



JARON RESIDENCE

NEW SINGLE FAMILY RESIDENCE

Montevina Road, Los Gatos



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

Jaron Residence
NEW SINGLE FAMILY RESIDENCE

Parcel Number: 544-07-012, Montevina Road, Los Gatos

Michael and Sophie Jaron



OWNER
Michael and Sophie Jaron
Parcel N: 544-07-012
Montevina Rd, Los Gatos
email: mikejaron@gmail.com
sophiejaron@gmail.com

ARCHITECT
Studio S Squared Architecture, Inc.
1000 S Winchester Blvd
San Jose, CA 95128
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ph: 408 998 0983 [x8]
email: wanchen@StudioS2arch.com

CIVIL ENGINEER
Lea and Braze Engineering, Inc
attn: Kathleen Cacho, John Halbom
email: kcacho@leabraze.com
JHalbom@leabraze.com
ph: (510) 887-4086

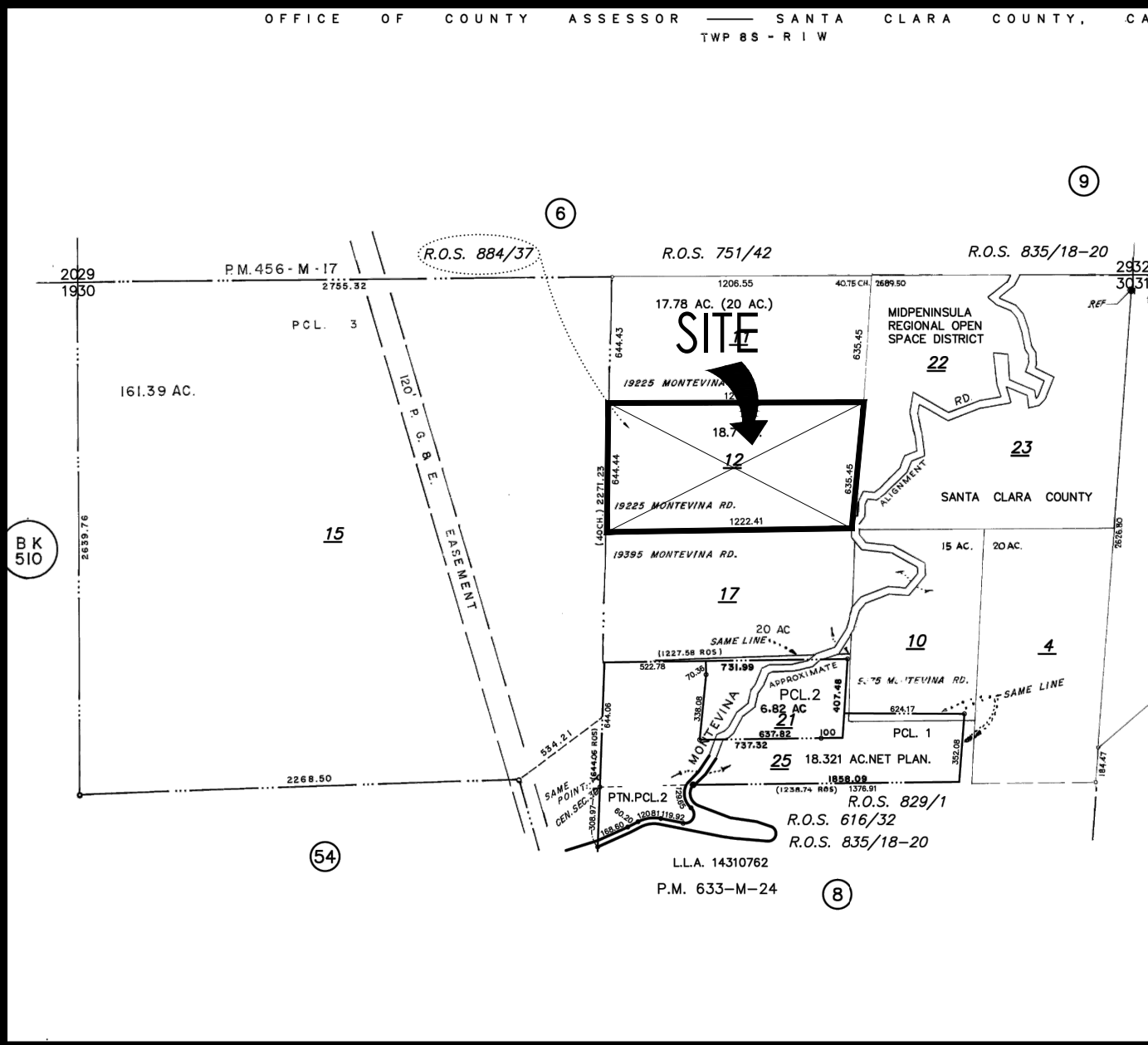
LANDSCAPE
attn: Greg Ing
email: greg@studios2arch.com
408-476-8682

ARBORIST
Kielty Certified Arborist
attn: David Beckham
ph: 650-532-4418
email: david.beckham650@gmail.com
kkarbor0476@yahoo.com

LOCATION MAP



ASSESSOR'S PARCEL MAP



SCOPE OF WORK

NEW 4BR 5BA SINGLE FAMILY RESIDENCE WITH 3,662.7 LIVING S.F. ON A 814,572 S.F. LOT. A NEW GARAGE OF 685.2 S.F. TOTALING 4,919 S.F. OF A NEW RESIDENCE.

PROJECT SUMMARY

Assessor's Parcel No.	544-07-012
Zoning:	hs-d1
Jurisdiction:	Santa Clara County
Type of Construction:	TYPE V-B, SPRINKLERED
Building Occ. Groups:	TIER 1
Required Property Setbacks (1st / 2nd):	
Front	30'
Rear	30'
Right Side	30'
Left Side	30'
Proposed Property Setbacks (1st / 2nd):	
Front	35'-10 1/2"
Rear	1155'-0"
Right Side	318'-3 1/2"
Left Side	258'-11"
Max. Allowed Building Height:	35'
Proposed Building Height	34'-7"
Lot Area:	814,572
Total New Garage	685.2
Total New Living Area	3,662.7
Total New Residence	4,919.0
Max. Allowed Floor Area	5,000.0

DEFERRED SUBMITTALS

- FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN"
- STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D
- SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT
- ROOF TRUSSES--TRUSS DESIGN PACKAGE AND ENGINEER OF RECORD REVIEW LETTER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:

- WINDOW/DOOR PACKAGE
- CABINET SHOP DRAWINGS AND FINISH SAMPLES
- MECHANICAL DUCTING PLAN
- STAIR AND RAIL SHOP DRAWINGS
- MISC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

- LICENSE NUMBER
- INSURANCE AND WORKER'S COMP POLICIES
- CONSTRUCTION STAGING PLAN
- CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

APPLICABLE CODES

APPLICABLE CODES (with Santa Clara County Amendments)

- CALIFORNIA ADMINISTRATIVE CODE, CAC
- 2022 CALIFORNIA BUILDING CODE, CBC
- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
- 2022 CALIFORNIA ELECTRICAL CODE, CEC
- 2022 CALIFORNIA MECHANICAL CODE, CMC
- 2022 CALIFORNIA PLUMBING CODE, CPC
- 2022 CALIFORNIA ENERGY CODE, CEnc
- 2022 CALIFORNIA HISTORICAL CODE, CHC
- 2022 CALIFORNIA FIRE CODE, CFC
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA REFERENCED STANDARDS
- SANTA CLARA COUNTY STANDARD DETAIL AND SPECIFICATION SI-7 FOR CONSTRUCTION SITE SAFETY

SHEET INDEX

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A1.0b	ENLARGED DEMO SITE PLAN
A1.0c	OVERALL SITE PLAN
A1.0d	ENLARGED SITE PLAN
A2.1a	1ST FLOOR PLAN
A2.1b	2ND FLOOR PLAN
A2.1c	LOFT FLOOR PLAN
A2.2a	LOWER ROOF PLAN
A2.2b	MIDDLE ROOF PLAN
A2.2c	HIGHER ROOF PLAN
A2.2d	HEIGHT MEASURE DIAGRAM
A3.0a	EXTERIOR ELEVATIONS
A3.0b	EXTERIOR ELEVATIONS
A3.1	EXTERIOR PERSPECTIVE
A5.0	SECTIONS
MB	MATERIAL BOARD

ARBORIST
AR-1 - AR-5 ARBORIST REPORT

LANDSCAPE
TR1.0 TREE REPLACEMENT TREE

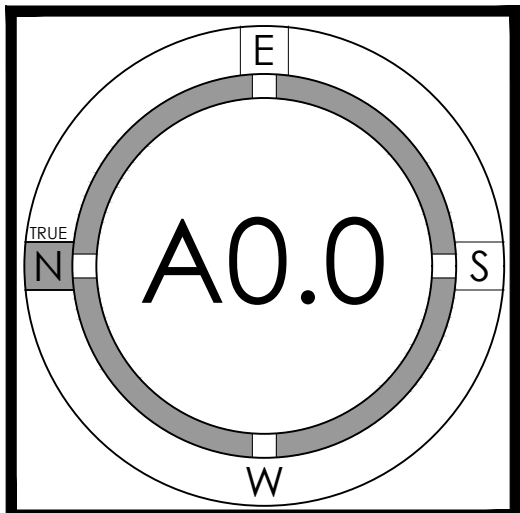
CIVIL	
C-1.0	COUNTY OF SANTA CLARA GENERAL CONSTRUCTION SPECIFICATIONS
C-1.1	LEGEND AND NOTES
C-1.2	OVERALL SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-2.2	GRADING & DRAINAGE PLAN
C-2.3	GRADING & DRAINAGE PLAN
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C-3.1	SITE SECTION
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C-5.0	GRADING SPECIFICATIONS
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SCP-2	STORMWATER CONTROL EXHIBIT
SCP-3	STORMWATER TREATMENT EXHIBIT
SCP-4	STORMWATER CONTROL DETAILS
SCP-5	STORMWATER CONTROL DETAILS
SCP-6	STORMWATER CONTROL DETAILS
SCP-7	STORMWATER CONTROL DETAILS

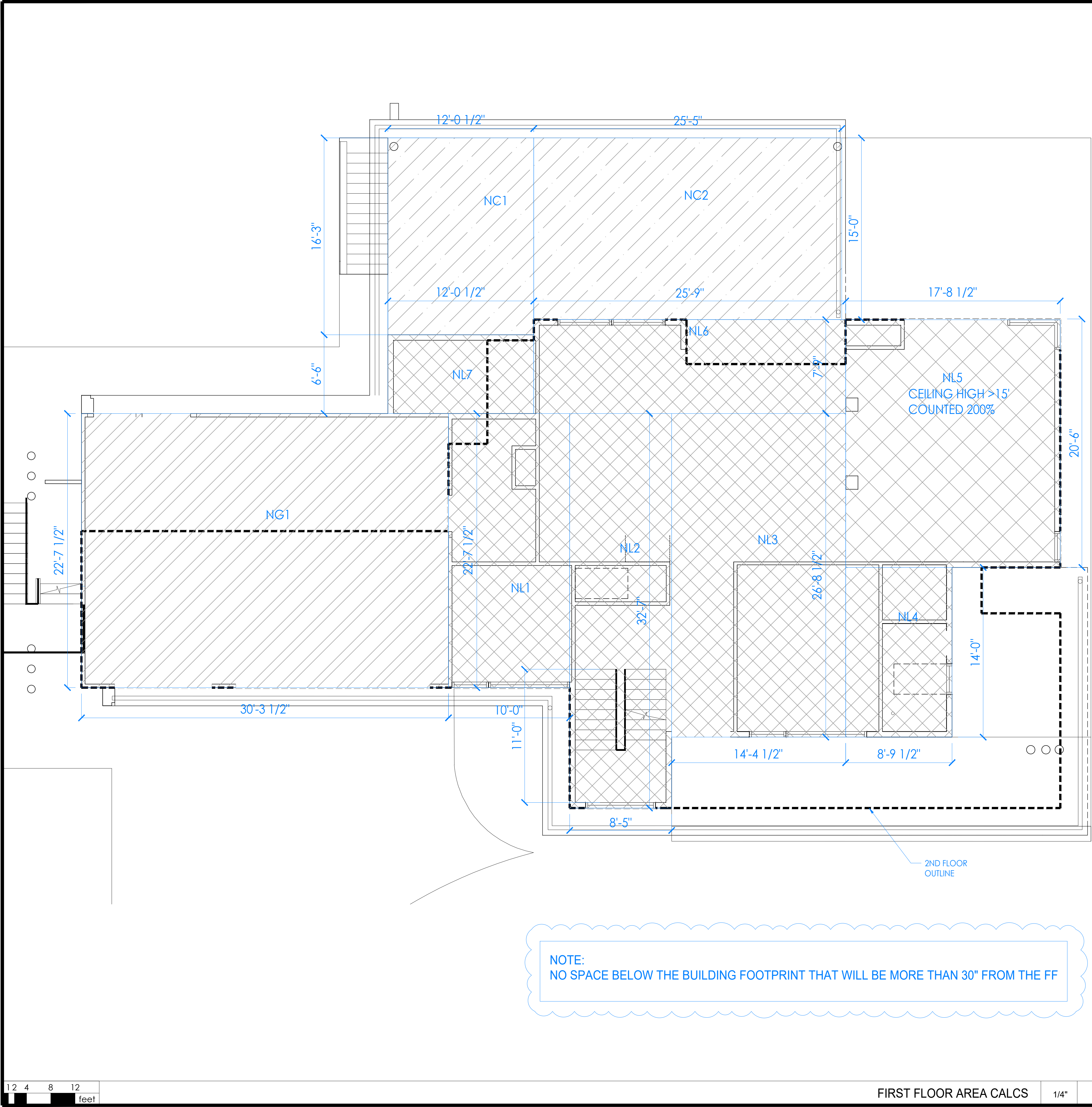
OWTS-SS1 SEPTIC TITLE SHEET
OWTS-SS2 SEPTIC SYSTEM ENGINEERING PLAN
OWTS-SS3 CONVENTIONAL OWTS DETAILS

PROJECT TEAM

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

COVER SHEET





New First Floor Living Area		
NL1	22'-7 1/2" - 10'-0"	226.3
NL2	8'-5" - 32'-7"	274.1
NL3	26'-8 1/2" - 14'-4 1/2"	383.7
NL4	14'-0" - 8'-9 1/2"	123.0
NL5	17'-8 1/2" - 20'-6" (COUNTED 200%)	726.3
NL6	25'-9" - 7'-9"	199.5
NL7	12'-0 1/2" - 6'-6"	78.3
NFL Total		2,011.1

New Living Second Floor Area		
NL8	40'-6" - 16'-1"	651.1
NL9	32'-9 1/2" - 14'-0"	458.4
NL10	11'-2 1/2" - 3'-9 1/2"	42.5
NL11	13'-2" - 6'-7"	86.5
NL12	10'-3" - 12'-7 1/2"	129.2
NL13	30'-3 1/2" - 12'-11"	391.3
NL14	10'-0" - 6'-1 1/2"	61.4
NL15	3'-10" - 10'-3"	32.8
NSL Total		1,853.3

New Garage Area		
NG1	22'-7 1/2" - 30'-3 1/2"	685.2
NG Total		685.2

New Loft Living Area		
NL11	15'-9" - 20'-1"	316.3
NLL Total		316.3

New Balcony Area		
NB1	3'-8" - 13'-2"	48.2
NB2	30'-3" - 7'-2 1/2"	218.2
NB3	25'-9" - 3'-11"	101.4
NB4	7'-8" - 8'-6 1/2"	65.5
NB Total		433.3

New Covered Area (higher than 30" from grade)		
NC1	16'-3" - 12'-0 1/2"	195.6
NC2	25'-5" - 15'-0"	381.3
NC Total		577.0

LA	Lot Area:	814,572.0
NG	Total New Garage	685.2
TNL	NFL+NSL+NLL Total New Living Area	4,180.7
TNR	TNL+NG+NC Total New Residence	5,442.9
	Max Floor Area Allowed (Tier 1)	5,700


- NC# = NEW COVERED AREA (HIGHER THAN 30" FROM GRADE)
- NG# = NEW GARAGE AREA
- NB# = NEW BALCONY AREA
- NL# = NEW LIVING AREA (COUNTED 200%)
- NL# = NEW LIVING AREA



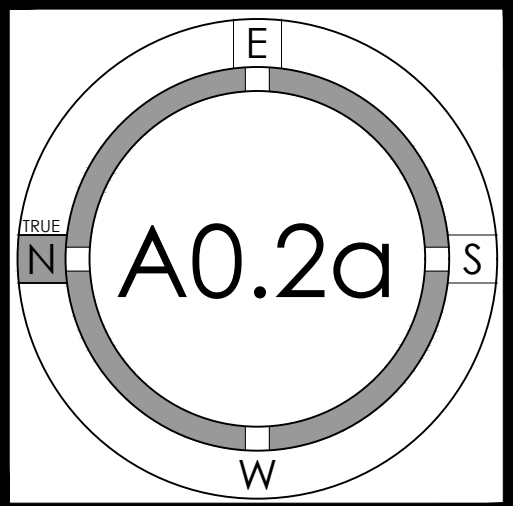
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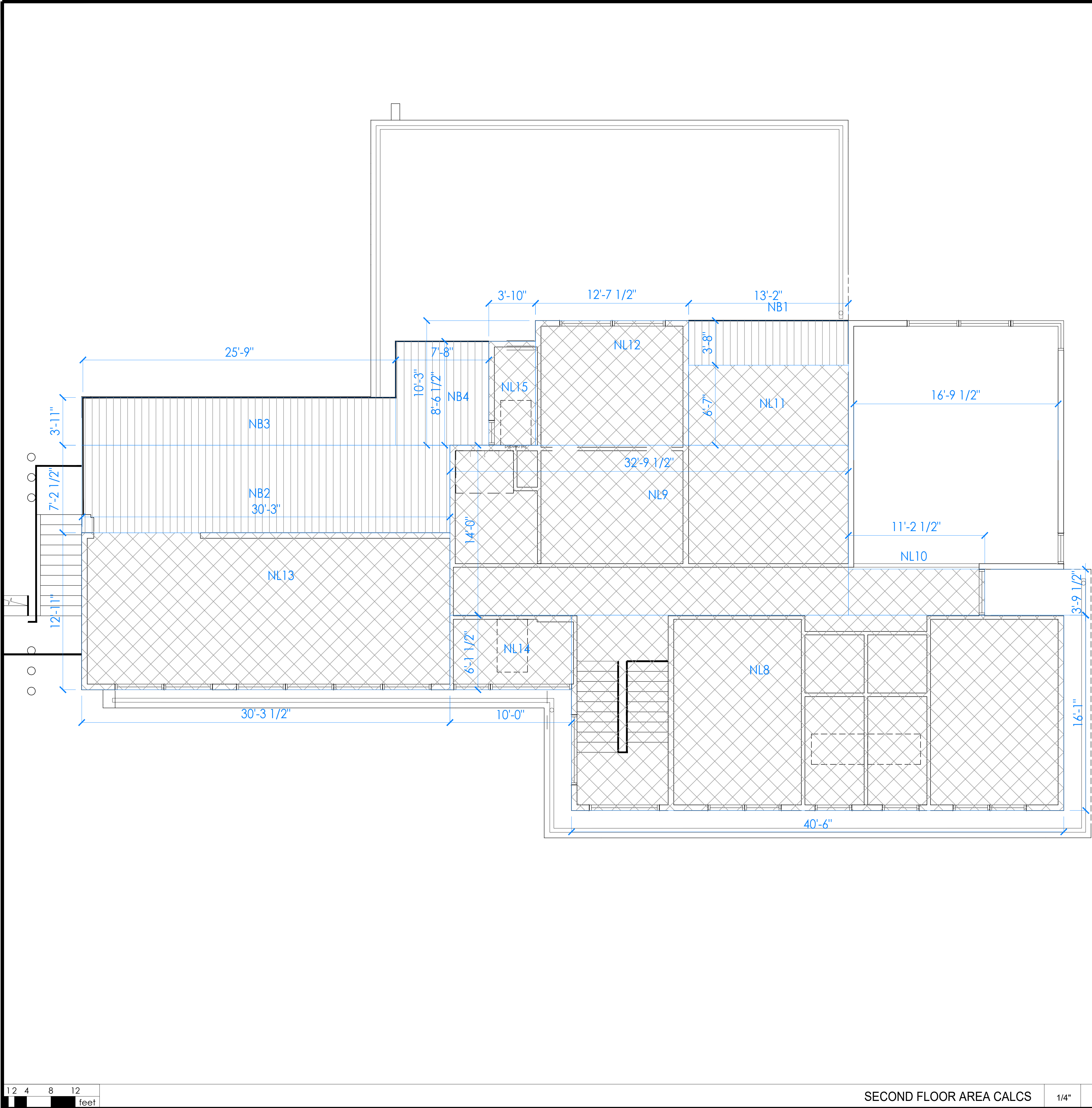
Jaron Residence
NEW SINGLE FAMILY RESIDENCE
Parcel Number: 544-07-012, Montevina Road, Los Gatos
Michael and Sophie Jaron



PROJECT NO.		22-005			
REVISION	DATE	DESCRIPTION	DRAWN BY		
	12.15.2022	COST ESTIMATE PACKAGE	GN, WC		
	07.07.2023	BSA	MC		
	04.11.2025	PLANNING RESUBMITTAL	WC/MBD		

FIRST FLOOR AREA CALCULATION





SECOND FLOOR AREA CALCS

1/4"

1

FLOOR AREA LEGEND

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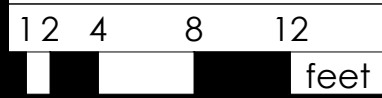


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REVISION	DATE	DESCRIPTION	DRAWN BY	
	12.15.2022	COST ESTIMATE PACKAGE	GN, WC	
	07.07.2023	BSA	MC	
A	04.11.2025	PLANNING RESUBMITAL	WC/MBD	



