



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

Project Image



Courtesy Notice

Dear Campbell Resident,

January 31, 2024

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

Project Address: 725 Kenneth Avenue

Zoning | Area Plan: R-1-10 | STANP

Neighborhood Association(s): N/A

Council District: 4

File No.: PLN-2024-12

APN: 404-26-014

Applicant: Meysam Rezvani

Property Owner: Dhulipala Viswanath L and Swarna B Trustee

Application Type: Site and Architectural Review Permit

Project Planner: Nishant Seoni, Contract Associate Planner

Email Contact: nseoni@campbellca.gov

Project Description:

Site and Architectural Review to allow demolition of an existing 1,656 square foot single family home and construction of a 4,610 square foot 2 story custom home and 500 square foot JADU on a 10,689 square foot R-1-10 lot in the San Tomas Area Neighborhood Plan. The site has an existing 770 sf ADU that will remain.

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



725 KENNETH ST. CAMPBELL, CA. 95008

FIRE NOTES:

COMMENT #1: REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

COMMENT #2: FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: 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 MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE 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 C.B.L

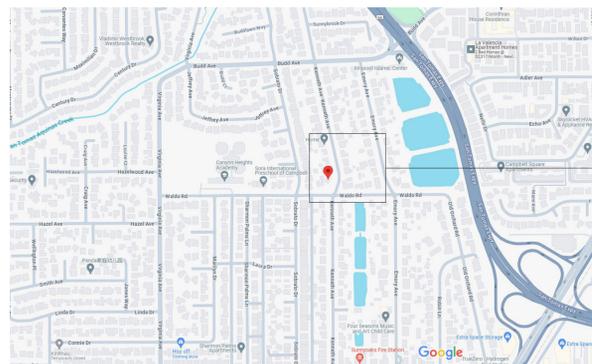
COMMENT #3: WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

COMMENT #4: CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

COMMENT #5: ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 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 TO PREVENT PLAN REVIEW AND INSPECTION DELAYS, THE ABOVE NOTED DEVELOPMENTAL REVIEW CONDITIONS SHALL BE ADDRESSED AS "NOTES" ON ALL PENDING AND FUTURE PLAN SUBMITTALS AND ANY REFERENCED DIAGRAMS TO BE REPRODUCED ONTO THE FUTURE PLAN SUBMITTAL. 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 THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7



VICINITY MAP:



PROPERTY LOCATION

PROJECT DATA

A.P.N PROJECT LOCATION: 404-26-014
725 KENNETH AVE,
CAMPELL, CA. 95008

ZONING: R - 3 / U
OCCUPANCY GROUP: V - B
CONSTRUCTION TYPE: TWO (2) STORY
NUMBER OF FLOORS: SPRINKLERED
FIRE PROTECTION:

SCOPE OF WORK:

NEW 2 STORY COSTUME HOME
TOTAL OF 4,610 S.F. BUILDING AREA MANE BULD.
AND 500 S.F. JADU INCLUDING 5 BEDROOMS 5 1/2
BATHS, 2 LAUNDRIES, 2 CAR GARAGE

AREA CALCULATION:

LOT AREA	10,689 S.F.
E MAIN FLOOR PLAN (TO BE DEMO)	1,656 S.F.
E ADU(UNDER CONSTRUCTION)	770 S.F.
N 1ST FLOOR MAIN LIVING AREA:	2,183 S.F.
N 1ST FLOOR JADU AREA:	500 S.F.
N 1ST FLOOR LIVING AREA:	2,683 S.F.
N 2ST FLOOR LIVING AREA:	1,469 S.F.
N TOTAL LIVING AREA:	4,152 S.F.
N GARAGE:	458 S.F.
N TOTAL BUILDING:	4,610 S.F.

FLOOR AREA RATIO (FAR) = (4,610/10,689)X100=43.1%

LOT COVERAGE: 1st FLOOR BLDG AREA (2,683+458) S.F	
FRONT COVERED PORCH	30 S.F
REAR COVER PORCH	145 S.F
TOTAL:	3,316/10,689= %31

PAVING / LANDSCAPE AREA	Existing	Proposed	Total SF
Front Yard Paving		694	694
Water Features (e.g., pool, fountain)		NA	
Live Landscaping (e.g., turf, plants, trees)		604	604
Other Landscaping (e.g., rocks, bark)		322	322
TOTAL			1620

SETBACKS	Wall Height	Required Setback	Proposed Setback
Front of Structure/Dwelling		25'	60' 9"
Front of Garage/Carport		25'	25' 3"-31'-7"
Left Side First Floor		5'	5' 3"
Left Side Second Floor	19' 4"	9' 8"	9' 9"
Right Side First Floor		12'	15' 1"
Right Side Second Floor	19' 4"	9' 8"	27' 0"
Rear First Floor		20'	20' 0"
Rear Second Floor		20'	23' 3"

PROJECT CONTACT:

OWNER: VISWANATH DHULIPALA
(408)306-8727
725 KENNETH AVE, CAMPBELL, CA 95008
ARCHIGATE CONSTRUCTION
(310) 359-5443
1058 FOXCHASE DR #364 SAN JOSE CA 95123
ARCHIGATECONSTRUCTION@GMAIL.COM
STRUCTURAL: DB ENGINEERING

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1058 FOXCHASE DR.364 SAN JOSE, CA. 95123
TEL:(310)359-5443
EMAIL:ArchigateConstruction@gmail.com

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE GOLDEN GATE GROUP INC DESIGN'S ATTENTION IMMEDIATELY DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>S. Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

COVER SHEET

NORTH	DATE	PROJ.NO	SCALE	DRAWING

.T1.1



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PROGRESSS

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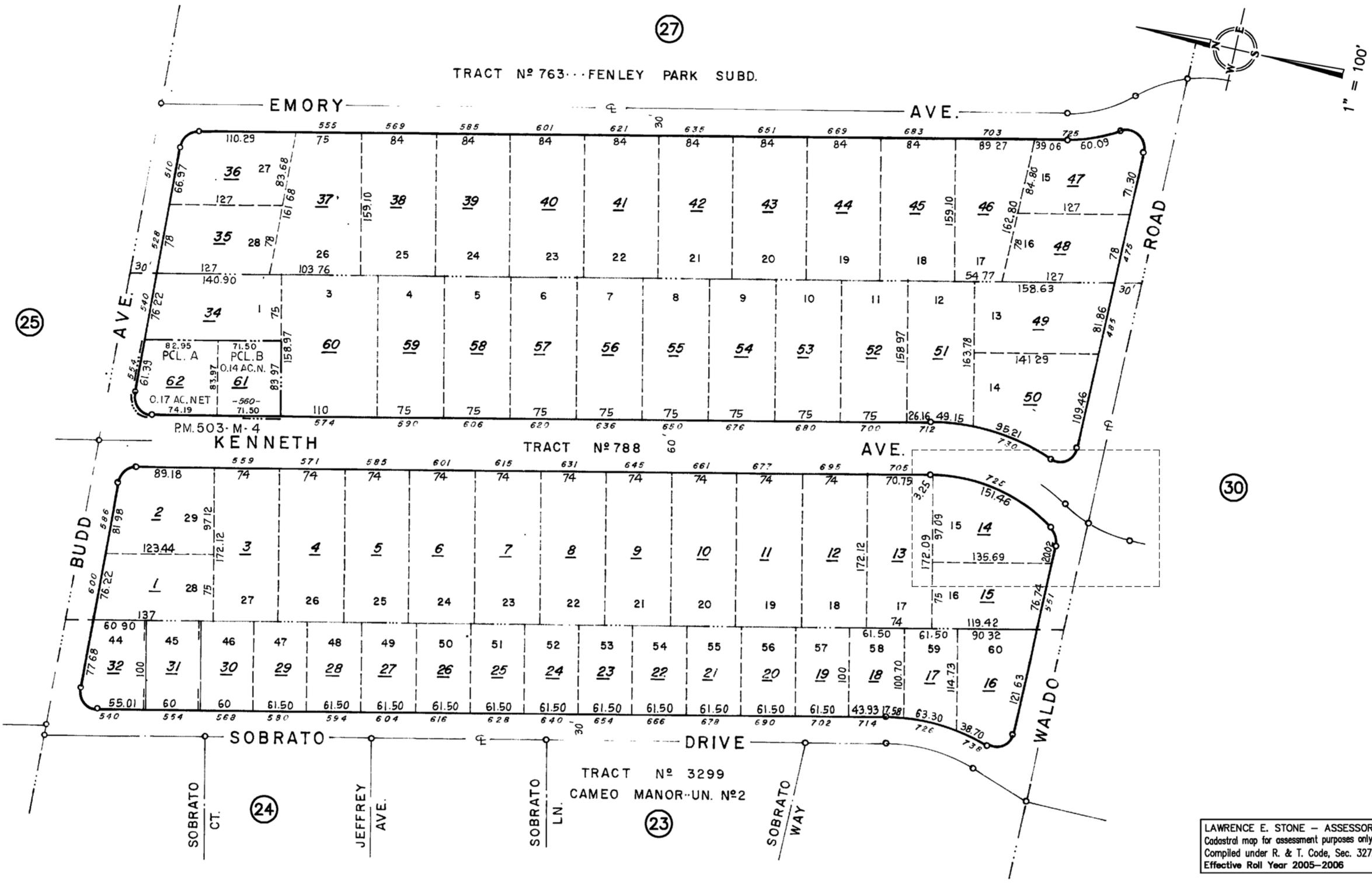
DHULIPALA'S RESIDENCE

BOUNDARY AND ASSESSOR MAP

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
DRAWN	CKD. BY	FLOOR		

.T1.3

LAWRENCE E. STONE — ASSESSOR
 Cadastral map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2005-2006



DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>S. Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

GRADING PLAN & DRAINAGE

NORTH	DATE	PROJ. NO	SCALE	DRAWING

C1

GRADING & DRAINAGE NOTES:

- NOTE: THIS DRAWING IS APPROVED SUBJECT TO:
- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
 - APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. 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 WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
 - UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
 - IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
 - THE PERMITTEE OR AGENT 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 PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
 - ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
 - IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
 - THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
 - FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.405.
 - ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. REPORT DATE: REPORT NUMBER: SOILS ENGINEERING COMPANY; CONTACT INFORMATION:
 - THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
 - PERMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
 - ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

EARTH WORK QUANTITIES

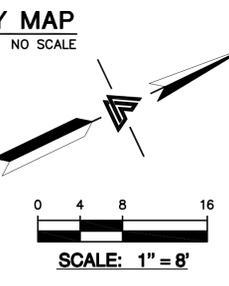
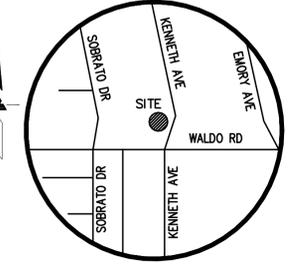
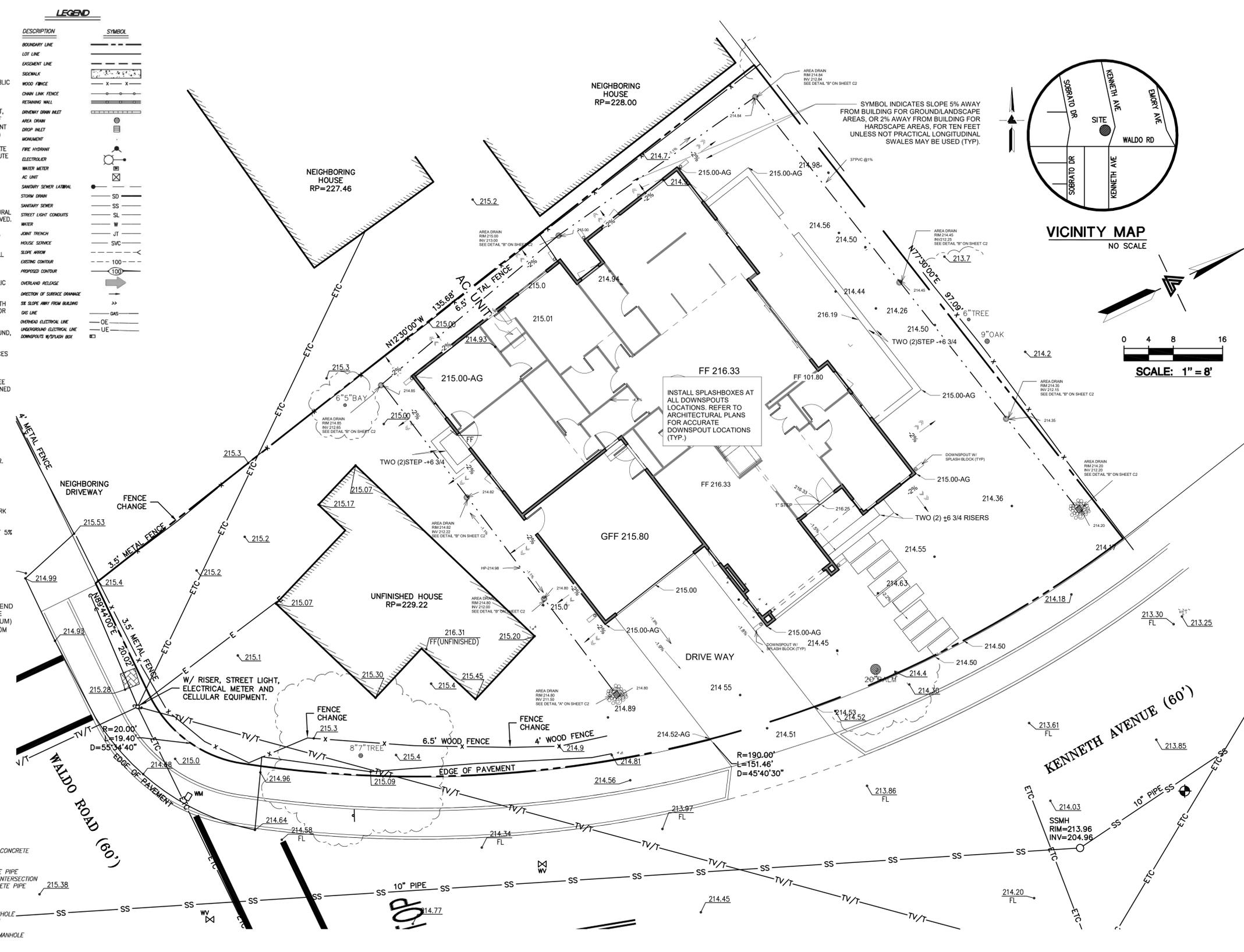
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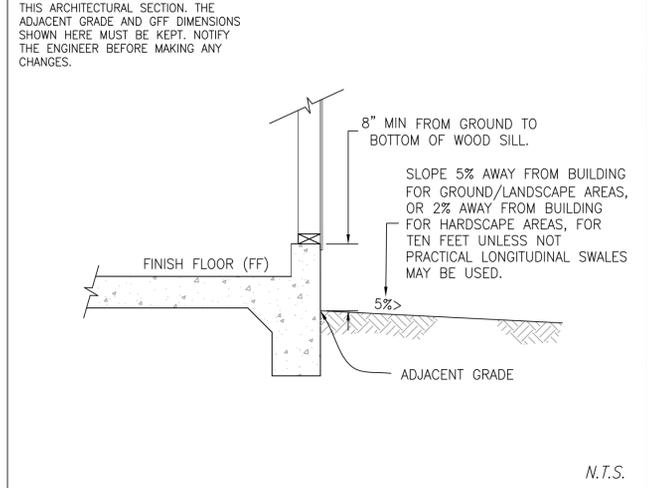
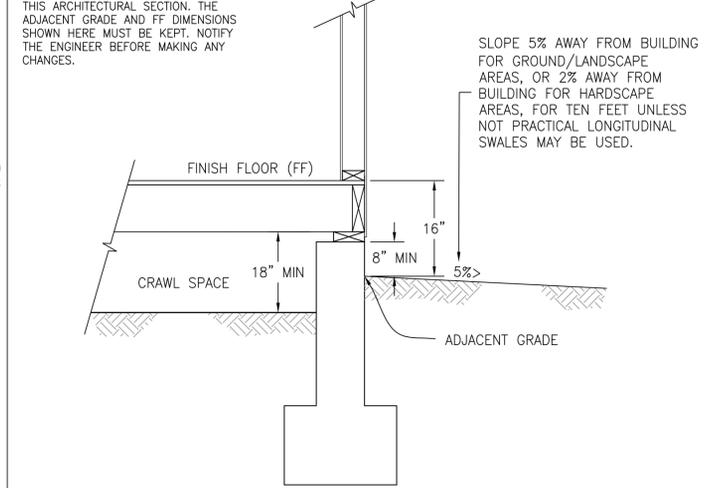
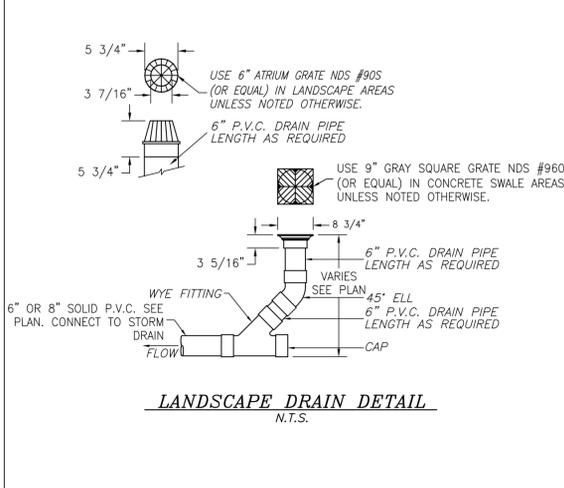
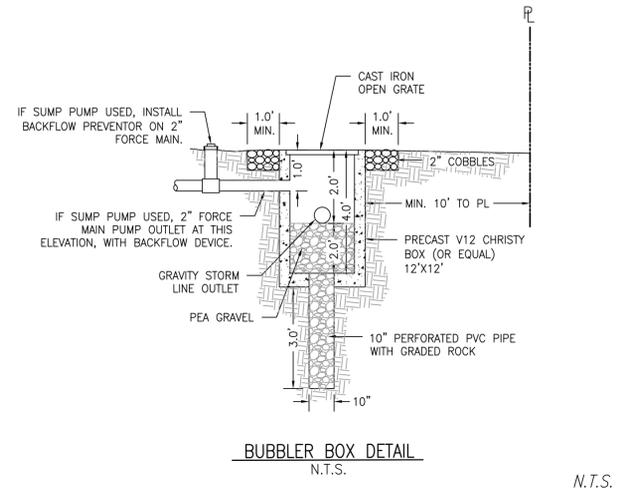
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

