODERATE	OFF-SITE	PRESERVE



- NOTES:
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITIES COMMENCE.
 - TREES TO BE PRESERVED SHALL BE FENCED AT THE DRIPLINE UNLESS OTHERWISE NOTED ON DEMOLITION PLAN. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
 - NO GRADING SHALL OCCUR WITHIN THE DRIPLINE/FENCED AREA OF EXISTING TREES.
 - NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINE/FENCED AREA OF EXISTING TREES.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION NOTES.
 - TREE PRESERVATION FENCE MUST STAY CLEAR OF PUBLIC ACCESS.

(A) TREE PRESERVATION DETAIL
 SCALE: 1/4" = 1'-0"

TREE REMOVAL AND PROTECTION PLAN

LAURENJEAN RICE RESIDENCE
 LAURENJEAN RICE
 1440 WESTMONT AVENUE
 CAMPBELL, CA
 APN: 403-14-072

AGENCY APPROVAL

REVISIONS
 NO. DATE PURPOSE

DRAWN BY: RT

CHECKED: AH

SCALE: 1" = 10'-0"

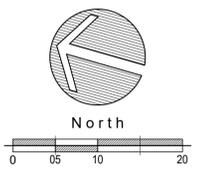
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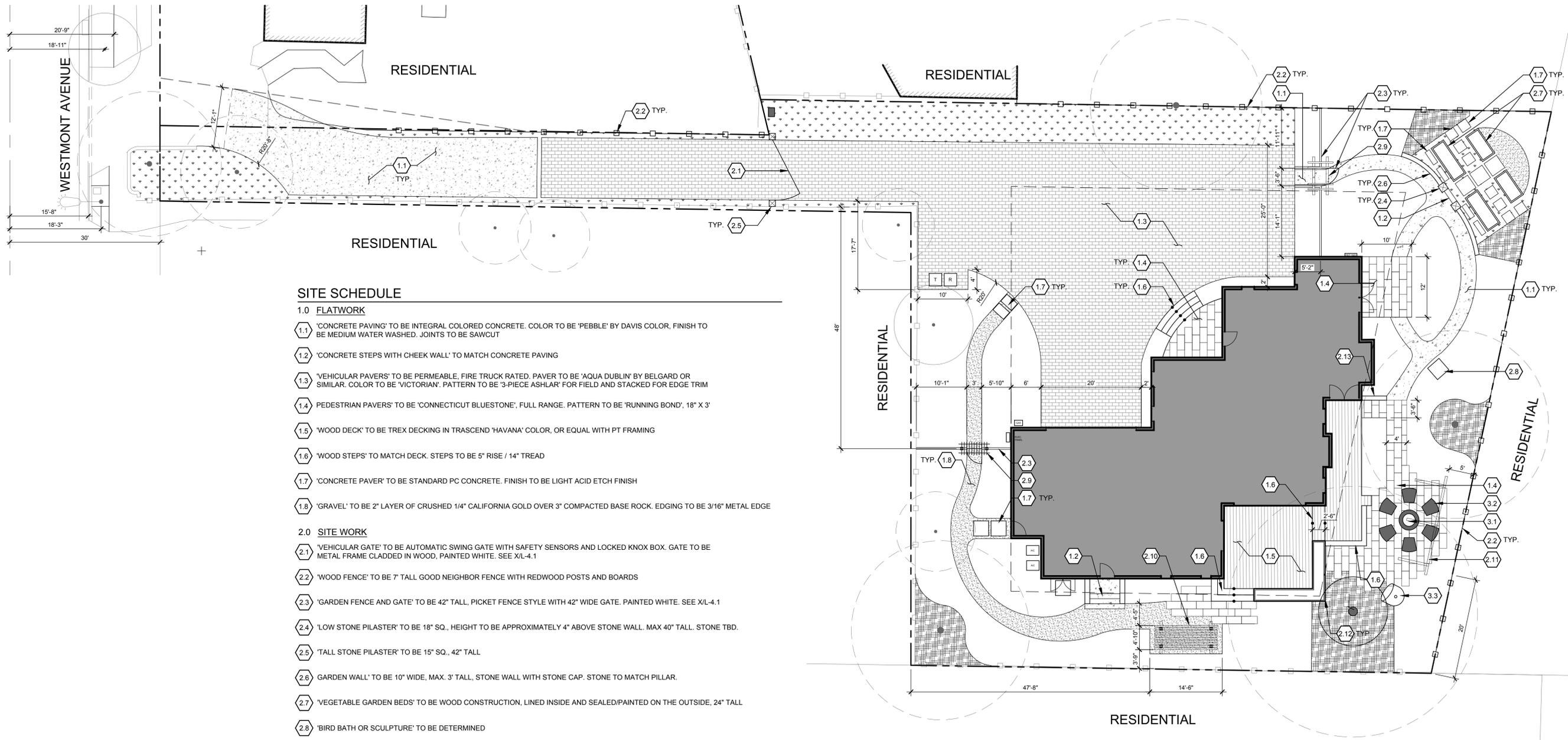
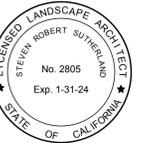
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TREE REMOVAL AND PROTECTION PLAN

SHEET

L-3.0





SITE SCHEDULE

1.0 FLATWORK

- 1.1 'CONCRETE PAVING' TO BE INTEGRAL COLORED CONCRETE. COLOR TO BE 'PEBBLE' BY DAVIS COLOR, FINISH TO BE MEDIUM WATER WASHED. JOINTS TO BE SAWCUT
- 1.2 'CONCRETE STEPS WITH CHEEK WALL' TO MATCH CONCRETE PAVING
- 1.3 'VEHICULAR PAVERS' TO BE PERMEABLE, FIRE TRUCK RATED. PAVES TO BE 'AQUA DUBLIN' BY BELGARD OR SIMILAR. COLOR TO BE 'VICTORIAN'. PATTERN TO BE '3-PIECE ASHLAR' FOR FIELD AND STACKED FOR EDGE TRIM
- 1.4 PEDESTRIAN PAVERS TO BE 'CONNECTICUT BLUESTONE', FULL RANGE. PATTERN TO BE 'RUNNING BOND', 18" X 3"
- 1.5 'WOOD DECK' TO BE TREX DECKING IN TRASCEND 'HAVANA' COLOR, OR EQUAL WITH PT FRAMING
- 1.6 'WOOD STEPS' TO MATCH DECK. STEPS TO BE 5" RISE / 14" TREAD
- 1.7 'CONCRETE PAVER' TO BE STANDARD PC CONCRETE. FINISH TO BE LIGHT ACID ETCH FINISH
- 1.8 'GRAVEL' TO BE 2" LAYER OF CRUSHED 1/4" CALIFORNIA GOLD OVER 3" COMPACTED BASE ROCK. EDGING TO BE 3/16" METAL EDGE

2.0 SITE WORK

- 2.1 'VEHICULAR GATE' TO BE AUTOMATIC SWING GATE WITH SAFETY SENSORS AND LOCKED KNOX BOX. GATE TO BE METAL FRAME CLADDED IN WOOD, PAINTED WHITE. SEE XL-4.1
- 2.2 'WOOD FENCE' TO BE 7' TALL GOOD NEIGHBOR FENCE WITH REDWOOD POSTS AND BOARDS
- 2.3 'GARDEN FENCE AND GATE' TO BE 42" TALL, PICKET FENCE STYLE WITH 42" WIDE GATE. PAINTED WHITE. SEE XL-4.1
- 2.4 'LOW STONE PILASTER' TO BE 18" SQ., HEIGHT TO BE APPROXIMATELY 4" ABOVE STONE WALL. MAX 40" TALL. STONE TBD.
- 2.5 'TALL STONE PILASTER' TO BE 15" SQ., 42" TALL
- 2.6 GARDEN WALL 'TO BE 10" WIDE, MAX. 3' TALL, STONE WALL WITH STONE CAP. STONE TO MATCH PILLAR.
- 2.7 'VEGETABLE GARDEN BEDS' TO BE WOOD CONSTRUCTION, LINED INSIDE AND SEALED/PAINTED ON THE OUTSIDE, 24" TALL
- 2.8 'BIRD BATH OR SCULPTURE' TO BE DETERMINED
- 2.9 'TRELLIS A' TO BE ENTRY ARBOR OVER GATE. 38 SF COVERAGE. SEE XL-4.1
- 2.10 'TRELLIS B' TO BE FREESTANDING TO SUPPORT DAY BED OR TWO CHAIR SWINGS. PRESSURE TREATED OR REDWOOD CONSTRUCTION. 117 SF COVERAGE. SEE XL-4.1
- 2.11 'TRELLIS C' TO BE FREESTANDING SHADE ARBOR CANTILEVERED FROM 3X3 METAL POSTS. 88 SF COVERAGE. SEE XL-4.1

3.0 SITE FURNISHINGS

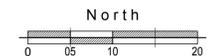
- 3.1 'FIRE PIT' TO BE GAS FED
- 3.2 'SEATING - FIRE PIT AREA' TO BE PROVIDED BY OWNER
- 3.3 'SWING' TO BE PROVIDED BY OWNER

SITE LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
□	PROPOSED 6' TALL WOOD FENCE
—□—	EXISTING WOOD FENCE
====	ENTRY FENCE
----	BUILDING ENVELOPE SETBACK
○	EXISTING TREE

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
□	CONCRETE PAVING PER NOTE 1.1
▨	VEHICULAR PAVERS PER NOTE 1.3
▩	PEDESTRIAN PAVERS PER NOTE 1.4
▧	WOOD DECK PER NOTE 1.5
▦	GRAVEL PER NOTE 1.8
▤	PLANTING AREA PER PLANTING PLAN, SHEET L-8.0
▥	MULCH ONLY PER PLANTING PLAN, SHEET L-8.0
□	CONCRETE PAVER PER NOTE 1.7



SITE PLAN
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SCALE • 1" = 10'-0"