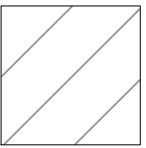
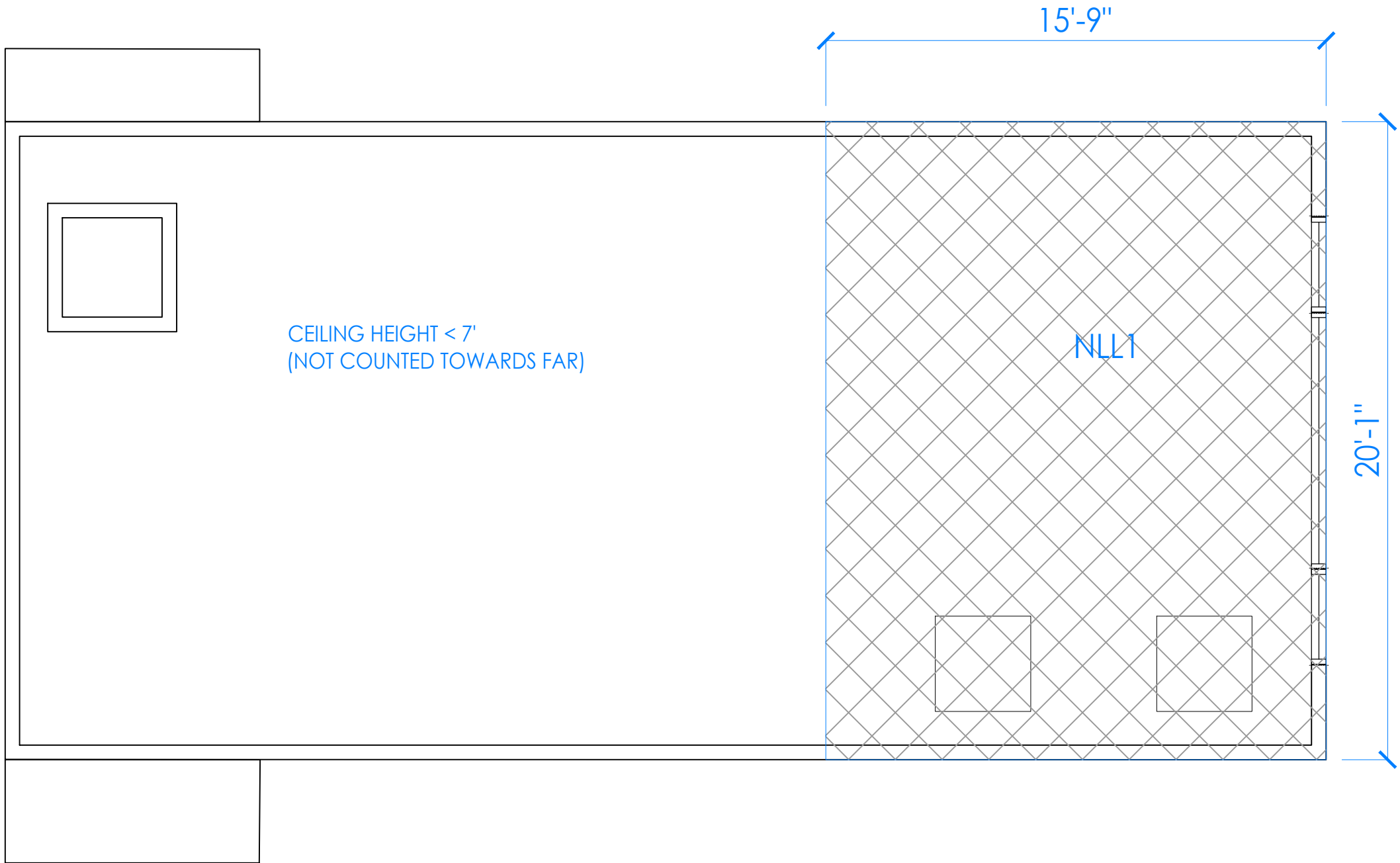
LOFT FLOOR AREA CALCS

1/4"

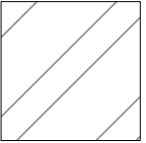
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FLOOR AREA LEGEND

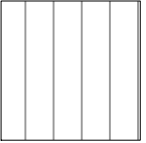
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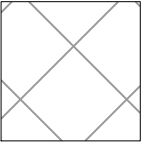
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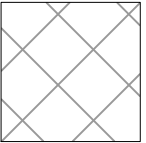
NG# = NEW GARAGE AREA



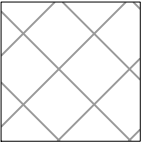
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LA Lot Area: 814,572.0

NG Total New Garage 685.2

TNL=NFL+NSL+NLL Total New Living Area 4,180.7

TNR=TNL+NG+NC Total New Residence 5,442.9

Max Floor Area Allowed (Tier 1)		
		5,700

Max Floor Area Allowed (Tier 1) 5,700



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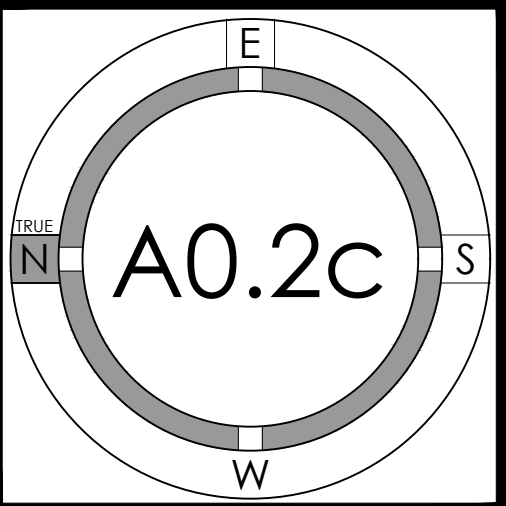
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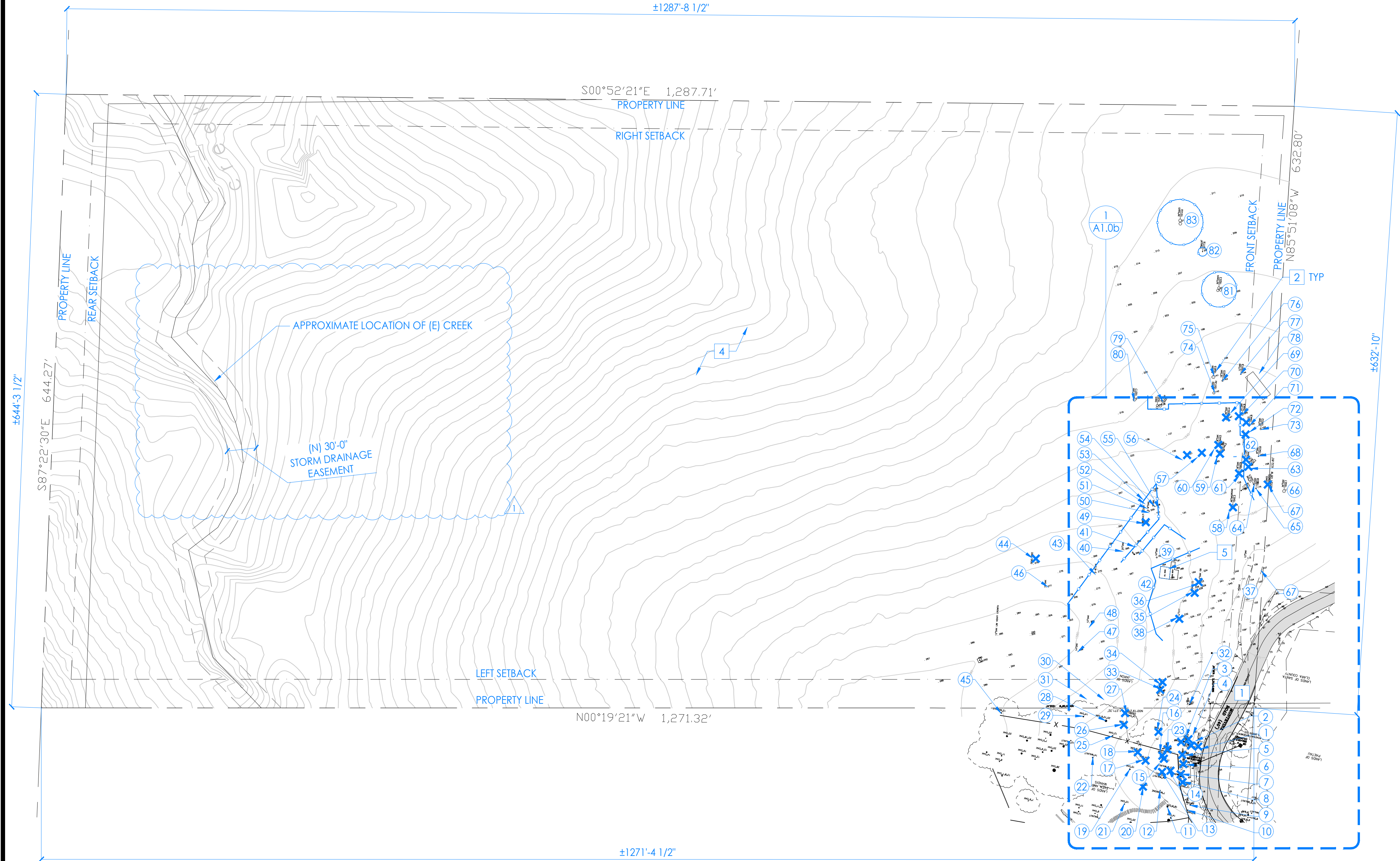


PROJECT NO. 22-005		DRAWN BY	
REVISION	DATE	DESCRIPTION	GN, WC
	12.15.2022	COST ESTIMATE PACKAGE	GN, WC
	07.07.2023	BSA	MC
	04.11.2025	PLANNING RESUBMITTAL	WC/MBD
1			

LOFT
FLOOR AREA
CALCULATION



Tree Tag #	Pruned Tree	Presence of Damage	Common Name / Scientific Name	Trunk Dia. (in)	Tree Time to the (Shavest) Main Branches (ft)	Height (ft) (Canopy Spread) (ft)	Health Rating	Structural Rating	From Rating	Stability for Preservation	Overall Condition (0-100%)	Tree Tag #	Pruned Tree	Presence of Damage	Common Name / Scientific Name	Trunk Dia. (in)	Tree Time to the (Shavest) Main Branches (ft)	Height (ft) (Canopy Spread) (ft)	Health Rating	Structural Rating	From Rating	Stability for Preservation	Overall Condition (0-100%)	Tree Tag #	Pruned Tree	Presence of Damage	Common Name / Scientific Name	Trunk Dia. (in)	Tree Time to the (Shavest) Main Branches (ft)	Height (ft) (Canopy Spread) (ft)	Health Rating	Structural Rating	From Rating	Stability for Preservation	Overall Condition (0-100%)												
1*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	15.2	12.7	30/30	Fair	Poor	Poor	Poor	40%	20*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.8	N/A	Poor	Poor	Poor	Poor	60%	40	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.5	11.3	20/25	Good	Good	Good	70%	58	Yes	(R)	MADROÑE <i>Arbutus menziesii</i>	30.5	25.4	50/30	Fair	Poor	Fair	Poor	40%	
2*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	25.0	20.8	40/35	Fair	Fair	Fair	Fair	50%	21*	Yes	(P)	CANYON LIVE OAK <i>Quercus chrysolepis</i>	12.2	10.2	35/20	Fair	Good	Good	Good	65%	40	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	24.3	20.3	35/40	Good	Fair	Fair	Good	65%	59	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	19.3	16.1	36/30	Fair	Fair	Fair	Fair	65%
3*	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.7	7.3	20/30	Fair	Poor	Poor	Poor	40%	22*	Yes	(P)	BLACK WALNUT <i>Juglans nigra</i>	14.0	11.7	40/35	Fair	Fair	Fair	Fair	55%	41	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	30/20	Good	Fair	Fair	Fair	60%	60	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	20.1	16.0	45/35	Fair	Fair	Fair	Fair	65%
4*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.7	10.8	40/35	Fair	Fair	Poor	Fair	50%	23*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.2	11.8	45/25	Fair	Fair	Poor	Poor	50%	42	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.0	5.8	20/12	Fair	Good	Good	Good	70%	61	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	40/40	Good	Poor	Good	Good	65%
5*	No	(R)	CALIFORNIA BAY LAUREL <i>Umbellularia californica</i>	8.2	6.8	30/15	Fair	Fair	Fair	Poor	50%	24*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	35/20	Fair	Fair	Fair	Fair	60%	43	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	19.5	16.3	20/15	Fair	Fair	Good	Good	60%	62	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.1	8.4	35/20	Fair	Fair	Fair	Fair	60%
6*	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.0	7.5	20/12	Poor	Fair	Fair	Poor	40%	25*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.5	13.8	35/25	Fair	Fair	Good	Good	65%	44	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	16.0	13.3	40/30	Poor	Poor	Poor	Poor	0%	63	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	6.0	5.0	30/10	Fair	Fair	Poor	Fair	45%
7*	No	(R)	BLACK WALNUT <i>Juglans nigra</i>	7.8	6.5	25/20	Poor	Poor	Poor	Poor	0%	26*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	40/20	Fair	Fair	Fair	Fair	60%	45*	Yes	(P)	BLACK WALNUT <i>Juglans nigra</i>	12.0	10.0	36/20	Good	Fair	Fair	Fair	60%	64	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/18	Fair	Fair	Fair	Fair	60%
8*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.5	11.3	25/20	Poor	Poor	Poor	Poor	0%	27*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	N/A	Poor	Poor	Poor	Poor	0%	46	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Good	Fair	Fair	Good	65%	65	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.2	7.7	30/18	Fair	Fair	Fair	Fair	60%
9*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	15.0	12.5	40/20	Fair	Fair	Fair	Fair	60%	28*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	26.6	22.2	40/40	Fair	Poor	Good	Fair	60%	47	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.9	12.4	35/20	Good	Good	Good	Good	65%	66*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	28.0	23.3	30/40	Good	Fair	Fair	Fair	65%
10*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.2	11.8	40/20	Fair	Fair	Fair	Fair	60%	29*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.7	13.9	40/30	Fair	Fair	Fair	Fair	60%	48	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.0	13.3	35/20	Good	Good	Good	Good	70%	67	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.0	17.5	30/20	Poor	Poor	Poor	Poor	0%
11*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.0	14.2	20/25	Fair	Fair	Fair	Fair	60%	30	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	40/30	Fair	Fair	Good	Good	65%	49	Yes	(R)	MONTEREY CYPRESS <i>Macrocarpa macrocarpa</i>	28.0	23.5	45/25	Poor	Poor	Poor	Poor	20%	68	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.0	5.8	20/12	Fair	Fair	Fair	Fair	60%
12*	No	(P)	MADROÑE <i>Arbutus menziesii</i>	7.5	6.3	30/20	Fair	Poor	Poor	Poor	40%	31	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	11.0	9.2	40/30	Fair	Fair	Good	Good	65%	50	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Fair	Fair	Fair	Fair	65%	69	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	24.3	20.2	45/45	Fair	Fair	Fair	Fair	60%
13*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	24.6	20.5	40/30	Poor	Poor	Poor	Poor	0%	32	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.8	35/30	Good	Good	Good	Good	70%	51	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.5	14.5	30/15	Fair	Fair	Fair	Fair	65%	70	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	22.0	18.3	45/45	Fair	Fair	Fair	Fair	60%
14*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	12.5	10.4	40/30	Fair	Fair	Poor	Poor	40%	33	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.0	7.5	40/25	Good	Fair	Good	Good	65%	52	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Fair	Fair	Fair	Fair	65%	71	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.7	7.2	30/15	Poor	Poor	Poor	Poor	30%
15*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.5	15.4	40/30	Fair-Poor	Fair	Fair	Poor	45%	34	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.0	11.7	40/25	Good	Fair	Good	Good	65%	53	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.0	6.7	30/15	Fair	Fair	Fair	Fair	65%	72	Yes	(R)	MADROÑE <i>Arbutus menziesii</i>	15.0	12.5	40/20	Fair-Poor	Poor	Poor	Poor	40%
16*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.8	40/30	Fair-Poor	Fair	Poor	Fair	45%	35	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.9	6.6	15/15	Fair	Fair	Fair	Fair	60%	54	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	20.2	16.8	30/15	Fair	Fair	Fair	Fair	65%	73	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	22.4	18.7	35/45	Fair	Good	Fair	Good	70%
17*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.8	14.0	40/30	Fair	Fair	Fair	Fair	65%	36	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	20/20	Fair	Fair	Fair	Fair	60%	55	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.2	17.7	30/15	Fair	Fair	Fair	Fair	65%	74	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.0	17.5	45/46	Fair	Good	Good	Good	65%
18*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	14.0	12.3	40/20	Fair	Poor	Fair	Fair	55%	37	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.0	6.7	10/12	Good	Good	Good	Good	70%	56	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	23.7	19.8	40/30	Poor	Poor	Poor	Poor	0%	75	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	34.0	28.3	45/46	Fair	Good	Good	Fair	60%
19*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.1	15.1	45/20	Fair	Fair	Fair	Fair	65%	38	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.5	8.8	20/20	Fair	Good	Good	Good	70%	57	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	22.9	18.3	60/30	Poor	Poor	Poor	Poor	0%	76	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.9	14.9	40/35	Fair	Fair	Poor	Fair	50%



OVERALL DEMO SITE PLAN

1/64"

1

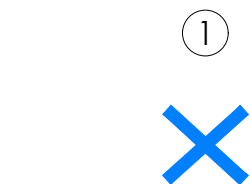
DEMO SITE PLAN LEGEND

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= NUMBER TO KEY NOTE BELOW

- EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
- (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
- (E) TREE(S) TO BE REMOVED
- (E) SOFTSCAPE TO REMAIN
- (E) STRUCTURE TO BE DEMOLISHED



- 1 TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO
- X TREES TO BE REMOVED

NOTE:

- ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

Jaron Residence
NEW SINGLE FAMILY RESIDENCE

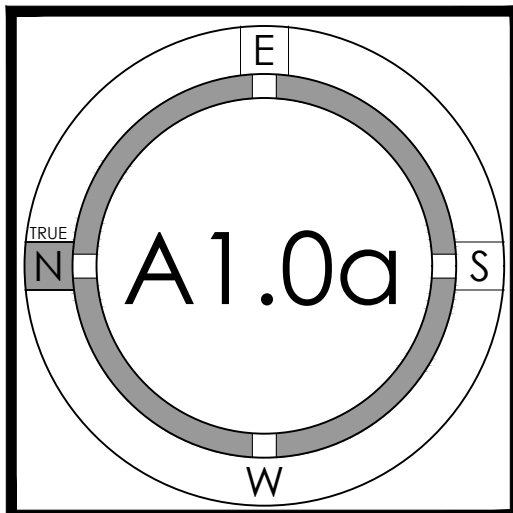
Parcel Number: 544-07-012, Montevina
Road, Los Gatos

Michael and Sophie Jaron

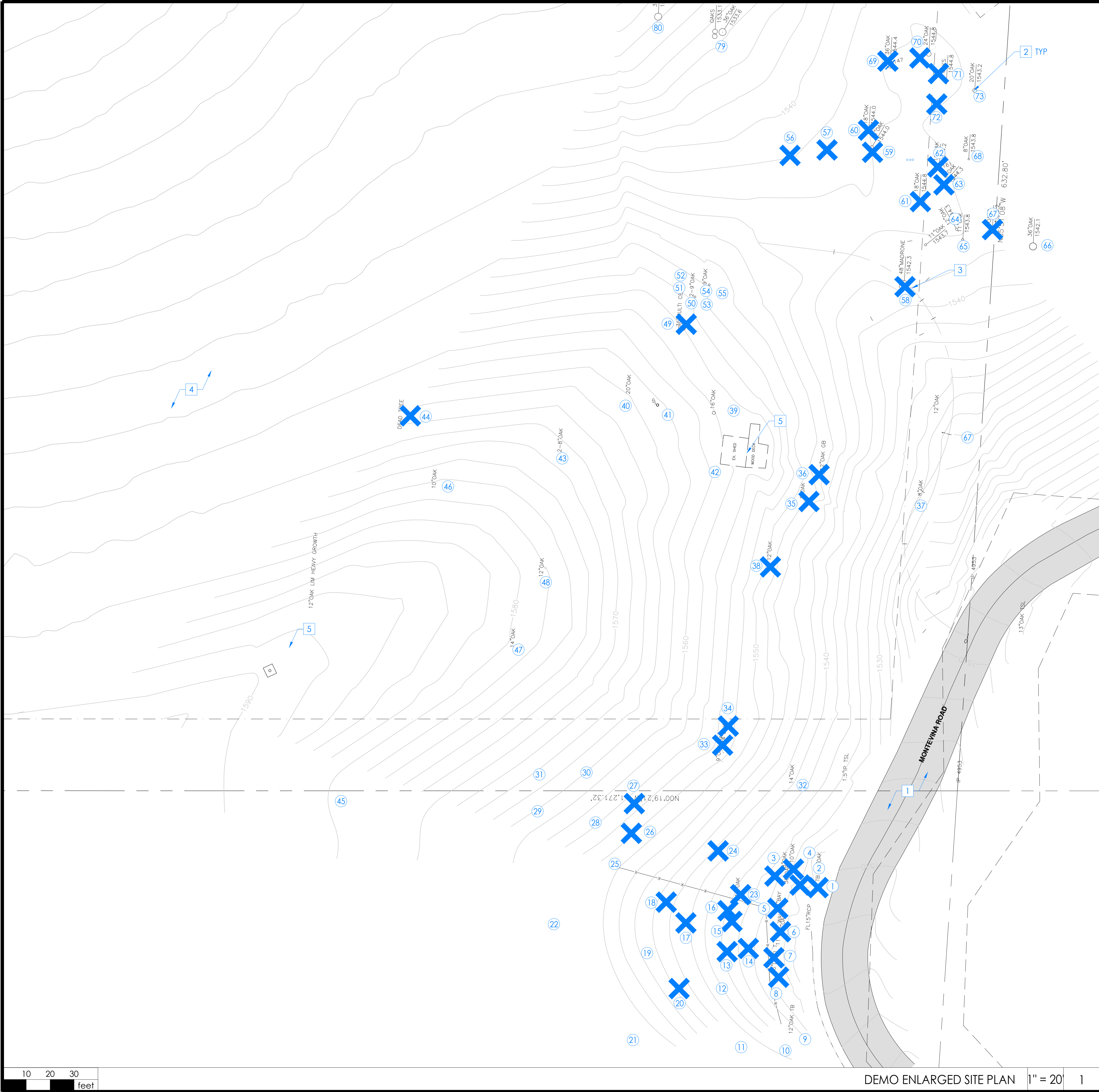


PROJECT NO.	DATE	DESCRIPTION	DRAWN BY	DATE	REVISION
22-005	12.15.2022	COST ESTIMATE PACKAGE	GN, WC	07.07.2023	1
		BSA	MC		
		PLANNING RESUBMITAL	WC/MBD		

OVERALL
DEMO
SITE PLAN



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= NUMBER TO KEY NOTE BELOW

- EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
- (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
- (E) TREE(S) TO BE REMOVED
- (E) SOFTSCAPE TO REMAIN
- (E) STRUCTURE TO BE DEMOLISHED

DEMO SITE PLAN KEYNOTES

---	PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
---	REQUIRED YARD SETBACK/EASEMENT
---	TREE PROTECTION FENCING AND TREE CARE PER ARBORIST REPORT -- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION OF CONSTRUCTION.

① TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

X TREES TO BE REMOVED

NOTE:

- ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.