ABBREVIATIONS

- | | |
|--------------------------------|--------------------------------------|
| AC = ASPHALT CONCRETE | LP = LOW POINT |
| AD = AREA DRAIN | PAO = PAD ELEVATION |
| BC = BEGIN CURVE | PCC = PORTLAND CEMENT CONCRETE |
| BS = BOTTOM OF STAIR | PL = PROPERTY LINE |
| BU = BUBBLE UP | PV = PAVEMENT GRADE |
| BVC = BEGIN VERTICAL CURVE | PVC = POLYVINYL CHLORIDE PIPE |
| BWM = BOTTOM OF RETAINING WALL | PVI = POINT OF VERTICAL INTERSECTION |
| CB = CATCH BASIN | RCP = REINFORCED CONCRETE PIPE |
| CL = CENTERLINE | ROW = RIGHT OF WAY |
| CO = CLEANOUT | S= .00% SLOPE |
| CS = DOWNSPOUT WITH SPLASH BOX | SD = STORM DRAIN |
| EC = END CURVE | SDMH = STORM DRAIN MANHOLE |
| ELEV. = ELEVATION | SG = SUBGRADE ELEVATION |
| EVC = END VERTICAL CURVE | SS = SANITARY SEWER |
| EX = EXISTING | SSMH = SANITARY SEWER MANHOLE |
| F/C = FACE OF CURB | STA = STATION |
| FF = FINISHED FLOOR ELEVATION | TC = TOP OF CURB |
| FH = FIRE HYDRANT | TF = TOP OF FENCE |
| FL = FLOW LINE | TRW = TOP OF RETAINING WALL |
| GB = GRADE BREAK | TS = TOP OF STAIR |
| GFF = GARAGE FINISH FLOOR | TW = TOP OF WALL |
| HP = HIGH POINT | VCP = VITRIFIED CLAY PIPE |
| HC = HANDICAP UNIT | WM = WATER METER |
| INV = INVERT | WV = WATER VALVE |

1 GRADING
1/8" = 1'-0"



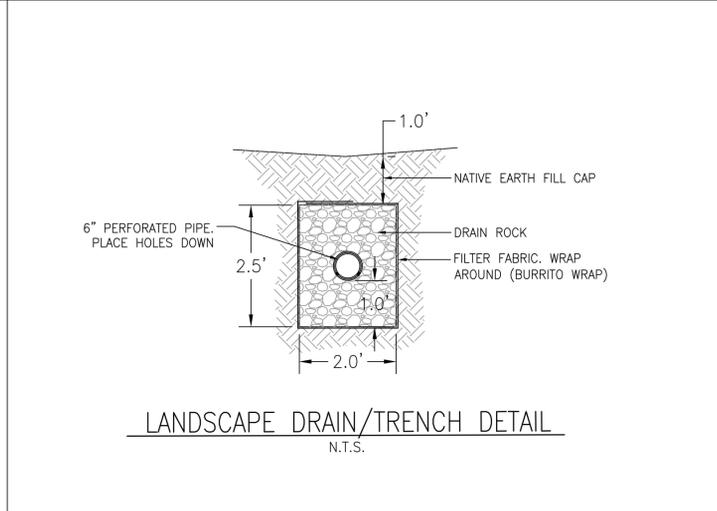
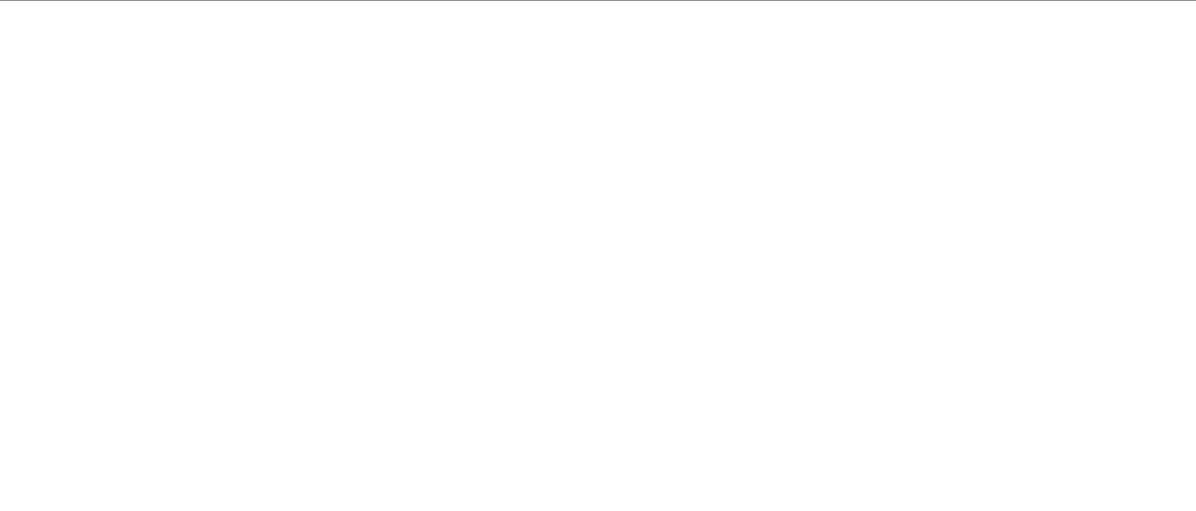


A BUBBLER BOX DETAIL

B AREA DRAIN DETAIL

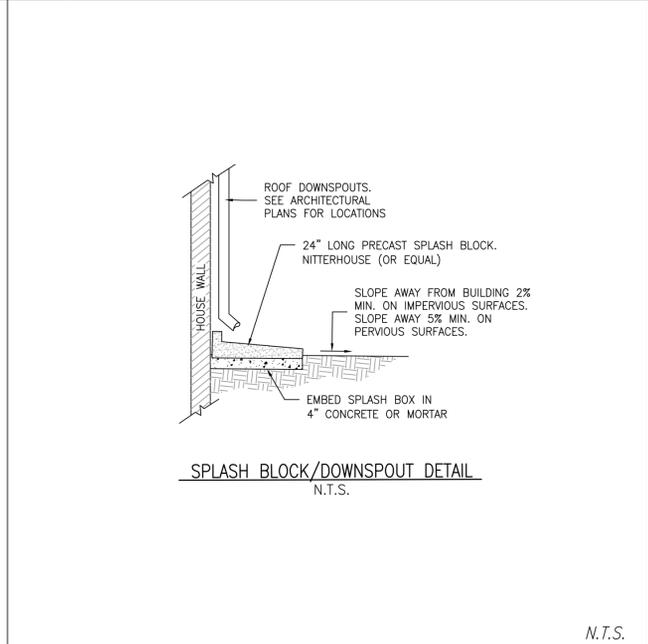
C TYPICAL FOUNDATION/FF/GROUND SECTION

D TYPICAL FOUNDATION/GFF/GROUND SECTION



F LANDSCAPE DRAIN/TRENCH DETAIL

G EARTHEN SWALE DETAIL



E NOT USED

H NOT USED

I SPLASH BLOCK/DOWNSPOUT DETAIL



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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

GRADING PLAN & DRAINAGE CONSTRUCTION DETAILS

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

C2

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GRADING PLAN & DRAINAGE PLAN EROSION CONTROL

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DRAWN	CKD BY	FLOOR		

C3

EROSION & SEDIMENT CONTROL NOTES

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

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

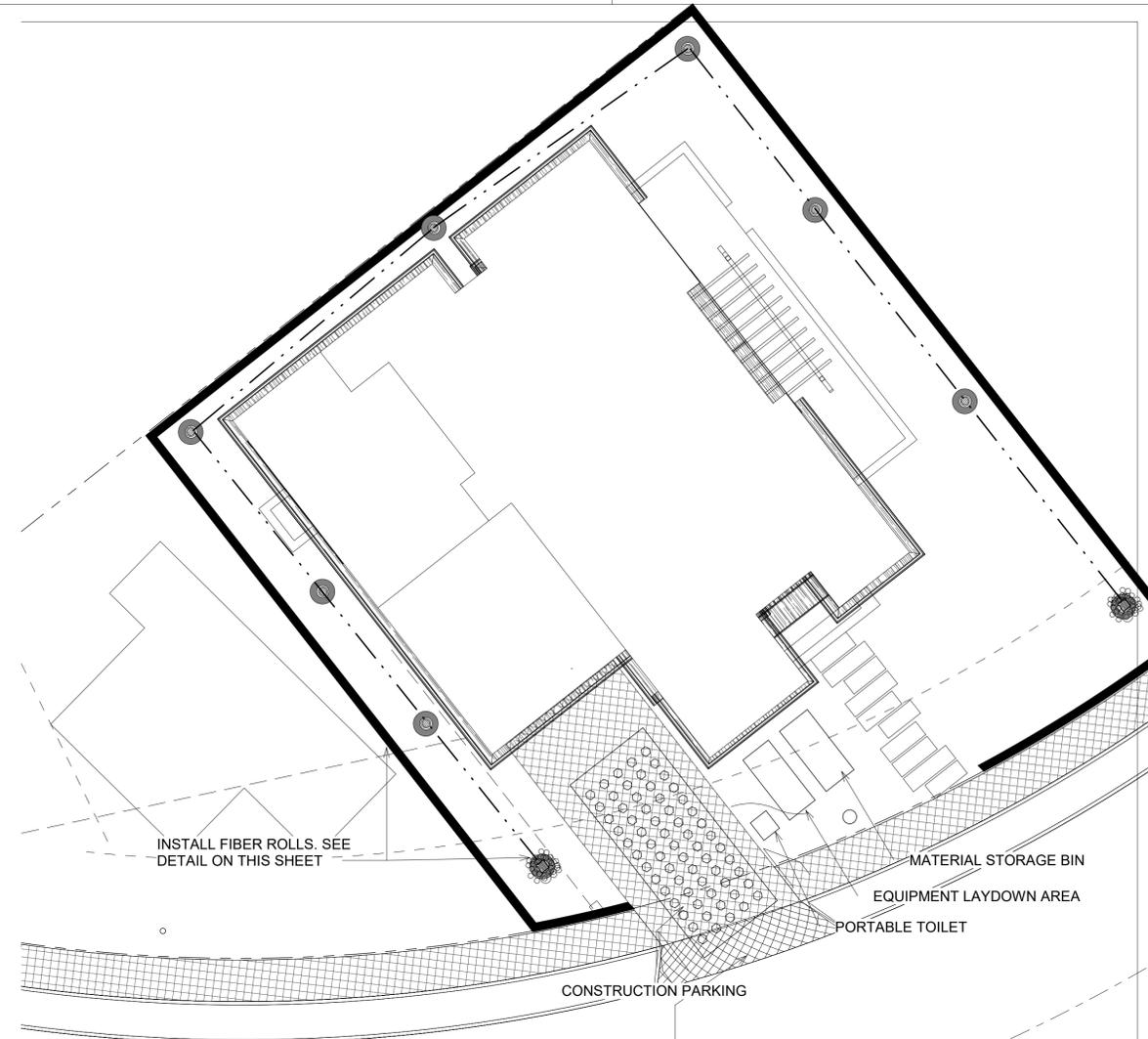
- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- 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 CITY.
- 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.
- 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. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

LEGEND

PROPOSED	DESCRIPTION
---	SITE BOUNDARY
○	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
○	FIBER ROLL
○	INLET PROTECTION

MAINTENANCE NOTES

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



INSTALL FIBER ROLLS. SEE DETAIL ON THIS SHEET

MATERIAL STORAGE BIN

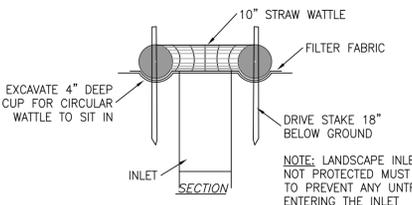
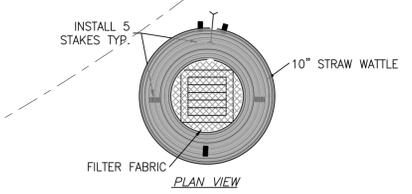
EQUIPMENT LAYDOWN AREA

PORTABLE TOILET

CONSTRUCTION PARKING

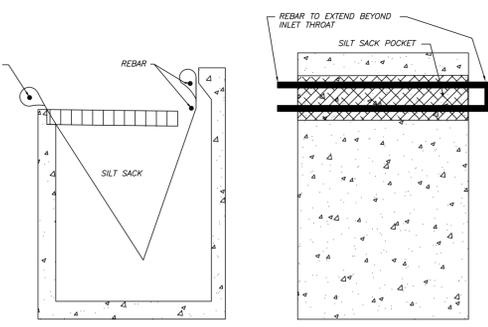
- PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
- ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.

CONSTRUCTION ENTRANCE. SEE DETAILS ON THIS SHEET. AS AN ALTERNATE CAN LEAVE EXISTING PAVEMENT INSTEAD. NO DIRT TRACKING TO THE STREETS ALLOWED

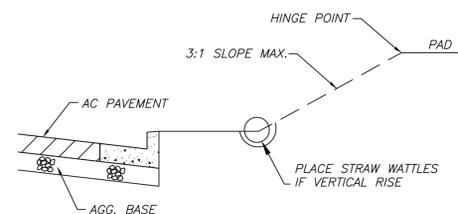


NOTE: LANDSCAPE INLETS THAT ARE NOT PROTECTED MUST BE CAPPED TO PREVENT ANY UNTREATED FLOW ENTERING THE INLET

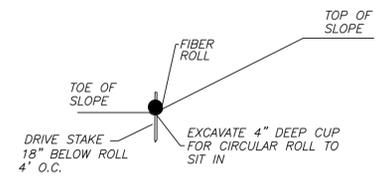
ALTERNATE FIBER ROLL INLET PROTECTION MAY BE USED IN LANDSCAPE AREA DRAINS N.T.S.



CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED
N.T.S.

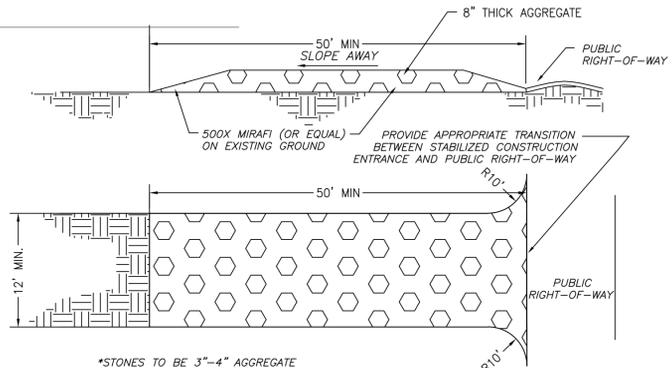


FRONT YARD SLOPE DETAIL AFTER STREET ARE PAVED
N.T.S.



FIBER ROLL INSTALLATION DETAIL
N.T.S.

GRADING PLAN & DRAINAGE PLAN EROSION CONTROL 1" = 10'-0"



MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



ARCHIGATE
CONSTRUCTION

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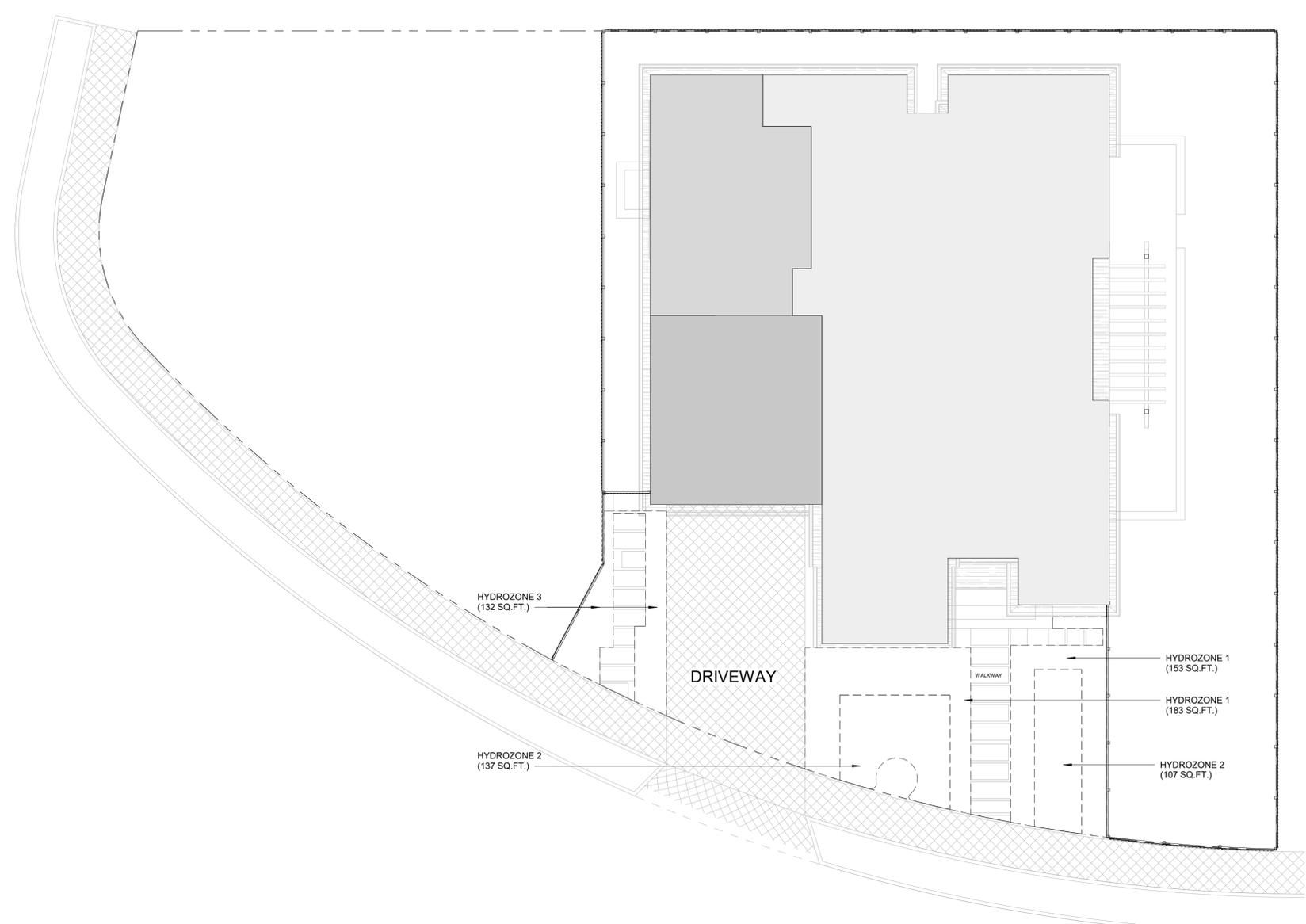
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HYDROZONE PLAN