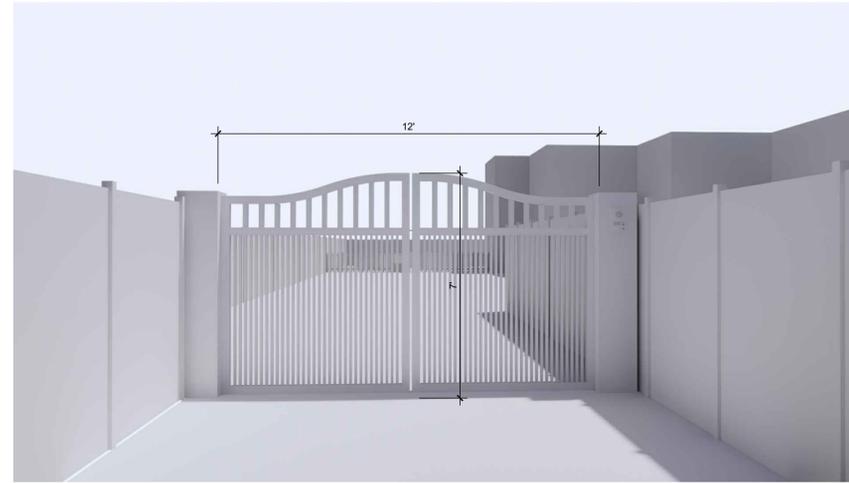
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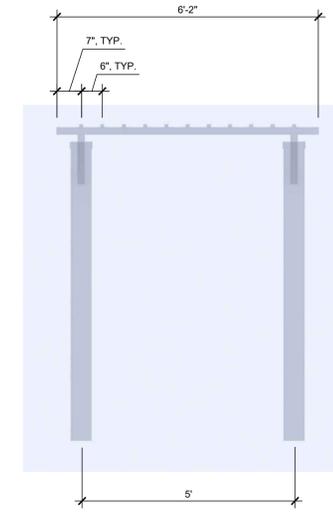
SITE PLAN

SHEET

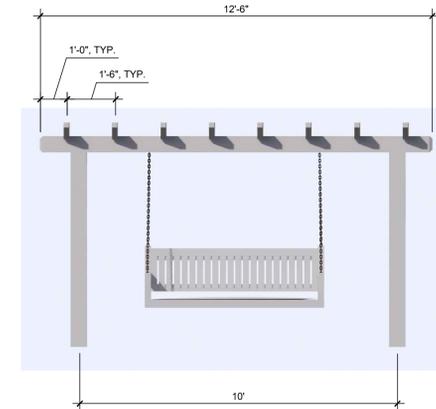
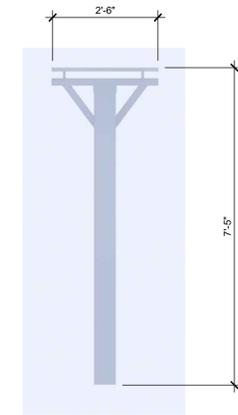
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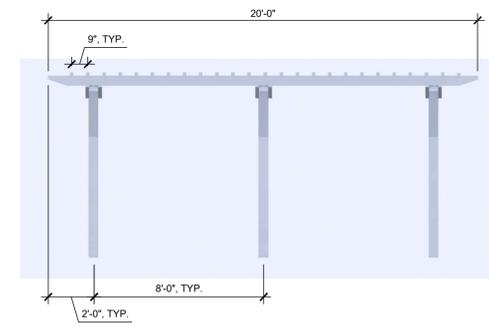
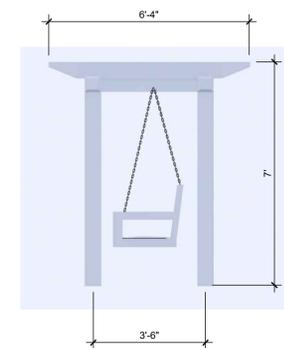
D ENTRY GATE ELEVATION
SCALE: 3/8" = 1'-0"



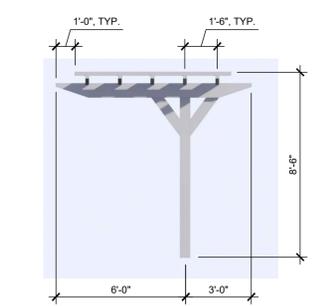
A TRELLIS A ELEVATION
SCALE: 1/2" = 1'-0"



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



C TRELLIS C ELEVATION
SCALE: 1/4" = 1'-0"



303 potrero street, suite 40-c
santa cruz, ca 95060
p: 831-459-0455
f: 831-459-0484
www.ssala.com
cra no. 2805



ELEVATIONS
LAURENJEAN RICE RESIDENCE
LAURENJEAN RICE
1440 WESTMONT AVENUE
CAMPBELL, CA
APN: 403-14-072

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DATE •
JOB •

ELEVATIONS

SHEET

L-4.1

WESTMONT AVENUE

RESIDENTIAL

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RESIDENTIAL

CONCEPT PLANT SCHEDULE

THE BELOW LISTS OF PLANTS ARE SUGGESTED PLANTS FOR EACH AREA AND MAY VARY FOR FINAL BUILDING PERMIT SET. PLANT SPACING SHALL BE ACCORDING TO SIZE OF PLANT AT 2-3 YEARS OLD.

TREES	SIZE	QTY	WUCOLS
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD	24" BOX	14	LOW
CHILOPSIS LINEARIS / DESERT WILLOW	24" BOX		VERY LOW
LYONOTHAMNUS FLORIBUNDUS / CATALINA IRONWOOD	24" BOX		LOW
OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24" BOX		VERY LOW
UMBELLULARIA CALIFORNICA / BAY LAUREL	24" BOX		MODERATE
LAGESTROEMIA SPP.	24" BOX		LOW
FRUIT TREE SPP.	24" BOX		MODERATE
VINES & ESPELIER TREES			
FIGUS PUMILA / CREEPING FIG	15 GAL	14	MODERATE
PUNICA GRANATUM / POMEGRANATE TREE	15 GAL		LOW
WISTERIA FLORIBUNDA 'ALBA' / WHITE JAPANESE WISTERIA	15 GAL		MODERATE
FUJI APPLE	15 GAL		MODERATE
NORTHWEST YARD			
CHONDRROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	1,148 SF	LOW
GALVEZIA SPECIOSA / ISLAND SNAPDRAGON	1 GAL		VERY LOW
HEUCHERA X 'LIME MARMALADE' / LIME MARMALADE CORAL BELLS	1 GAL		MODERATE
HEUCHERA X 'MOONLIGHT' / MOONLIGHT CORAL BELLS	1 GAL		MODERATE
LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF	1 GAL		MODERATE
LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	1 GAL		LOW
LOMANDRA LONGIFOLIA 'ROMA 13' TM / PLATINUM BEAUTY VARIEGATED MAT RUSH	1 GAL		LOW
RIBES MALVACEUM / CHAPARRAL CURRANT	1 GAL		VERY LOW
SOUTH HOUSE			
AGAVE PARRYI / PARRY'S AGAVE	1 GAL	777 SF	LOW
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	1 GAL		LOW
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL		MODERATE
DUDLEYA BRITTONII / GIANT CHALK DUDLEYA	1 GAL		LOW
ECHVEVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA	1 GAL		LOW
LAVANDULA ANGUSTIFOLIA 'VERA' / VERA ENGLISH LAVENDER	1 GAL		LOW
PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL		LOW
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL		MODERATE
SOUTH YARD			
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	280 SF	LOW
LAVANDULA X INTERMEDIA 'GROSSO' / GROSSO LAVENDIN	1 GAL		LOW
LOMANDRA LONGIFOLIA 'ROMA 13' TM / PLATINUM BEAUTY VARIEGATED MAT RUSH	1 GAL		LOW
LOROPETALUM CHINENSE / CHINESE FRINGE FLOWER	1 GAL		LOW
PENNISETUM SPATHIOLATUM / SLENDER VELDT GRASS	1 GAL		MODERATE
PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL		LOW
STACHYS BYZANTINA / LAMB'S EAR	1 GAL		LOW
SOUTHEAST ENTRANCE			
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	565 SF	MODERATE
CHONDRROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL		LOW
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL		LOW
ROSA X 'NOASCHNEE' TM / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL		MODERATE
SALVIA APIANA / WHITE SAGE	1 GAL		VERY LOW
SALVIA CLEVELANDII 'ALLEN CHICKERING' / ALLEN CHICKERING CLEVELAND SAGE	1 GAL		LOW
SALVIA GREGGII / AUTUMN SAGE	1 GAL		LOW
TEUCRIUM CHAMAEDRYS / GERMANDER	1 GAL		LOW
EAST DRIVEWAY			
AGAVE PARRYI / PARRY'S AGAVE	1 GAL	1,083 SF	LOW
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	1 GAL		LOW
ALOE X 'BLUE ELF' / BLUE ELF ALOE	1 GAL		LOW
BUDDLEIA DAVIDII / BUTTERFLY BUSH	1 GAL		MODERATE
GREVILLEA X 'ROBYN GORDON' / ROBYN GORDON GREVILLEA	1 GAL		LOW
HEUCHERA MAXIMA / ISLAND ALUM ROOT	1 GAL		MODERATE
ILEX VOMITORIA / YAUPON HOLLY	1 GAL		LOW
MUHLENBERGIA X 'PINK FLAMINGO' / PINK FLAMINGO MUHLY	1 GAL		LOW
PENNISETUM SPATHIOLATUM / SLENDER VELDT GRASS	1 GAL		MODERATE
ROSMARINUS OFFICINALIS / ROSEMARY	1 GAL		LOW
SALVIA APIANA / WHITE SAGE	1 GAL		LOW
SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE	1 GAL		LOW
VERBENA BONARIENSIS / TALL VERBENA	1 GAL		VERY LOW
NORTHWEST DRIVEWAY			
AGAVE PARRYI / PARRY'S AGAVE	1 GAL	639 SF	LOW
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	1 GAL		LOW
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA	1 GAL		LOW
CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC	1 GAL		LOW
GREVILLEA X 'ROBYN GORDON' / ROBYN GORDON GREVILLEA	1 GAL		LOW
MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	1 GAL		LOW
FRONT ENTRANCE			
CHONDRROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	92 SF	LOW
HEUCHERA X 'LIME MARMALADE' / LIME MARMALADE CORAL BELLS	1 GAL		MODERATE
PENNISETUM SPATHIOLATUM / SLENDER VELDT GRASS	1 GAL		MODERATE
DECK PLANTER			
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	48 SF	LOW
HEUCHERA X 'LIME MARMALADE' / LIME MARMALADE CORAL BELLS	1 GAL		MODERATE
HEUCHERA X 'MOONLIGHT' / MOONLIGHT CORAL BELLS	1 GAL		MODERATE
LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	1 GAL		LOW
SENECIO MANDRALISCAE / BLUE FINGERS	1 GAL		LOW
HERB GARDEN			
THYMUS SERPYLLUM / CREEPING THYME	1 GAL	114 SF	LOW
MULCH ONLY			
		629 SF	

PLANTING NOTES

- PLANT COUNTS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN. ADDITIONALLY, IF A GROUNDCOVER SYMBOL OR PATTERN IS SHOWN STOPPING AT THE EDGE OF A TREE OR SHRUB CANOPY SYMBOL, THE INTENT IS THAT THE GROUNDCOVER CONTINUE UNDERNEATH THE CANOPY SYMBOL(S) TO PROVIDE AN EVENLY COVERED GROUND PLANE.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM THE TIME OF DELIVERY TO THE TIME OF PROJECT ACCEPTANCE. THE OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT, OR SEVERE WEATHER.
- CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN IS NOT ALTERED SIGNIFICANTLY. CONTRACTOR SHALL SET OUT PLANT MATERIAL IN THEIR CONTAINERS AS SHOWN AND RECEIVE ACCEPTANCE FROM PROJECT MANAGER WITH RESPECT TO PLANT HEALTH/APPEARANCE AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE A MINIMUM OF 2 WORKING DAY NOTICE FOR INSPECTION/OBSERVATION AND SHALL HAVE ALL MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME.
- ALL NON-TURF PLANTING AREAS SHALL RECEIVE A PRE-EMERGENT HERBICIDE TREATMENT AND A 3" LAYER OF MAHOGANY COLOR PRO CHIP MULCH TOP DRESS (1-3" PIECES-SUBMIT SAMPLES) AVAILABLE AT SOUTH BAY MATERIALS, SAN JOSE. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION UNTIL PROJECT ACCEPTANCE.
- PLANTS CAN BE INSPECTED AND REJECTED UPON DELIVERY.