DEMO SITE PLAN LEGEND

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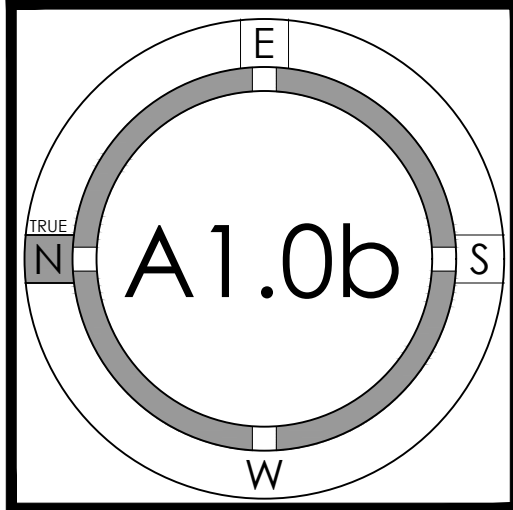
Parcel Number: 544-07-012, Montevina Road, Los Gatos

Michael and Sophie Jaron

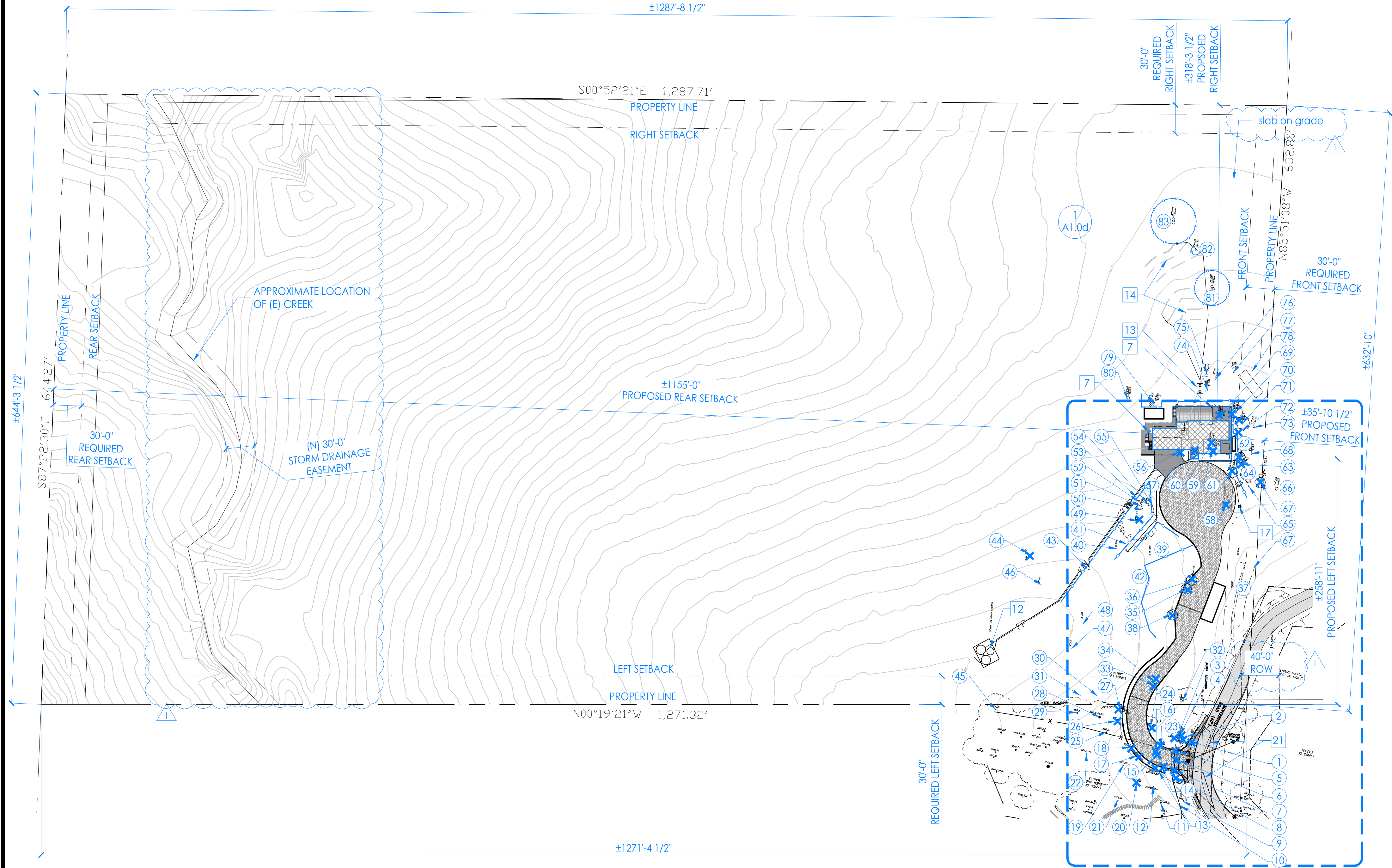


PROJECT NO.		22-005	
REVISION	DATE	DESCRIPTION	DRAWN BY
	12.15.2022	COST ESTIMATE PACKAGE	GN, WC
	07.07.2023	BSA	MC
1	04.11.2025	PLANNING RESUBMITTAL	WC/MBD

ENLARGED
DEMO
SITE PLAN



Tree Tag #	Pruned Tree	Presence of Damage	Common Name / Scientific Name	Trunk Dia. (in)	Tree Height (ft)	Health Rating	Structural Rating	Form Rating	Stability for Pruning	Overall Condition (0-100%)	Tree Tag #	Pruned Tree	Presence of Damage	Common Name / Scientific Name	Trunk Dia. (in)	Tree Height (ft)	Health Rating	Structural Rating	Form Rating	Stability for Pruning	Overall Condition (0-100%)	Tree Tag #	Pruned Tree	Presence of Damage	Common Name / Scientific Name	Trunk Dia. (in)	Tree Height (ft)	Health Rating	Structural Rating	Form Rating	Stability for Pruning	Overall Condition (0-100%)														
1*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	15.2	12.7	30/30	Fair	Poor	Poor	40%	20*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.8	N/A	Poor	Poor	Poor	6%	39	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.5	11.3	20/25	Good	Good	Good	70%	58	Yes	(R)	MADROÑE <i>Arbutus menziesii</i>	30.5	25.4	50/30	Fair	Poor	Fair	Poor	40%		
2*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	25.0	20.8	40/35	Fair	Fair	Fair	50%	21*	Yes	(P)	CANYON LIVE OAK <i>Quercus chrysolepis</i>	12.2	10.2	35/20	Fair	Good	Good	65%	40	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	24.3	20.3	35/40	Good	Fair	Fair	Good	65%	59	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	19.3	16.1	36/30	Fair	Fair	Fair	Fair	60%	
3*	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.7	7.3	20/30	Fair	Poor	Poor	40%	22*	Yes	(P)	BLACK WALNUT <i>Juglans nigra</i>	14.0	11.7	40/35	Fair	Fair	Fair	Fair	55%	41	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	30/20	Good	Fair	Fair	Fair	60%	60	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	20.1	16.0	45/35	Fair	Fair	Fair	Fair	65%
4*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.7	10.6	40/35	Fair	Fair	Poor	50%	23*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.2	11.8	45/25	Fair	Fair	Poor	Poor	50%	42	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.0	5.8	20/12	Fair	Good	Good	Good	70%	61	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	40/40	Good	Poor	Good	Good	65%
5*	No	(R)	CALIFORNIA BAY LAUREL <i>Umbellularia californica</i>	8.2	6.8	30/15	Fair	Fair	Fair	50%	24*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	35/20	Fair	Fair	Fair	Fair	60%	43	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	19.5	16.3	20/15	Fair	Fair	Fair	Good	60%	62	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.1	8.4	35/20	Fair	Fair	Fair	Fair	60%
6*	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.0	7.5	20/12	Poor	Fair	Fair	40%	25*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.5	13.8	35/25	Fair	Fair	Good	Good	65%	44	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	16.0	13.3	40/30	Poor	Poor	Poor	Poor	0%	63	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	6.0	5.0	30/10	Fair	Fair	Poor	Fair	45%
7*	No	(R)	BLACK WALNUT <i>Juglans nigra</i>	7.8	6.5	25/20	Poor	Poor	Poor	0%	26*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	40/20	Fair	Fair	Fair	Fair	60%	45*	Yes	(P)	BLACK WALNUT <i>Juglans nigra</i>	12.0	10.0	36/30	Good	Fair	Fair	Fair	60%	64	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/18	Fair	Fair	Fair	Fair	60%
8*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.5	11.3	25/20	Poor	Poor	Poor	0%	27*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	15.0	N/A	Poor	Poor	Poor	Poor	0%	46	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Good	Fair	Fair	Good	65%	65	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.2	7.7	30/18	Fair	Fair	Fair	Fair	60%
9*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	15.0	12.5	40/20	Fair	Fair	Fair	60%	28*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	26.6	22.2	40/40	Fair	Poor	Good	Fair	60%	47	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.9	12.4	35/20	Good	Good	Good	Good	65%	66*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	28.0	23.3	30/40	Good	Fair	Fair	Fair	65%
10*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.2	11.8	40/20	Fair	Fair	Fair	60%	29*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.7	13.9	40/30	Fair	Fair	Fair	Fair	60%	48	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.0	13.3	35/20	Good	Good	Good	Good	70%	67	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.0	17.5	30/20	Poor	Poor	Poor	Poor	0%
11*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.0	14.2	20/25	Fair	Fair	Fair	60%	30	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	40/30	Fair	Fair	Good	Good	65%	49	Yes	(R)	MONTEREY CYPRESS <i>Hesperocyparis macrocarpa</i>	28.0	23.5	45/25	Poor	Poor	Poor	Poor	20%	68	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.0	5.8	20/12	Fair	Fair	Fair	Fair	60%
12*	No	(P)	MADROÑE <i>Arbutus menziesii</i>	7.5	6.3	30/20	Fair	Poor	Poor	40%	31	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	11.0	9.2	40/30	Fair	Fair	Good	Good	65%	50	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Fair	Fair	Fair	Fair	65%	69	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	24.3	20.2	45/45	Fair	Fair	Fair	Fair	60%
13*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	24.6	20.5	40/30	Poor	Poor	Poor	0%	32	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.8	35/30	Good	Good	Good	Good	70%	51	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.5	14.5	30/15	Fair	Fair	Fair	Fair	65%	70	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	22.0	18.3	45/45	Fair	Fair	Fair	Fair	60%
14*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	12.5	10.4	40/30	Fair	Fair	Poor	40%	33	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.0	7.5	40/25	Good	Fair	Good	Good	65%	52	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Fair	Fair	Fair	Fair	65%	71	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.7	7.2	30/15	Poor	Poor	Poor	Poor	30%
15*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.5	15.4	40/30	Fair-Poor	Fair	Fair	45%	34	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.0	11.7	40/25	Good	Fair	Good	Good	65%	53	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.0	6.7	30/15	Fair	Fair	Fair	Fair	65%	72	Yes	(R)	MADROÑE <i>Arbutus menziesii</i>	15.0	12.5	40/20	Fair-Poor	Poor	Poor	Poor	40%
16*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.8	40/30	Fair-Poor	Fair	Poor	45%	35	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.9	6.6	15/15	Fair	Fair	Fair	Fair	60%	54	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	20.2	16.8	30/15	Fair	Fair	Fair	Fair	65%	73	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	22.4	18.7	35/45	Fair	Good	Fair	Good	70%
17*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.8	14.0	40/30	Fair	Fair	Fair	55%	36	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	20/20	Fair	Fair	Fair	Fair	60%	55	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.2	17.7	30/15	Fair	Fair	Fair	Fair	65%	74	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.0	17.5	45/46	Fair	Good	Good	Good	65%
18*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	14.0	12.3	40/20	Fair	Fair	Fair	55%	37	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.0	6.7	10/12	Good	Good	Good	Good	70%	56	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	23.7	19.8	40/30	Poor	Poor	Poor	Poor	0%	75	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	34.0	28.3	45/46	Fair	Good	Good	Fair	60%
19*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.1	15.1	45/20	Fair	Fair	Fair	65%	38	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.5	8.8	20/20	Fair	Good	Good	Good	70%	57	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	22.9	18.3	60/30	Poor	Poor	Poor	Poor	0%	76	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.9	14.9	40/35	Fair	Fair	Poor	Fair	50%



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 - (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
 - (E) TREE(S) TO BE REMOVED
 - (E) SOFTSCAPE TO REMAIN
 - (N) DRIVEWAY--SEE CIVIL PLANS FOR MORE INFO
 - (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
 - (N) STRUCTURAL COLUMNS
 - (N) HEATPUMP UNIT PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE OF 66 DECIBELS -- MITSUBISHI - 42K BTU - M-SERIES OUTDOOR CONDENSER- FOR 2-5 ZONES MODEL # MXZ-5C42NA2--FAN SPEED COOLING 56 dB/HEATING 58 dB 5 FEET FROM THE UNIT
 - (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
 - (N) METAL STAIRCASE
 - (N) 2 STOREY SINGLE FAMILY RESIDENCE
 - (N) WATER TANK--SEE CIVIL PLANS FOR MORE INFO
 - (N) SEPTIC TANK--SEE CIVIL PLANS FOR MORE INFO
 - (N) LEACH LINES--SEE CIVIL PLANS FOR MORE INFO
 - (E) JOIN POLE
 - (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY -- INSTALL UFER GROUND CONNECTION PER CEC 250-52
 - (N) WHARF FIRE HYDRANT--SEE CIVIL PLANS FOR MORE INFO
 - (N) RETURN WATER LINE FOR DOMESTIC USE--SEE CIVIL PLANS FOR MORE INFO
 - (N) RETURN WATER LINE FOR FIRE PROTECTION
 - APPROXIMATE LOCATION OF (N) JOINT TRENCH (ELECTRIC, PHONE, CABLE)-- COORDINATE WITH PG&E FOR DETAILS.
 - SIGHT TRIANGLE AREA--IF LOCATED WITHIN SITE TRIANGLES, ANY TREES AND SHRUBS ARE TO BE TRIMMED OR REMOVED AND ANY OBJECTS AND FENCES ARE TO BE RELOCATED

PROJECT INFORMATION:

- THE GROSS LOT AREA: 18.73 ACRES.
- THE NET LOT AREA: 18.73 ACRES.
- MONTEVINA ROAD IS A COUNTY-MAINTAINED ROAD;
- PROPERTY IS WITHIN THE STATE RESPONSE AREA (SRA), HIGH FIRE HAZARD SEVERITY ZONE (HFHSZ), COUNTY LANDSLIDE HAZARD ZONE, AND STATE SEISMIC HAZARD ZONE;
- GRADING QUANTITIES TABLE:

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	25	100	5.5
ACCESSORY STRUCTURE	0	25	2
POOL/HARDSCAPE	5	300	10
LANDSCAPE	140	65	9
DRIVEWAY	1765	45	18
SITE IMPROVEMENTS (RETENTION SYSTEM)	340	0	12
TOTAL	2,275	535	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTRY APPROVED DUMP SITE.

SITE PLAN KEYNOTES		-
---	PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO	
---	REQUIRED YARD SETBACK/EASEMENT	
---	TREE PROTECTION FENCING AND TREE CARE PER ARBORIST REPORT -- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION OF CONSTRUCTION.	
	NEW BUILDING AREA	
	NEW HARDSCAPE AREA	
	SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO	
	TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO	
	TREES TO BE REMOVED	

NOTE:

- ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.

OVERALL SITE PLAN 1/64" 1

SITE PLAN LEGEND -



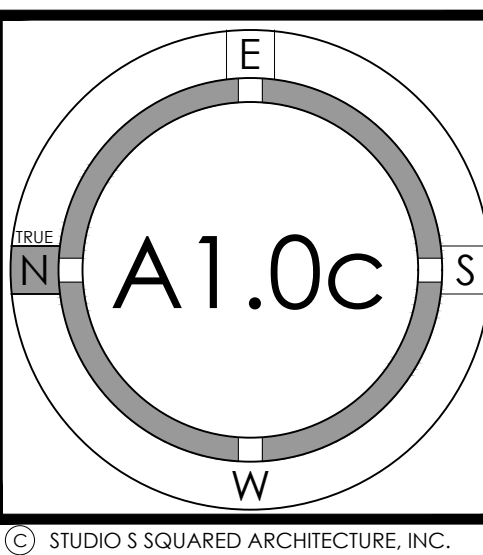
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Jaron Residence
NEW SINGLE FAMILY RESIDENCE
Parcel Number: 544-07-012, Montevina Road, Los Gatos
Michael and Sophie Jaron

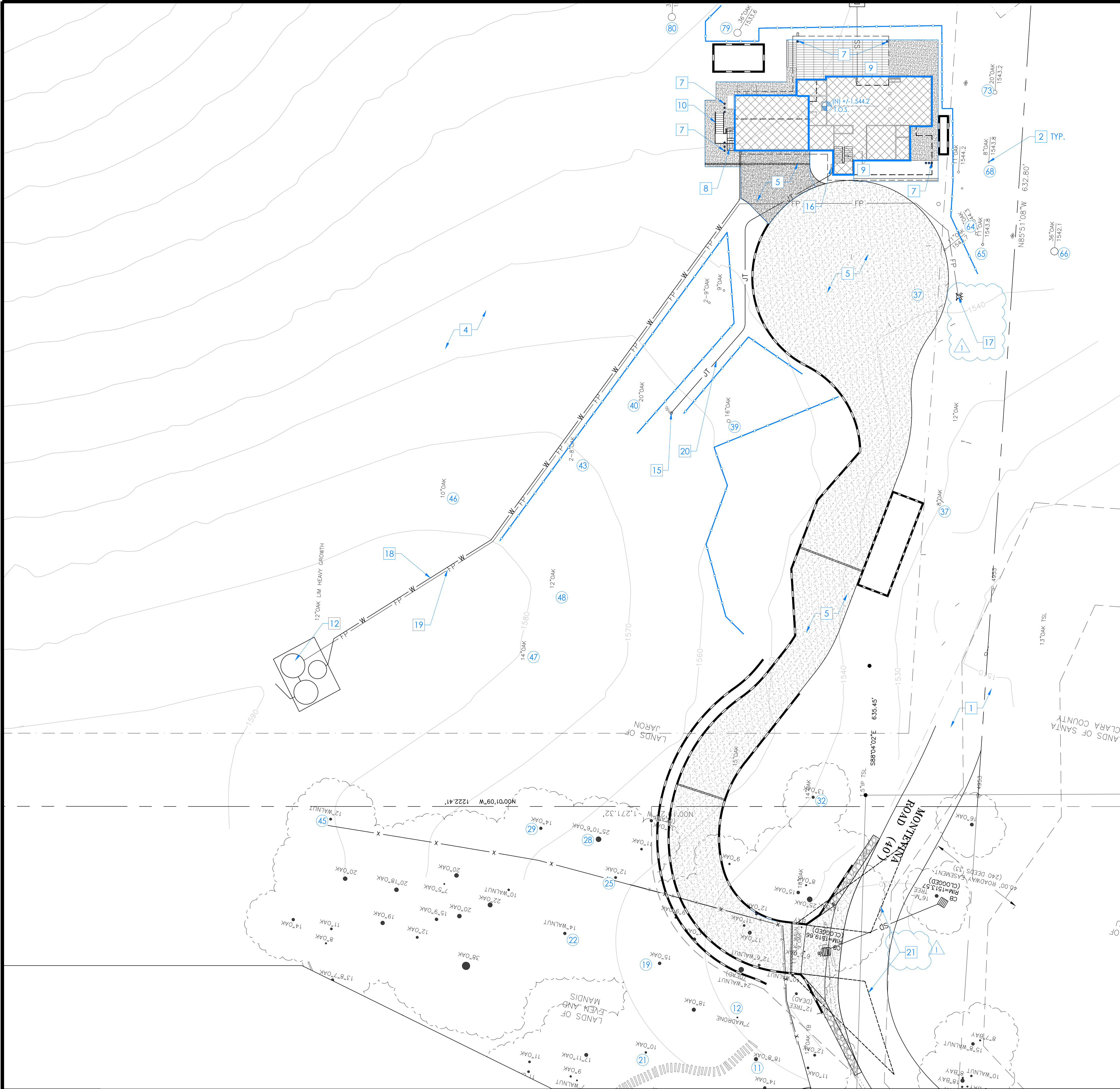


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OVERALL SITE PLAN



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SITE PLAN KEYNOTES

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- TREES TO BE REMOVED

NOTE:
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SITE PLAN LEGEND

10 20 30 feet

ENLARGED SITE PLAN 1" = 20' 1



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Jaron Residence
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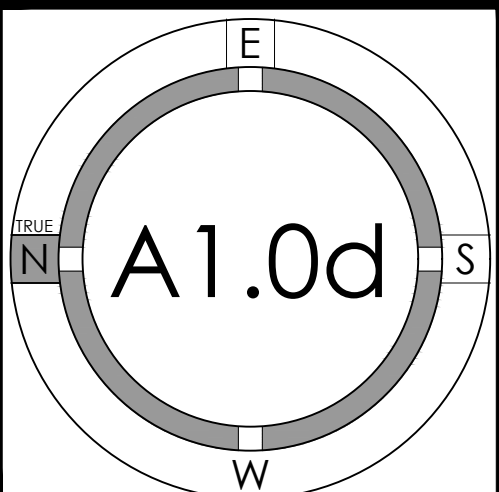
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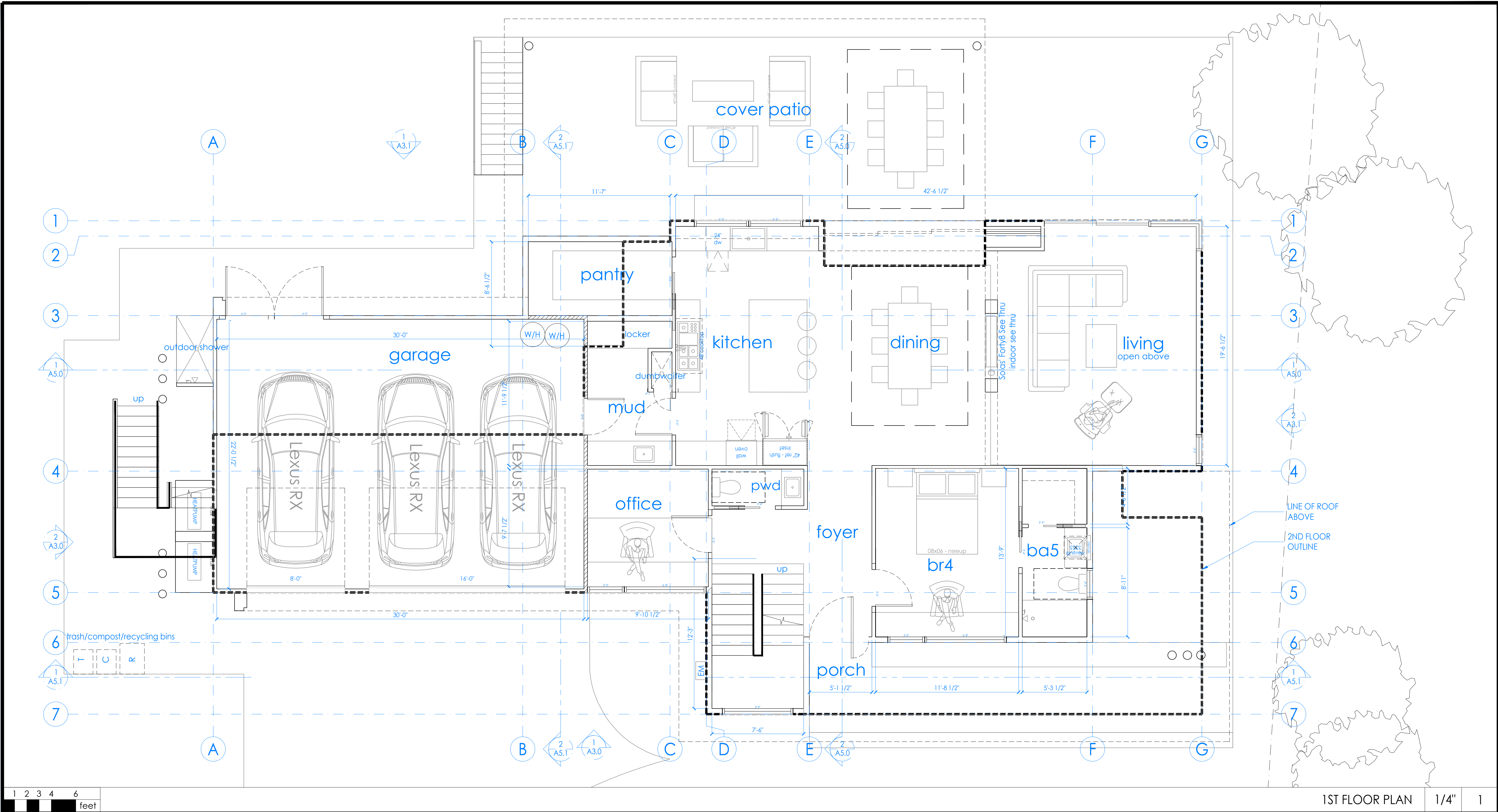
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	07.07.2023	BSA	MC	
A	04.11.2025	PLANNING RESUBMITAL	WC/MBD	