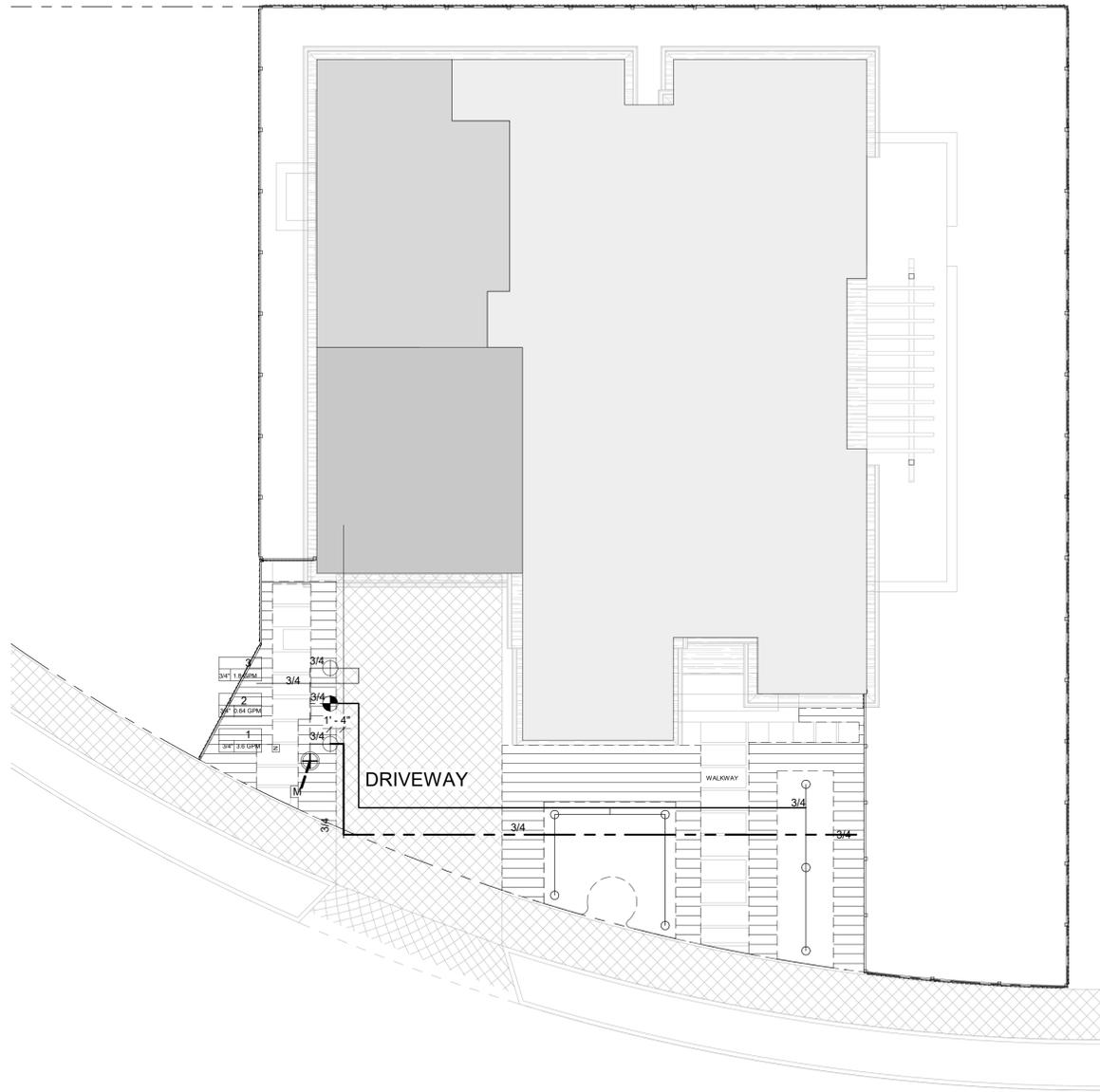
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① HYDROZONES PLAN
1/8" = 1'-0"

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELD.



1 IRRIGATION PLAN
1/8" = 1'-0"

FRONT IRRIGATION LEGEND

WATER METERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		WATER METER	3/4"
POINT OF CONNECTION			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		AT FRONT	12.00 GPM @ 50.00 PSI
CONTROLLERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRITROL RAIN DIAL-R RD900-EXT-R IRRITROL CLIMATE LOGIC WEATHER SENSOR	9 ZONES
PIPE (MAINLINE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
20'		SCHEDULE 40 PVC PIPE	3/4"
31'-0 5/8"		TYPE K COPPER WATER TUBE	3/4"
VALVES			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRITROL 2711APR	3/4"
2		IRRITROL 2711APRDK-LF	3/4"
PIPE (LATERAL)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
200 FT.		SCHEDULE 40 PVC PIPE	3/4"
IRRIGATION HEADS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
4		HUNTER MP ROTATOR MPI000 90°	12.00 FT
DRIP			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
		NETAFIM TECHLINE CV	17MM, .4 GPH, 12" SPACING

IRRIGATION NOTES

- SCOPE**
FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.
- PROTECTION**
CALL DIG ALERT 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.
- DRAWINGS**
THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)
- GENERAL**
ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.
- PLASTIC PIPE AND FITTINGS**
SHALL BE TYPE I, POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.
MAINLINE SHALL BE SCH 40 PVC.
LATERAL LINES SHALL BE CLASS 200 PVC.
- WATER METER**
NEW 3/4" WATER METER
- SLEEVES**
ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

ALL CONTROL WIRES SHALL BE SLEEVED SEPARATELY FROM THE MAIN OR LATERAL LINES UNDER CONCRETE WALKS AND/OR DRIVEWAYS.

AUTOMATIC CONTROLLER
SEE IRRIGATION LEGEND FOR TYPE

PIPE AND CONTROL WIRE INSTALLATION
MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

DRIP TUBING
NETAFIM TECHLINE MAY BE PLACED IN TREE OR SHRUB RING FORMATION OR MAY BE LAID IN A GRID PATTERN AT 12 TO 18" O.C., WHICHEVER WILL PROVIDE AN EVEN AND ADEQUATE AMOUNT OF WATER TO THE PLANTS.

PRESSURE TESTING
AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

COVERAGE TEST
PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

GUARANTEE
IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

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IRRIGATION PLAN

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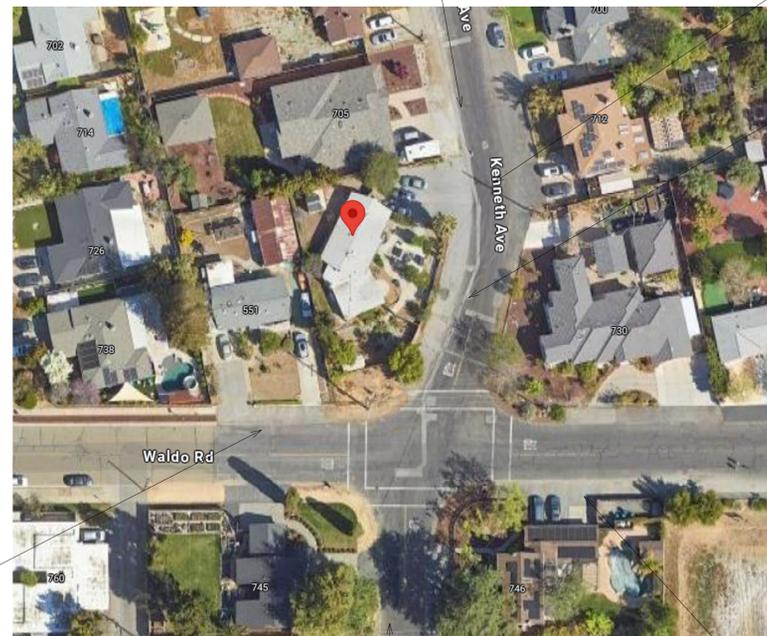
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NORTH VIEW



NORTH EAST VIEW



SOUTH VIEW



FRONT VIEW



FRONT VIEW



SOUTH EAST VIEW



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SITE PHOTOGRAPHY

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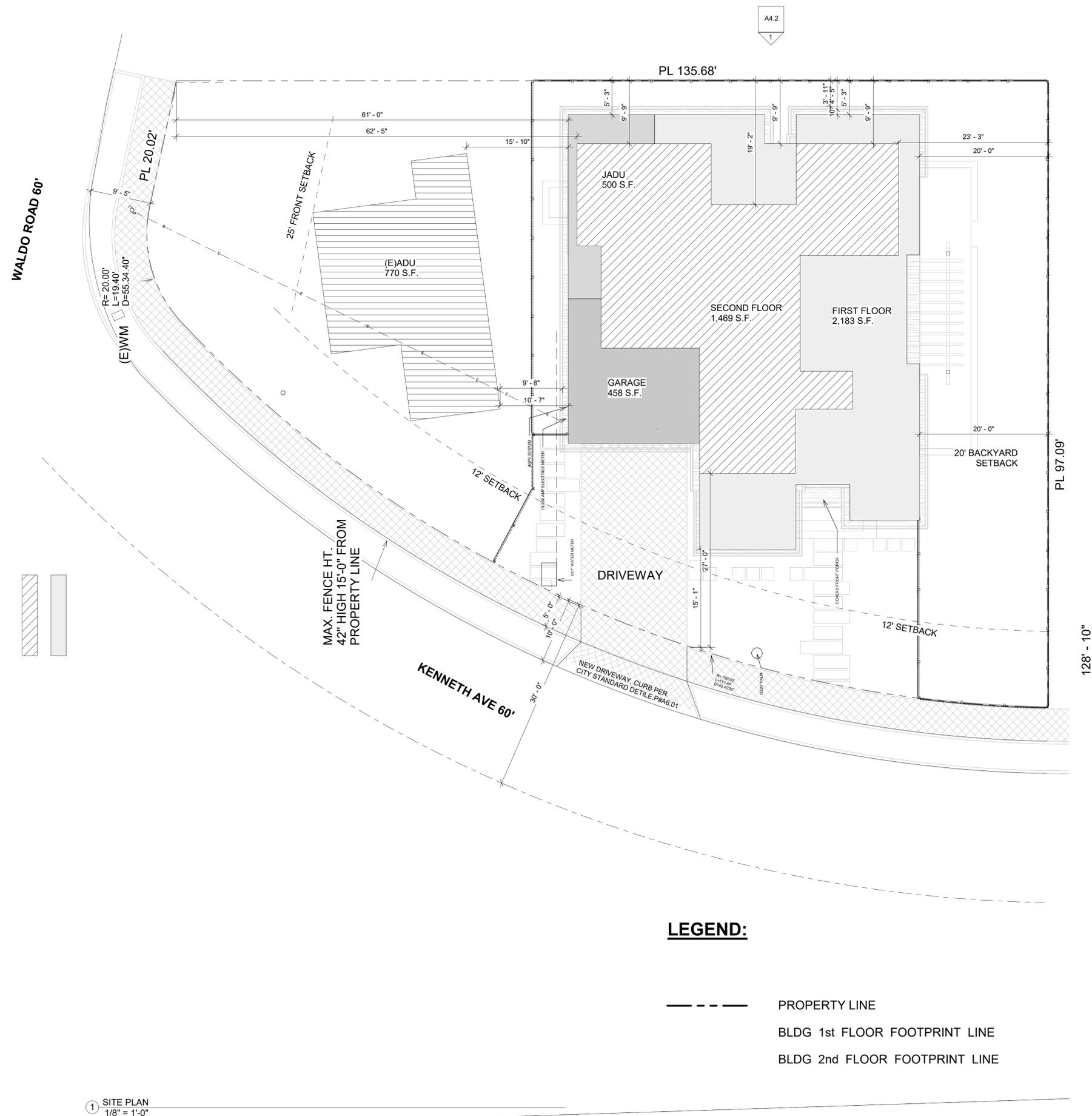
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GRADING and DEMO NOTES:

- CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
- TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:
 - IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - IMPERVIOUS SURFACES WITHIN 10 FEET OF THE

TREE PROTECTION NOTES:

- A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
- ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
- NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
- TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
- THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
- FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
- THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.



- LEGEND:**
- PROPERTY LINE
 - BLDG 1st FLOOR FOOTPRINT LINE
 - BLDG 2nd FLOOR FOOTPRINT LINE

1 SITE PLAN
1/8" = 1'-0"



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NO	DESCRIPTION	DATE	BY

PROGRESS

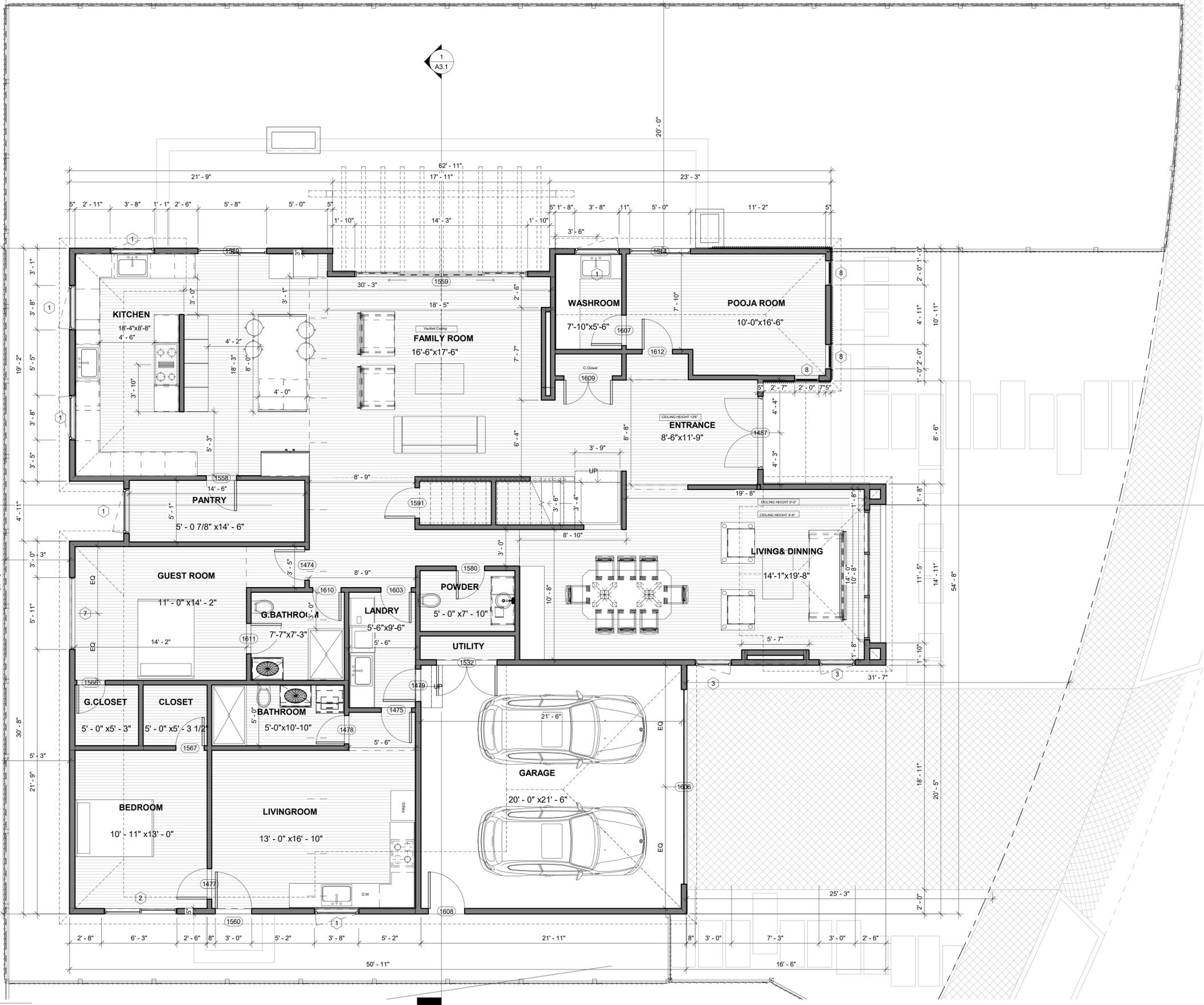
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SITE PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A0.1



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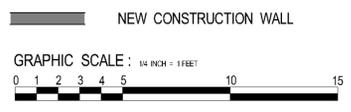
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PROPOSED FLOOR PLAN

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
DRAWN	CKD. BY	FLOOR		

A1.2

LEGEND:





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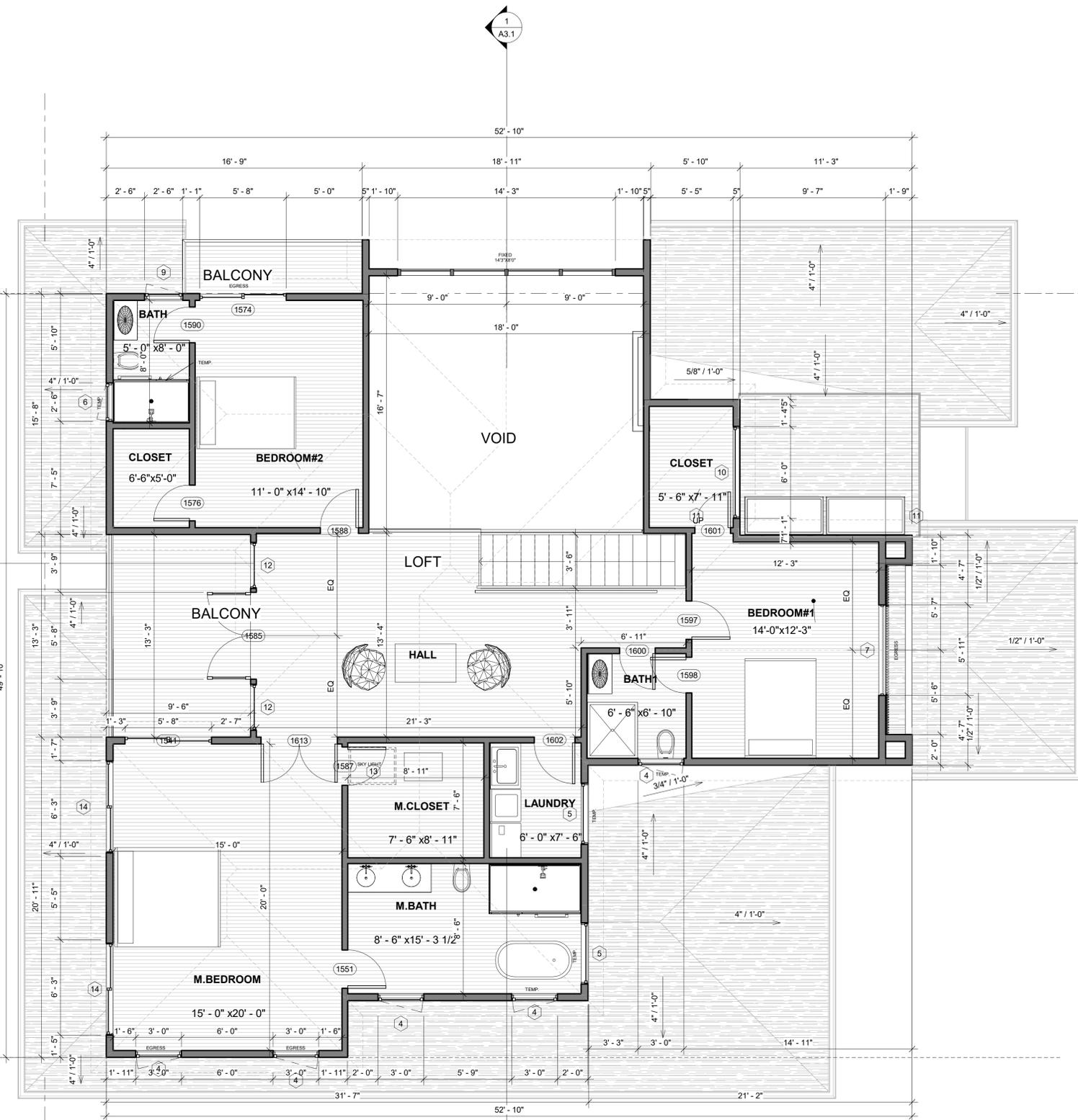
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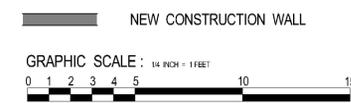
PORPOSED SECOND FLOOR

NORTH	DATE	PROJ.NO	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A1.3



LEGEND:



① 2ND LEVEL
1/4" = 1'-0"



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ATTIC VENTILATION CALCULATION:	
FIRST ROOF AREA:	1,288 S.F.
VENTILATION REQ: 1,288/300 =	4.29 S.F.
(AT 1/300 W/50% VENTS HIGH & 50% LOW)	
VENTILATION PROVIDED:	
IF JUST LOW VENTS (195)@ .022 S.F.=	4.29 S.F.
LOW VENTS (98)@ .022 S.F.=	2.15 S.F.
HIGH VENTS (7)@ .34 S.F.=	2.15 S.F.
2ND ROOF AREA:	1,470 S.F.
VENTILATION REQ: 1,470/150 =	9.8 S.F.
VENTILATION PROVIDED:	
LOW VENTS (222)@ .022 S.F.=	4.9 S.F.
HIGH VENTS (15)@ .34 S.F.=	4.9 S.F.