WELO NOTES

- A HORTICULTURAL SOIL ANALYST TEST SHALL BE CONDUCTED AT A MINIMUM OF (3) LOCATIONS THROUGHOUT THE PROJECT SITE, IN ADDITION TO AN ANALYSIS OF ANY TOP SOIL IMPORTED TO PROJECT PLANTING AREAS. CONTRACTOR TO FOLLOW AMENDMENT RECOMMENDATIONS FROM A QUALIFIED SOILS LABORATORY BASED ON TEST RESULTS.
- SOIL AMENDMENT AND COMPOST TO BE ADDED TO PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 SF. INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- A MINIMUM (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS. REFER TO PLANTING PLAN FOR MULCH SPECIFICATION.
- REFER TO CIVIL IMPROVEMENT PLANS FOR PLANTING AREA GRADING.
- A LANDSCAPE IRRIGATION AUDIT SHALL BE CONDUCTED BY EITHER A LOCAL AGENCY LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY LANDSCAPE IRRIGATION AUDITOR PER THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE ORDINANCE.
- LANDSCAPE CONTRACT TO INSTALL THIS IRRIGATION SYSTEM PER PLAN AND PER ALL REQUIREMENTS OF THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE ORDINANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

X _____



LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c
santa cruz, ca 95060
p: 831.459.0455
f: 831-459-0484

www.ssala.com
cra no. 2805



PLANTING PLAN

LAURENJEAN RICE RESIDENCE
LAURENJEAN RICE
1440 WESTMONT AVENUE
CAMPBELL, CA
APN: 405-14-072

AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

DRAWN BY * RT

CHECKED * AH

SCALE * 1" = 10'-0"

DATE *

JOB *

PLANTING PLAN

SHEET

L-6.0



ARBUTUS X 'MARINA'



CHILOPSIS LINEARIS



LYONOTHAMNUS FLORIBUNDUS



OLEA EUROPAEA 'SWAN HILL'



UMBELLULARIA CALIFORNICA



FICUS PUMILA



PUNICA GRANATUM



WISTERIA FLORIBUNDA 'ALBA'



CHONDROPETALUM TECTORUM



SELSERIA AUTUMNALIS



HELICTOTRICHON SEMPERVIRENS



CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'



MUHLENBERGIA X 'PINK FLAMINGO'



MUHLENBERGIA LINDHEIMERI



LOMANDRA LONGIFOLIA 'BREEZE'



LOMANDRA LONGIFOLIA 'ROMA 13'



AGAVE PARRYI



AGAVE 'BLUE GLOW'



ALOE X 'BLUE ELF'



DUDLEYA BRITTONII



EICHEVERIA X 'AFTERGLOW'



SENECIO MANDRALISCAE



HEUCHERA X 'LIME MARMALADE'



HEUCHERA X 'MOONLIGHT'



RIBES MALVACEUM

SSA

LANDSCAPE ARCHITECTS

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PLANTING PALETTE

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LAURENJEAN RICE
1440 WESTMONT AVENUE
CAMPELLE, CA
APN: 403-14-072

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NO. DATE PURPOSE

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SCALE *
DATE *
JOB *

PLANTING PLAN

SHEET

L-6.1



LIRIOPE MUSCARI 'VARIEGATA'

GALVEZIA SPECIOSA

LAVANDULA ANGUSTIFOLIA 'VERA'

LAVANDULA X INTERMEDIA 'GROSSO'

PENSTEMON EATONII 'FIRECRACKER'



STACHYS BYZANTIA

ROSA 'NOASCHNEE'

SALVIA APIANA

SALVIA CLEVELANDII 'ALLEN CHICKERING'

SALVIA GREGGII



TEUCRIUM CHAMAEDRYS

BUDDLEJA DAVIDII

GREVILLEA X ROBYN GORDON

ILEX VOMITORIA



VERBENA BONARIENSIS

ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'

CEANOTHUS X 'CONCHA'

THYMUS SERPYLLUM

LOROPETALUM CHINENSE



FUJI APPLE TREE

LAGERSTROEMIA INDICA



LANDSCAPE ARCHITECTS

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DRAWN BY * RT

CHECKED * AH

SCALE *

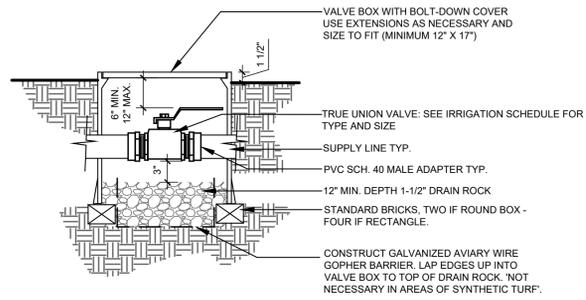
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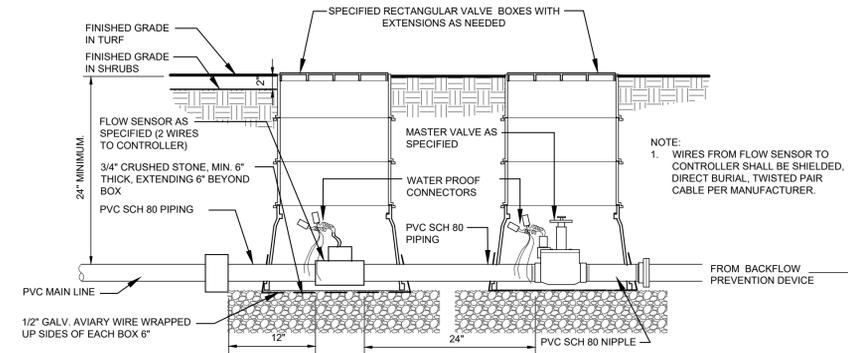
PLANTING PLAN

SHEET

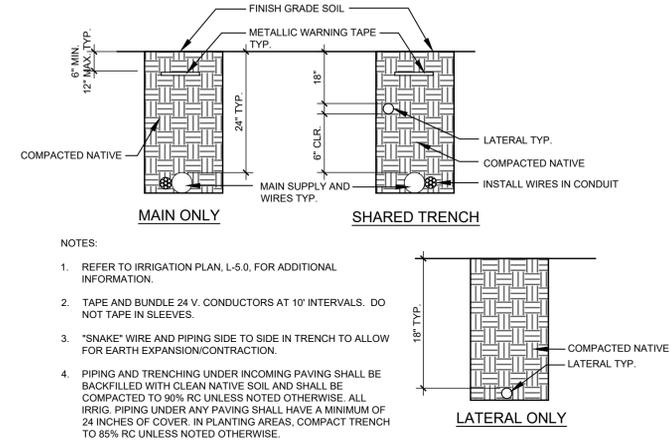
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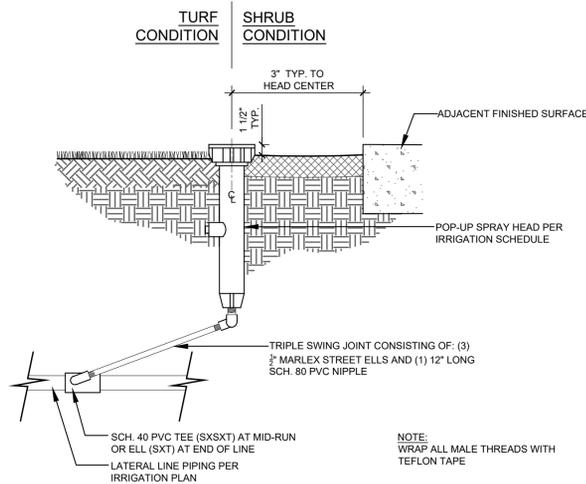
G BALL VALVE
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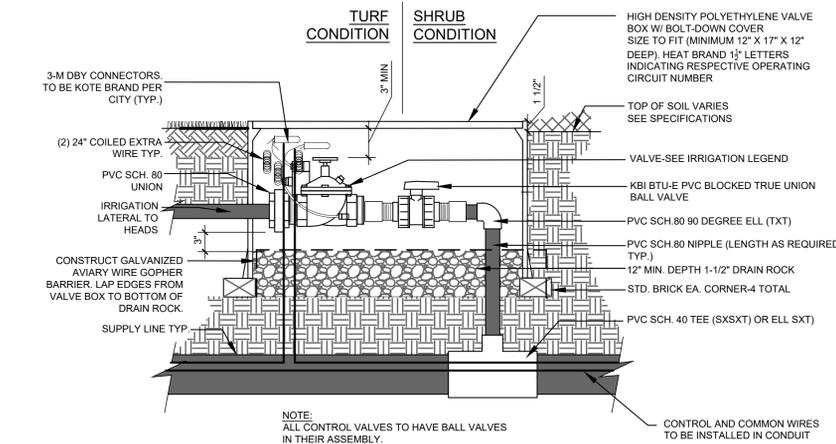
D MASTER CONTROL VALVE & FLOW SENSOR ASSEMBLY
SCALE: N.T.S.



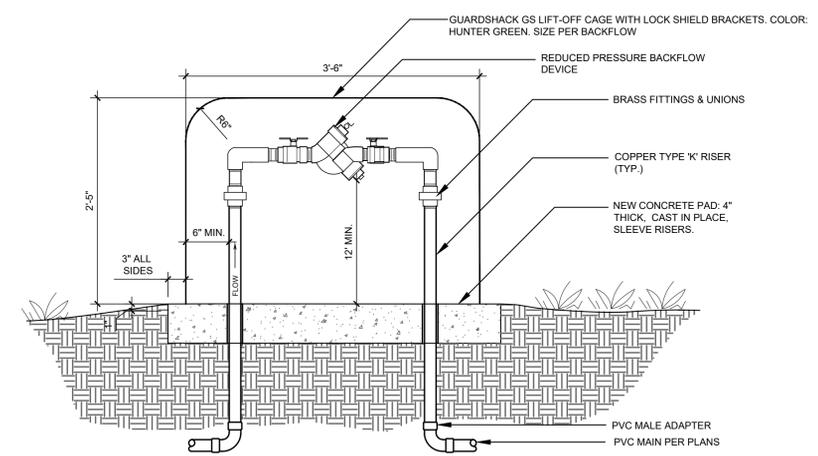
A PIPE TRENCHING
SCALE: N.T.S.