ENLARGED
SITE PLAN





NOTE:
NO SPACE BELOW THE BUILDING FOOTPRINT THAT WILL BE MORE THAN 30" FROM THE FF

CRAWL VENT EXCEL SPREADSHEET

NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16" O.C.-SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. **INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2-INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD**

(N) WALL W/ 1 HOUR SEPARATION--5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING

FLOOR PLAN KEYNOTES -

FLOOR PLAN LEGEND -



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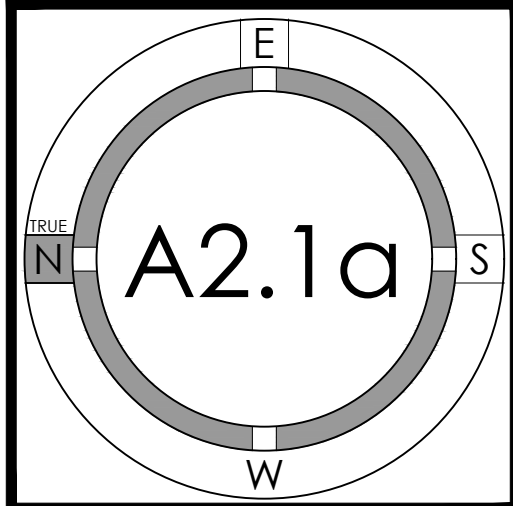
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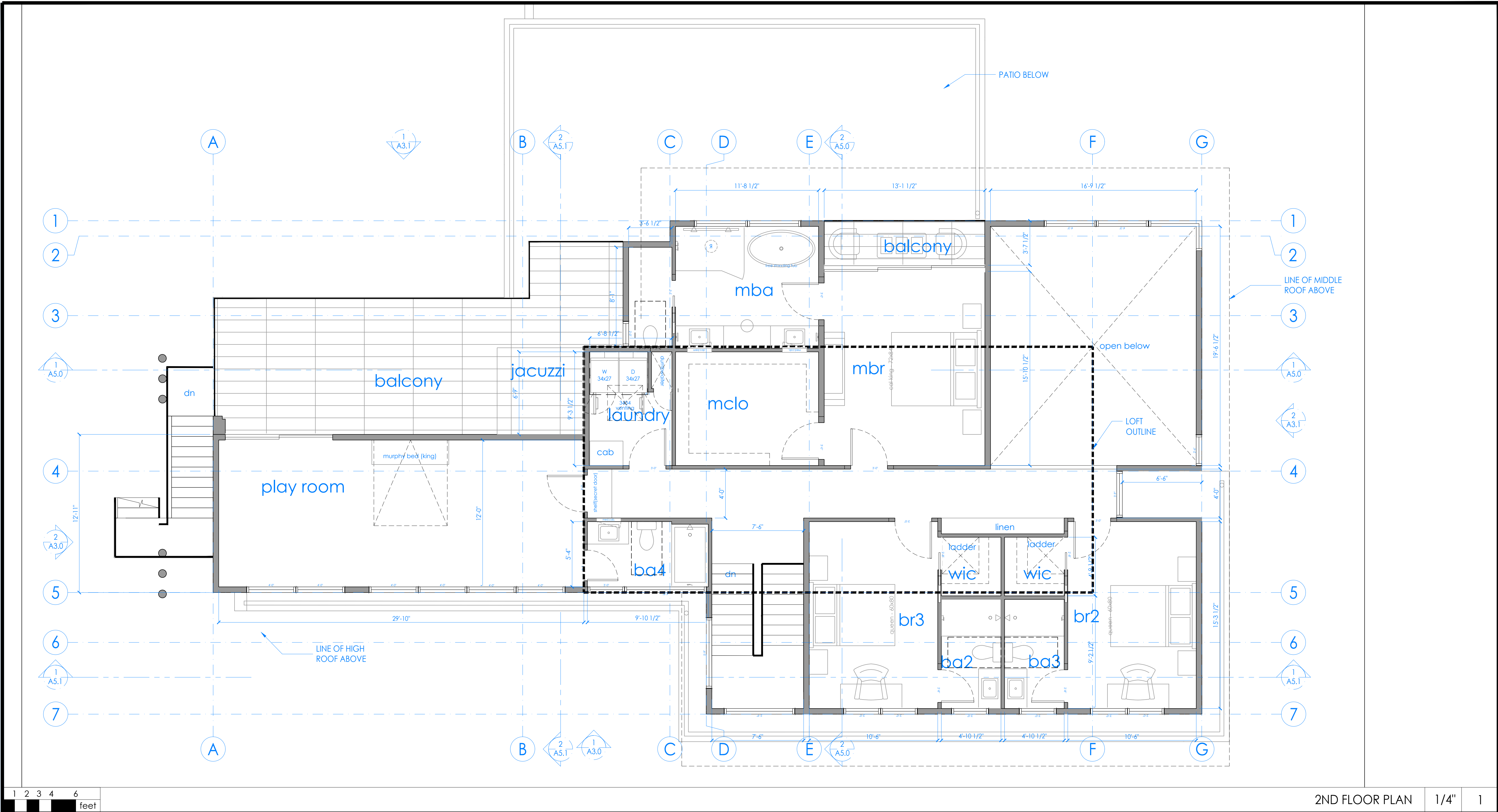


PROJECT NO.	22-005
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04.11.2025	PLANNING RESUBMITAL
1	GN, WC
	MC
	WC/MBD

1ST

FLOOR PLAN





NOTE:

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- SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
- SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
- SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

FLOOR PLAN KEYNOTES

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FLOOR PLAN LEGEND

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(N) WALL W/ 1 HOUR SEPARATION--5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING



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Jaron Residence
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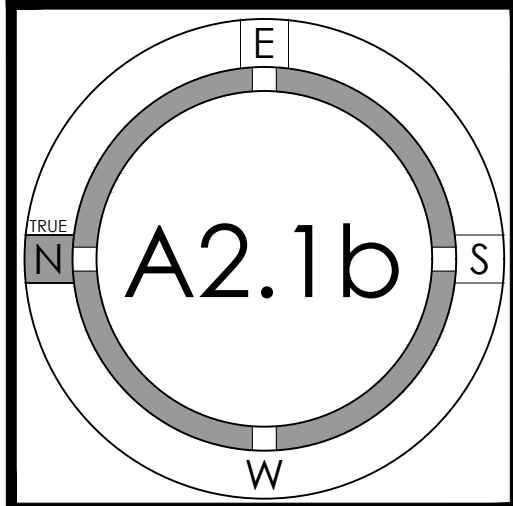
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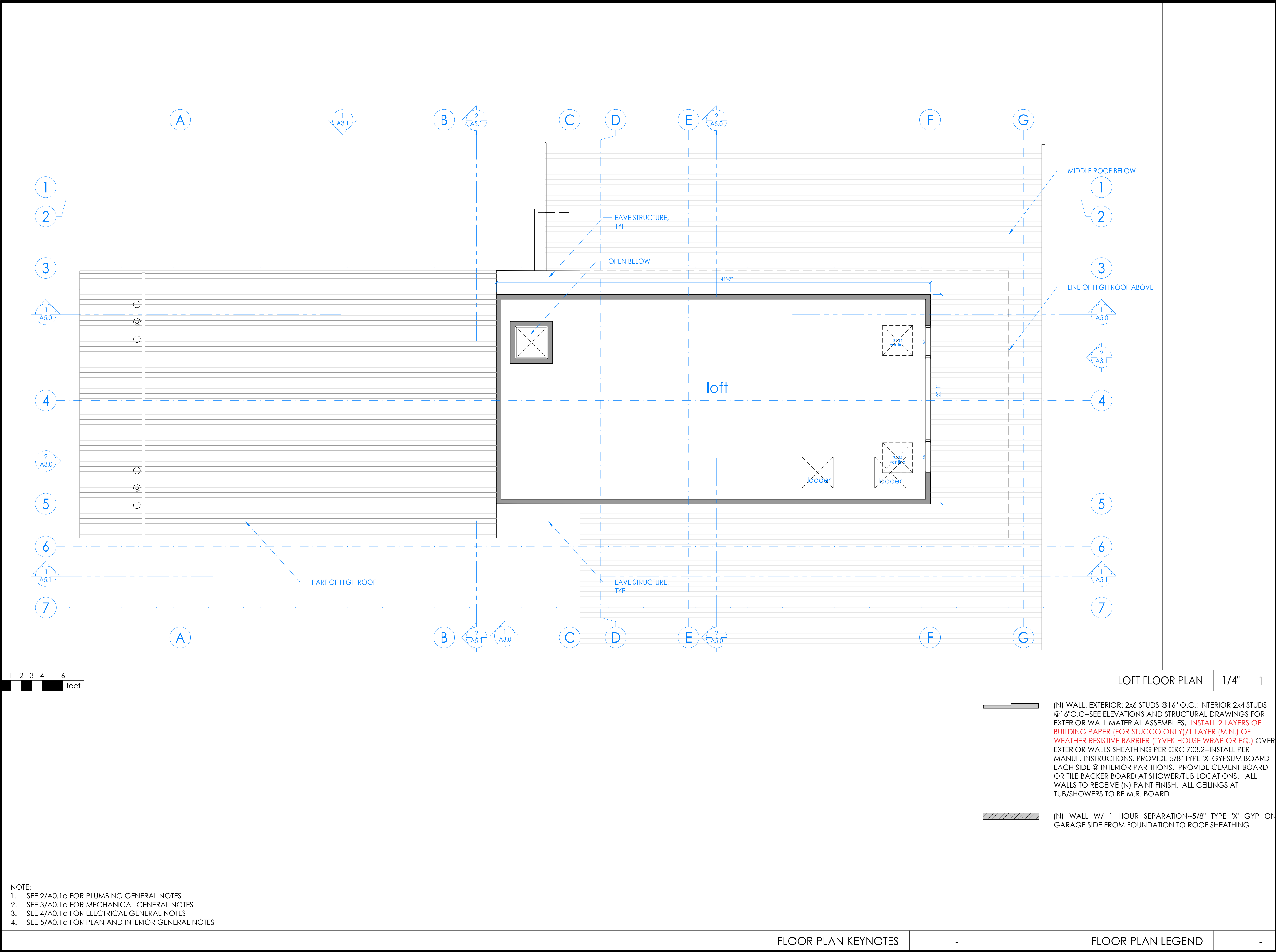


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REVISION	07.07.2023	BSA	MC
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2ND

FLOOR PLAN





NOTE:
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2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

FLOOR PLAN KEYNOTES

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FLOOR PLAN LEGEND

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(N) WALL W/ 1 HOUR SEPARATION--5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING



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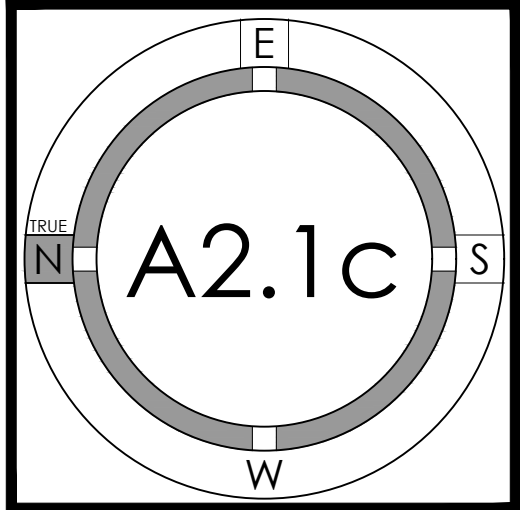
Jaron Residence NEW SINGLE FAMILY RESIDENCE		Parcel Number: 544-07-012, Montevina Road, Los Gatos	Michael and Sophie Jaron
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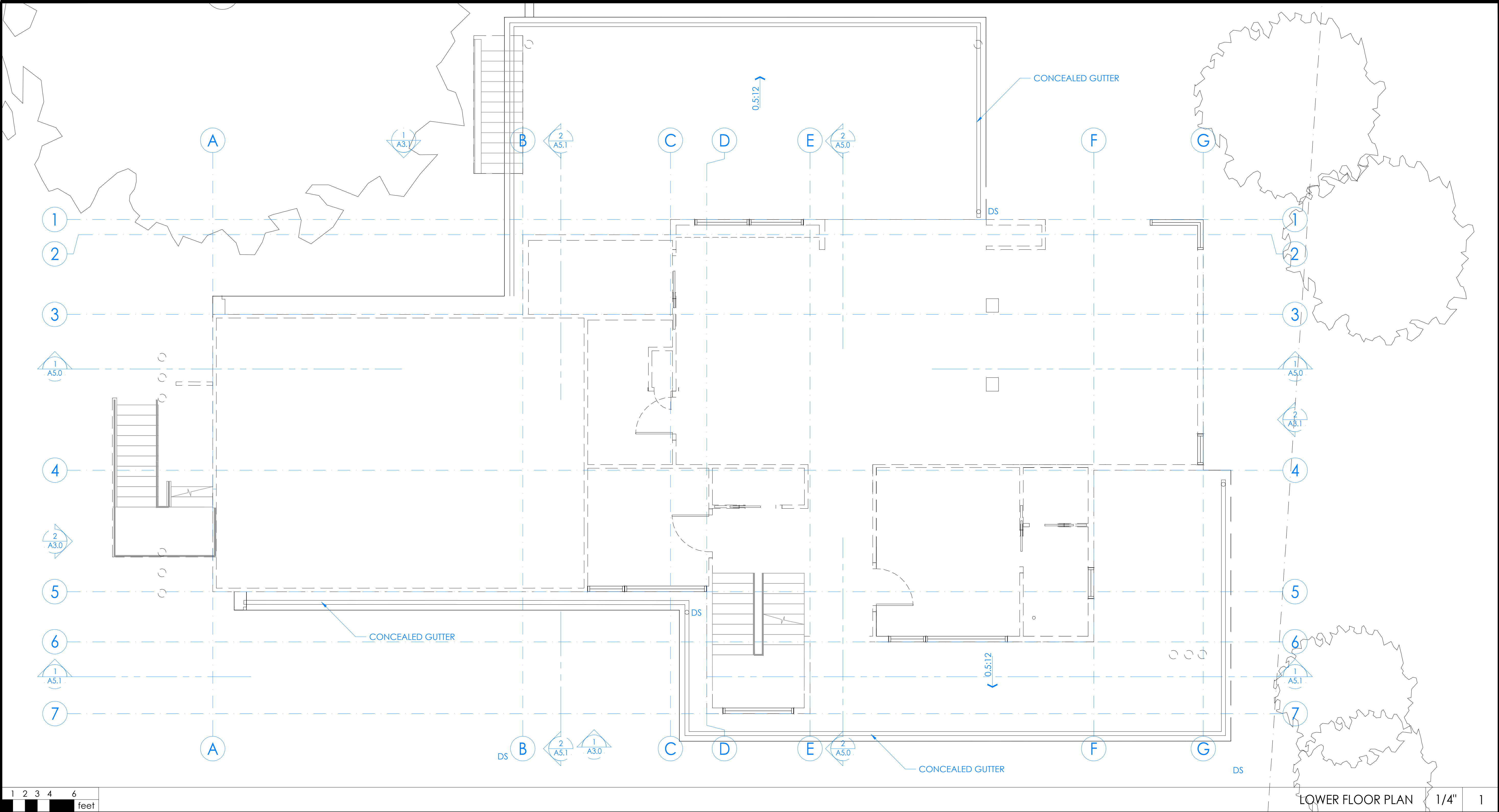


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LOFT

FLOOR PLAN





NOTE:

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- SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
- SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

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DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS

DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

LINE OF BLDG. BELOW

SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.

STANDING SEAM METAL ROOF, MIN CLASS [X]--MANUF: AEP SPAN; STYLE: [SELECT SEAM]{staff must check applicable roof slopes at manuf. website}; COVERAGE: [16']; GAUGE: [22]; COLOR: [COLOR]--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]

ROOF PLAN KEYNOTES

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ROOF PLAN LEGEND

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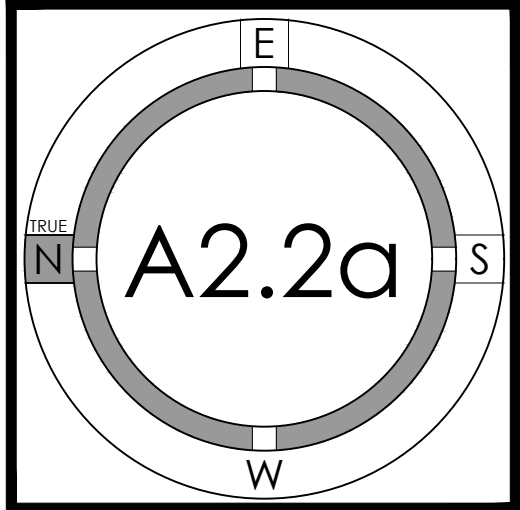
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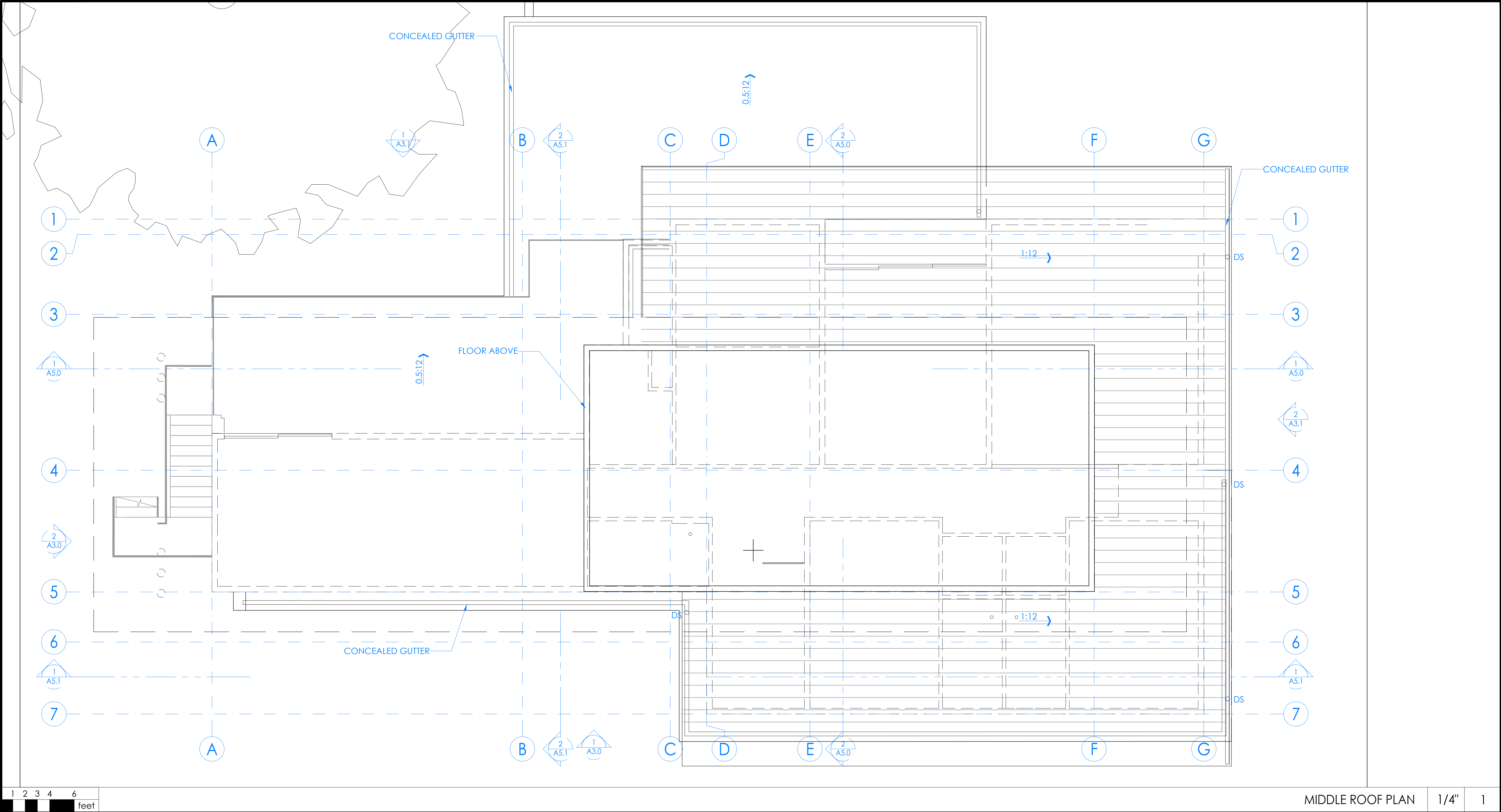
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LOWER
ROOF PLAN