1 ROOF PLAN
1/4" = 1'-0"

ROOF SLOPE

1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
2. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 1/4" : 12" TOWARD DRAINS.
3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS OF 2% TOWARD DRAINS.

ROOF PENETRATION

1. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED WITH W.R. GRACE 4000 BITUMENE WRAPPING AND 24 GA. GALVANIZED METAL FLASHING AND COUNTER FLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

GUTTERS AND ROOF DRAINS

1. GUTTERS SHALL BE CONSTRUCTED OF 24 GA. COPPER METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
 2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
 3. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
 4. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER.
- NOTE: ALL ROOF DRAINS SHALL CONNECT TO SUBSURFACE DRAINAGE SYSTEM WHICH SHALL DISCHARGE AT STREET.

NO	DESCRIPTION	DATE	BY

PROGRESS

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ROOF PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A1.4



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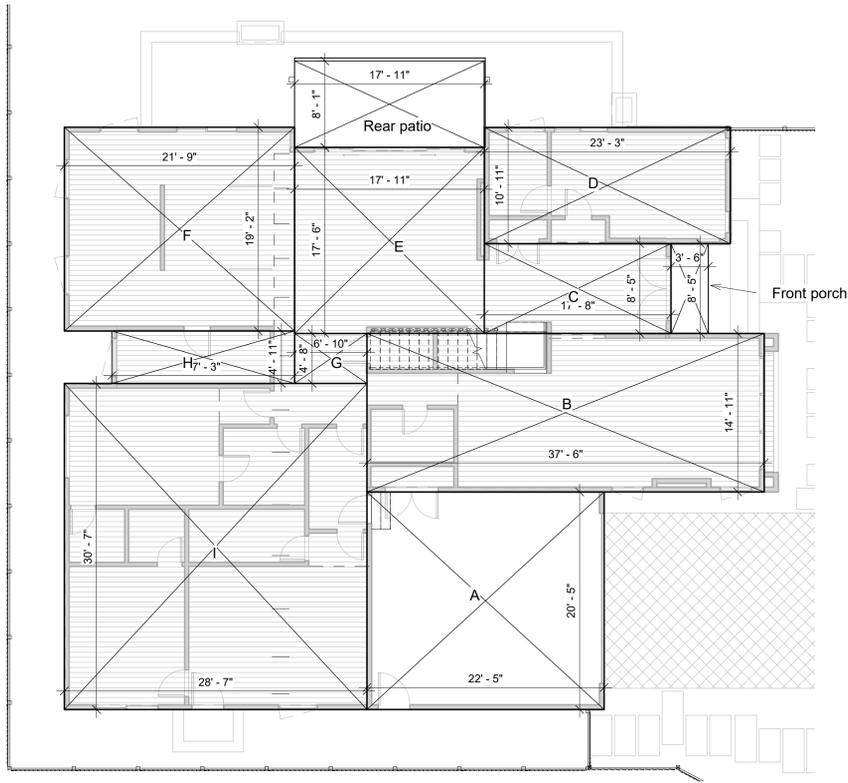
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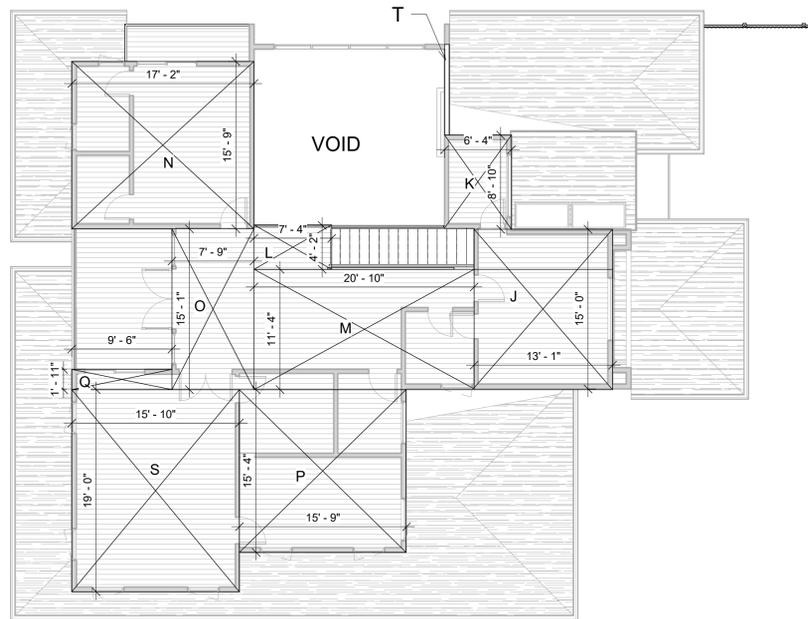
AREA BLOCK

NORTH	DATE	PROJ.NO	SCALE	DRAWING

A1.5



1 1ST FLOOR AREA BLOCK
1/8" = 1'-0"



2 2ND LEVEL BLOCK AREA
1/8" = 1'-0"

FLOORS	SPACES	SIZE	AREAS(SQF)	TOTAL	
GARAGE	A	20'-5"X22'-5"	458	458	
	B	14'-11"X37'-6"	559		
1ST FLOORS	C	8'-5"X17'-8"	149		
	D	10'-11"X23'-3"	254		
	E	17'-6"X17'-11"	313		
	F	19'-2"X21'-9"	417		
	G	4'-8"X6'-10"	32		
	H	4'-11"X17'-3"	85		
	I	30'-7"X28'-7"	874		
	2ND FLOORS	J	15'-0"X13'-1"	196	1,469
		K	8'-10"X6'-4"	56	
L		4'-2"X7'-4"	30		
M		11'-4"X20'-10"	236		
N		15'-9"X17'-2"	270		
O		15'-1"X7'-9"	117		
P		15'-4"X15'-9"	242		
Q		1'-11"X9'-6"	18		
S		19'-0"X15'-10"	300		
TOTAL BUILDING AREA				4,610	
1ST FLOORS	Front porch	8'-5"X3'-6"	30	145	
	Rear patio	8'-1"X17'-11"	145		



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1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

STUCCO LATH SHALL HAVE TWO LAYERS OF GRADE "D" PAPER WHEN APPLIED OVER WOOD SHEATHING. PROVIDE WEEP SCREED AT THE BOTTOM OF ALL FRAMED EXTERIOR WALLS AND SOFFITS. WEEP SCREED SHALL HAVE A MINIMUM CLEARANCE OF 2" TO A PAVED SURFACE OR 4" TO EARTH.
WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOODBASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.6.3).
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.6.2).

A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH: (R703.6.2.1) 1) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

AN APPROVED ADDRESS NUMBER ON BUILDING ELEVATION IS PLAINLY LEGIBLE AND VISIBLE FROM THE ADJACENT ACCESS STREET OR ROAD. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2" (CRC 319.1)
6" K"-STYLE GUTTER WITH 4" ROUND DOWNSPOUT SHALL BE PROVIDED.

CRAWL SPACE VENTILATION CALC.:

NEW LIVING AREA :2,680 SF.
VENT DIMENSION: (6" X 16") = 0.667 SF
FORMULA: AREA (2,680) / 150 = REQUIRED VENTILATION AREA (17.86 SQF)
VENT NUMBERS=VENTILATION AREA(17.86) /VENT AREA(0.667)=26.77(27)

1ST FLOOR ATTIC VENTILATION CALC.:

FLAT CEILING AREA: 1,288 SF.
FORMULA: AREA (1,288) / 150 = REQUIRED VENTILATION AREA (8.58SF) 50% OF REQUIRED VENTILATION AREA (8.58 SF)=4.29 SF.

50% OF THE VENTILATION TO OCCUR AT EAVE/CORNICE LINE, PER SEC.R 806.1 OF 2013 CRC.

METHOD A: ATTIC VENT (CIRCULAR VENT)
VENT DIMENSION : (2") = 0.022 SF.

VENT NUMBERS= VENTILATION AREA (4.29) /VENT AREA (0.022) = 195

50% OF THE VENTILATION TO OCCUR AT A LEVEL 3-FEET ABOVE THE EAVE/ CORNICE LINE, PER SEC. R 806.1 OF 2013 CRC.

METHOD B : RIDGE VENT (EYEBROW VENT)

VENT DIMENSION: 18 SIN. PER LINEAR FOOT= 0.125 SF
VENT LINEAR= VENTILATION AREA (4.29) /VENT AREA (0.125) = 34.32 FT.

2ND FLOOR ATTIC VENTILATION CALC.:

FLAT CEILING AREA: 1470 SF.
FORMULA: AREA (1470) / 150 = REQUIRED VENTILATION AREA (9.8SF) 50% OF REQUIRED VENTILATION AREA (9.80 SF)= 4.90 SF.

50% OF THE VENTILATION TO OCCUR AT EAVE/CORNICE LINE, PER SEC.R 806.1 OF 2013 CRC.

METHOD A: ATTIC VENT (CIRCULAR VENT)
VENT DIMENSION: ((D 2") = 0.022 SF.

VENT NUMBERS = VENTILATION AREA (4.9) / VENT AREA (0.022) = 222.72 (223)
50% OF THE VENTILATION TO OCCUR AT A LEVEL 3-FEET ABOVE THE EAVE/CORNICE LINE, PER SEC. R 806.1 OF 2013 CRC.

METHOD B: RIDGE VENT (EYEBROW VENT)
VENT DIMENSION: 18 SIN. PER LINEAR FOOT= 0.125 SF.

VENT LINEAR = VENTILATION AREA (4.90) / VENT AREA (0.125) = 39 FT.

VENTILATION NOTES :

BOTH METHODS A & B SHOULD BE DONE BY CONTRACTOR.
NEW VENTS IN CRAWL SPACE DOES NOT INTERFERE WITH ANY BRACE WALLS/ SHEAR PANELS.

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PROGRESS

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CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

EXTERIOR ELEVATIONS

NORTH	DATE	PROJ.NO	SCALE	DRAWING

A2.1



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PROGRESS

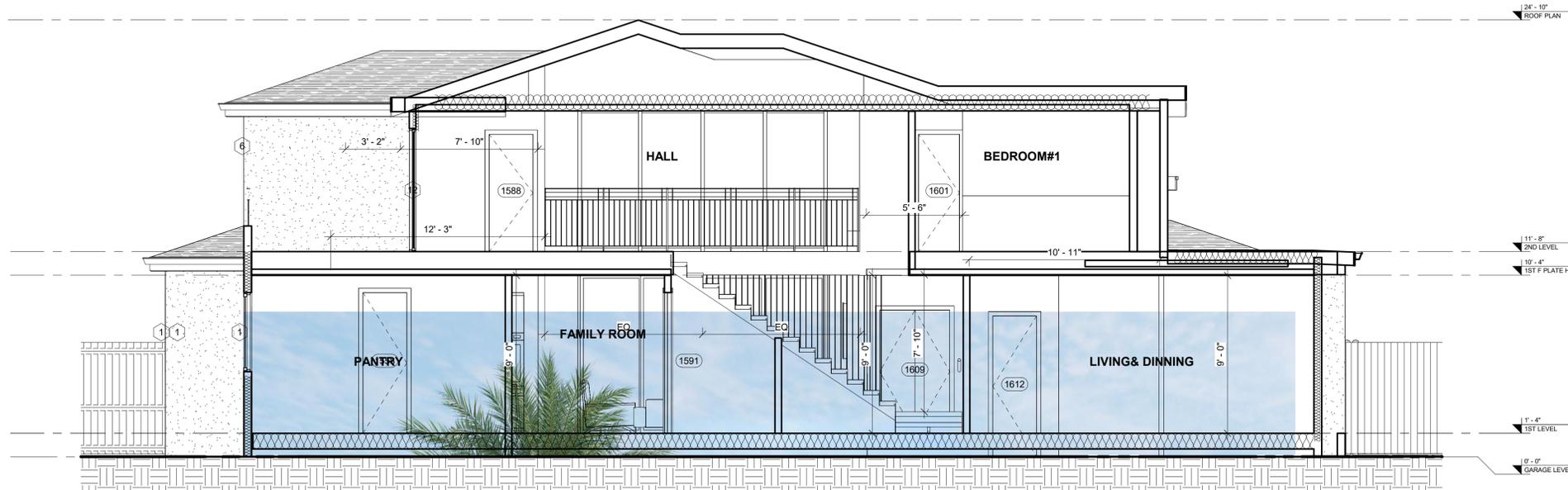
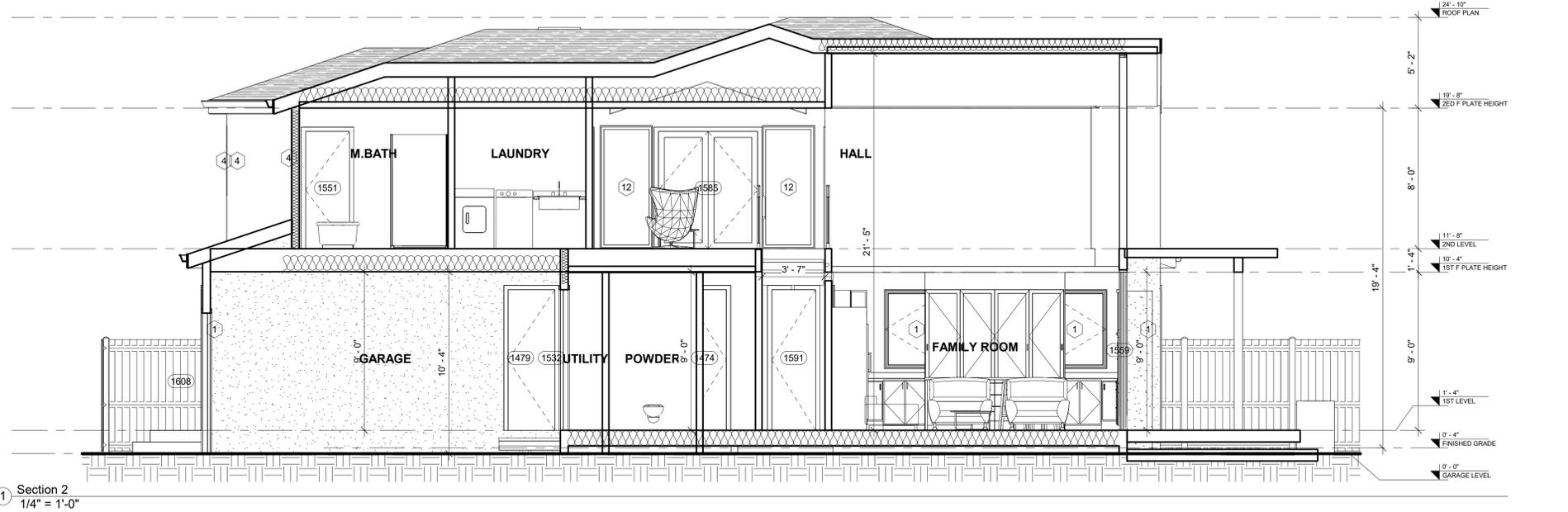
BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

SECTIONS & STREET VIEW

NORTH	DATE	PROJ.NO	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A3.1

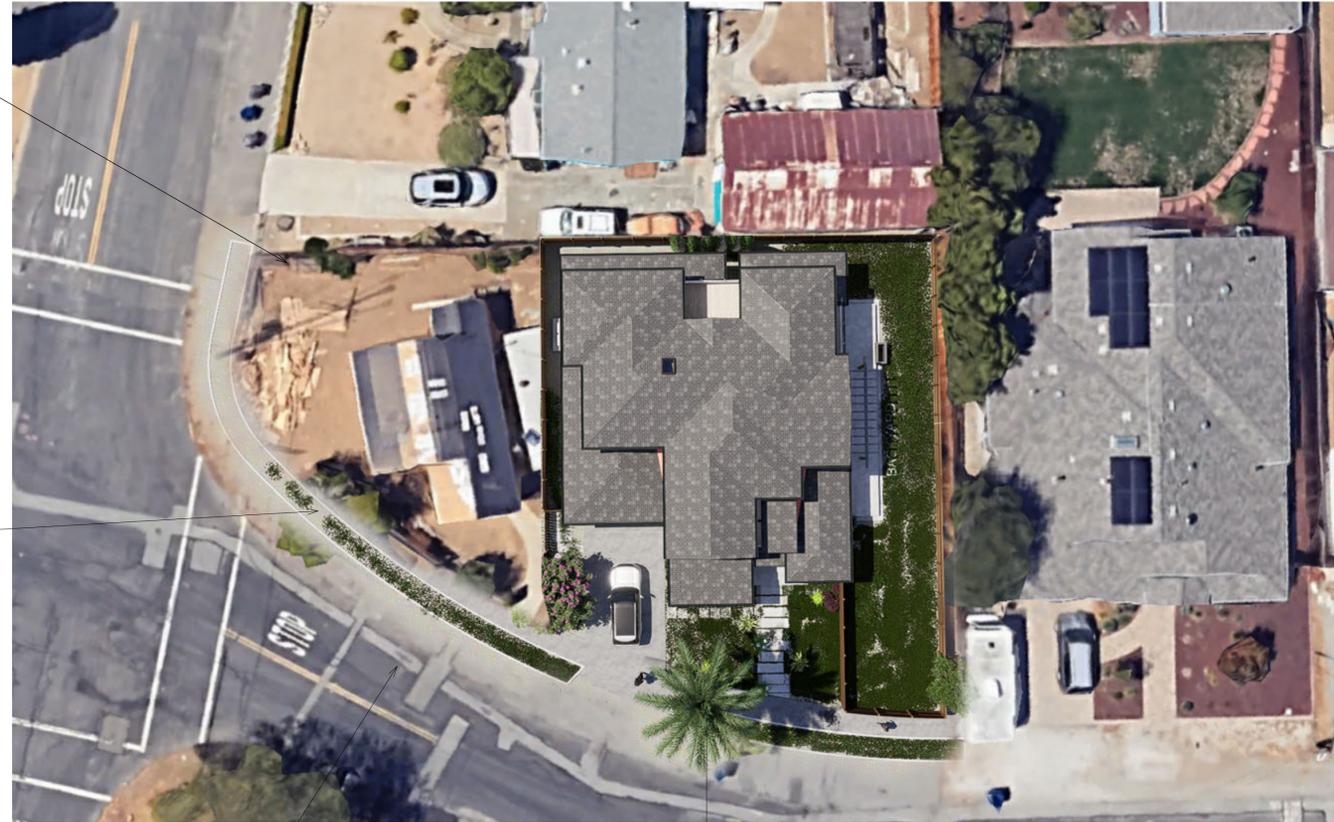




SOUTH VIEW



CORNER VIEW



FRONT VIEW



ARCHIGATE
CONSTRUCTION

1058 FOXCHASE DR.364 SAN JOSE, CA. 95123
TEL:(310)359-5443
EMAIL:ArchigateConstruction@gmail.com

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

STREET VIEW

NORTH	DATE	PROJ.NO	SCALE	DRAWING

A3.2



ARCHIGATE
CONSTRUCTION

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

SAMPLED BOARD

NORTH	DATE	PROJ.NO	SCALE	DRAWING

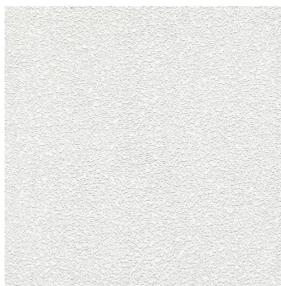
A4.1



EXTERIOR MATERIAL SCHEDULE

TITEL	TYPE	INFO
ROOF	TILE ROOFING	USTILE/ CARMEL BLEND
WALL	STUCCO	SMOOTH/ WHITE'E
RAILING		STEEL WIRE WPIP
SIDING	SLATEPANEL	OAK COMPOSITE WOOD
GARAGE DOOR	ALUMINUM	
DOOR		OAK COLOR
WINDOW	MILGARD	CHARCOL