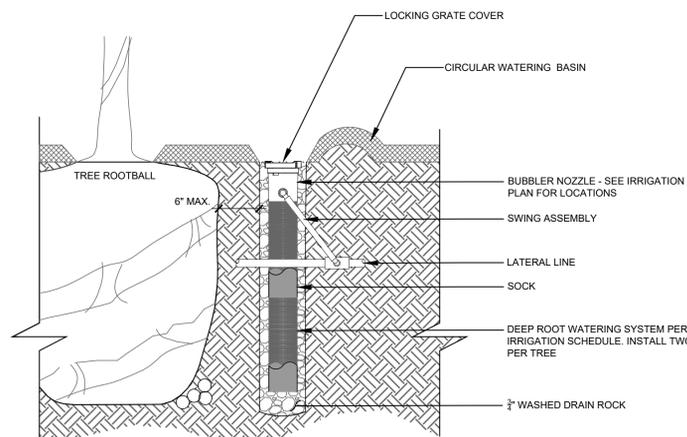
H POP-UP SPRAY HEAD
SCALE: 1" = 1'-0"



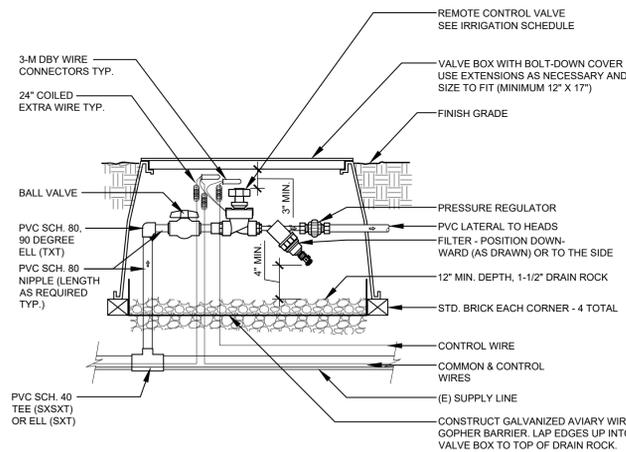
E REMOTE CONTROL VALVE
SCALE: N.T.S.



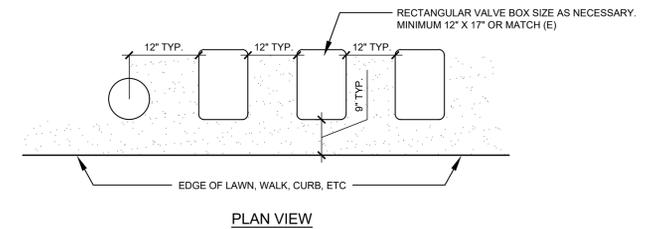
B BACKFLOW PREVENTER
SCALE: 1" = 1'-0"



I TREE BUBBLER
SCALE: N.T.S.



F DRIP ZONE REMOTE CONTROL VALVE KIT
SCALE: N.T.S.



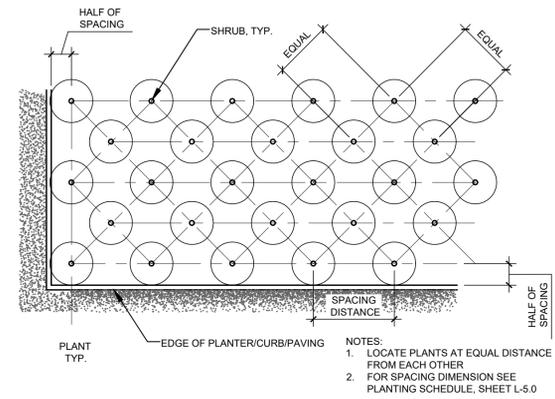
C VALVE BOX LAYOUT
SCALE: N.T.S.



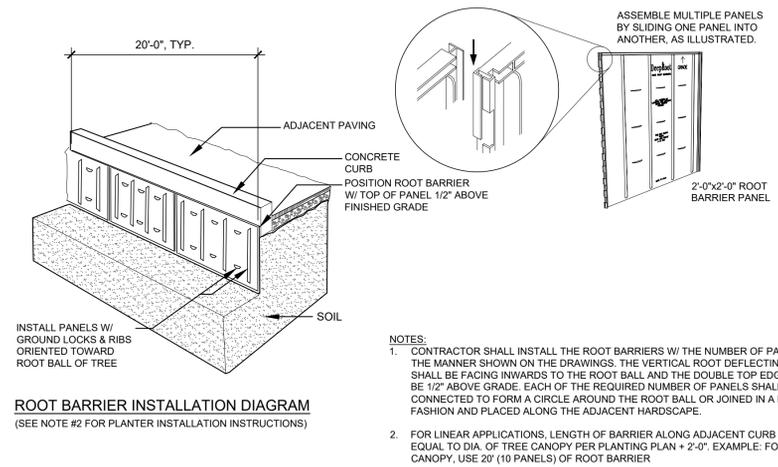
LANDSCAPE ARCHITECTS

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p: 831.459.0455
f: 831-459-0484

www.ssala.com
cra no. 2805



A GROUNDCOVER AND SHRUB SPACING
SCALE: N.T.S.



B ROOT BARRIER
SCALE: N.T.S.

LANDSCAPE DETAILS
LAURENJEAN RICE RESIDENCE
LAURENJEAN RICE
1440 WESTMONT AVENUE
CAMPBELL, CA
APN: 403-14-072

AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

DRAWN BY * RT
CHECKED * AH
SCALE * AS SHOWN
DATE *
JOB *

LANDSCAPE DETAILS

SHEET

L-7.2

GRADING AND DRAINAGE NOTES

- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.
- O.S.H.A. REGULATIONS**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- GEOTECHNICAL (SOILS) REPORT**
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY _____ DATED _____ PROJECT NO. _____
- SPECIFICATIONS AND OBSERVATIONS**
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.
- LOCAL NON-POINT SOURCE ORDINANCE**
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- UNDERGROUND UTILITIES AND STRUCTURES**
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
- EROSION CONTROL**
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- UTILITY ELEVATION VERIFICATION**
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- UTILITY CROSSINGS**
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
- GRADING REQUIREMENTS**
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.
- GRADED SITE ELEVATIONS**
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY**
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- TOPOGRAPHY SURVEY**
THE TOPOGRAPHY SURVEY MADE BY MUIR CONSULTANTS INC., 139 CHURCH STREET, OAKDALE, CA 95361 ON FEBRUARY 11 2016.
- TREE REMOVAL AND PRESERVATION**
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.
- PROJECT PLANS**
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.
- FINAL LETTER OF INSPECTION**
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.
- GRADE EVENLY**
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- APPROVAL OF PLANS**
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS, PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- WELL LOCATIONS**
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
- EARTHWORK QUANTITIES**
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.
- ELEVATION ADJUSTMENTS**
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.
- TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE _____
- CONTRACTOR RESPONSIBILITIES**
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTORS WORKMANS ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, 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.
- NEAT AND CLEAN PREMISES**
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS IS PRACTICABLE OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

ON-SITE GRADING & DRAINAGE PLANS

1440 WESTMONT AVENUE CAMPBELL, CALIFORNIA 95005

BUILDING PERMIT NO. 20__ - _____

ASSESSORS PARCEL NO. 403-14-072

PARCEL MAP RECORDED IN BOOK 901 OF MAPS
AT PAGES 38 AND 39, SANTA CLARA COUNTY RECORDS

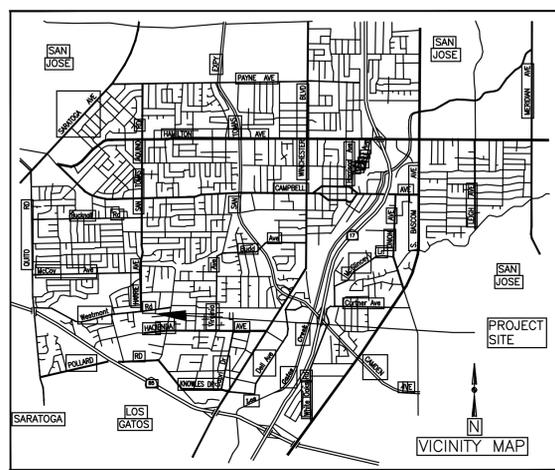
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LEGEND

EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER	
CENTER LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
DRIVEWAY	
PCC OR AC REMOVAL	
STANDARD CITY MONUMENT	
BENCH MARK	
MANHOLE	
STORM DRAIN INLET	
WATER METER	
VALVE	
FIRE HYDRANT	
STREET LIGHT	
POWER POLE	
PULL BOX	
CABLE TELEVISION LINE	
ELECTRICAL LINE	
IRRIGATION LINE	
NATURAL GAS LINE	
OVERHEAD LINE	
SANITARY SEWER LINE	
STORM DRAIN LINE	
TELEPHONE LINE	
WATER LINE	
TRAFFIC SIGNAL CONDUIT	
LIGHTING CONDUIT	
ROADSIDE SIGN & SIGN CODE	
FENCE	
TREE/SHRUB	
DIRECTION OF SURFACE FLOW	
OVERLAND RELEASE PATH	

CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS



SITE SURFACE COVERAGE

site area = 15,435 sf

AREA	IMPERVIOUS (sf)	COVERAGE %
ROOF	3,119	20.2
DRIVEWAY (pavers)	3,631	23.5
DRIVEWAY (concrete)	795	5.2
CONCRETE SLABS	698	4.5
UNDER DECK CONCRETE SLAB	509	3.3
GRAVEL WALKS	806	5.2
SUBTOTAL	9,558	61.9
AREA	PERVIOUS (sf)	COVERAGE %
LANDSCAPE	5,877	38.1
TOTAL	15,435	100



AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWV	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECCR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL

26. ANY ABANDONED UNDERGROUND PIPES
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

27. HUMAN REMAINS
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

28. MAINTENANCE PROCEDURES
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

29. DUST CONTROL
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEPED (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. CONSTRUCTION MITIGATION MEASURE
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

31. CONSTRUCTION PERIMETER RETENTION WALLS
ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

32. STORMWATER TREATMENT FACILITIES
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

**CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE**

PLAN CHECK # _____

APPROVED BY: _____

DATE: _____

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON _____ IN CAMPBELL, CALIFORNIA, PROJECT NO. 221217, DATED August 31, 2021, PREPARED BY GEOPRENSICS INC.