NOTE:

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- SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
- SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

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STANDING SEAM METAL ROOF, MIN CLASS [X]--MANUF: AEP SPAN; STYLE: [SELECT SEAM]{staff must check applicable roof slopes at manuf. website}; COVERAGE: [16']; GAUGE: [22]; COLOR: [COLOR]--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]

ROOF PLAN KEYNOTES

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ROOF PLAN LEGEND

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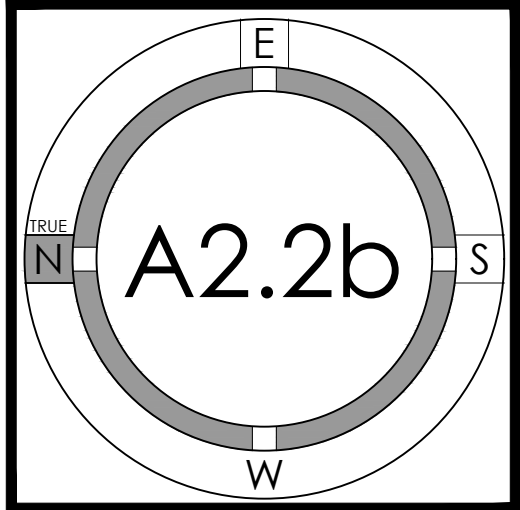
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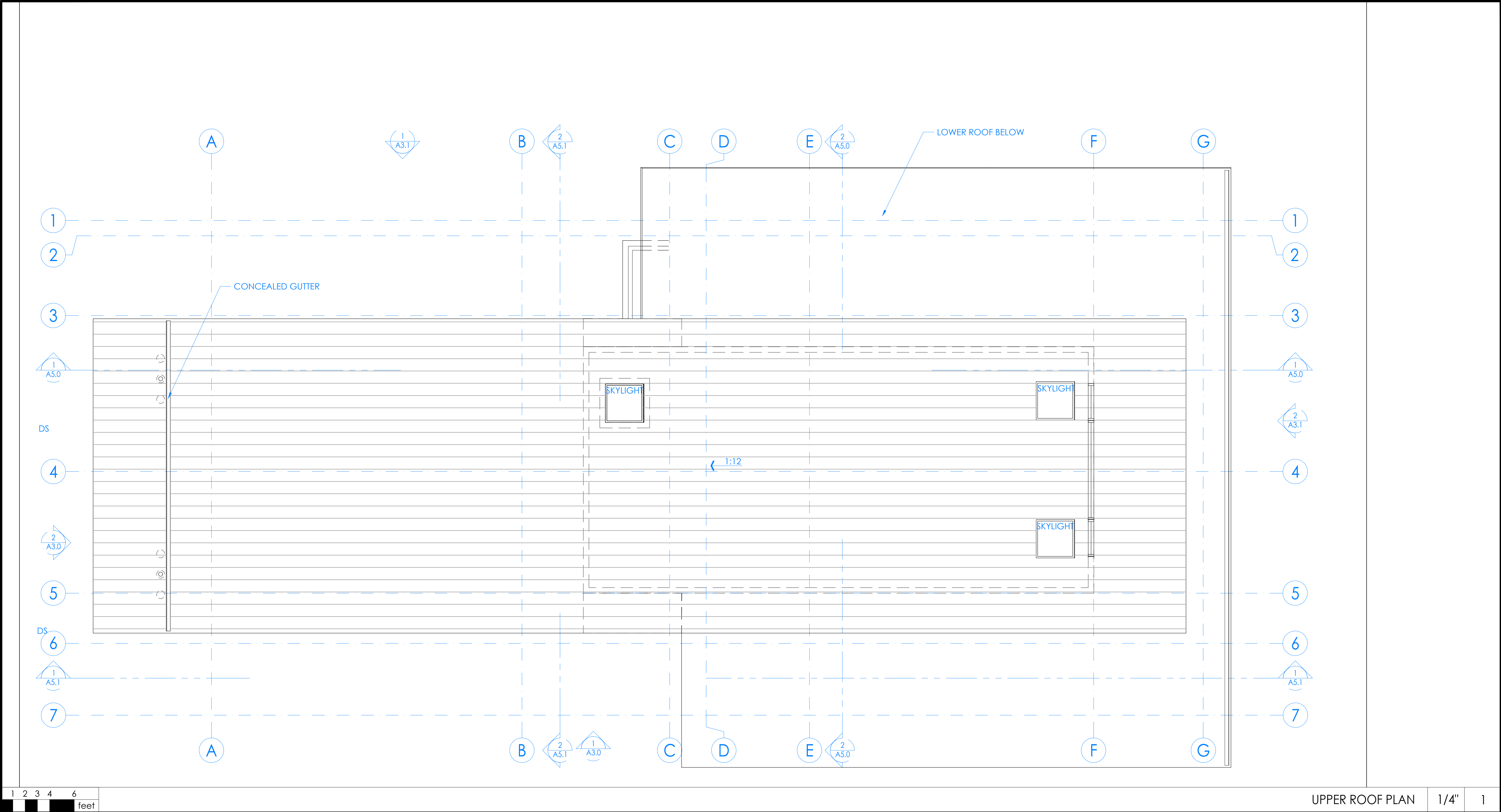
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MIDDLE
ROOF PLAN





NOTE: 1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES 2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES 3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES 4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES		ROOF PLAN KEYNOTES		-
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SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.		DS		DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
STANDING SEAM METAL ROOF, MIN CLASS [X]--MANUF: AEP SPAN; STYLE: [SELECT SEAM](staff must check applicable roof slopes at manuf. website); COVERAGE: [16']; GAUGE: [22]; COLOR: [COLOR]--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]		←		DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
		----		LINE OF BLDG. BELOW
		ROOF PLAN LEGEND		-



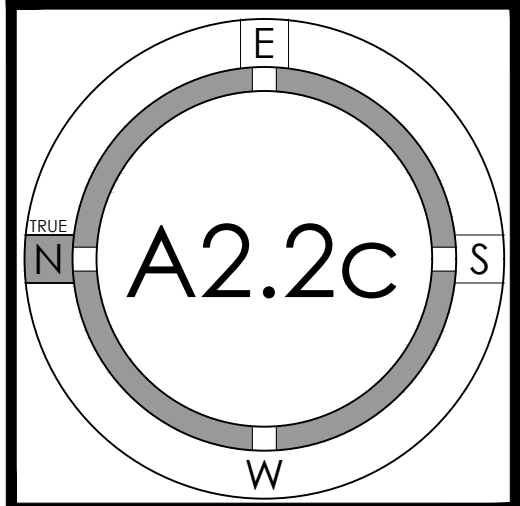
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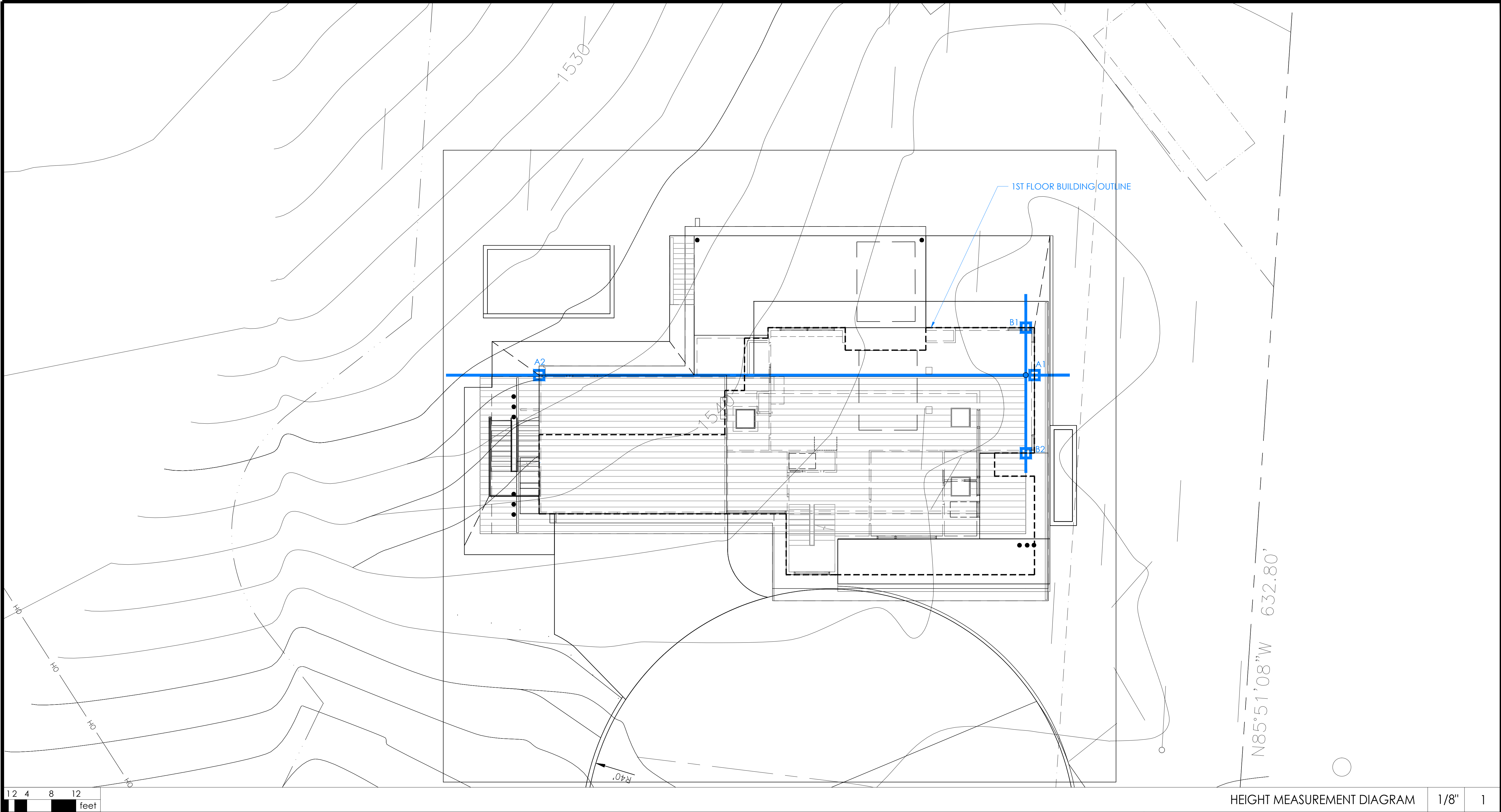
Jaron Residence NEW SINGLE FAMILY RESIDENCE		Parcel Number: 544-07-012, Montevina Road, Los Gatos	Michael and Sophie Jaron



PROJECT NO. 22-005	DATE	DESCRIPTION	DRAWN BY	GN, WC
	12.15.2022	COST ESTIMATE PACKAGE		
	07.07.2023	BSA		MC
	04.11.2025	PLANNING RESUBMITTAL		WC/MBD
REVISION				

UPPER
ROOF PLAN





HEIGHT MEASURE DIAGRAM

1/8"

1

$$X = \frac{(A1 + A2)}{2}$$
$$\frac{(1544.23' + 1535.14')}{2} = 1539.68$$
$$Y = \frac{(B1 + B2)}{2}$$
$$\frac{(1543.0' + 1543.0')}{2} = 1543.0'$$
$$Z = \frac{(X + Y)}{2}$$
$$\frac{(1539.68' + 1543.0')}{2} = 1541.3'$$

HEIGHT MEASURE CALCULATION

NTS

1



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Jaron Residence
NEW SINGLE FAMILY RESIDENCE

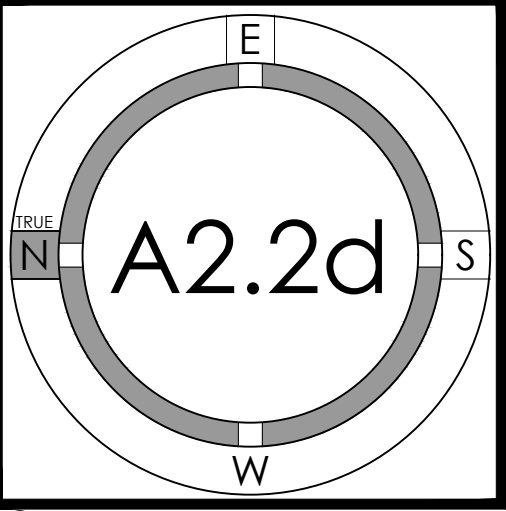
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Michael and Sophie Jaron

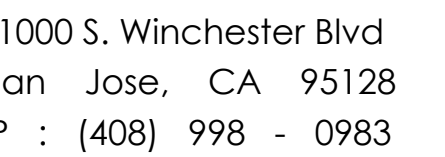


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1			

HEIGHT
MEASURE
DIAGRAM



"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"



Jaron Residence

A NEW SINGLE FAMILY HOUSE

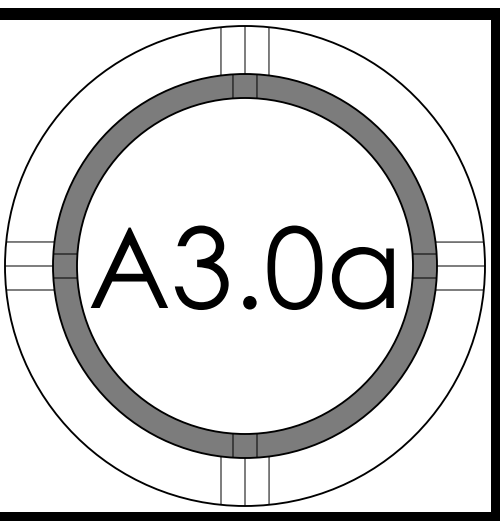
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APN: 544-07-012

SOPHIE AND MICHAEL JARON

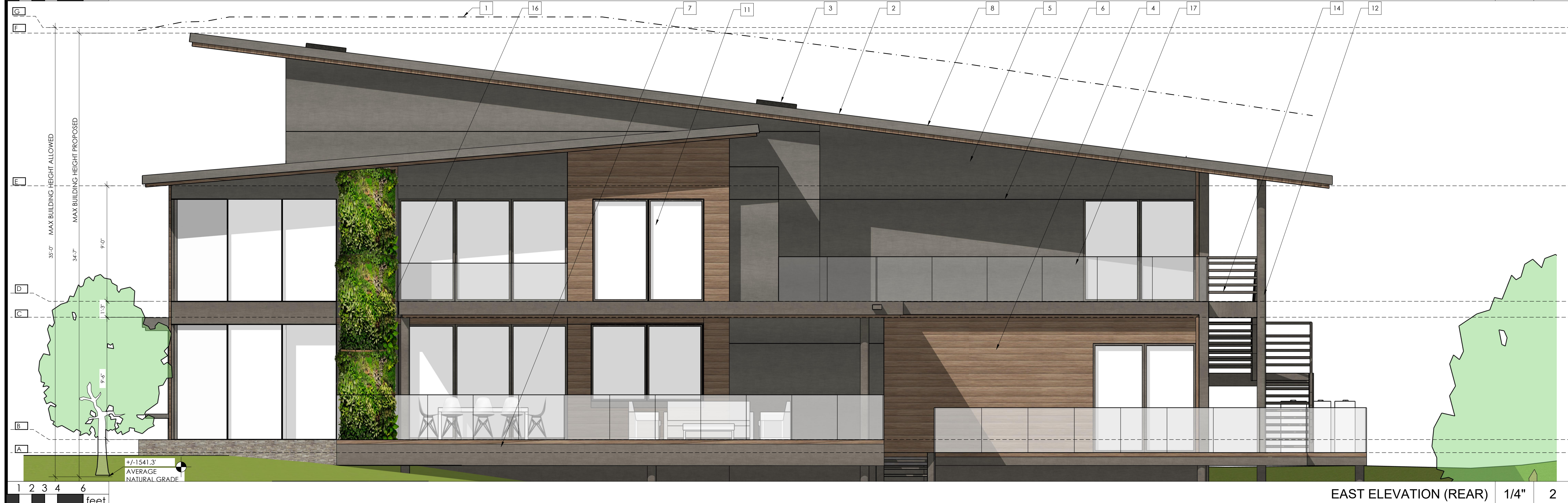
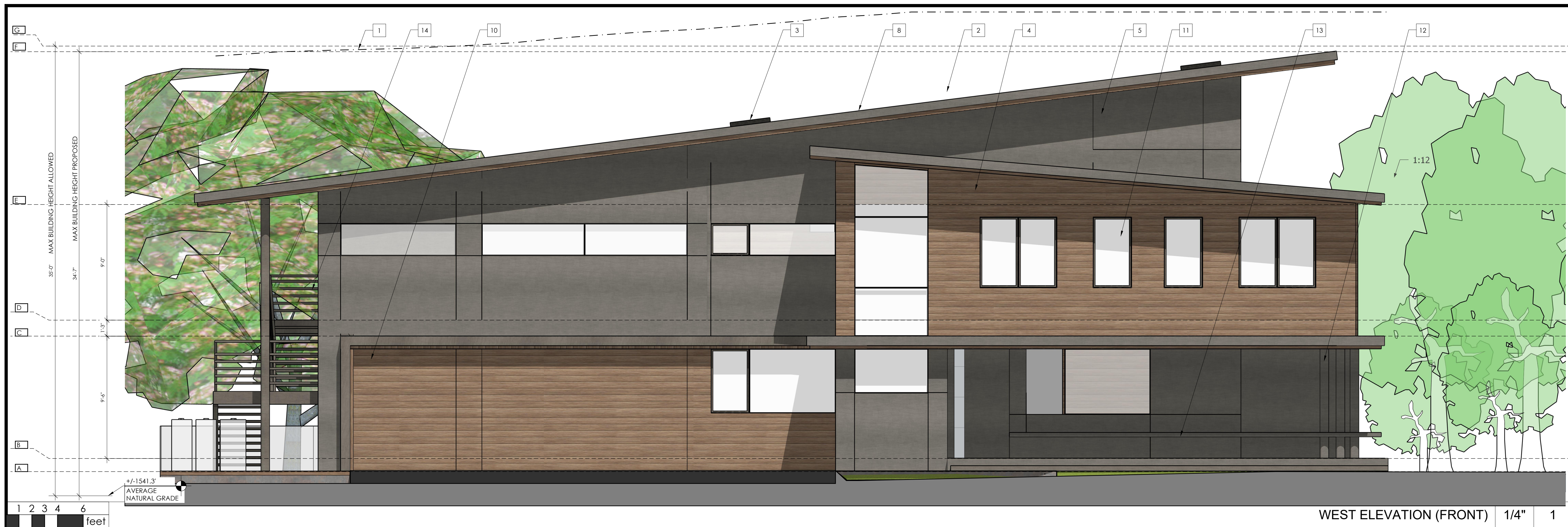


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		04.11.2025.	PLANNING RESUBMITTAL	WC/WRD	

EXTERIOR ELEVATIONS

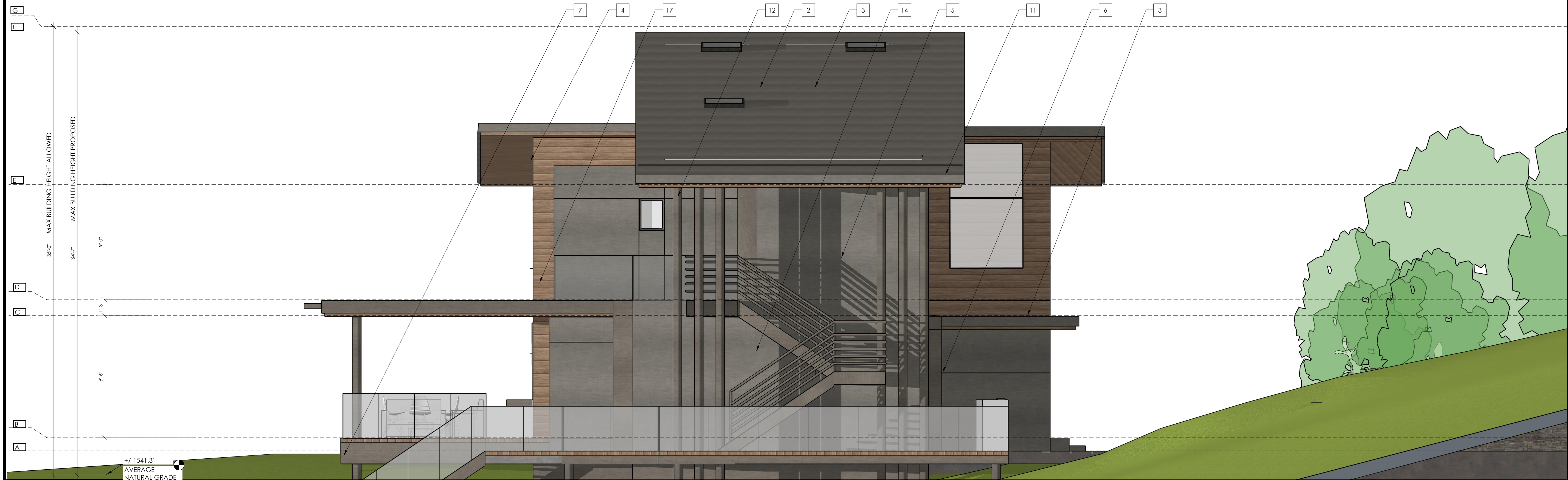


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[illegible]