STUCCO



ROOF TILE



COMPOSITE WOOD



GARAGE DOOR





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NO	DESCRIPTION	DATE	BY

PROGRESS

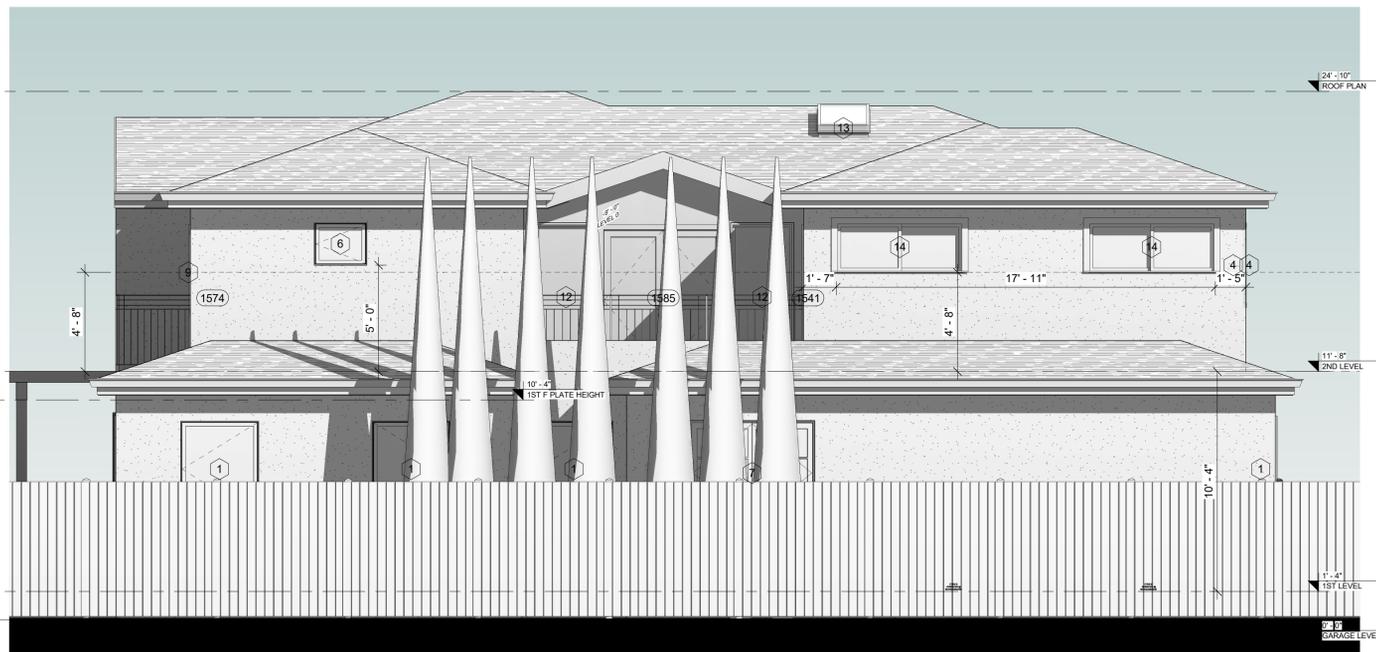
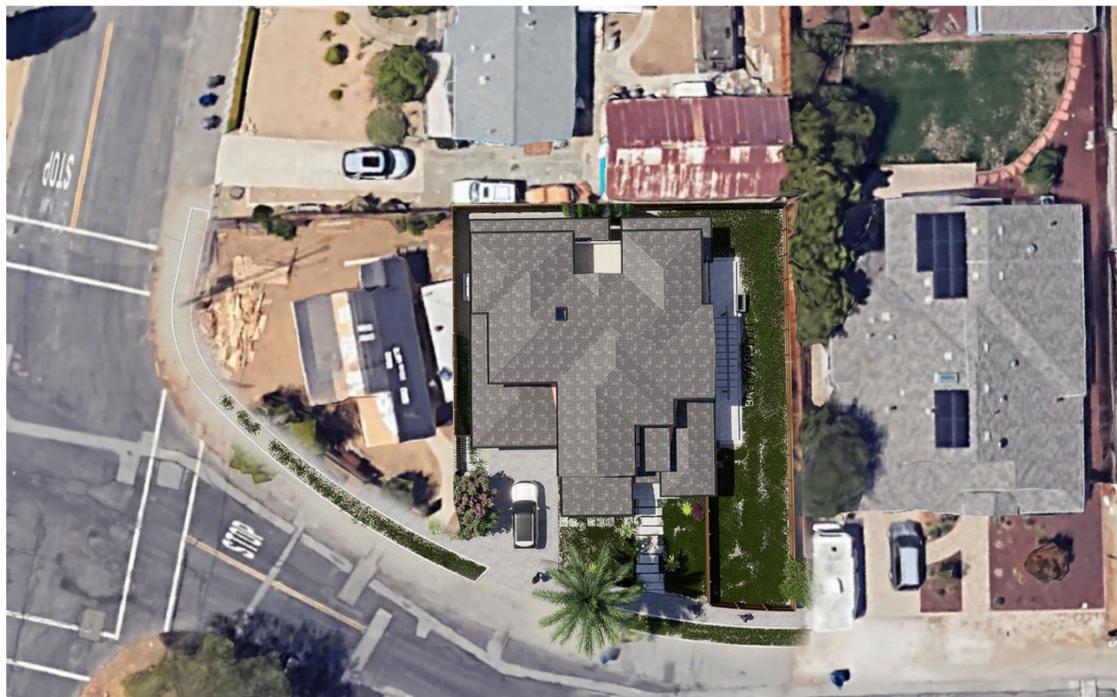
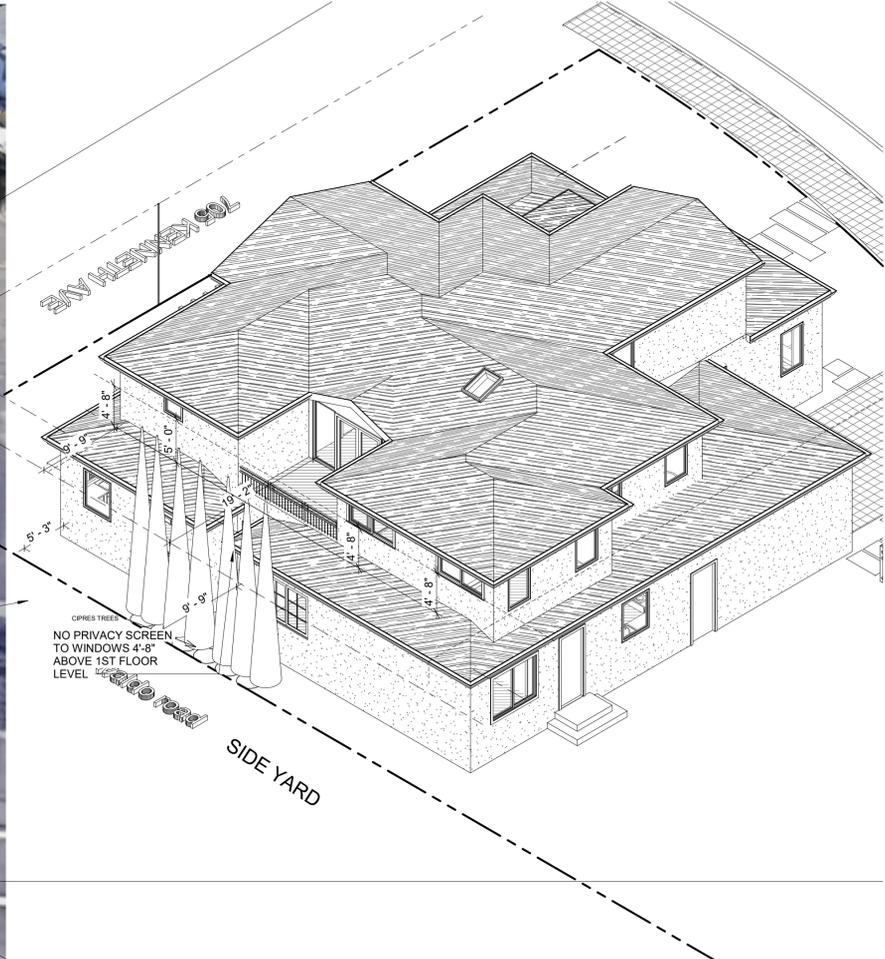
BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

PRIVACY PLAN

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

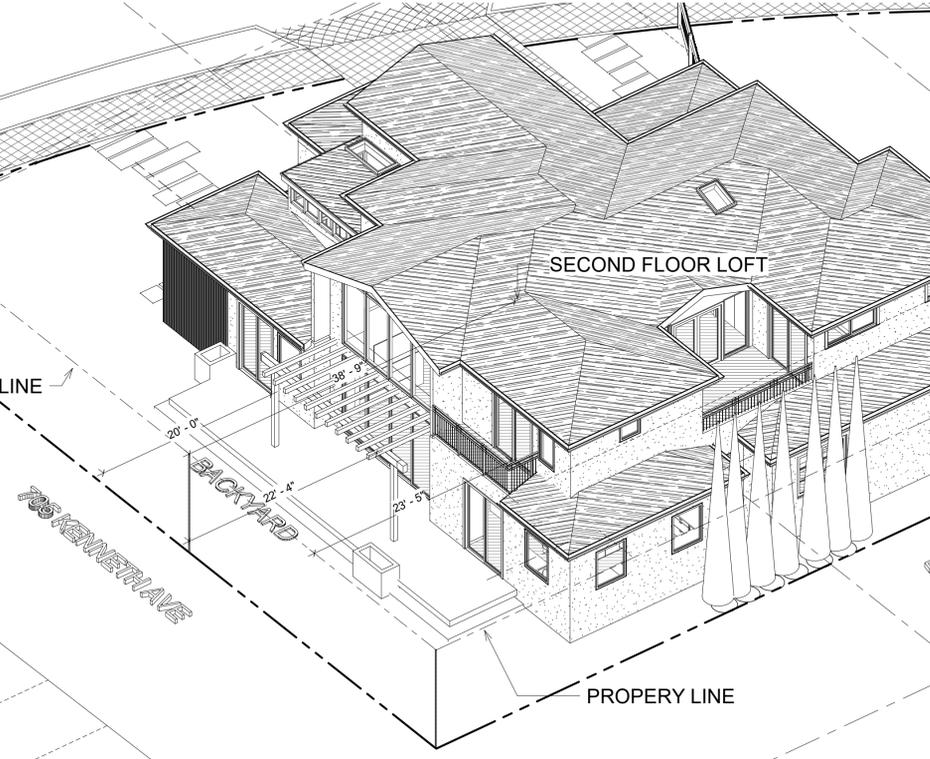
A4.2



1 REAR ELEVATION FOR PRIVACY
1/4" = 1'-0"



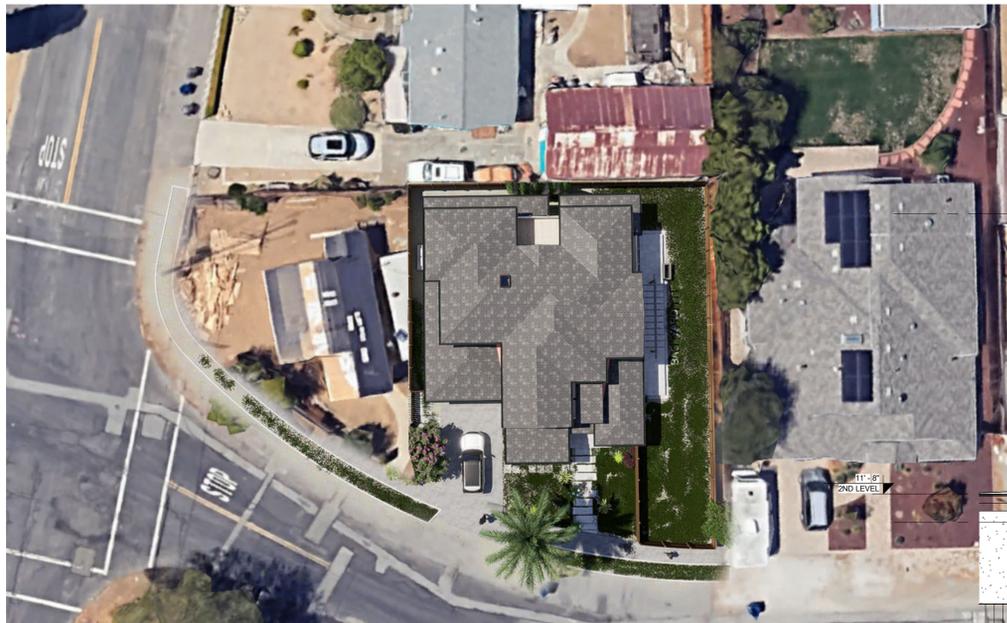
PROPERTY LINE



SECOND FLOOR LOFT

PROPERTY LINE

1 PRIVACY PLAN 705 KENNETH



2 NORTH ELEVATION FOR PRIVACY
1/4" = 1'-0"



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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE: _____	DESIGNER / ARCH. SIGNATURE DATE: _____
CLIENT/TENANT APPROVAL DATE: _____	DATE: _____

DHULIPALA'S RESIDENCE

PRIVACY PLAN

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

DRAWN	CKD. BY	FLOOR

10'-4"
1ST F PLATE HEIGHT
A4.3

1'-4" 1ST LEVEL	NATURAL GRADE LINE
1'-0" FINISHED GRADE	

ALL WORK FOR DIMENSIONS AND UNEXPECTED CONDITIONS THAT ARE NOT SHOWN ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK OR VARIATION, DISCREPANCY OR OMISSION. BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY GOLDEN GATE GROUP INC. DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM GOLDEN GATE GROUP INC. DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

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NO	DESCRIPTION	DATE	BY

PROGRESS

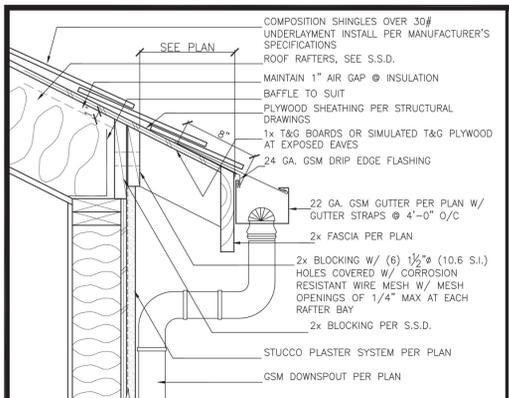
BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TENANT APPROVAL DATE:	
DESIGNER / ARCH. SIGNATURE DATE:	

DHULIPALA'S RESIDENCE

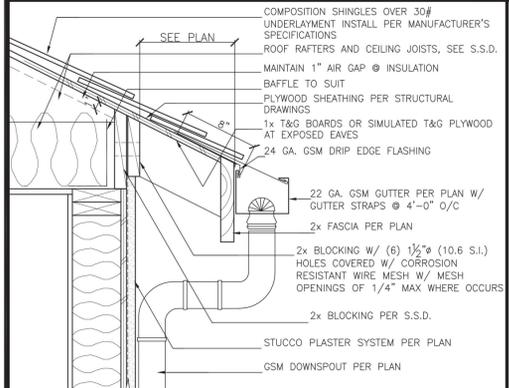
ARCHITECTURAL DETAILS

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

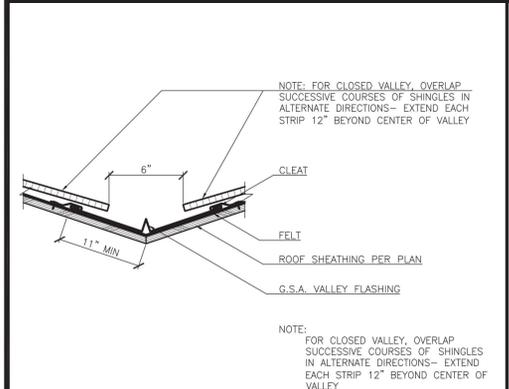
A5.1



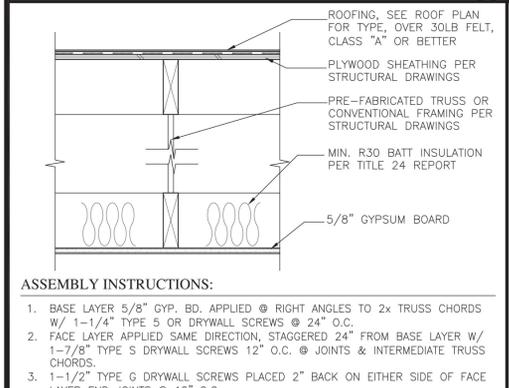
WALL / EAVE @ VAULTED CLG 17
1 1/2" = 1'-0"



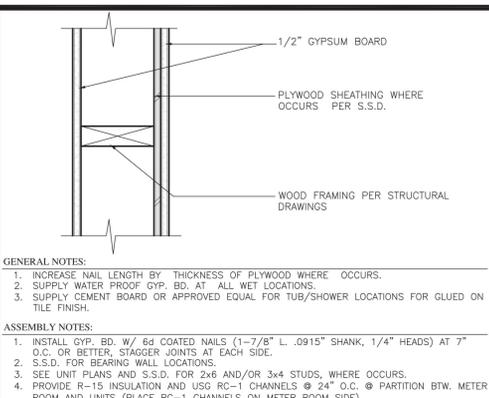
WALL / EAVE @ FLAT CEILING 18
1 1/2" = 1'-0"