DANIEL F. DYCKMAN DATE _____
C.E. # 2145

**CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE**

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL, WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

EARTHWORK QUANTITIES

FILL:	94 cu. yds
CUT:	94 cu. yds
IMPORT:	0 cu. yds
EXPORT:	0 cu. yds

BENCHMARK
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD88

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

R.W. Steuer CE 37251

SIGNATURE _____ P.E.

ROBERT W. STEUER, P.E.

PRINT

ROBERT W. STEUER, P.E.
1133 FAIRVIEW AVENUE, SAN JOSE, CA 95125
(408) 981-5844

Chd By _____ Date _____ Revision _____ No. _____

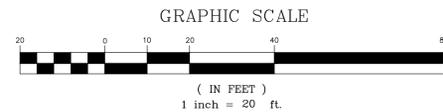
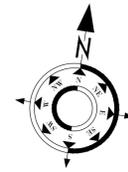
Date: _____ Drawn By: _____ Designed By: _____

ROBERT W. STEUER - CIVIL ENGINEER
R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA 95125
(408) 981-5844

TITLE SHEET
ON-SITE GRADING & DRAINAGE PLANS
1440 WESTMONT AVENUE, CAMPBELL, CA 95005
BUILDING PERMIT NO. _____

CAMPBELL, CALIFORNIA

SHEET: **G-1**



LEGEND:

- BR BRICK
- BR PLNTR BRICK PLANTER
- BW BACK OF WALK
- CONC CONCRETE
- DI DROP INLET
- ETW EXISTING TRAVELED WAY
- FF FINISHED FLOOR
- FF GAR FINISHED FLOOR OF GARAGE
- FL FLOWLINE
- JP JUNCTION POLE
- MB MAILBOX
- SL STREET LIGHT
- SSMH SANITARY SEWER MAN HOLE
- TC TOP OF CURB
- TW TOP OF WALL
- WF WOOD FENCE

○ 12" EUC INDICATES TREE SIZE AND TYPE

- CED CEDAR
- F FIR
- FR FRUIT
- O OAK
- RED REDWOOD
- T TREE

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS JANUARY 27, 2016.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.

BENCHMARK:

- ⊙ ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD83.

BASIS OF BEARINGS:

THE BEARING NORTH 02°05'21" WEST, BETWEEN THE FOUND 3/4 IRON PIPES, IN MONUMENT WELLS, FOUND IN THE CENTERLINE OF HARRIET AVENUE, AS SAID PIPES AND AVENUE, ARE SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON MAY 26, 1999 IN BOOK 716 OF MAPS AT PAGES 8 AND 9, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

TITLE REPORT NOTE:

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO MUIR CONSULTING, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL THAT ARE NOT SHOWN.

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

BOUNDARY NOTE:

THIS BOUNDARY IS BASED ON RECORD DATA AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED IN REGARD TO THE ACCURACY OF THE BOUNDARY AS SHOWN. IF ACCURATE BOUNDARY DATA IS PERTINENT FOR DESIGN OR DEVELOPMENT, THEN A FULL BOUNDARY SURVEY MUST BE PERFORMED BY MUIR AND A RECORD OF SURVEY MUST BE FILED.

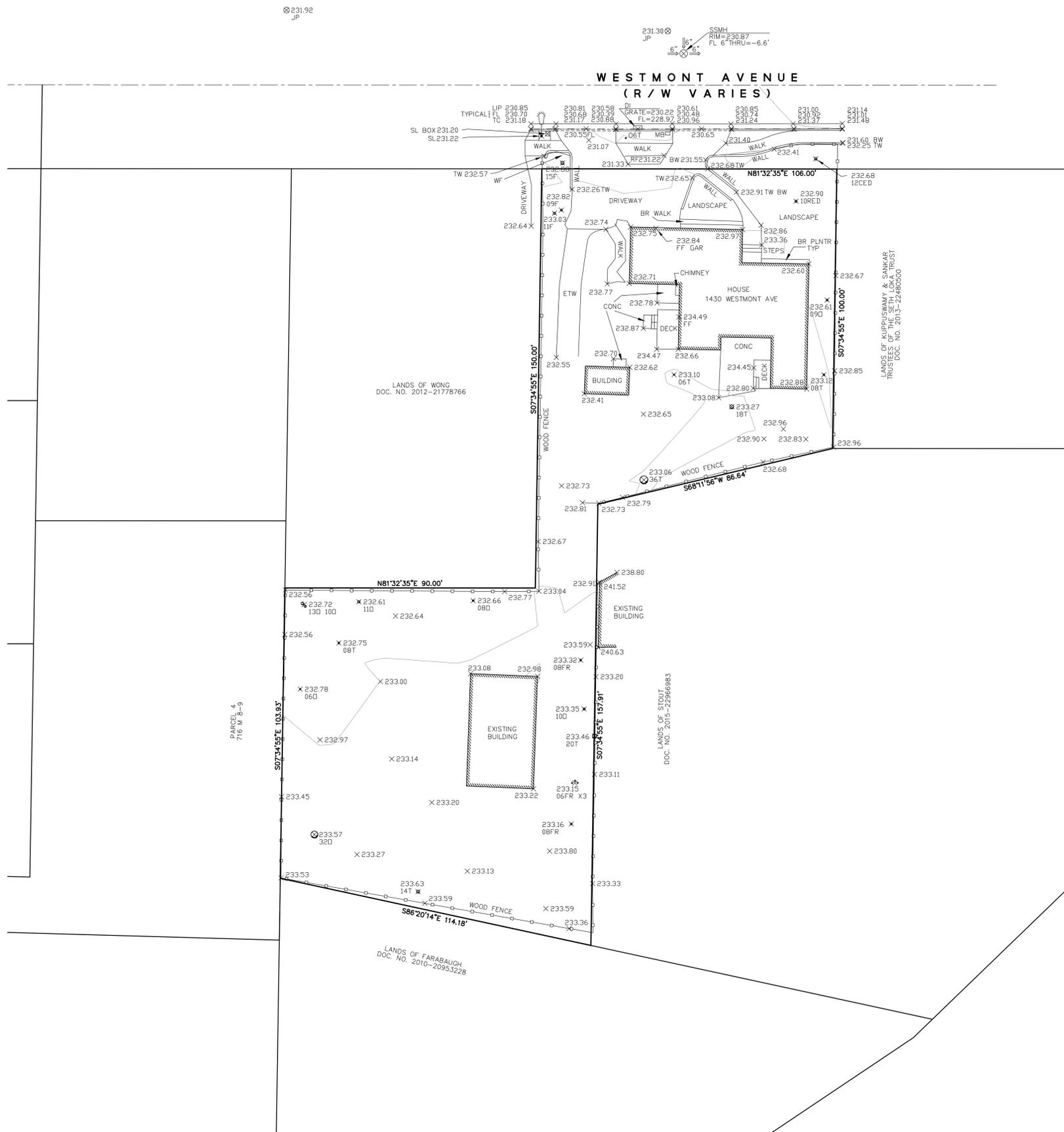
SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

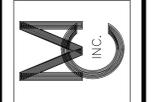
Jack M. Smith
 JACK M. SMITH, S. #7539
 LICENSE EXPIRES: 2-31-2017



DATE _____



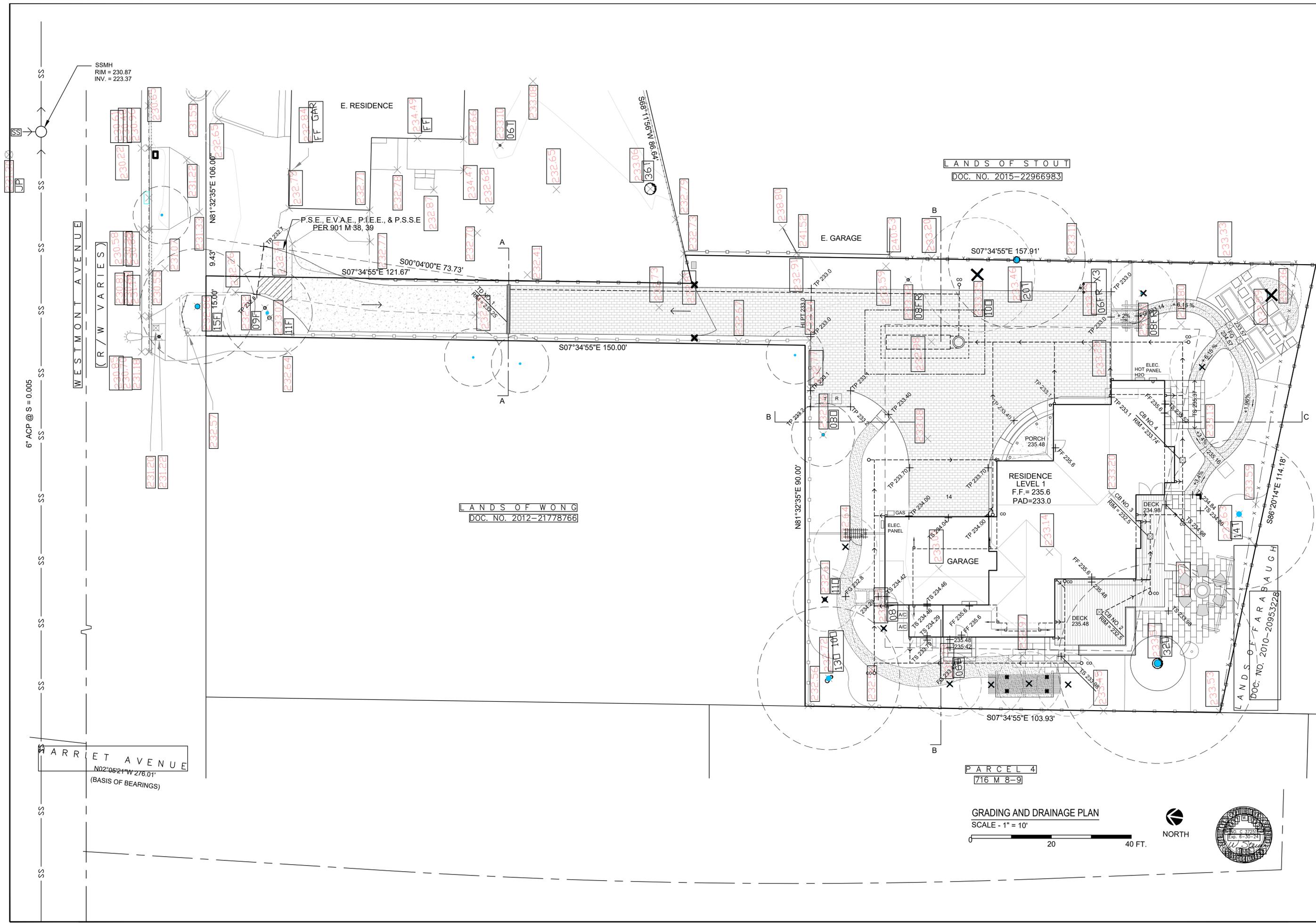
MUIR CONSULTING, INC.
 139 CHURCH AVENUE
 OAKDALE, CA 95361
 (209) 845-8630 FAX (209) 845-8639
 LAND SURVEYING • GPS • PLANNING
 www.muirconsulting.com