SOUTH ELEVATION (RIGHT) 1/4" 1



NORTH ELEVATION (LEFT) 1/4" 2

# = NUMBER OF KEYNOTE BELOW		7. ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)—MANUF.: ELDORADO STONE; STYLE:MOUNTAIN LEDGE PANEL - BOW VALLEY; INSTALLATION STYLE: DRYSTACK; WAINSCOT SILL OVER STEEL "I" ANGLE; SNAPPED EDGE: --www.eldoradostone.com--USE POLYMER-MODIFIED SETTING MORTAR--INSTALL PER MANUF. INSTRUCTIONS, ICC-ES EVALUATION REPORT ESR-1215, AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780. CONTACT TERESA VASQUEZ AT BORAL STONE GROUP (415-418-9730, Teresa.Vasquez@Boral.com) FOR FIELD REVIEW OF LATH INSTALLATION PRIOR TO INSTALLING SCRATCH COAT. SEAL VENEER WITH SILANE OR SILOXANE BASED MASONRY TREATMENT SUCH AS CRAFTSHIELD PER MANUF. INSTRUCTIONS.		10 ALUMINUM GARAGE DOOR, WOOD-LOOK		NOTES: 1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES 2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES 3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES 4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES 5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY—SEE A0.3a FOR 3D MODEL VIEWS		ELEVATION GRID LINE KEY					
1	DAYLIGHT PLANE AS DEFINED BY JURISDICTION	8. PAINTED FIBER CEMENT TRIM--2x11 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO		11 WINDOW/DOOR OPENING--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO				A	GARAGE TOP OF STRUCTURE = +/- 1543.2'				
2	STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO	9. NOT USED		12 FIELD PAINTED STEEL COLUMN--S.D. FOR MORE INFO				B	1ST FLOOR TOP OF STRUCTURE = +/- 1544.2'				
3	SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO			13 BUILT-IN ALUMINUM BENCH				C	1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 1553.7'				
4	ALUMINUM PANEL SIDING o/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: PURE & FREEFORM; STYLE: WOOD LOOK; SHEET SIZE: 48"x120"; COLOR: ROMA NOCE #SN-043; WEBSITE: purefreeform.com--INSTALL PER MANUF. WARRANTY INSTRUCTIONS			14 EXTERIOR METAL STAIR				D	2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 1554.9'				
5	PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE			15 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO		E	LOFT CEILING HEIGHT = +/- XXX'						
6	PLASTER REVEA			16 LIVING WALL SYSTEM		F	PROPOSED BUILDING HEIGHT = +/- 34'-6 1/2" = +/- 1575.9'						
				17 FRAMELESS GLASS RAILING SYSTEM, 3'-0" HIGH TEMPERED GLASS PANEL OVER CRL DRY-GLAZED TAPERLOC SYSTEM BY C.R. LAURENCE CO., OR EQUAL, TOP OF RAILING MIN. 42" ABOVE FINISHED DECK SURFACE, AND MUST RESIST A CONCENTRATED LOAD OF 200LBS, APPLIED ANY WHERE ALONG THE TOP PANEL		G	MAX BUILDING HEIGHT ALLOWED = 35'-0" = +/- 1576.4'						
						KEYNOTES		-	-	ELEVATION GRID LINE KEY		-	-



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Jaron Residence

A NEW SINGLE FAMILY HOUSE

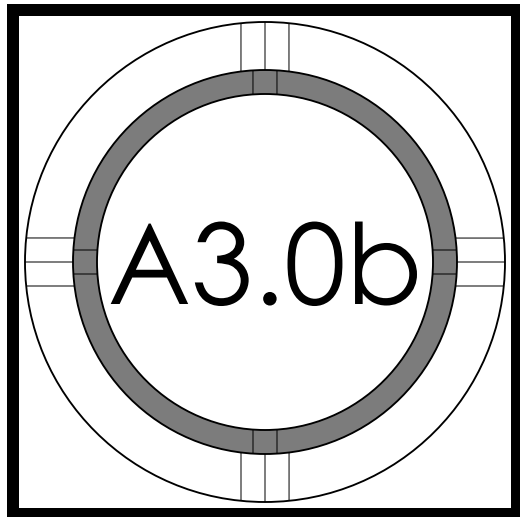
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SOPHIE AND MICHAEL JARON

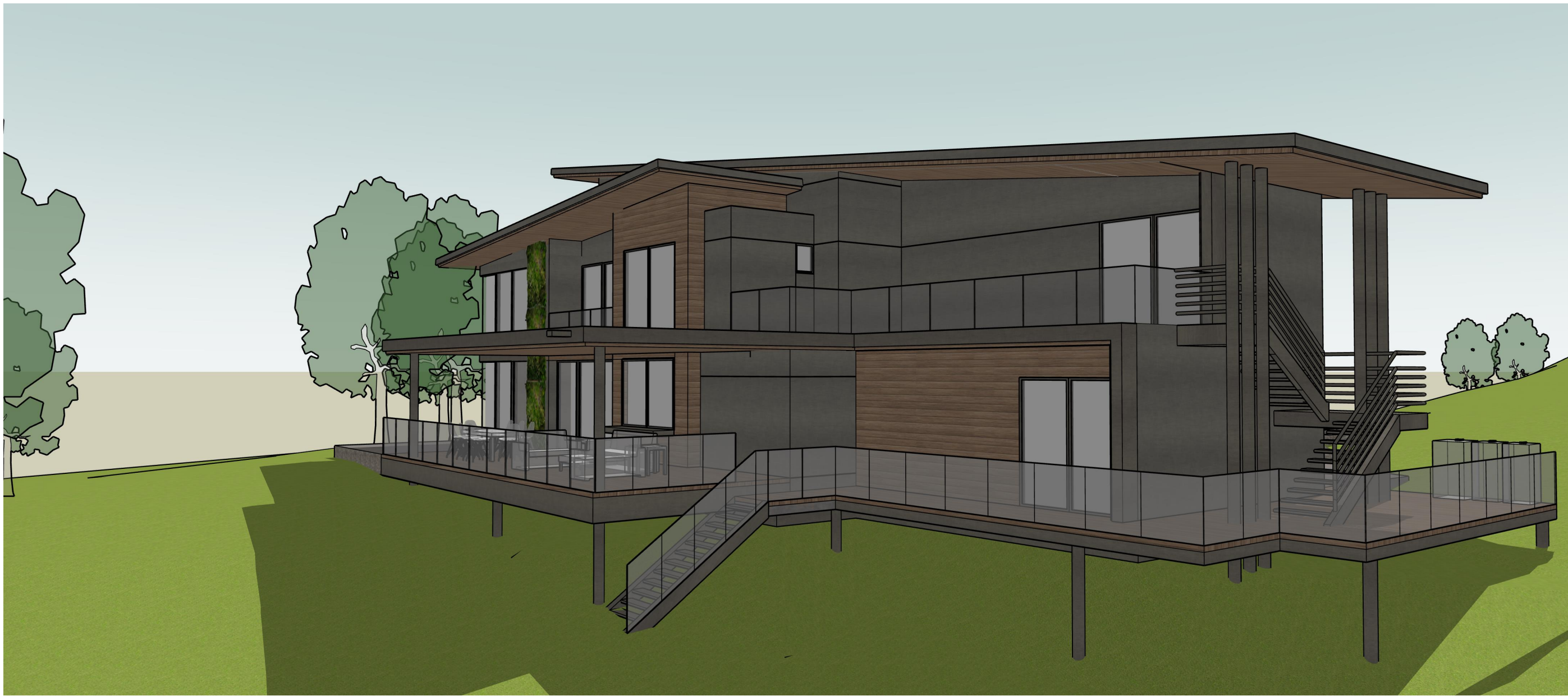


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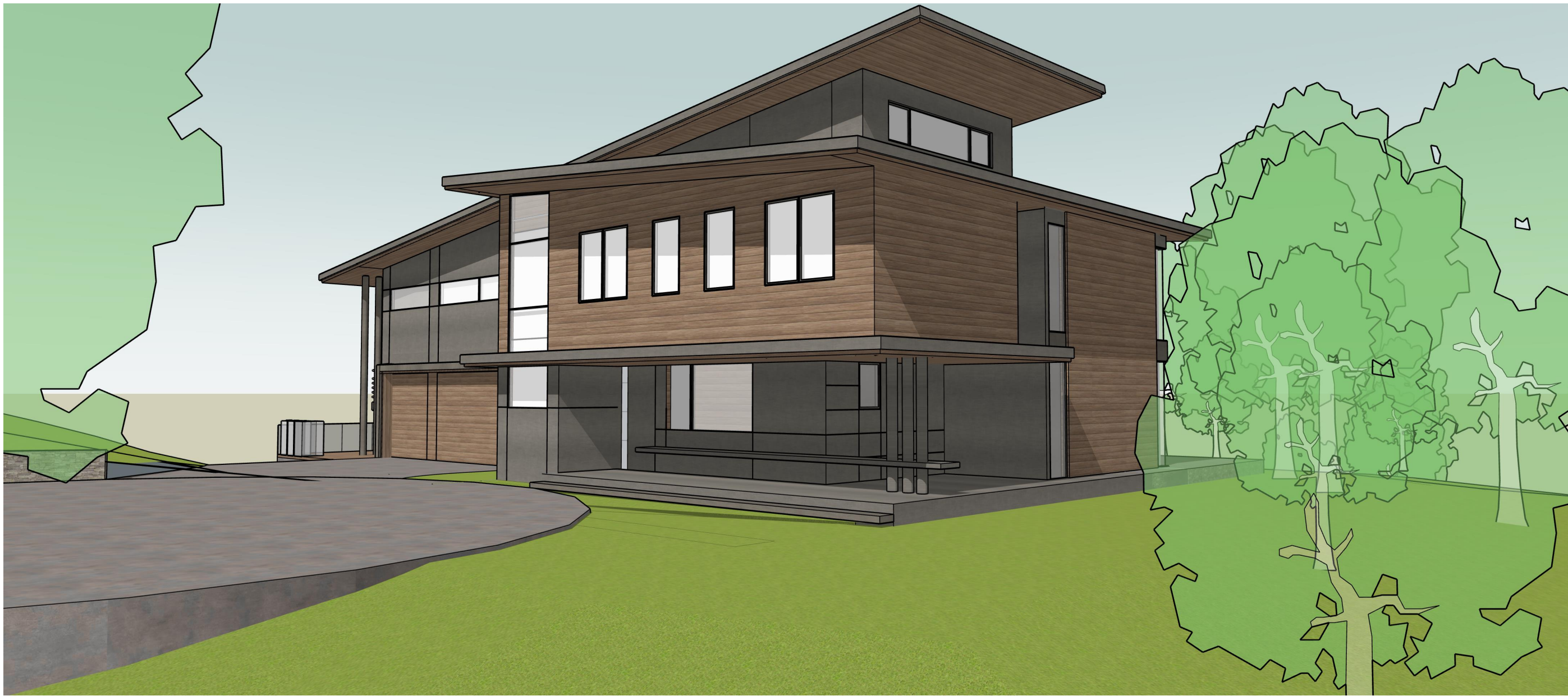
EXTERIOR
ELEVATIONS



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PERSPECTIVE EXTERIOR REAR RIGHT - 4



PERSPECTIVE EXTERIOR FRONT RIGHT - 1



PERSPECTIVE EXTERIOR REAR LEFT - 5



PERSPECTIVE EXTERIOR FRONT LEFT - 2



PERSPECTIVE EXTERIOR REAR HIGH - 6



PERSPECTIVE EXTERIOR FRONT HIGH - 3



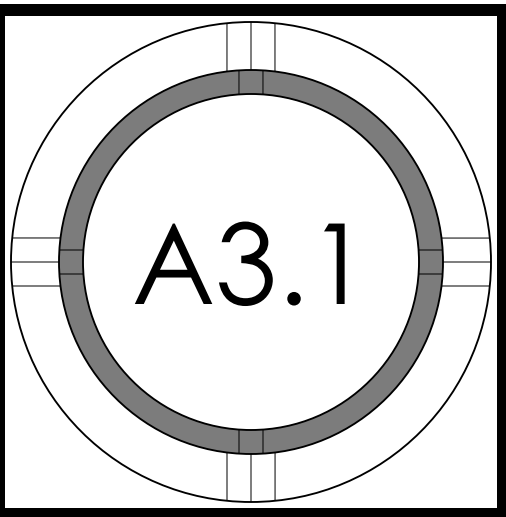
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SOPHIE AND MICHAEL JARON



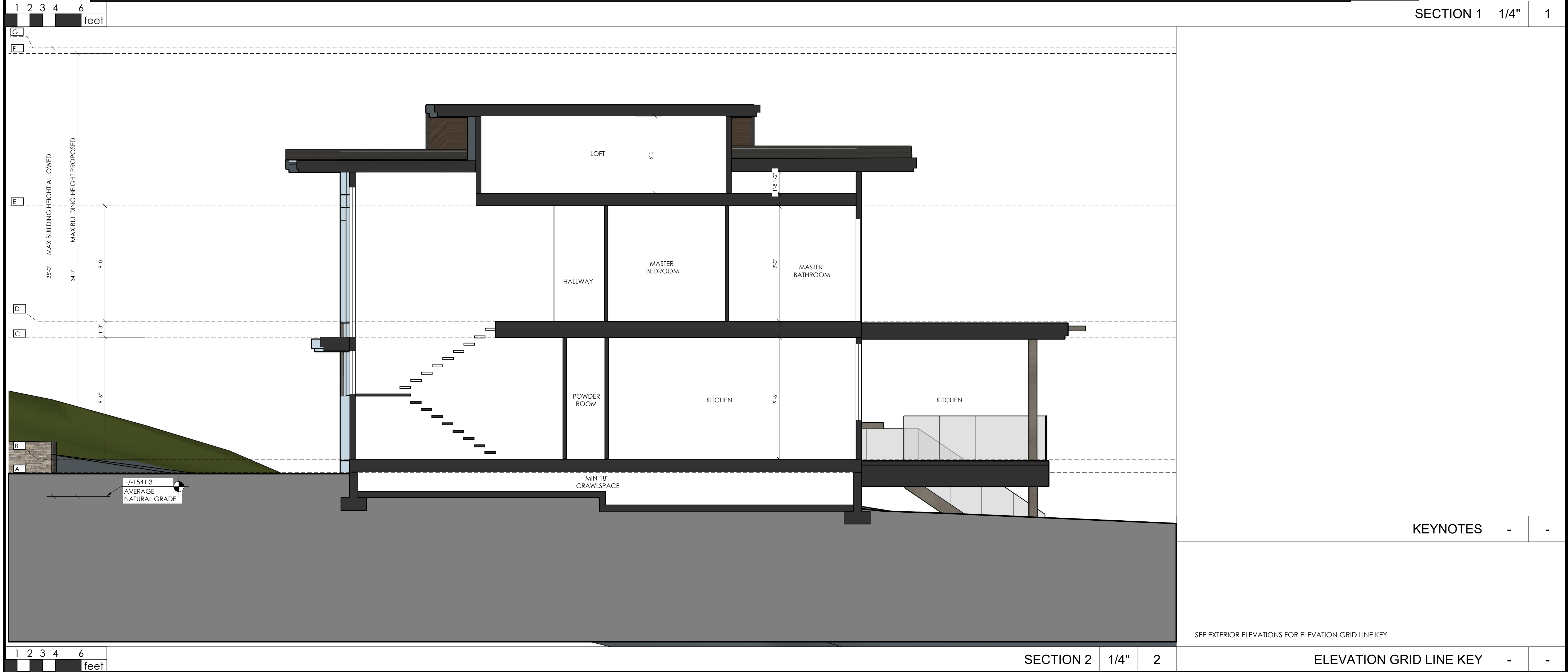
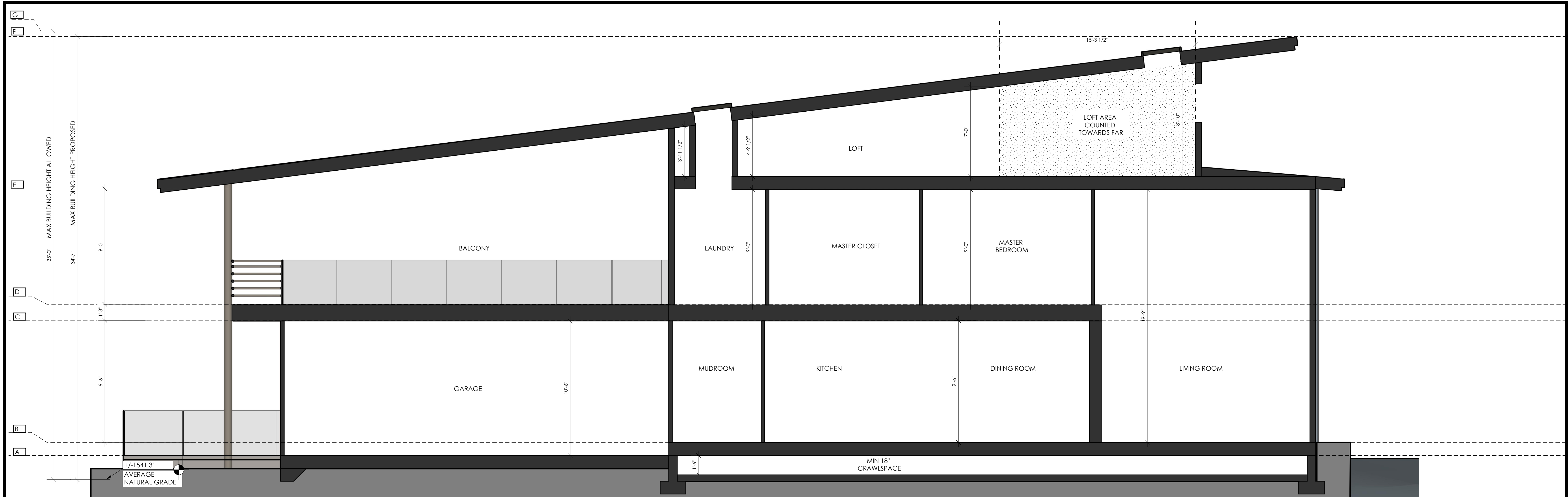
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EXTERIOR
PERSPECTIVES



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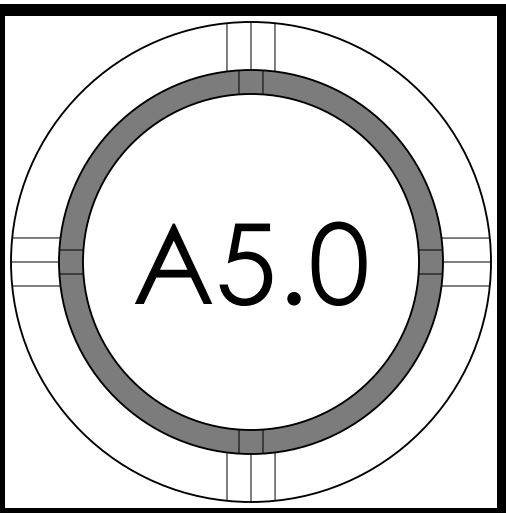
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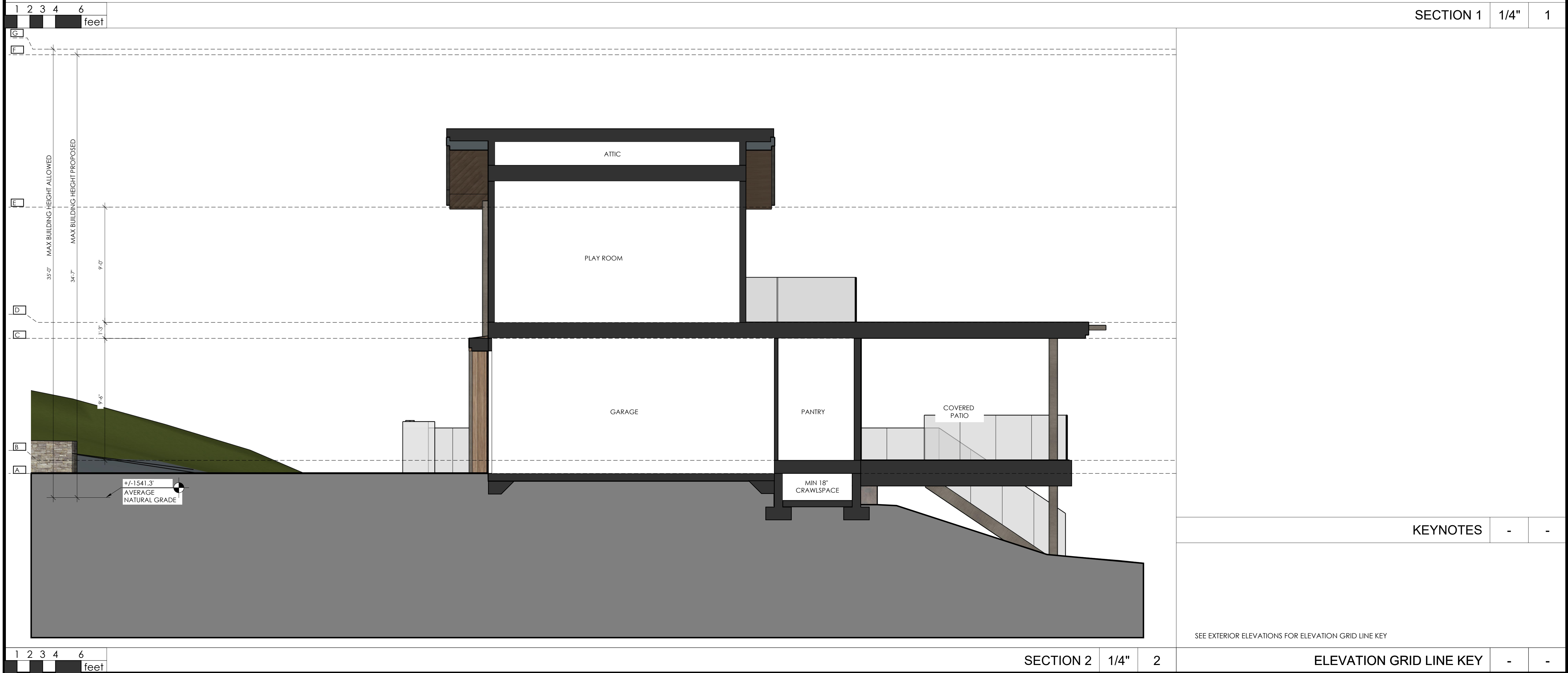
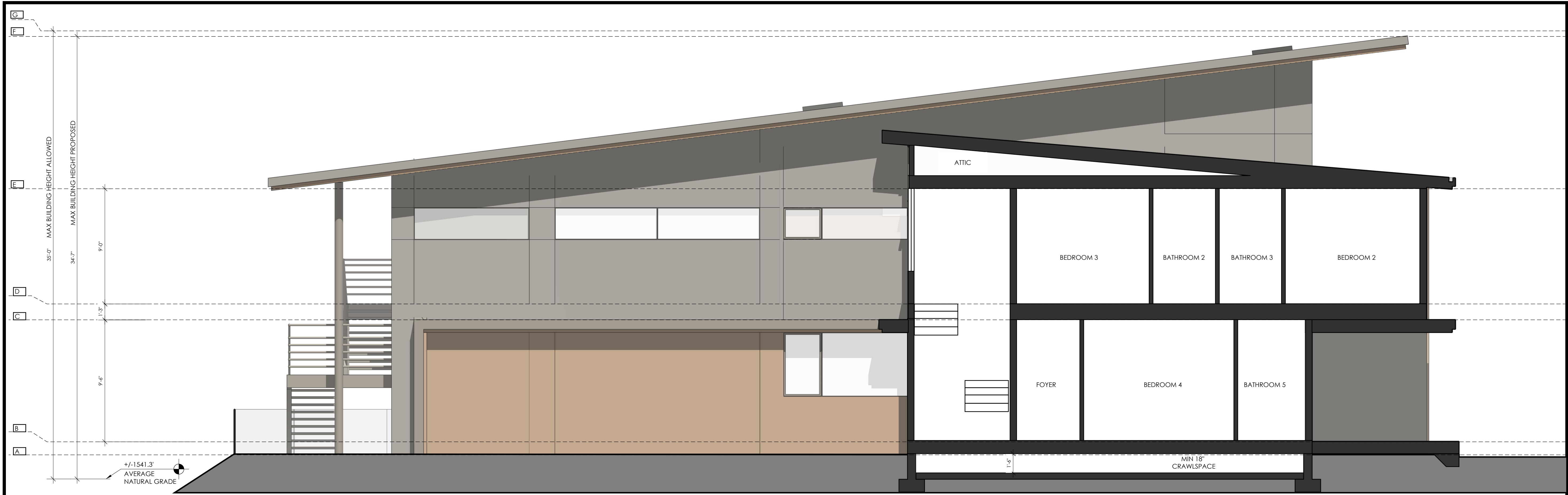
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SECTIONS