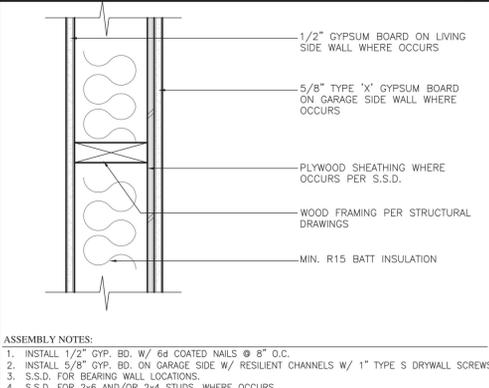
TYPICAL ROOF VALLEY FLASHING 19
2" = 1'-0"



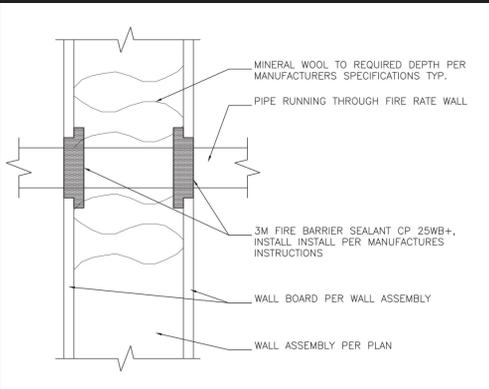
ROOF/CEILING ASSEMBLY 20
1-1/2" = 1'-0"



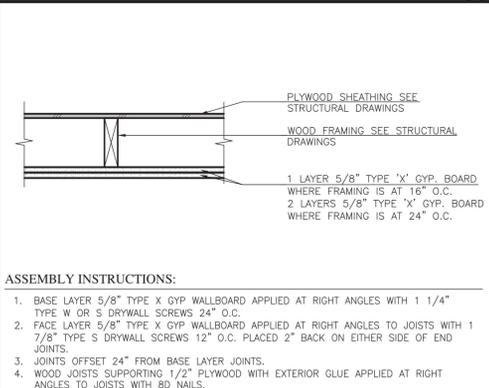
TYP. INTERIOR WALL ASSEMBLY 13
2" = 1'-0"



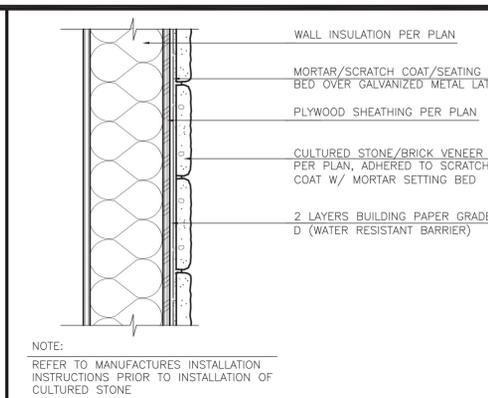
1 HOUR FIRE RATED WALL 14
2" = 1'-0"



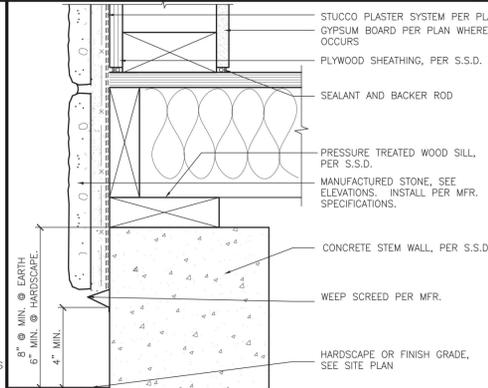
FIRE STOP BARRIER 15
3" = 1'-0"



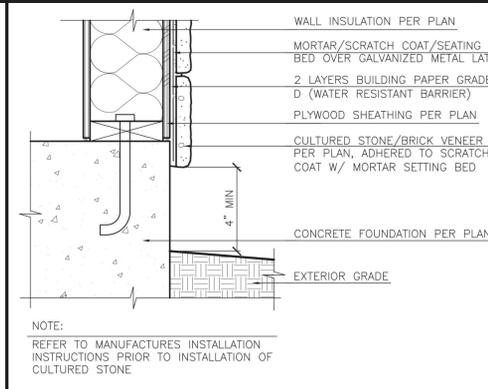
1 HOUR RATED CEILING 16
1 1/2" = 1'-0"



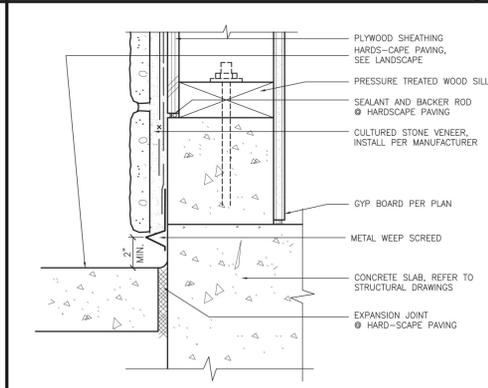
STUCCO STONE AT WALL 9
2" = 1'-0"



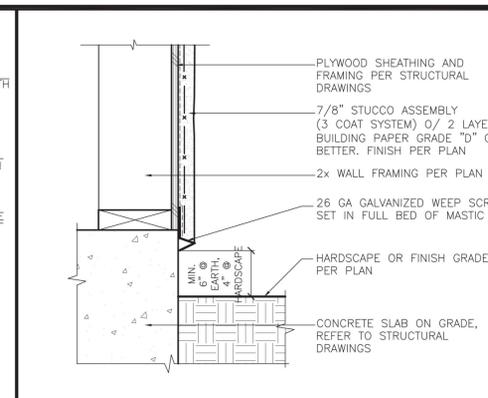
STONE TERMINATION AT BASE 10
3" = 1'-0"



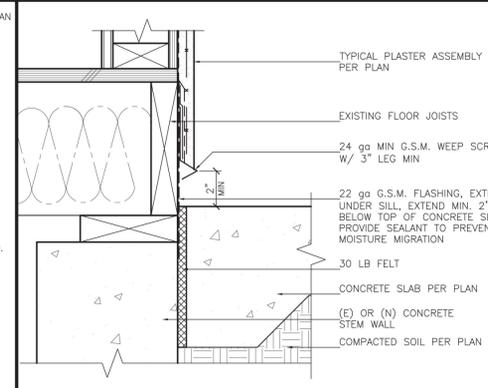
STUCCO STONE AT FOUNDATION 11
2" = 1'-0"



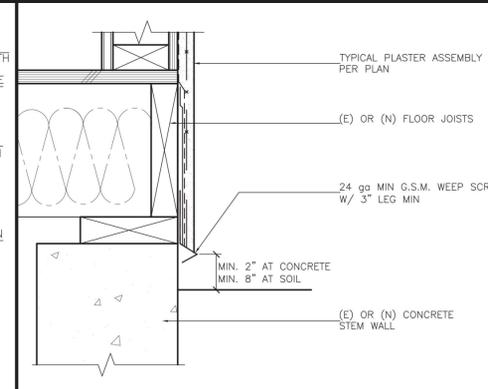
STONE TERM. AT WALL BASE 12
3" = 1'-0"



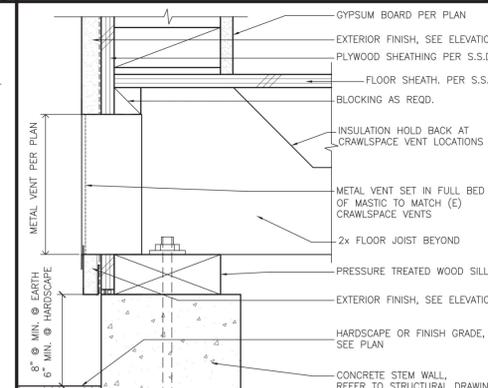
STUCCO TERMINATION AT WALL BASE 5
2" = 1'-0"



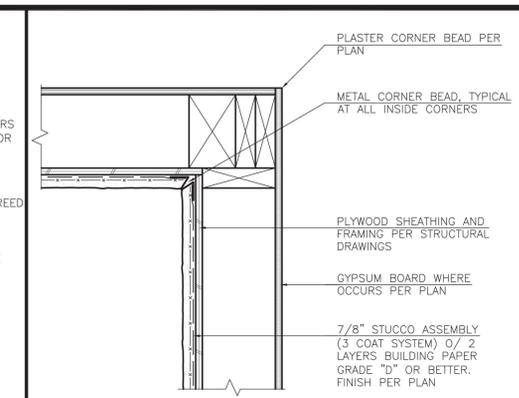
NEW CONC PATIO TO (E) WALL 6
3" = 1'-0"



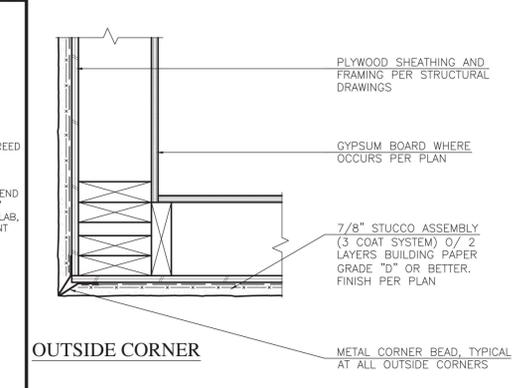
NEW CONC PATIO TO (E) WALL 7
3" = 1'-0"



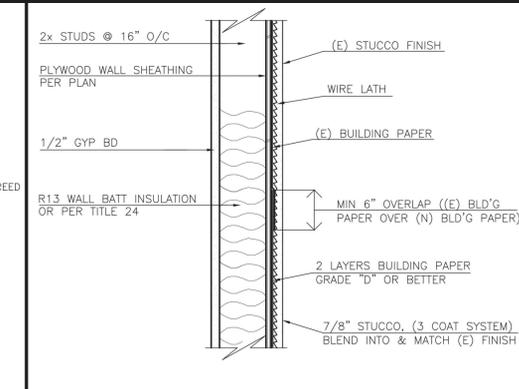
CRAWL SPACE VENT DETAIL 8
3" = 1'-0"



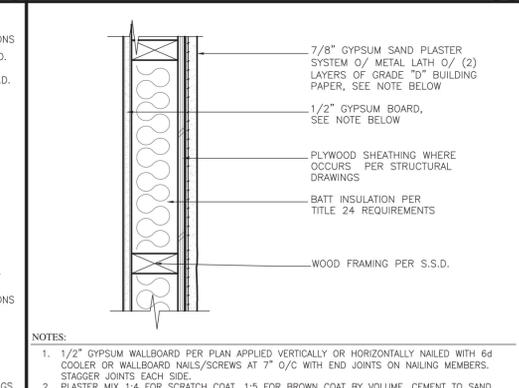
INSIDE CORNER 2
2" = 1'-0"



OUTSIDE CORNER 3
2" = 1'-0"

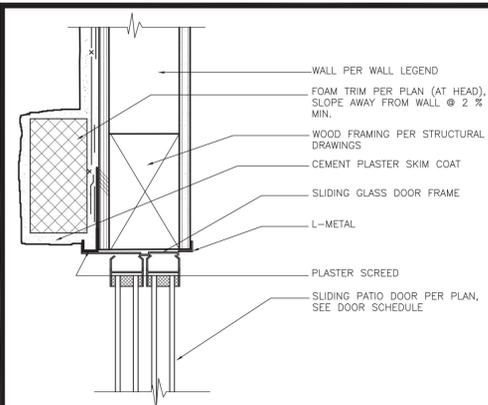


STUCCO APPLICATION AT CORNERS 2
2" = 1'-0"

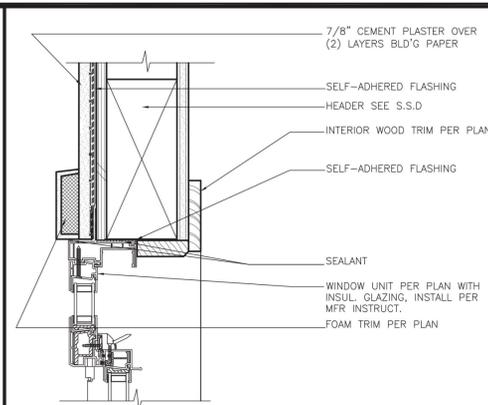


EXIST TO NEW STUCCO OVERLAP 3
2" = 1'-0"

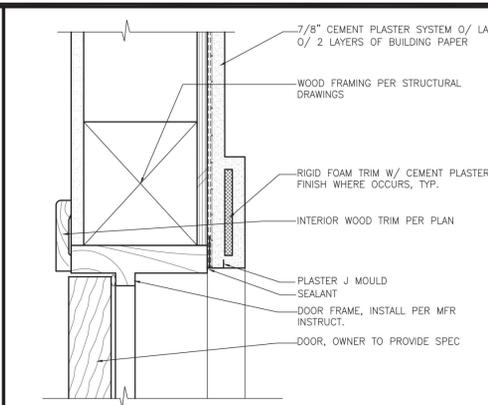
EXTERIOR WALL (STUCCO) 4
2" = 1'-0"



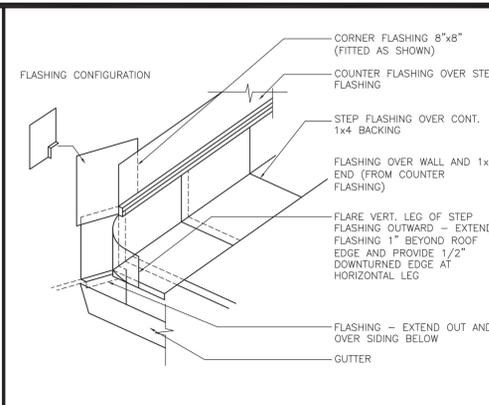
SLIDING DOOR HEAD (JAMB SIM.)
3" = 1'-0"



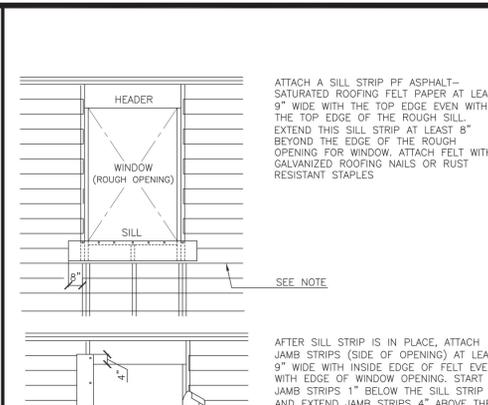
TYP. WDW. HEAD (JAMB SIM.)
3" = 1'-0"



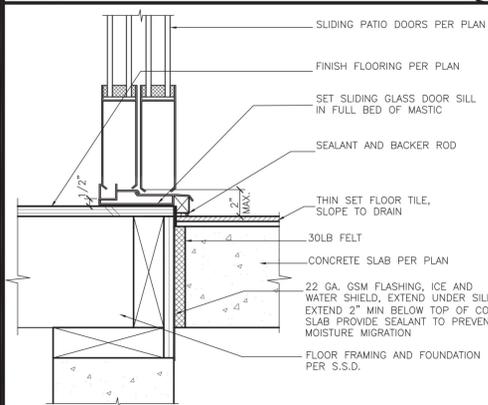
EXTERIOR DOOR HEAD (JAMB SIM.)
3" = 1'-0"



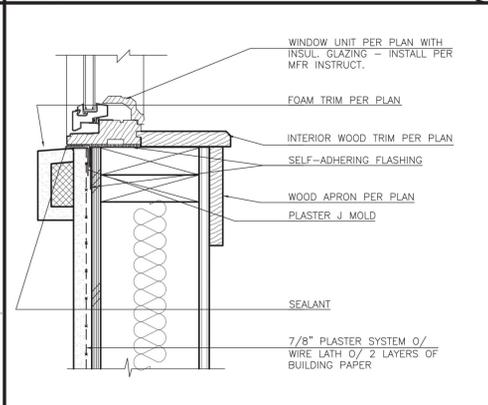
STEP FLASHING TERMINATION AT WALL
N.T.S.



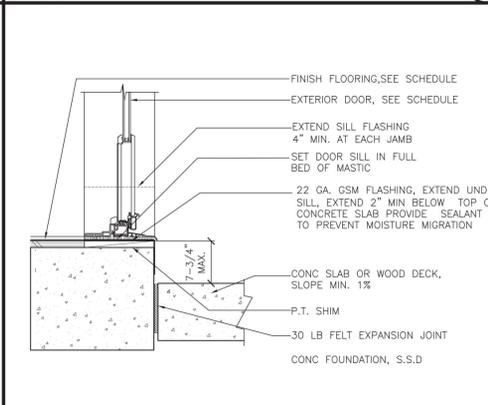
WINDOW PAPER FLASHING
N.T.S.



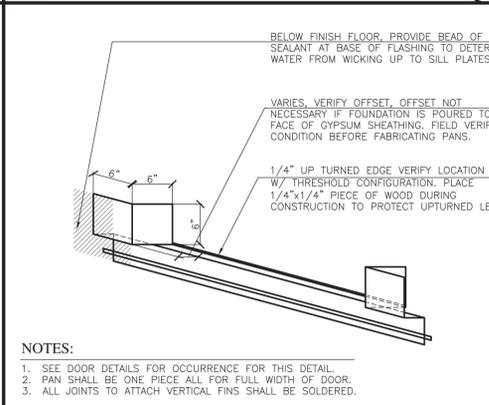
PATIO DOOR AT SILL
3" = 1'-0"



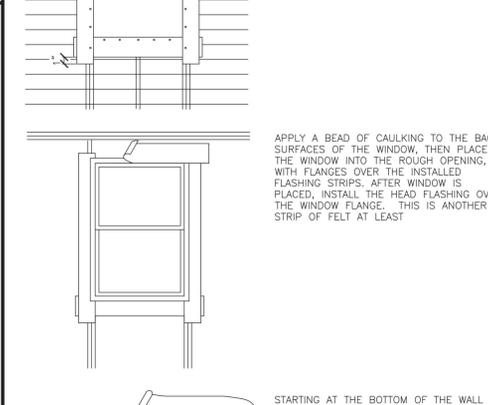
TYP. WINDOW SILL
3" = 1'-0"



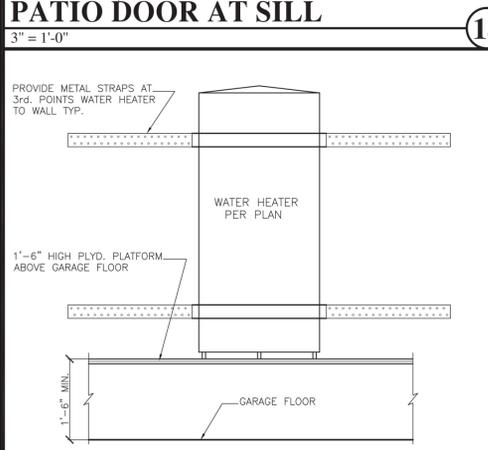
EXTERIOR DOOR SILL
2" = 1'-0"



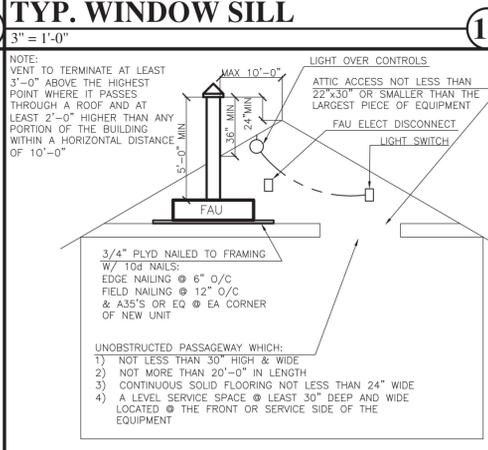
DOOR SILL PAN FLASHING
N.T.S.