TOPOGRAPHIC SURVEY
1430 WESTMONT AVE

SANTA CLARA CALIFORNIA

REVISIONS	JOB NUMBER	4736-01	DRAWING NAME	
	DRAWN BY	PLD	4736-01	
	CHECKED BY	JMS		
	DATE	02/11/16		
			1	1



6" ACP @ S = 0.005

WESTMONT AVENUE
(R/W VARIES)

FARROW AVENUE
N02°06'24"W 276.01'
(BASIS OF BEARINGS)

LANDS OF WONG
DOC. NO. 2012-21778766

LANDS OF STOUT
DOC. NO. 2015-22966983

PARCEL 4
716 M 8-9

GRADING AND DRAINAGE PLAN
SCALE - 1" = 10'



SCALE: 1" = 10'	SHEET: G-3
GRADING AND DRAINAGE PLAN ON-SITE GRADING & DRAINAGE PLANS 1440 WESTMONT AVENUE BUILDING PERMIT NO. _____	ROBERT W. STEUER - CIVIL ENGINEER R.C.E. 37251 1133 FAIRVIEW AVENUE SAN JOSE, CALIFORNIA 95125 (408)-981-5844
DATE: _____	DESIGNED BY: _____
DRAWN BY: _____	DATE: _____
REVISION: _____	BY: _____
NO. _____	CHKD: _____

STORM DRAIN SCHEDULE							
NUMBER	DIAMETER	SLOPE	LENGTH	NUMBER	DIAMETER	SLOPE	LENGTH
1	4"	0.01	112.4'	9	4"	0.01	47.5'
2	4"	0.01	10.5'	10	4"	0.01	7.1'
3	4"	0.01	13.6'	11	4"	0.01	18.7'
4	4"	0.01	12.1'	12	4"	0.01	47.7'
5	4"	0.01	4.8'	13	4"	0.01	58.7'
6	4"	0.01	8.1'	14	4"	0.01	29.7'
7	4"	0.01	13.0'	15	4"	0.01	13.3'
8	4"	0.01	28.8'	16	4"	0.01	29.3'

STORMWATER DETENTION BASIN
 36" DIA. NYLOPLAST DRAIN
 BASIN W/ 36" OUTLET STUB
 AND 42" TO 36" REDUCER TO
 42" HDPE PERFORATED PIPE
 IN 6'-0" WIDE X 6'-0" DEEP X 22'-0"
 LONG ROCK BASIN
 RIM = 232.30
 INV IN (2) = 230.28'
 INV IN (10) = 229.65'
 INV. 42" PERFORATED N-12 HDPE = 226.15'
 INV. ROCK BASIN = 223.65'

LANDS OF STOUT
 DOC. NO. 2015-22966983

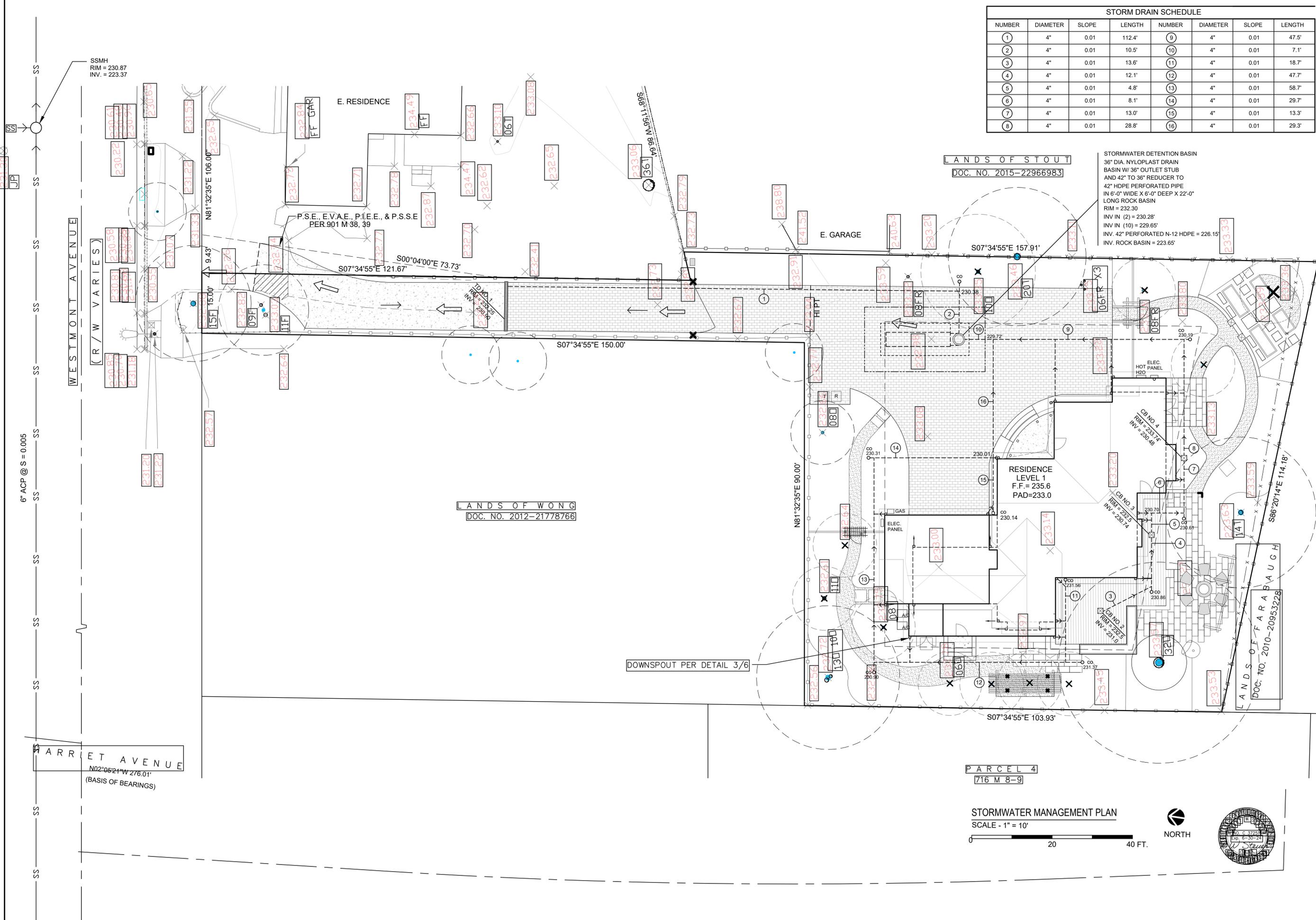
LANDS OF WONG
 DOC. NO. 2012-21778766

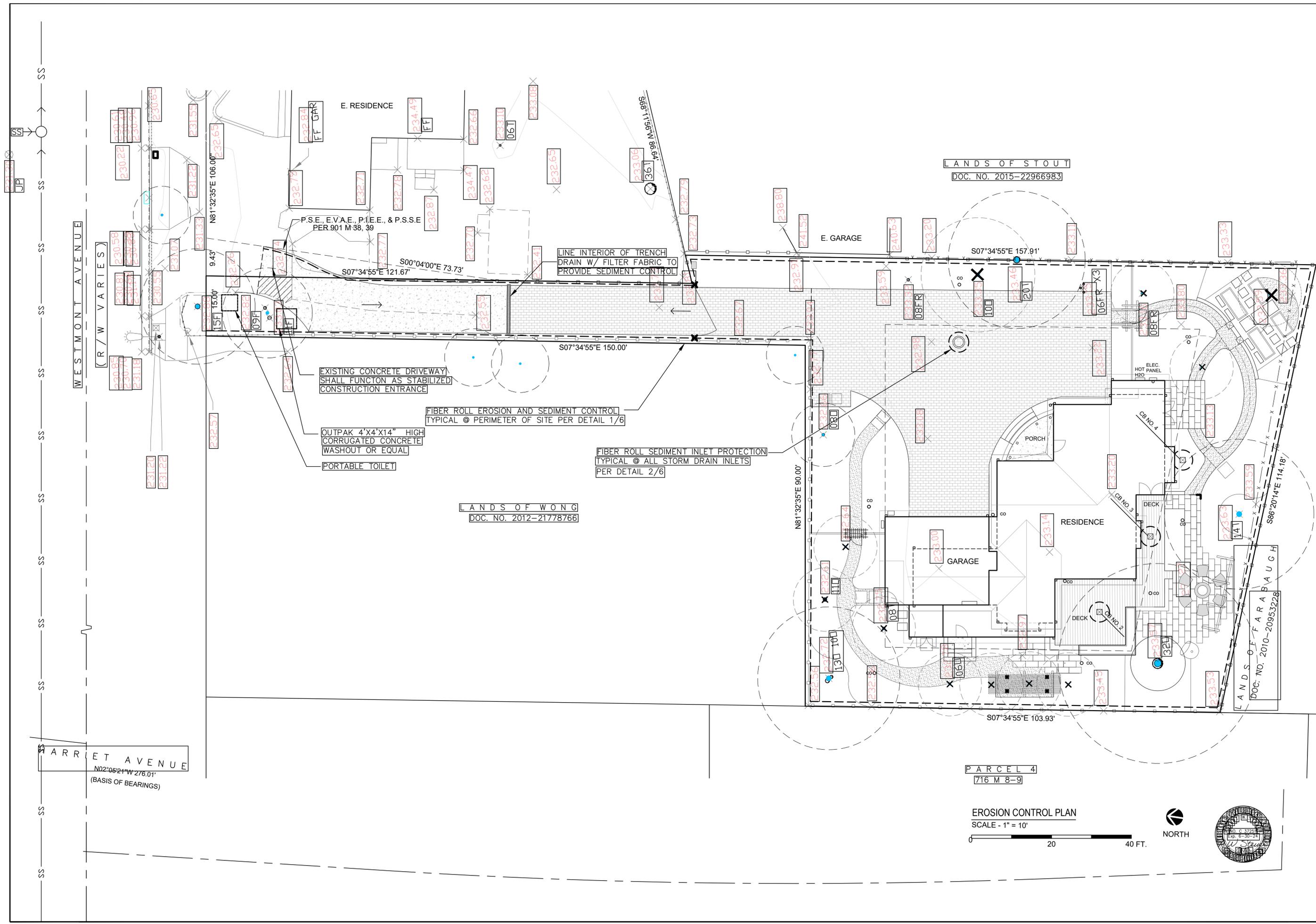
PARCEL 4
 716 M 8-9

STORMWATER MANAGEMENT PLAN
 SCALE - 1" = 10'