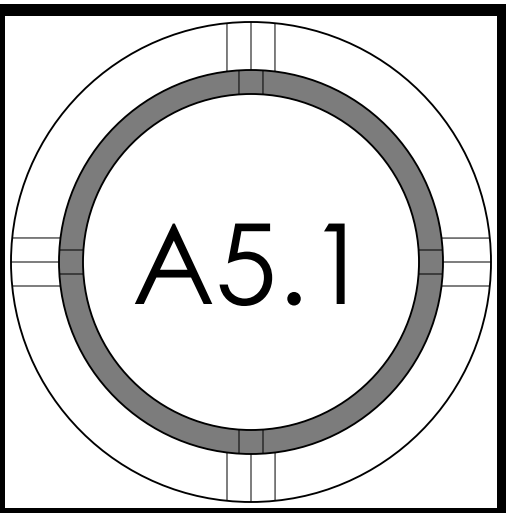
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SOPHIE AND MICHAEL JARON		



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3			
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9			
10			

SECTIONS



Montevina Rd
Los Gatos, CA
Arborist Report 2024



Prepared For:
Mike and Sophie Jaron

Site: Montevina Rd
Los Gatos, CA 95033



Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified



KIELTY
ARBORISTS SERVICES LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650-532-4418



Arborist Report & Tree Protection Plan

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

The county of Santa Clara requires the following tree reporting elements for development projects:

1. Map of tree locations.
2. Tree protection or removal recommendations for all trees over 4 inches in diameter.
3. Tree Protection Plan for all protected trees.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielt Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with county ordinances. In cases where the county does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

Date: September 18, 2024

Attn: Mike and Sophie Jaron
Site: Montevina Rd, Los Gatos, CA 95033

Subject: Tree protection plan for Montevina Rd, Los Gatos, CA 95033

Dear Mike and Sophie Jaron,

INTRODUCTION AND OVERVIEW

Kiely Arborists Services LLC visited the property at Montevina Rd on 8/14/2024 to evaluate the trees present with respect to the proposed construction project. The report below contains an analysis of the site visit. Mike and Sophie Jaron are planning to build a new home in a vacant oak woodland. The site consists of an undeveloped native oak woodland area with clearings throughout the land where no trees are present. The findings and recommendations presented in this report are based on the construction plans titled "Jaron Residence: Sheets A0.0 - OWTS SS-3" by Studio S Squared Architecture. These plans were electronically provided to us via email and are dated 7/7/2023. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

Data Summary:

Total Trees	Neighboring Trees	Protected Trees		Non-Protected Trees		Overall Condition Rating		
		Total	Proposed for Removal	Total	Proposed for Removal	<50%	50%-69%	70-100%
83	31	61	30	22	9	22	52	8

There are 83 trees on the property, 61 of which are protected trees. 22 of them are not protected trees. Protected Trees #1, 2, 4, 8, 13-18, 20, 23, 24, 26, 27, 34, 36, 38, 44, 49, 56-61, 67, 69, 70, 72, 74, and 79 are proposed for removal, as they are in decline or conflict with proposed project features. Protected trees #1, 8, 13, 14-16, 20, 27, 44, 49, 56-58, 67, and 72 are in poor overall condition and are proposed for removal. With proper protection and cultural practices, all retained trees are expected to survive and thrive during and after construction.

ASSIGNMENT

At the request of Mike and Sophie Jaron, Kiely Arborists Services LLC conducted a site visit on 8/14/2024 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the county of Santa Clara.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

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1



Arborist Report & Tree Protection Plan

EVALUATION FIELDS

Tree Tag #: Identification number for individual trees.	Protected Tree: Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.): Measures both the height of the tree and the spread of its canopy.	Trunk (in.): Measures the primary trunk's diameter at the required height.
Comments: Any additional notes or observations about the tree.	Tree Picture: A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove: Indicates the recommended action based on the tree's condition.	Common Name / Scientific Name: Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter: If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	6, 8, 10 Times the Diameter (ft.): Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value: An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings: Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean. Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning. Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	Tree Health Ratings: Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan. Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable. Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Suitability for Preservation: Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts. Fair: Contributes to landscape; survival possible with protection during minor construction impacts. Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	Tree Form Ratings: Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function. Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics. Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

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Jaron Residence
NEW SINGLE FAMILY RESIDENCE

Parcel Number: 544-07-012, Montevina Road, Los Gatos

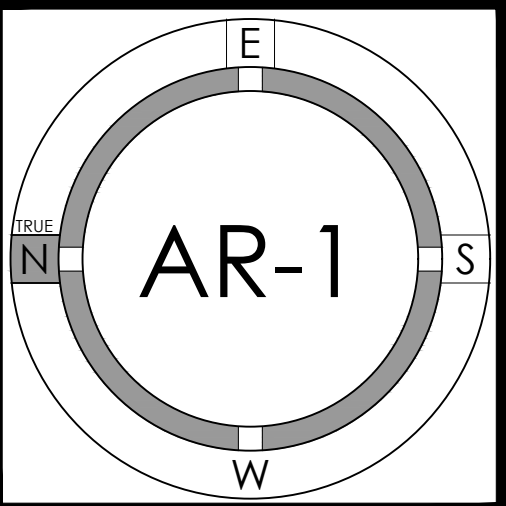
Michael and Sophie Jaron



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ARBORIST

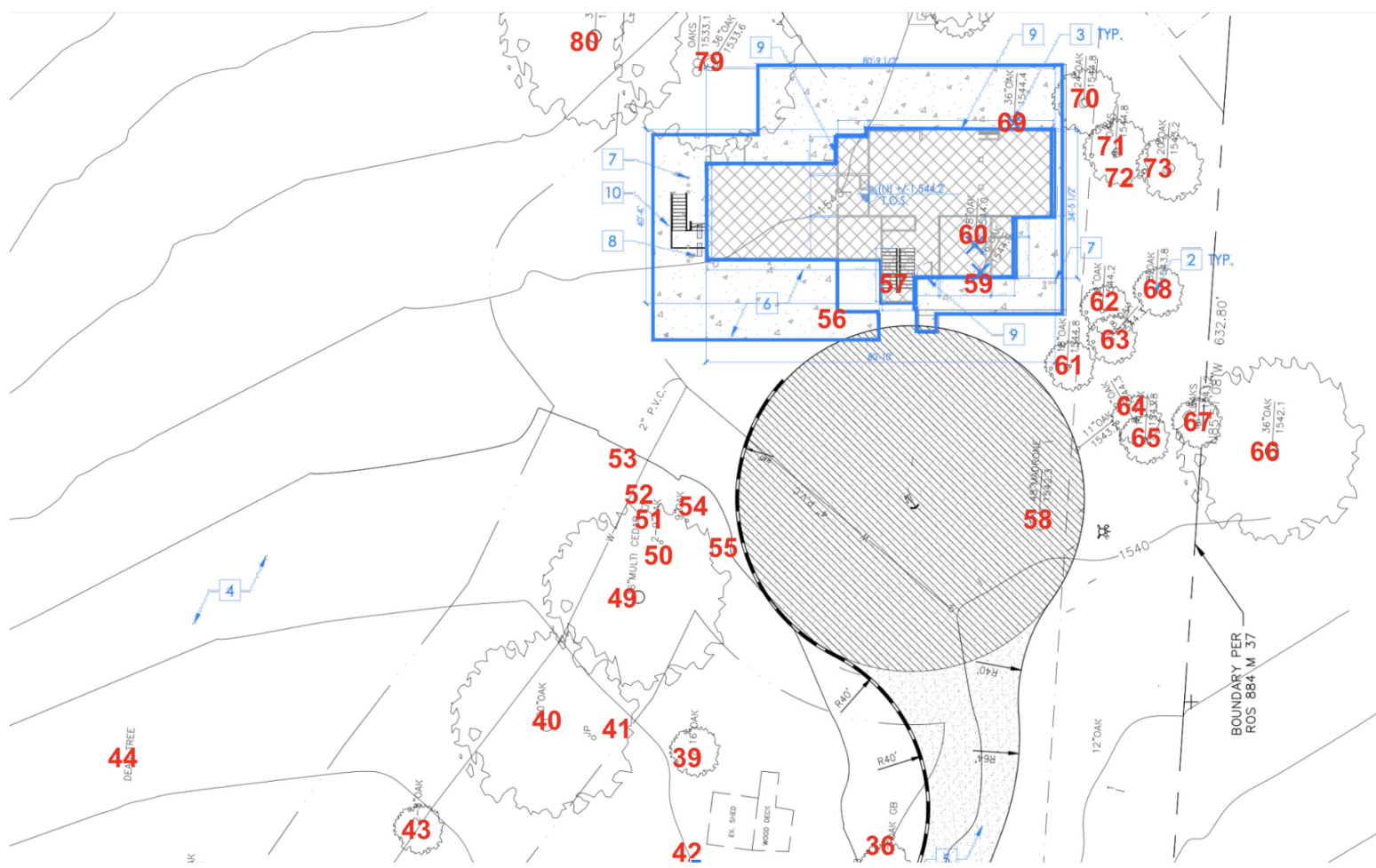
REPORT



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Tree Tag #	Prescribed Tree	Presence or Removal	Common Name / Scientific Name	Trunk (in.)	Tree Time to Flower (in ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Stability for Preservation	Overall Condition (0-100%)	Summary
1*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	15.2	12.7	30/30	Fair	Poor	Poor	Poor	40%	Suppressed, at edge of Road, gross heavy over road, tree to be removed for driveway retaining wall.
2*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	25.0	20.0	40/35	Fair	Fair	Poor	Fair	50%	Grows over road, Suppressed
3*	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.7	7.3	20/30	Fair	Poor	Poor	Poor	40%	Heavily suppressed, grows nearly horizontal
4*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.7	10.6	40/35	Fair	Fair	Poor	Fair	50%	Suppressed, grows away from proposed driveway
5*	No	(R)	CALIFORNIA BAY LAUREL <i>Umbellularia californica</i>	8.2	6.0	30/15	Fair	Fair	Fair	Poor	50%	Growing amongst oak trees, to be removed for driveway, vector of SOD
6*	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.0	7.5	20/12	Fair	Fair	Fair	Poor	40%	Suppressed by larger trees, decay at root crown, to be removed for driveway
7*	No	(R)	BLACK WALNUT <i>Juglans nigra</i>	7.8	6.5	25/20	Poor	Poor	Poor	Poor	0%	Dead tree
8*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.5	11.3	25/20	Poor	Poor	Poor	Poor	0%	Dead tree
9*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	15.0	12.5	40/20	Fair	Fair	Fair	Fair	60%	Minor interior deadwood, on edge of slope, codominant throughout canopy. Fair distance away from proposed driveway work
10*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.2	11.0	40/20	Fair	Fair	Fair	Fair	60%	Minor interior deadwood, on edge of slope, codominant throughout canopy. Fair distance from proposed driveway work
11*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.0	14.2	30/25	Fair	Fair	Fair	Fair	60%	Minor deadwood, suppressed by larger oak trees
12*	No	(P)	MADROÑE <i>Arbutus menziesii</i>	7.5	6.3	30/20	Fair	Poor	Poor	Poor	40%	Decay at base of tree, suppressed, grows towards road, deadwood
13*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	24.6	20.5	40/30	Poor	Poor	Poor	Poor	0%	Dead tree
14*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	12.5	10.4	40/30	Fair	Fair	Fair	Fair	40%	Deadwood, suppressed, to be removed for driveway
15*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.5	15.4	40/30	Fair-Poor	Fair	Fair	Poor	40%	Abundance of deadwood, suppressed, needs to be removed for driveway
16*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.0	40/30	Fair	Poor	Fair	Poor	40%	Suppressed, grows at lean, abundance of deadwood
17*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.8	14.0	40/30	Fair	Fair	Fair	Fair	60%	Codominant at 8 feet, minor deadwood
18*	Yes	(R)	BLACK WALNUT <i>Juglans nigra</i>	14.8	12.3	40/20	Fair	Poor	Fair	Fair	50%	Codominant at grade, minor deadwood throughout canopy
19*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.1	15.1	45/30	Fair	Fair	Fair	Fair	60%	Codominant at 20 feet, deadwood throughout canopy

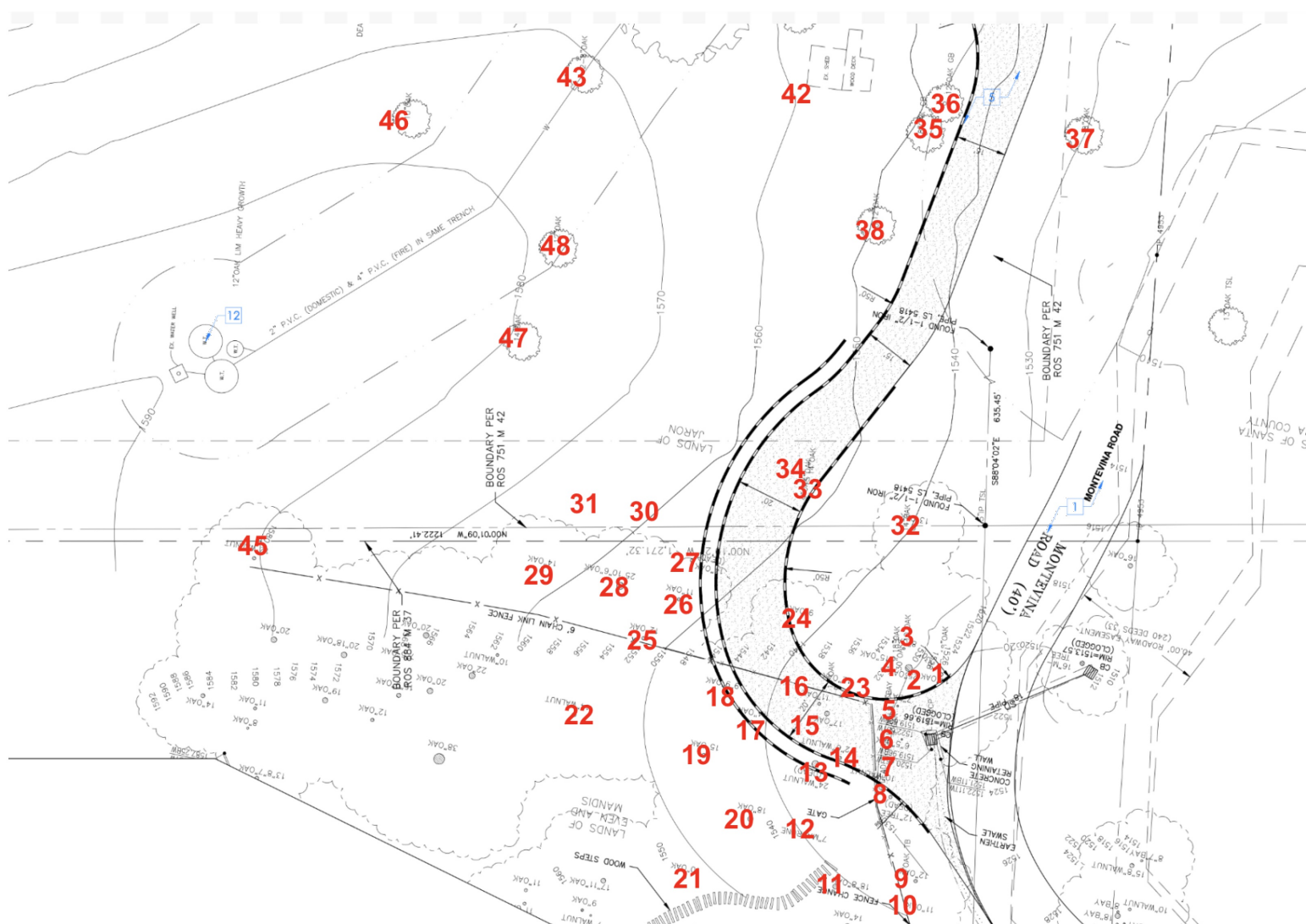
Tree Tag #	Prescribed Tree	Presence or Removal	Common Name / Scientific Name	Trunk (in.)	Tree Time to Flower (in ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Stability for Preservation	Overall Condition (0-100%)	Summary
58	Yes	(R)	MADROÑE <i>Arbutus menziesii</i>	30.5	25.4	50/30	Fair	Poor	Fair	Poor	40%	Codominant at grade, Hawthorn decay from canker disease, history of large limb loss, lower deadwood
59	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	19.3	16.1	36/30	Fair	Fair	Fair	Fair	60%	Suppressed
60	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	20.1	16.0	45/35	Fair	Fair	Fair	Fair	60%	Codominant at 5 feet
61	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	40/40	Good	Poor	Good	Good	60%	Codominant at 3 feet with included bark, minor deadwood
62	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.1	8.4	35/20	Fair	Fair	Fair	Fair	60%	Suppressed, one-sided
63	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	6.0	5.0	30/10	Fair	Fair	Poor	Fair	40%	Suppressed Tree, one-sided, deadwood
64	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/18	Fair	Fair	Fair	Fair	60%	Suppressed, deadwood
65	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.2	7.7	30/18	Fair	Fair	Fair	Fair	60%	Suppressed, deadwood
66*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	28.0	23.3	30/40	Good	Fair	Fair	Fair	60%	Codominant at 1 foot, minor deadwood throughout canopy, heavy lateral limbs
67	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.0	17.5	30/20	Poor	Poor	Poor	Poor	0%	Dead tree
68	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.0	5.8	20/12	Fair	Fair	Fair	Fair	60%	Young tree, suppressed on one side of canopy
69	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	24.3	20.2	45/45	Fair	Fair	Fair	Fair	60%	Codominant at 2 feet, deadwood throughout canopy, included bark
70	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	22.0	18.3	45/45	Fair	Fair	Fair	Fair	60%	Suppressed by number 69, codominant at 5 feet, deadwood, heavy away from property
71	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.7	7.2	30/15	Poor	Poor	Poor	Poor	30%	Heavily suppressed, smaller leader is dead, excessive deadwood
72	Yes	(R)	MADROÑE <i>Arbutus menziesii</i>	15.0	12.5	40/20	Fair	Poor	Poor	Poor	40%	Smaller codominant leader completely dead, lower deadwood, decay along trunk from canker disease
73	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	22.4	18.7	35/45	Fair	Good	Fair	Good	70%	Codominant at 4 feet, heavy lateral limbs
74	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.0	17.5	45/46	Fair	Fair	Good	Good	60%	Codominant at 6 feet, minor deadwood, large limb removal at 10 feet in past and at 3 feet
75	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	34.0	28.3	45/46	Fair	Fair	Good	Good	60%	Codominant at 3 feet, deadwood throughout canopy, large limb removals in the past with associated decay
76	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.9	14.9	40/35	Fair	Fair	Poor	Fair	50%	Suppressed, codominant at 1 foot, deadwood



Tree Tag #	Prescribed Tree	Presence or Removal	Common Name / Scientific Name	Trunk (in.)	Tree Time to Flower (in ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Stability for Preservation	Overall Condition (0-100%)	Summary
20*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.8	N/A	Poor	Poor	Poor	Poor	0%	Recently failed tree
21*	Yes	(P)	CANYON LIVE OAK <i>Quercus chrysolepis</i>	12.2	10.2	35/25	Fair	Good	Good	Good	65%	Minor deadwood
22*	Yes	(P)	BLACK WALNUT <i>Juglans nigra</i>	14.0	11.7	40/35	Fair	Fair	Fair	Fair	55%	Die back observed throughout canopy, lower deadwood Previous limb failures
23*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.2	11.8	45/25	Fair	Fair	Poor	Poor	50%	Suppressed, grows at lean away from proposed driveway area, to be removed for driveway work
24*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	35/25	Fair	Fair	Fair	Fair	60%	Suppressed, grows out slightly, covered in poison oak
25*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.5	13.8	35/25	Fair	Fair	Good	Good	65%	Codominant at 5 feet
26*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	40/20	Fair	Fair	Fair	Fair	60%	Suppressed, lower deadwood
27*	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	15.0	N/A	Poor	Poor	Poor	Poor	0%	Dead tree, fire hazard
28*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	26.6	22.2	40/40	Fair	Poor	Good	Fair	60%	Codominant at 5 feet, included bark observed in unions
29*	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.7	13.9	40/30	Fair	Fair	Fair	Fair	60%	Codominant at 10 feet, minor deadwood
30	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	15.0	40/30	Fair	Fair	Good	Good	65%	Codominant at 10 feet, minor deadwood
31	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	11.0	9.2	40/30	Fair	Fair	Good	Good	65%	Codominant at 10 feet, minor deadwood
32	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.0	10.8	35/30	Good	Good	Good	Good	70%	Codominant at 10 feet
33	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.0	7.5	40/25	Good	Good	Good	Good	65%	Minor deadwood, codominant at 10 feet
34	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.0	11.7	40/25	Good	Fair	Good	Good	65%	Minor deadwood, codominant at 10 feet
35	No	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.9	6.6	15/15	Fair	Fair	Fair	Fair	60%	Griddled by hammock straps, minor deadwood
36	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	18.0	15.0	20/20	Fair	Fair	Fair	Fair	60%	Large limb failure on the main stem, codominant at 4 feet
37	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.0	6.7	16/12	Good	Good	Good	Good	70%	Young Tree
38	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.5	8.8	20/20	Fair	Good	Good	Good	70%	Codominant at 10 feet