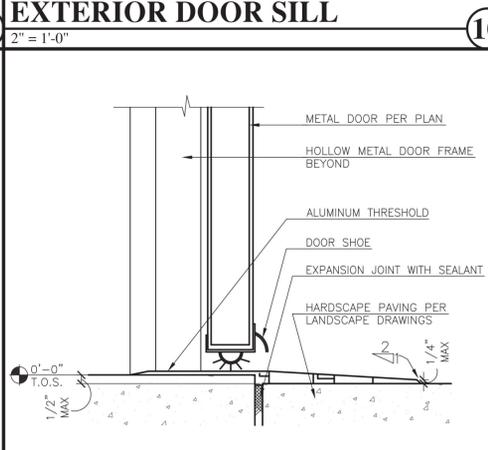
WINDOW PAPER FLASHING
N.T.S.



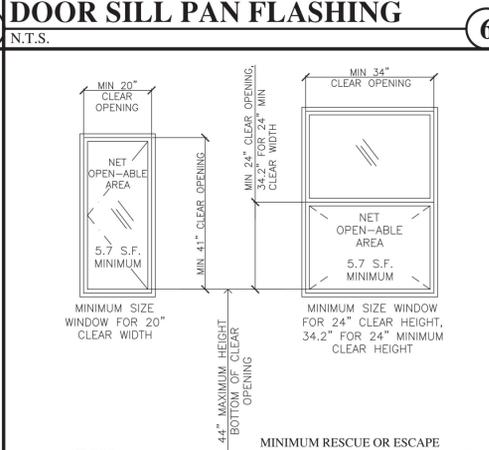
BRACING AT WATER HEATER
N.T.S.



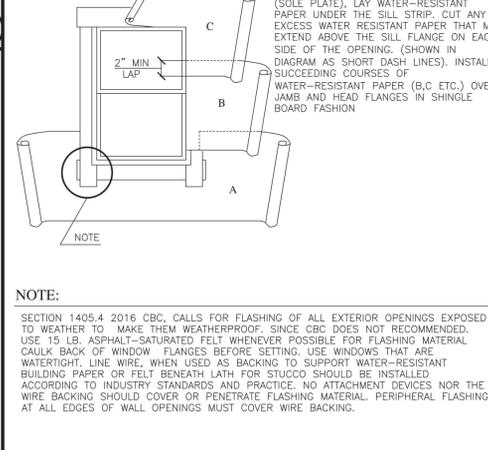
FAU CLEARANCES IN ATTIC
N.T.S.



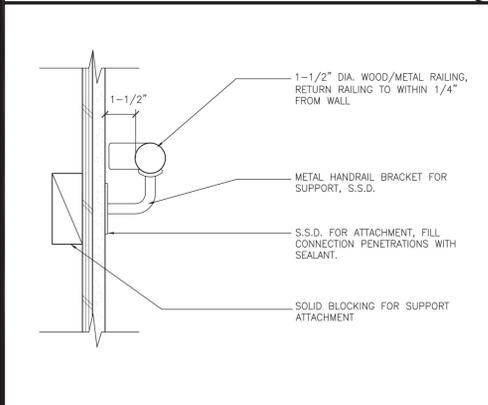
EXTERIOR DOOR SILL
3" = 1'-0"



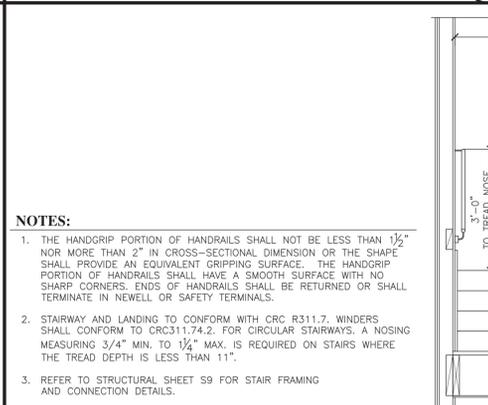
RESCUE OR ESCAPE WINDOWS FROM SLEEPING ROOMS
N.T.S.



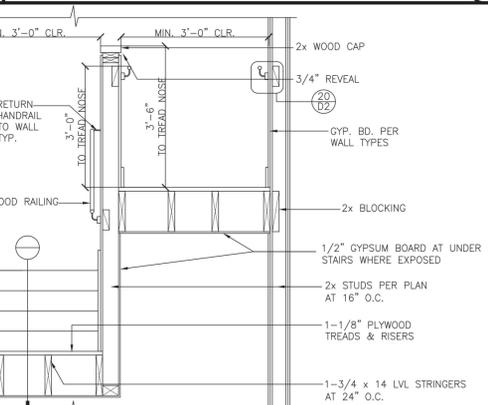
TYPICAL DOOR FLASHING
N.T.S.



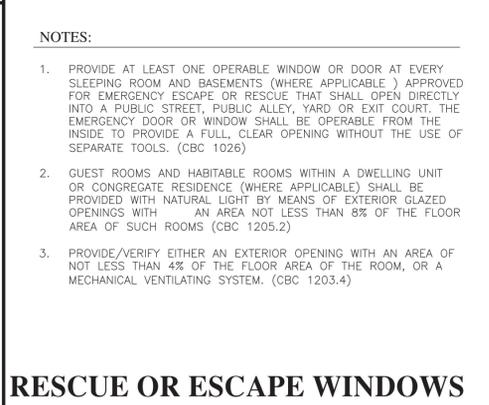
HANDRAIL AT WALL
3" = 1'-0"



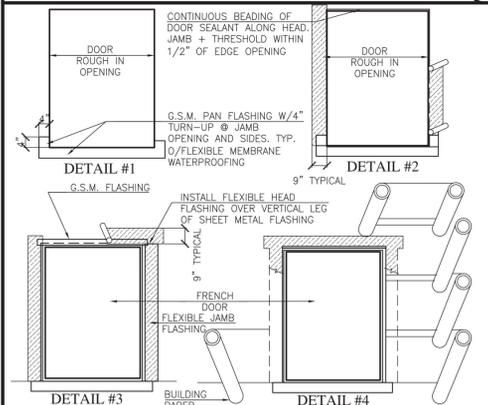
TYPICAL STAIR SECTION
1/2" = 1'-0"



EXTERIOR DOOR SILL
3" = 1'-0"



RESCUE OR ESCAPE WINDOWS FROM SLEEPING ROOMS
N.T.S.



TYPICAL DOOR FLASHING
N.T.S.

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE GOLDEN GATE GROUP INC DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>S. Raju</i>
CLIENT/TENANT APPROVAL DATE:	
DESIGNER / ARCH. SIGNATURE DATE:	

DHULIPALA'S RESIDENCE

ARCHITECTURAL DETAILS

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

A5.2

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

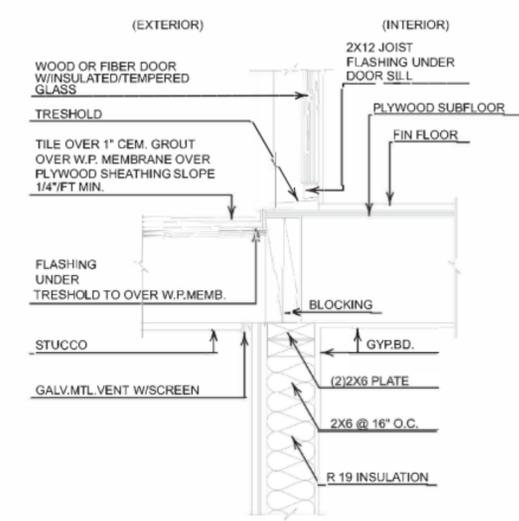
DHULIPALA'S RESIDENCE

ARCHITECTURAL DETAILS

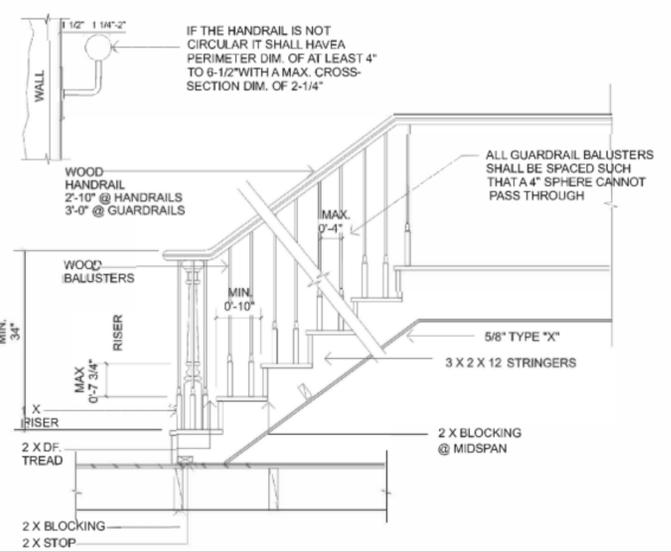
NORTH	DATE	PROJ. NO.	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A5.3

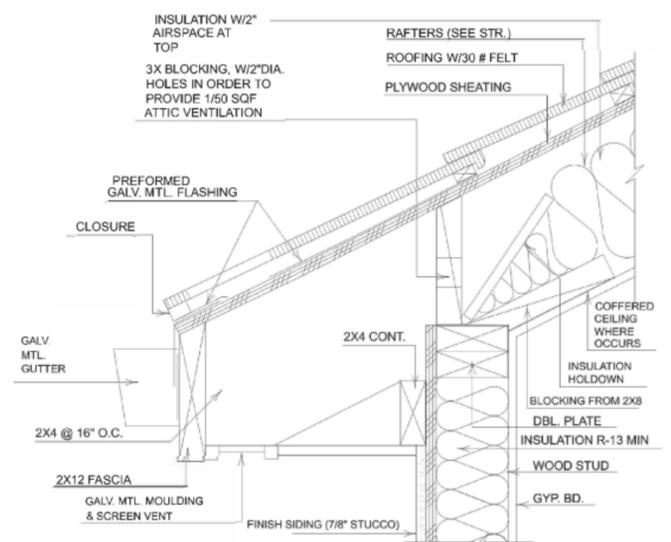
MAX. 1 1/2" HEIGHT OF THRESHOLD ABOVE FLOOR AT EXTERIOR DOORS



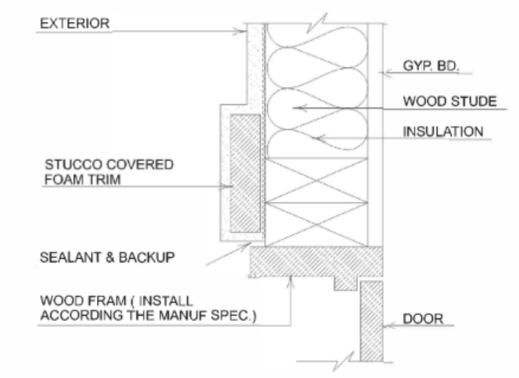
D1 - ROOF DECK ASSEMBLY



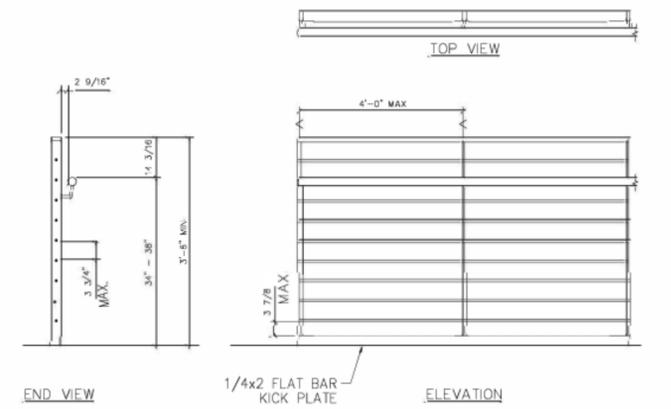
D4 - HANDRAIL DETAIL



D7 - EAVE DETAIL

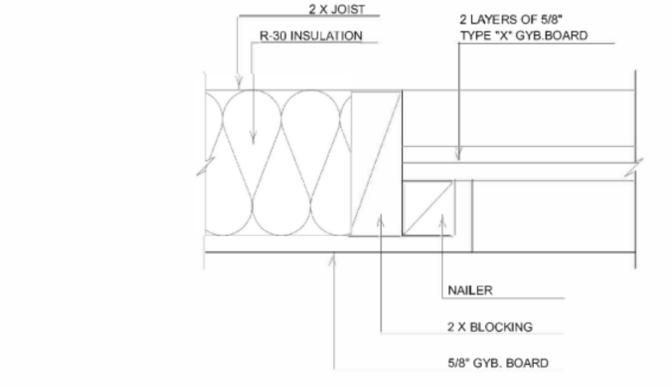


D2 - EXTERIOR DOOR DETAIL

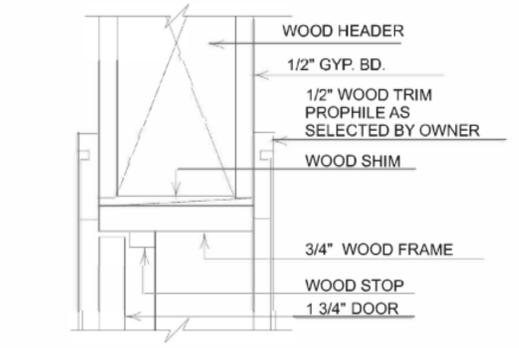


D5 STANDARD GUARD RAIL WITH HANDRAIL

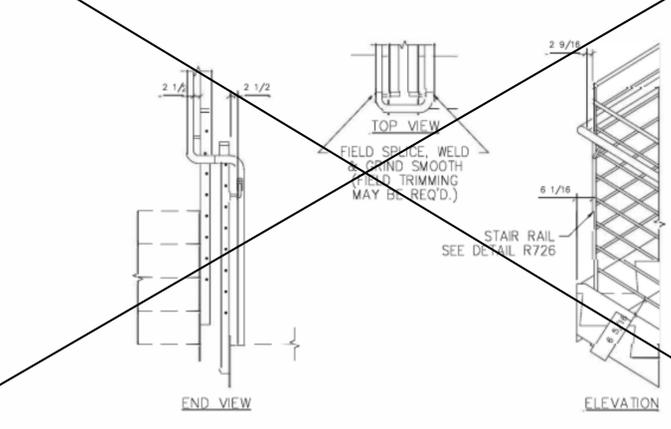
1. POST AND TOP LINE MATERIAL TO BE 3/4" x 2" FLAT BAR
2. HANDRAIL MATERIAL TO BE 1 1/2"~ (1.66" O.D.) PIPE
3. ROD MATERIAL TO BE 1/2" ROUND BAR