By	Chkd
Date	
Revision	
No.	
Date:	ROBERT W. STEUER - CIVIL ENGINEER
Drawn By:	R.C.E. 37251
Designed By:	1133 FAIRVIEW AVENUE SAN JOSE, CALIFORNIA 95125 (408)-981-5844
	STORMWATER MANAGEMENT PLAN ON-SITE GRADING & DRAINAGE PLANS 1440 WESTMONT AVENUE BUILDING PERMIT NO. _____
SCALE:	1" = 10'
SHEET:	G-5





WESTMONT AVENUE
(R/W VARIES)

ARRIET AVENUE
N02°06'21"W 276.01'
(BASIS OF BEARINGS)

LANDS OF STOUT
DOC. NO. 2015-22966983

LANDS OF WONG
DOC. NO. 2012-21778766

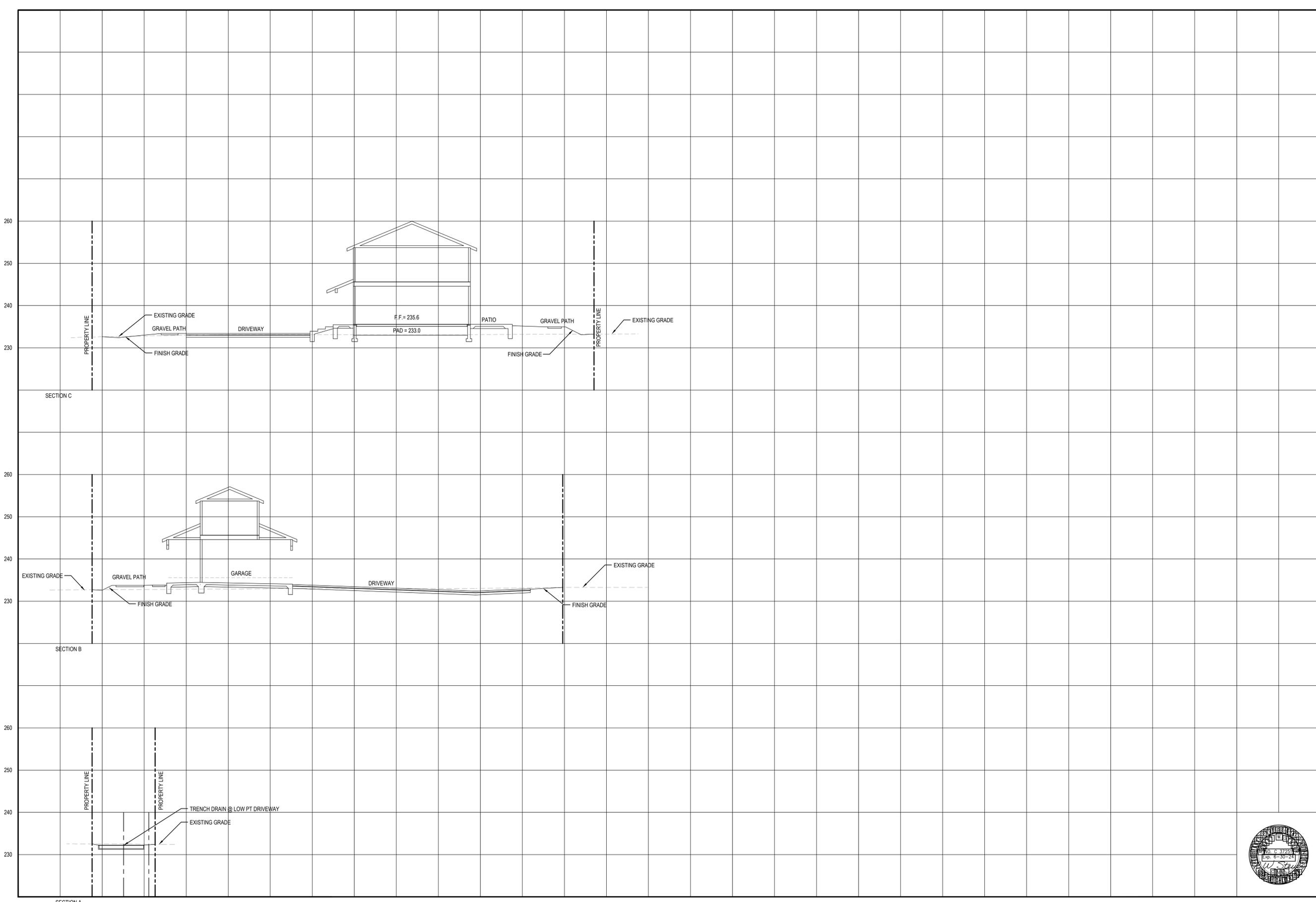
LANDS OF FARA BAUGH
DOC. NO. 2010-20953228

PARCEL 4
716 M 8-9

EROSION CONTROL PLAN
SCALE - 1" = 10'
0 20 40 FT.



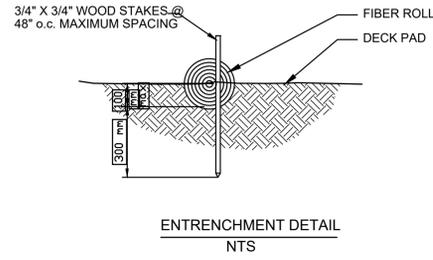
DATE:	DESIGNED BY:	DATE:	BY:
Drawn By:	Robert W. Steuer - CIVIL ENGINEER	Revision:	
Designed By:	R.C.E. 37251	No.	
	1133 FAIRVIEW AVENUE	Date	
	SAN JOSE, CALIFORNIA 95125		
	(408)-981-5844		
EROSION CONTROL PLAN ON-SITE GRADING & DRAINAGE PLANS 1440 WESTMONT AVENUE BUILDING PERMIT NO. _____			
SCALE: 1" = 10'			
SHEET: G-6			



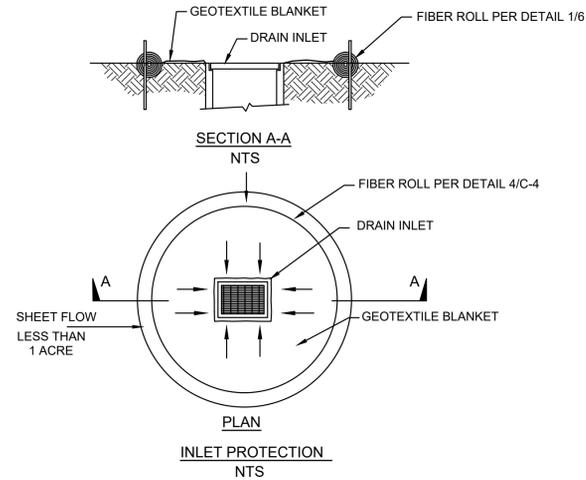
SECTIONS



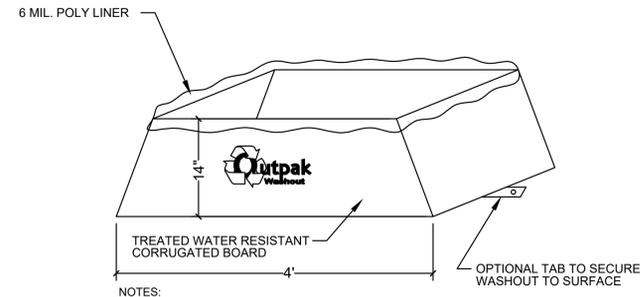
ROBERT W. STEUER - CIVIL ENGINEER R.C.E. 37251 1133 FAIRVIEW AVENUE SAN JOSE, CALIFORNIA 95125 (408)-981-5844	
SECTIONS ON-SITE GRADING & DRAINAGE PLANS 1440 WESTMONT AVENUE BUILDING PERMIT NO. _____	SCALE: 1" = 5' SHEET: G-7
Date: _____ Drawn By: _____ Designed By: _____	No. _____ Revision _____ Date _____ By _____ Chkd _____



① FIBER ROLL EROSION CONTROL
NOT TO SCALE



② FIBER ROLL INLET PROTECTION
NOT TO SCALE



NOTES:

1. THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

CORRUGATED WASHOUT
SPECIFICATIONS



③

BMP SUMMARY TABLE E	
BMP CATEGORY	BMP USED
EROSION CONTROL	EROSION CONTROL FACILITIES, INCLUDING FIBER ROLLS TO BE INSTALLED PER EROSION CONTROL PLAN SHEET G-6
SEDIMENT CONTROL	SEDIMENT CONTROL FACILITIES INCLUDING FIBER ROLL INLET PROTECTION TO BE INSTALLED PER EROSION CONTROL PLAN SHEET G-6
GOOD SITE MANAGEMENT	PORTABLE TOILET SHALL BE PROVIDED WITH EASY ACCESS TO PUBLIC RIGHT-OF WAY PER EROSION CONTROL PLAN SHEET G-6
NON-STORMWATER MANAGEMENT	EXISTING CONCRETE DRIVEWAY SHALL FUNCTION AS STABILIZED CONSTRUCTION ENTRANCE
NON-STORMWATER MANAGEMENT	PROVIDE CONCRETE WASHOUT FACILITY PER EROSION CONTROL PLAN SHEET G-6
ACTIVE TREATMENT SYSTEMS	NOT REQUIRED

BMP SUMMARY TABLE

④

5

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7

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9

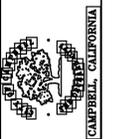
10

11

12

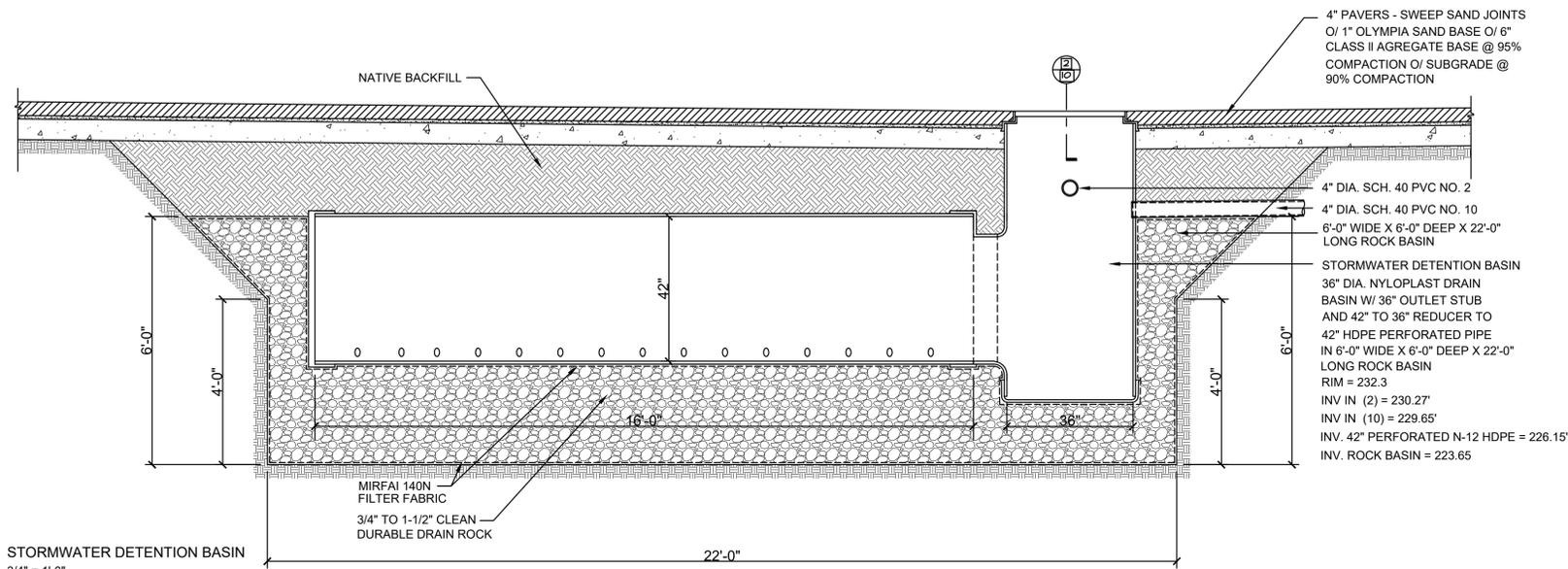
ROBERT W. STEUER - CIVIL ENGINEER
R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA 95125
(408)-981-5844

EROSION CONTROL DETAILS
ON-SITE GRADING & DRAINAGE PLANS
1440 WESTMONT AVENUE
BUILDING PERMIT NO. _____

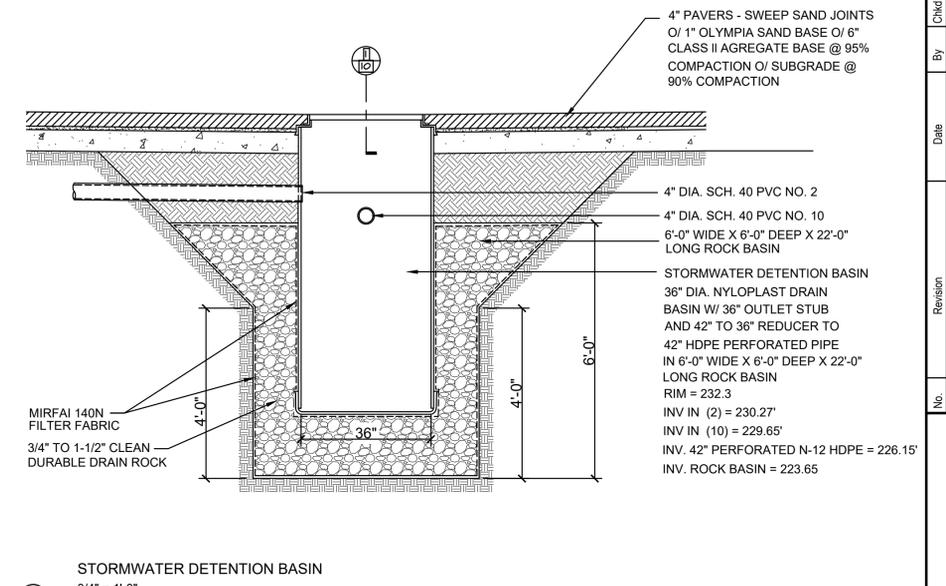


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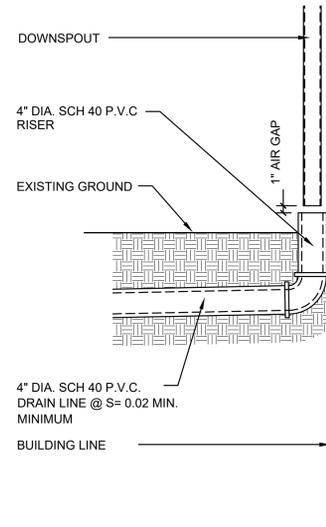
SHEET:
G-9



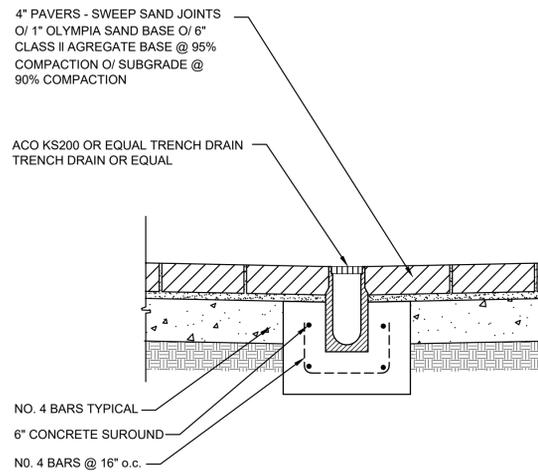
1 STORMWATER DETENTION BASIN
3/4" = 1'-0"



2 STORMWATER DETENTION BASIN
3/4" = 1'-0"



3 DOWNSPOUT
1" = 1'-0"



4 TRENCH DRAIN
1" = 1'-0"

Chgd	
By	
Date	
Revision	
No.	
Date	
Drawn By:	
Designed By:	

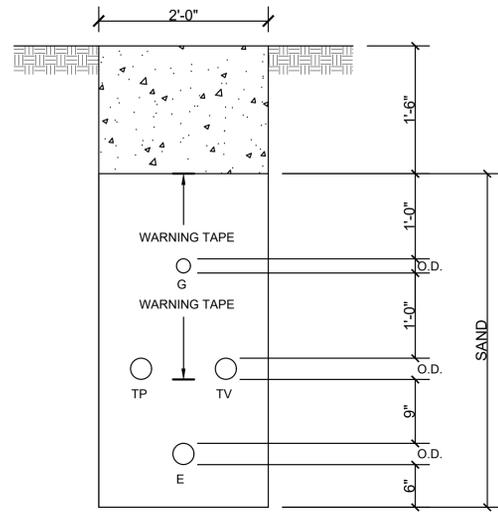
ROBERT W. STEUER - CIVIL ENGINEER
R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA 95125
(408)-981-5844

DRAINAGE DETAILS
ON-SITE GRADING & DRAINAGE PLANS
1440 WESTMONT AVENUE
BUILDING PERMIT NO. _____

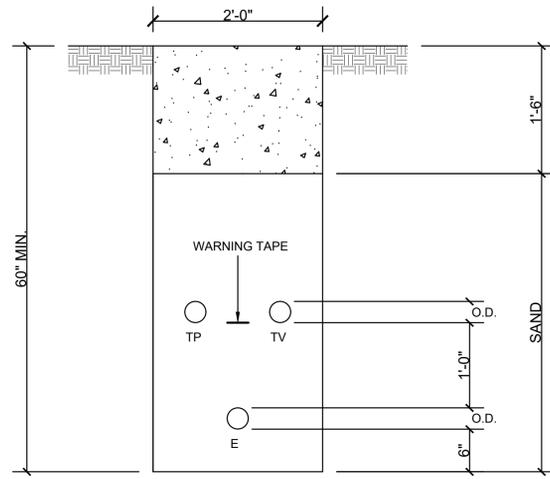


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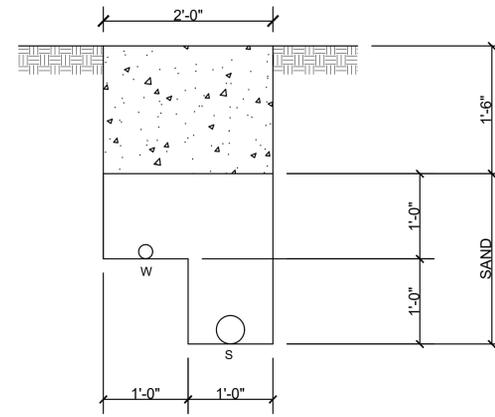
SHEET:
G-10



1 JOINT TRENCH
1" = 1'-0"



2 JOINT TRENCH
1" = 1'-0"



3 JOINT TRENCH
1" = 1'-0"

4

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11

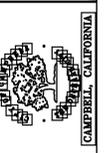
12



Date:	_____
Drawn By:	_____
Designed By:	_____
No.:	_____
Revision:	_____
Date:	_____
By:	_____
Chd:	_____

ROBERT W. STEUER - CIVIL ENGINEER
R.C.E. 37251
1133 FAIRVIEW AVENUE
SAN JOSE, CALIFORNIA 95125
(408)-981-5844

UTILITY DETAILS
ON-SITE GRADING & DRAINAGE PLANS
1440 WESTMONT AVENUE
BUILDING PERMIT NO. _____



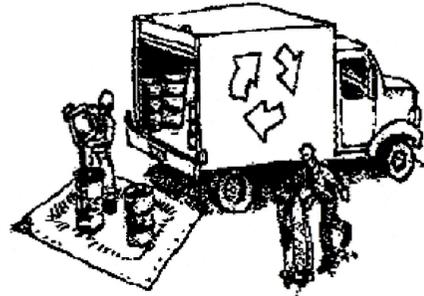
SCALE: NOTED

SHEET:
G-11

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



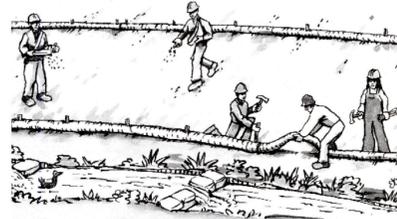
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

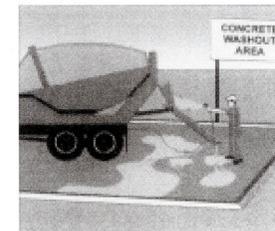
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



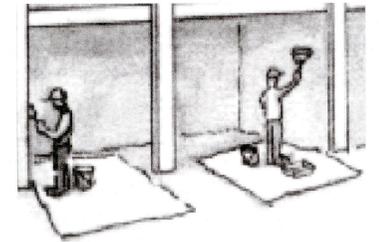
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- 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 as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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