D8 - ATTIC ACCESS DETAIL

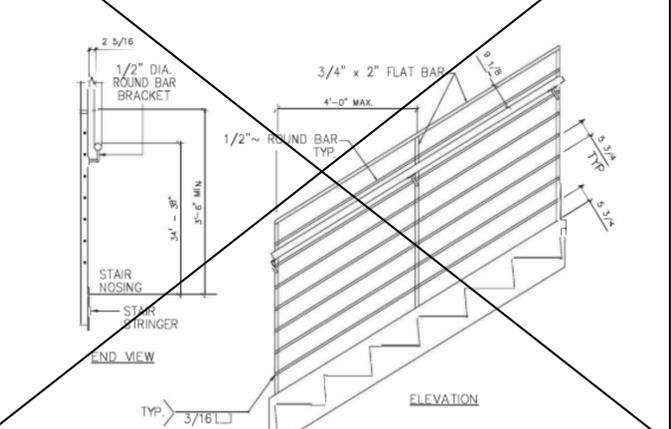


D3 - INTERIOR DOOR DETAIL



D6 EXTERIOR RAIL AT STANDARD TOP - EXTENDED BOTTOM

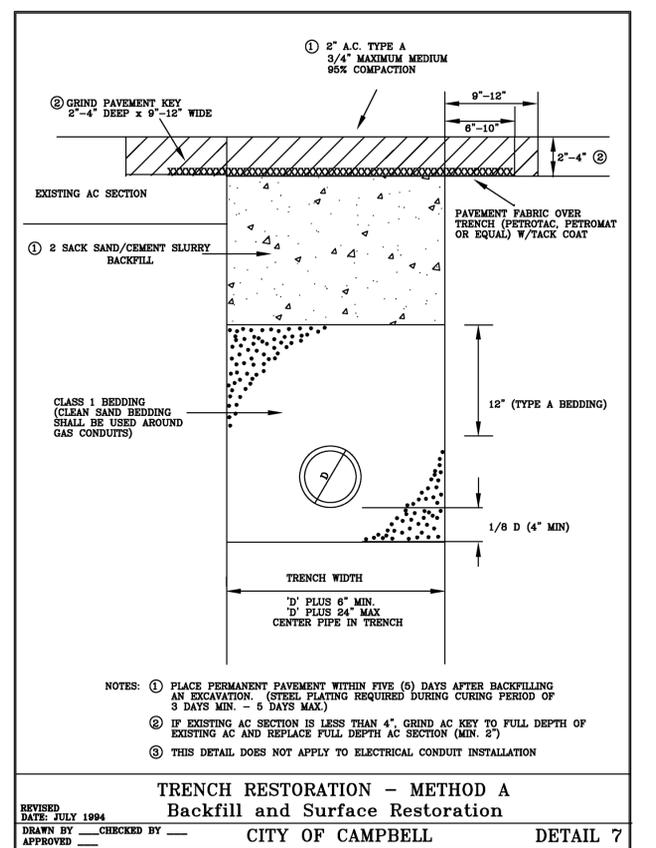
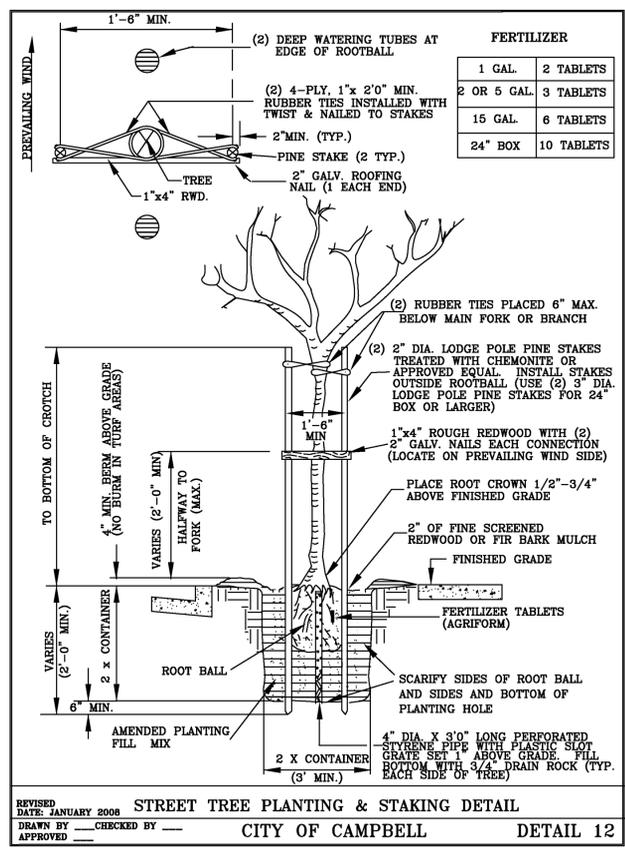
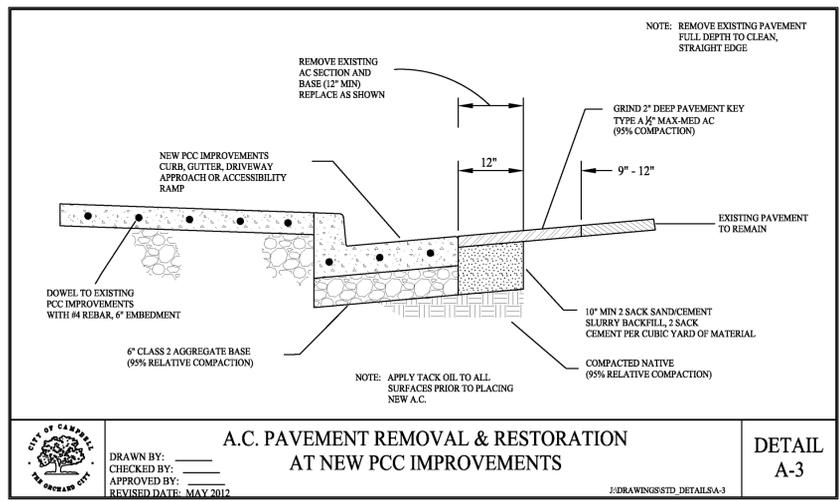
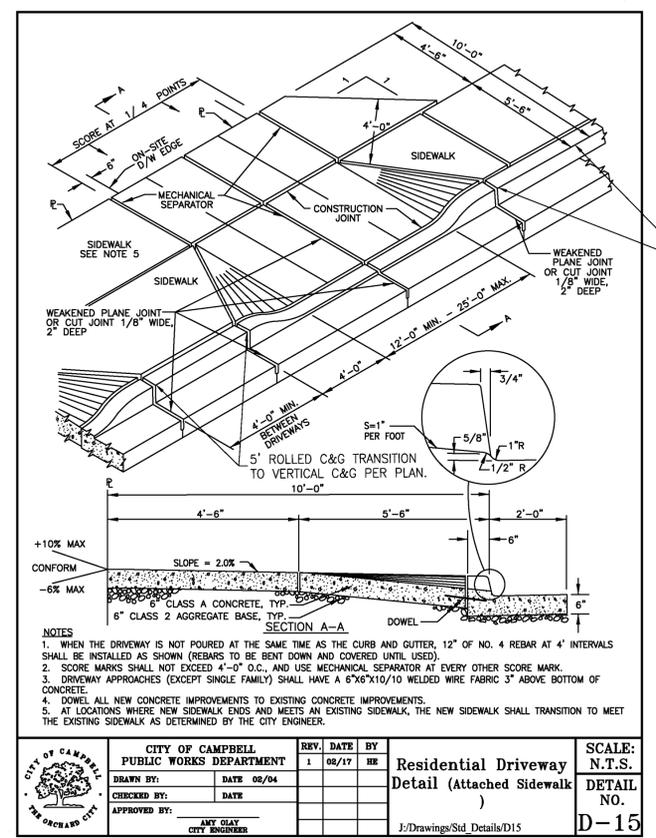
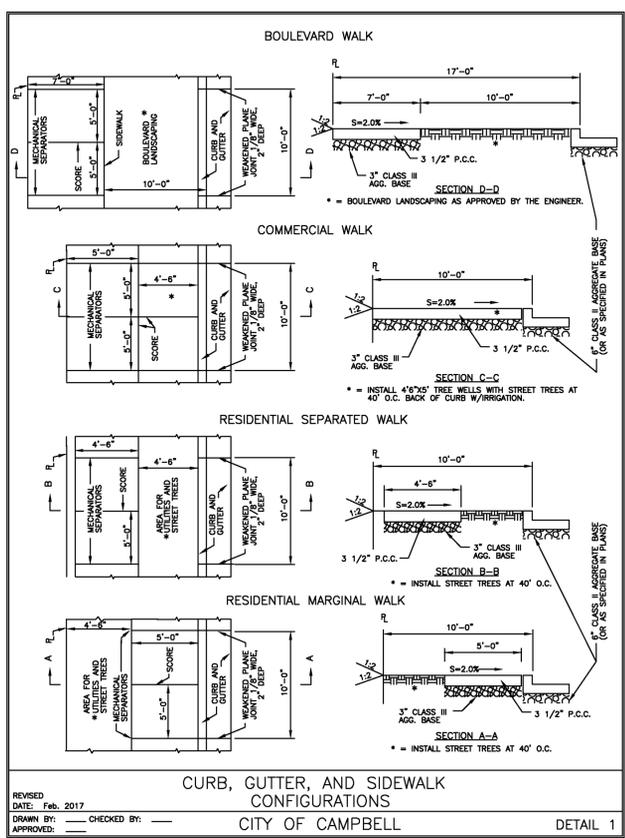
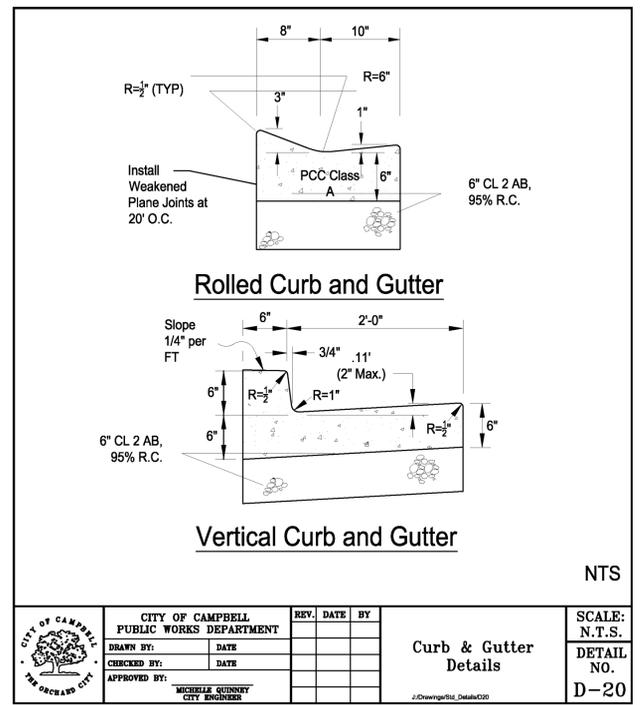
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D9 EXTERIOR STAIR RAIL CONSTRUCTION

1. POST AND TOP LINE MATERIAL TO BE 3/4" x 2" FLAT BAR
2. HANDRAIL MATERIAL TO BE 1 1/2"~ (1.66" O.D.) PIPE
3. ROD MATERIAL TO BE 1/2" ROUND BAR

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008



- STREET TREE PLANTING NOTES**
DETAIL 13
- NOTES: (unless otherwise specified in the plans or special provisions)
- All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer.
 - Each tree shall be approved by the Engineer prior to planting. Contractor may request Engineer to pre-approve tree at local nursery.
 - The exact location of each tree shall be approved by the Engineer prior to planting.
 - Vertically cut the root ball at three or four places to loosen roots and discourage circling. Vertically scarify sides and bottom of planting hole.
 - When planting, hold tree so that previous planting level is even with sidewalk level and gradually place top soil about the root ball.
 - Top soil fill shall be an approved garden mix loam that is mixed at a 1:1 ratio with the native soil removed from the planting hole.
 - When hole is three-quarters full, fill with water to compact the soil and eliminate air pockets.
 - Fill planting hole with loose soil to ground level.
 - Construct a watering basin around each tree as shown.
 - Planting operations must be followed by a deep, thorough watering of each tree.
 - Substitutions in tree varieties are permitted only upon written authorization from the City Engineer.
 - All street trees installed in commercial and industrial shall be installed with an irrigation system (fed from on-site).
- | | |
|----------------------------|--------------------|
| REVISED DATE: JANUARY 2006 | CHECKED BY: _____ |
| DRAWN BY: _____ | APPROVED BY: _____ |
- CITY OF CAMPBELL
DETAIL 13

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE: _____	DESIGNER / ARCH. SIGNATURE: <i>S. Raju</i>
CLIENT/TENANT APPROVAL DATE: _____	DATE: _____

DHULIPALA'S RESIDENCE

CITY STANDARD DETAILS
OFF-SITE STREET
NORTH IMPROVEMENT PLANS

DRAWN	CKD BY	FLOOR

A5.4

DOOR SCHEDULE										
LOCATION	DOOR #	DOOR TYPE	HEIGHT	DOOR WIDTH	THICKNESS	FINISH	FRAME TYPE	FRAME MATERIAL	RATING	COMMENTS
1ST LEVEL	1474	140	8'-0"	2'-0"	2'-0"					
1ST LEVEL	1475	140	8'-0"	2'-0"	2'-0"					
1ST LEVEL	1477	140	8'-0"	2'-0"	2'-0"					
1ST LEVEL	1478	132	8'-0"	2'-4"	2'-0"					
1ST LEVEL	1479	139	8'-0"	2'-0"	2'-0"					
1ST LEVEL	1487	139	8'-0"	8'-0"	2'-12 1/2"					
1ST LEVEL	1532	143	8'-0"	8'-0"	2'-0"					
2ND LEVEL	1541	29	8'-0"	8'-0"	2'-0"					
2ND LEVEL	1551	5	8'-0"	2'-0"	2'-0"					
1ST LEVEL	1558	140	8'-0"	2'-0"	2'-0"					
1ST LEVEL	1559	148	8'-0"	14'-0"	2'-0"					
1ST LEVEL	1560	161	8'-0"	3'-0"	2'-0"					
1ST LEVEL	1566	132	8'-0"	2'-4"	2'-0"					
GARAGE LEVEL	1567	132	8'-0"	2'-4"	2'-0"					
2ND LEVEL	1574	29	8'-0"	8'-0"	2'-0"					
2ND LEVEL	1576	88	8'-0"	2'-4"	2'-0"					
GARAGE LEVEL	1580	132	8'-0"	2'-4"	2'-0"					
2ND LEVEL	1585	24	8'-0"	8'-0"	2'-0"					
2ND LEVEL	1587	5	8'-0"	2'-0"	2'-0"					
2ND LEVEL	1588	5	8'-0"	2'-0"	2'-0"					
1ST LEVEL	1589	146	8'-0"	8'-0"	2'-0"					
2ND LEVEL	1590	88	8'-0"	2'-4"	2'-0"					
1ST LEVEL	1591	140	8'-0"	2'-0"	2'-0"					
2ND LEVEL	1597	5	8'-0"	2'-0"	2'-0"					
2ND LEVEL	1598	88	8'-0"	2'-4"	2'-0"					
2ND LEVEL	1600	88	8'-0"	2'-4"	2'-0"					
2ND LEVEL	1601	88	8'-0"	2'-4"	2'-0"					
2ND LEVEL	1602	20	8'-0"	2'-0"	2'-0"					
1ST LEVEL	1603	140	8'-0"	2'-0"	2'-0"					
GARAGE LEVEL	1606	144	8'-0"	16'-0"	2'-0"					
1ST LEVEL	1607	140	8'-0"	2'-0"	2'-0"					
GARAGE LEVEL	1608	161	8'-0"	3'-0"	2'-0"					
1ST LEVEL	1609	128	8'-0"	4'-0"	2'-0"					
1ST LEVEL	1610	132	8'-0"	2'-4"	2'-0"					
1ST LEVEL	1611	140	8'-0"	2'-0"	2'-0"					
GARAGE LEVEL	1612	140	8'-0"	2'-0"	2'-0"					
2ND LEVEL	1613	21	8'-0"	8'-0"	2'-0"					
1ST LEVEL	1614	132	8'-0"	8'-0"	2'-0"					

WINDOW SCHEDULE				
FLOOR	WINDOW TYPE	HEIGHT	SIZE WIDTH	KEYNOTE
1ST LEVEL	1	4'-0"	4'-0"	
1ST LEVEL	2	8'-0"	4'-0"	
1ST LEVEL	3	8'-0"	3'-0"	
2ND LEVEL	4	4'-0"	3'-0"	
2ND LEVEL	4	4'-0"	3'-0"	
2ND LEVEL	5	2'-0"	4'-0"	
2ND LEVEL	14	2'-4"	4'-0"	
1ST LEVEL	11	4'-0"	4'-0"	
2ND LEVEL	6	2'-0"	2'-0"	
1ST LEVEL	1	4'-0"	4'-0"	
1ST LEVEL	1	4'-0"	4'-0"	
1ST LEVEL	7	4'-11 1/2"	8'-0 7/8"	
1ST LEVEL	1	4'-0"	4'-0"	
2ND LEVEL	4	4'-0"	3'-0"	
2ND LEVEL	14	2'-4"	4'-0"	
2ND LEVEL	5	2'-0"	4'-0"	
2ND LEVEL	7	4'-11 1/2"	8'-0 7/8"	
1ST LEVEL	8	8'-0"	2'-0"	
1ST LEVEL	8	8'-0"	2'-0"	
2ND LEVEL	9	4'-0"	4'-0"	
1ST LEVEL	10	2'-0"	8'-0"	
2ND LEVEL	11	5'-0"	2'-4"	
1ST LEVEL	3	8'-0"	3'-0"	
2ND LEVEL	4	4'-0"	3'-0"	
1ST LEVEL	1	4'-0"	4'-0"	
2ND LEVEL	12	7'-0"	3'-0"	
2ND LEVEL	12	7'-0"	3'-0"	
2ND LEVEL	13	5'-0"	2'-4"	SKY LIGHT

GENERAL

- ALL HARDWARE SHALL MEET THE REQUIREMENTS OF ADAAG AND ICCANSI STANDARDS.
- HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" & 48" AFF - SEC 1008.1.8.2.
- ALL HARDWARE SHALL BE THE LEVER TYPE WHERE REQUIRED BY ADAAG AND ICCANSI MOUNTED - SEC. 1008.1.8.1.
- LATCHING & LOCKING DOORS THAT ARE HAND-ACTIVATED & IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE ACTION LEVER TYPE HARDWARE BY FINIC HANDS, PUSH/PULL ACTUATING BASIS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- HINGE CYLINDER GUARDS ON ALL MORTISE OR RM TYPE CYLINDER LOCKS ON OUTSIDE SIDE OF DOOR WHENEVER CYLINDER PROJECTS BEYOND THE FACE OF DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MIN 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN PROJECTIONS UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
- NO THUMB LATCHES OR KEYS CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER.
- MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS & SURFACE BOLTS ARE PROHIBITED. SEC. 1008.1.8.4.
- EXIT DOORS USED AS PARS WITH APPROVED AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOBS OR SURFACE MOUNTED HARDWARE ON THE INACTIVE LEAF.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT & OPEN IN THE DIRECTION OF EGRESS.
- ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
- MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED (15) POUNDS FOR EXTERIOR DOORS AND (5) POUNDS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAX EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAX ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY - (NOT TO EXCEED) (15) POUNDS.
- ALL FIRE RATED DOORS AND ALL EXTERIOR SWINGING DOORS SHALL HAVE CLOSERS.
- FIRE RATED DOORS SHALL BE A LABELED RATED ASSEMBLY WITH SMOKE GASKETS AND BE SELF-CLOSING.
- WEATHER STRIP ALL EXTERIOR DOORS WITH GASKET-TYPE WEATHER STRIPPING.
- GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 24" OF ANY DOORS SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD - SEC. 2408.3.
- A FLOOR OR LANDING NOT MORE THAN 12" BELOW THE THRESHOLD SHALL BE PROVIDED ON BOTH SIDES OF EXIT DOORS AND SHALL COMPLY WITH IBC SECTION 1008.1.5.
- PROVIDE NOT MORE THAN 3/4" GAP UNDER ALL INTERIOR EXIT DOORS (TYPICAL).

GENERAL NOTES

- ALL DOORS TO BE GLAZED, INSULATING AND LOW E VALUE.
- CONTRACTOR SHALL COORDINATE ROUGH OPENING SIZES OF ALL NEW & REPLACED DOORS W/ MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE AS REGARDS TO ORDERING, DELIVERY, STORAGE & INSTALLATION OF ALL DOORS AS TO MEET CONTRACTOR SCHEDULE.
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325.



1058 FOXCHASE DR.364 SAN JOSE, CA. 95123
TEL:(310)359-5443
EMAIL:ArchigateConstruction@gmail.com

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

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DHULIPALA'S RESIDENCE

SCHEDULES

NORTH	DATE	PROJ.NO	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		
Architect	Designer			

A6.0

FRESH CONCRETE AND MORTAR APPLICATION
BEST MANAGEMENT PRACTICES FOR

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

When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.

Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

When breaking up paving, be sure to pick up all the pieces and dispose properly.

Recycle large chunks of broken concrete at a landfill.

Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.

Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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 causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

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 cabinet.

Schedule grading and excavation projects for dry weather.

Use temporary check dams or ditches to divert runoff away from storm drains.

Protect storm drains with hay bales or other erosion controls.

Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

Never discharge pool or spa water to a street or storm drain.

OR

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

Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.

Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.

Dispose of unused pesticide as hazardous waste.

Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.

In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.

Do not place yard waste in gutters.

Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algacides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

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

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.

Maintain all vehicles and heavy equipment. Inspect frequently for leaks.

Perform major maintenance, repair jobs, vehicle and equipment washing off site.

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 recycle whenever possible.

Do not use diesel oil to lubricate equipment or parts.

Clean up spills immediately when they happen.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

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 to the sanitary sewer.

For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

Recycle/reuse leftover paints whenever possible.

Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.

Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

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. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

Chemical paint stripping residue is a hazardous waste.

Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.

Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.

When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt 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.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- 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 or parts.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.

STORM DRAIN POLLUTION FROM ROADWORK

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

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- 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, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- 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. Never clean a dumpster by hosing it down on the construction site.
- 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.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). 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.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

Spill Response Agencies

- Dial 911
- Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
- Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195

Santa Clara Valley Water District (408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant (408) 730-7270

Palo Alto Regional Water Quality Control Plant (415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; 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 cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

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<p>PLAN FOR THE IMPROVEMENT OF</p> <h1 style="margin: 0;">BLUEPRINT FOR A CLEAN BAY</h1> <p style="margin: 0;">ENCROACHMENT PERMIT NO.</p>					
					
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