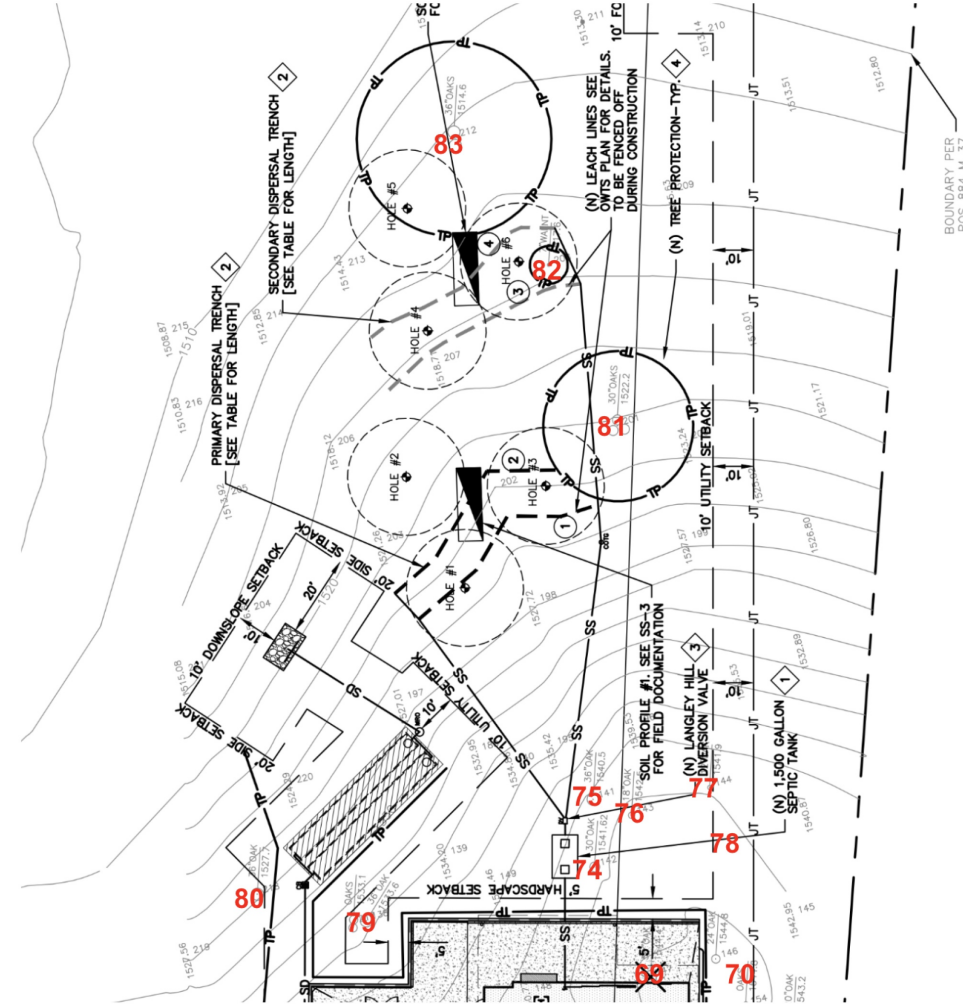
Tree Tag #	Prescribed Tree	Presence or Removal	Common Name / Scientific Name	Trunk (in.)	Tree Time to Flower (in ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Stability for Preservation	Overall Condition (0-100%)	Summary
77	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	27.0	22.5	35/45	Good	Poor	Fair	Fair	50%	Codominant at grade, deadwood throughout canopy
78	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	9.0	7.5	35/15	Fair-Poor	Fair	Fair	Fair	50%	Suppressed, deadwood, codominant grade
79	Yes	(R)	COAST LIVE OAK <i>Quercus agrifolia</i>	36.7	30.5	40/55	Good	Fair	Good	Fair	70%	Aesthetically pleasing, codominant at 3 feet with included bark, could use minor crown reduction pruning, and cabling
80	Yes	(P)	CANYON LIVE OAK <i>Quercus chrysolepis</i>	35.5	29.6	55/55	Fair	Fair	Good	Good	60%	Codominant at 4 feet with included bark, abundance of lower deadwood on leaning leader, recommended to cable and prune
81	Yes	(P)	CANYON LIVE OAK <i>Quercus chrysolepis</i>	33.5	27.9	50/40	Fair	Fair	Good	Fair	65%	Codominant at 3 feet, deadwood throughout canopy
82	No	(P)	BLACK WALNUT <i>Juglans nigra</i>	7.3	6.1	20/15	Fair	Poor	Fair	Poor	40%	Top of tree failed in past, deadwood
83	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	44.2	36.8	55/65	Fair	Fair	Good	Good	65%	Codominant at 1 foot with included bark, deadwood throughout canopy, heavy lateral limbs, could use crown reduction pruning, fertilization, and cabling

* - Indicates a neighboring tree



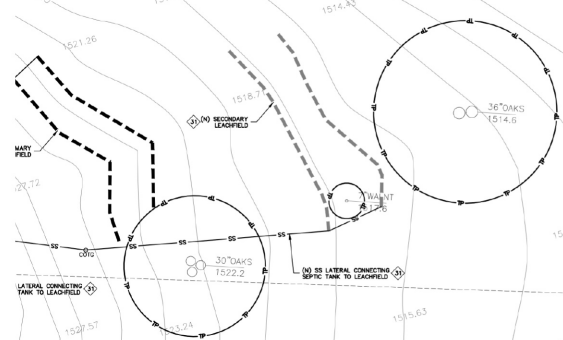
Tree Tag #	Prescribed Tree	Presence or Removal	Common Name / Scientific Name	Trunk (in.)	Tree Time to Flower (in ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Stability for Preservation	Overall Condition (0-100%)	Summary
39	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	13.5	11.3	20/25	Good	Good	Good	Good	70%	Codominant at 6 feet, history of minor limb loss
40	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	24.3	20.3	35/40	Good	Fair	Fair	Good	65%	Pruned on one side of canopy for utility line clearance, heavy lateral limbs
41	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	12.0	10.0	30/20	Good	Fair	Fair	Fair	60%	One-sided due to suppressed growing conditions and utility line clearance pruning
42	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	7.0	5.8	20/12	Fair	Good	Good	Good	70%	Young tree, close to shed, codominant at 10 feet
43	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	19.5	16.3	20/15	Fair	Fair	Fair	Good	60%	Codominant at grade, minor deadwood
44	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	16.0	13.3	40/30	Poor	Poor	Poor	Poor	0%	Dead tree
45*	Yes	(P)	BLACK WALNUT <i>Juglans nigra</i>	12.0	10.0	36/30	Good	Fair	Fair	Fair	60%	Suppressed by oak trees
46	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Good	Fair	Fair	Good	65%	Standalone tree
47	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	14.9	12.4	35/20	Good	Good	Good	Good	65%	Codominant at 4 feet, Sycamore bore present, area of dead bark, minor deadwood
48	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	16.0	13.3	35/20	Good	Good	Good	Good	70%	Aesthetically pleasing tree
49	Yes	(R)	MONTEREY CYPRESS <i>Macrocarpaea macrocarpa</i>	28.0	23.3	45/55	Poor	Poor	Poor	Poor	20%	Codominant at 1 foot, large dead leader, topped in past for utility line clearance, hazardous tree, fire hazard
50	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Fair	Fair	Fair	Fair	65%	Minor deadwood, double trunk tree, codominant
51	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	17.5	14.5	30/15	Fair	Fair	Fair	Fair	65%	Minor deadwood, double trunk tree, codominant
52	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	10.0	8.3	30/15	Fair	Fair	Fair	Fair	65%	Minor deadwood, double trunk tree, codominant
53	No	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	8.0	6.7	30/15	Fair	Fair	Fair	Fair	65%	Minor deadwood, double trunk tree, codominant
54	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	20.2	16.8	30/15	Fair	Fair	Fair	Fair	65%	Minor deadwood, double trunk tree, codominant
55	Yes	(P)	COAST LIVE OAK <i>Quercus agrifolia</i>	21.2	17.7	30/15	Fair	Fair	Fair	Fair	65%	Minor deadwood, double trunk tree, codominant
56	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	23.7	19.8	60/30	Poor	Poor	Poor	Poor	0%	Dead tree
57	Yes	(R)	MONTEREY PINE <i>Pinus radiata</i>	22.0	18.3	60/30	Poor	Poor	Poor	Poor	0%	Dead tree

TREE MAP



Where feasible, the sewer line should be tunneled underneath or alongside roots to avoid cutting them. If any roots larger than 1.5 inches in diameter must be cut, they should first be inspected by the Project Arborist before being cleanly cut with loppers or a hand saw. All cut roots should be documented by the Project Arborist. After the work is completed, the trench should be backfilled immediately, and the tree protection zone should be irrigated until the top 3 feet of soil is saturated. Applications of Nutriroot may also be advised at this time.

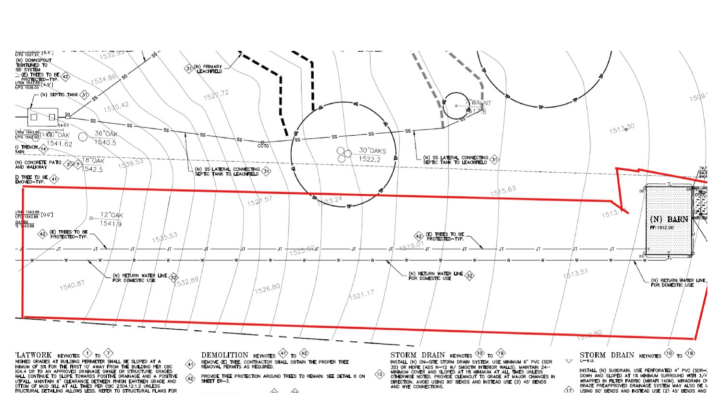
By following these procedures under the Project Arborist's supervision, the expected impact on Trees #75 and #76 is minimal. An inspection letter documenting the work will be provided to the county, along with a follow-up confirming the measures were properly implemented.



Trees #81-83 – Sewer Line and Dispersal Trench
Trees #81-83 are near the proposed sewer line and dispersal trench. Excavation within 10x the tree diameter should be performed by hand using tools such as an air knife, rotary hammer with a clay spade attachment, and shovels, under the supervision of the Project Arborist. All roots encountered must be left exposed and kept as damage-free as possible. Roots should be wrapped in wetted-down burlap to prevent desiccation, and the contractor is responsible for keeping the burlap moist daily.

Where possible, the sewer line and dispersal trench should be tunneled underneath or beside roots to avoid cutting them. If any roots larger than 1.5 inches in diameter must be cut, they should be inspected by the Project Arborist before being cleanly cut with loppers or a hand saw. The Project Arborist must document any roots that are cut. Following excavation, the area should be backfilled immediately, and the tree protection zone should be irrigated until the top 3 feet of soil is saturated.

If these procedures are followed as recommended, the impact on Trees #81-83 is expected to be minimal. Documentation of the work must be provided to the city arborist to ensure compliance.



Joint Trench in Oak Woodland
A joint trench is shown running through an oak woodland. No trees were surveyed in this area as they were not shown on the civil survey (area shown in red). The joint trench in this area will require hand excavation within 10x the diameter of any trees. Excavation should be conducted using an air knife, rotary hammer with a clay spade attachment, and shovels, under the direct supervision of the Project Arborist. All encountered roots must be left exposed and as undamaged as possible. The roots should be covered with wetted-down burlap, which must be kept moist by the contractor to prevent desiccation. The joint trench should be tunneled beneath or

around roots wherever possible to avoid the need for cutting. If roots larger than 1.5 inches in diameter must be cut, they should first be inspected by the Project Arborist and then cleanly cut using loppers or a hand saw. All cut roots must be documented. After excavation, the trench should be backfilled immediately, and the tree protection zones should be irrigated to saturate the top 3 feet of soil.

Fencing Specifications:

The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Type I Tree Protection:

Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.

Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

Specifications:

The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Apply mulch to the tree protection zones at a depth of 3 inches. Spread the mulch evenly throughout the designated area, ensuring it extends to, but does not touch, the tree trunk. Keep the mulch at least 3 to 4 inches away from the base of the trunk to prevent moisture buildup and potential rot. This will provide the necessary benefits of mulching, such as moisture retention and temperature regulation while helping to maintain tree health. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. All remaining trees are to be protected by Type I tree protection fencing.

The overall impact on the oak woodland is expected to be low, particularly with the removal of dead and diseased trees, which will create space for healthy trees to thrive. Proper documentation and compliance with Santa Clara County requirements are essential to ensure the success of the project.

General site observations:

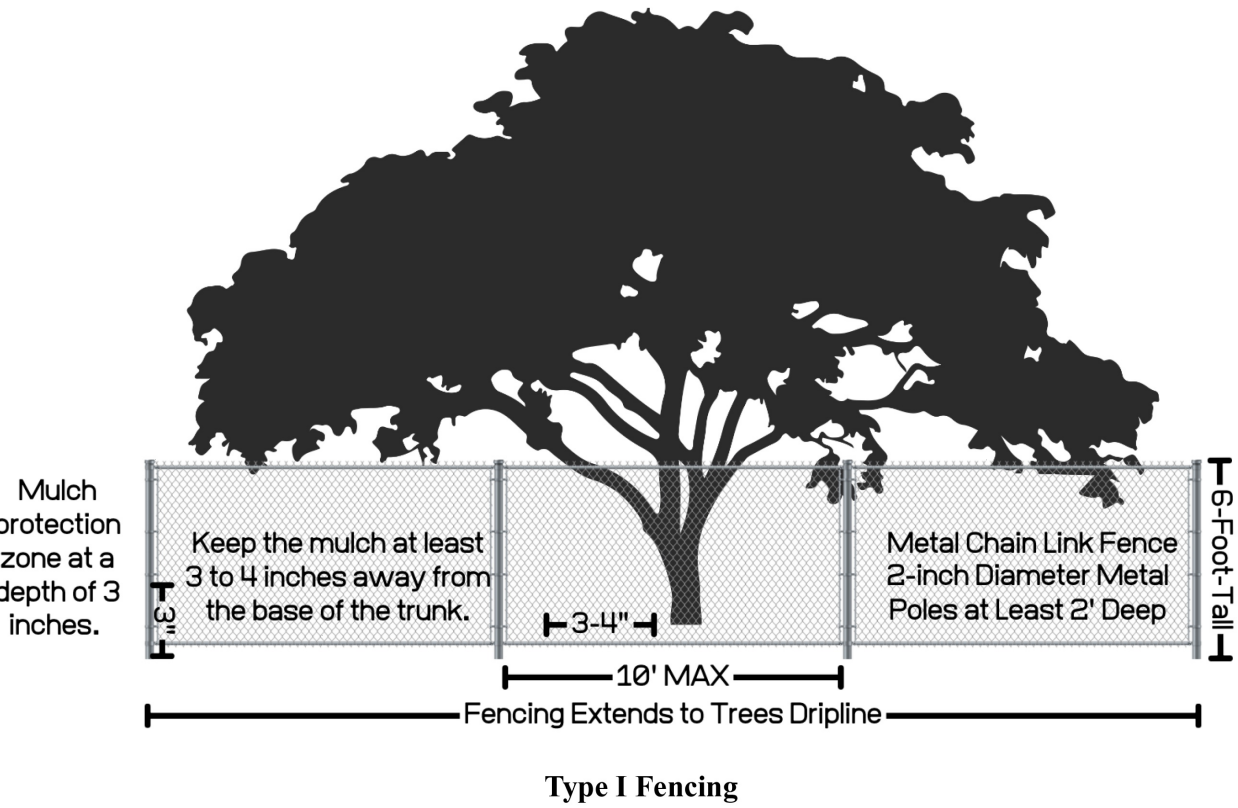
Many large dead trees were observed on site as indicated in the survey. All dead trees should be removed as soon as possible as they are a fire hazard to the site. Many of the larger mature oaks have heavy over stretched lateral limbs and would benefit from crown reduction pruning to reduce risk of a large limb failure. It is recommended to prune the trees using approved crown reduction pruning techniques (no, thinning or lions tailing) to reduce risk of large limb failures. The larger trees that are close to the proposed structures should be given first priority. Cabling may also be an option to reduce risk of large limb failures.



Showing dead trees



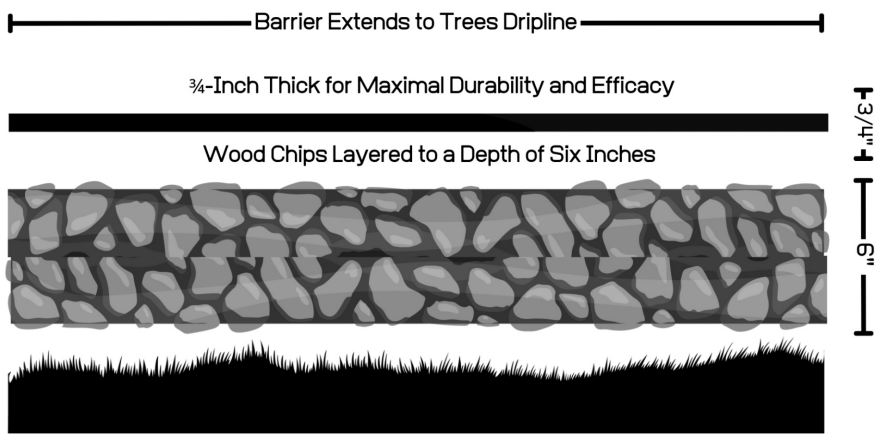
Showing large mature tree



Type I Fencing

Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.



Landscape Barrier Zone

General Notes on Tree Protection

All trees remaining on-site will require the installation of Type I fencing, as outlined in the Tree Protection section attached to this report. Prior to the issuance of any demolition or construction permits, a tree protection verification letter from the Project Arborist must be provided. Monthly tree protection monitoring inspections must be conducted, during which the condition of the trees will be evaluated, the tree protection measures will be verified, and any necessary recommendations for tree maintenance and impact mitigation will be made. Monthly reports should be submitted to the City Arborist for review if required.

Pre-Construction Care:

In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. For the trees where construction is to take place within 10x the diameter, it is recommended to deep water fertilize the trees with Nutriroot. NutriRoot is strongly advisable for trees that will be impacted by construction activities. The stresses caused by construction, such as root disturbance, soil compaction, and changes in water availability, can severely affect a tree's health. NutriRoot provides essential nutrients, promotes root growth, and enhances water management, helping trees withstand and recover from these stresses. Importantly, NutriRoot is low in macronutrients, which means it should not cause issues associated with over-fertilization, such as nutrient runoff or root burn. This makes it a safe and effective option for supporting the resilience and vitality of trees during and after construction, ensuring their long-term health and stability.

Post-Construction Care:

Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Annual inspections by a Certified Arborist are recommended to ensure the tree remains in good health. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. After the first year, the tree should be deep-watered during the months of May and September to combat drought stresses. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.

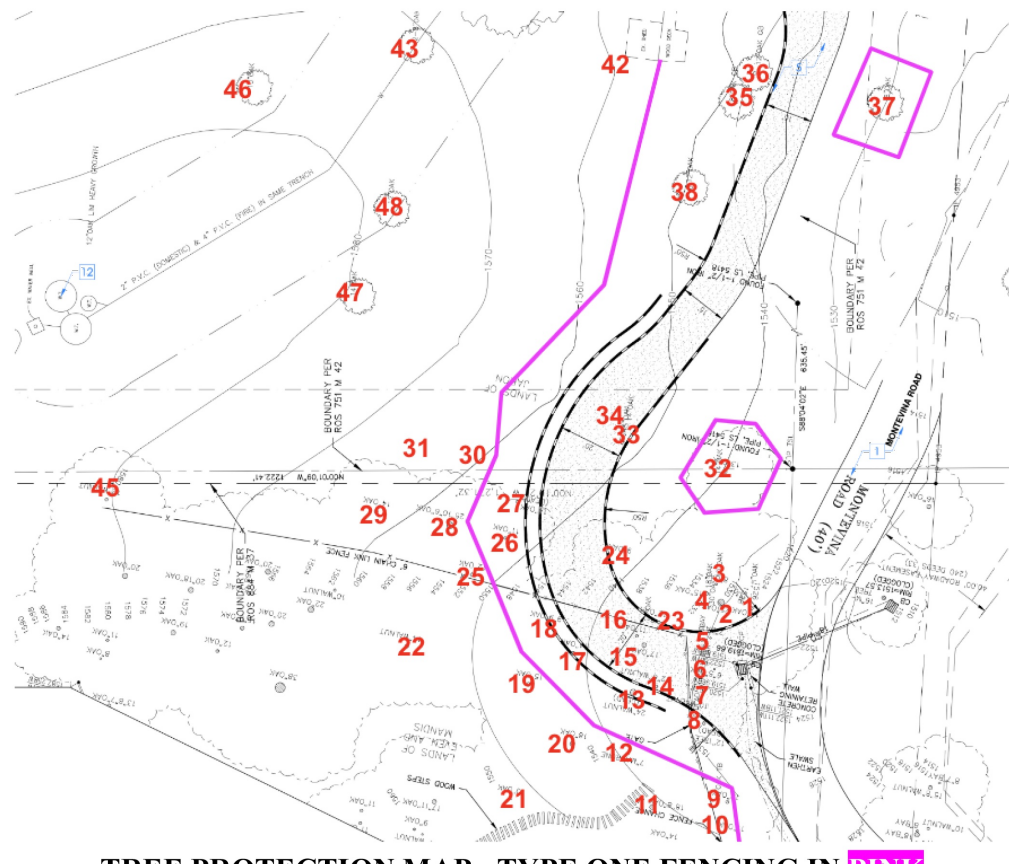
Conclusion and Recommendations

By following the recommended guidelines for hand excavation, root protection, and irrigation/fertilization, and maintaining ongoing arborist supervision, the impact on the trees can be minimized, allowing for the continued health of the trees during and after construction. The removal of dead or diseased trees will further promote the vitality of the oak woodland.

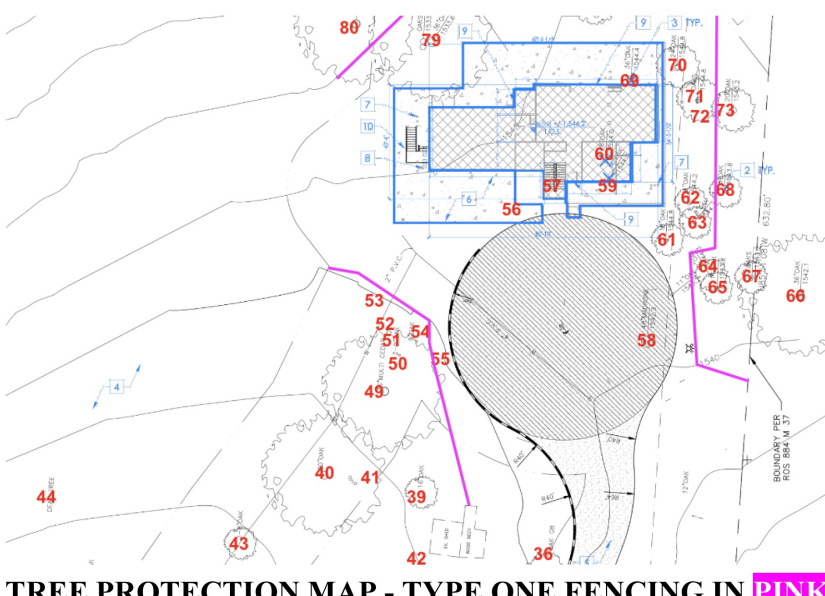
TREE PROTECTION PLAN

Detailed Tree Protection Plan

For the aforementioned tree protection plan, this detailed guide has been designed by KieltY Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact KieltY Arborists Services directly.



TREE PROTECTION MAP - TYPE ONE FENCING IN PINK



TREE PROTECTION MAP - TYPE ONE FENCING IN PINK



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983
F : (408) 404 - 0144

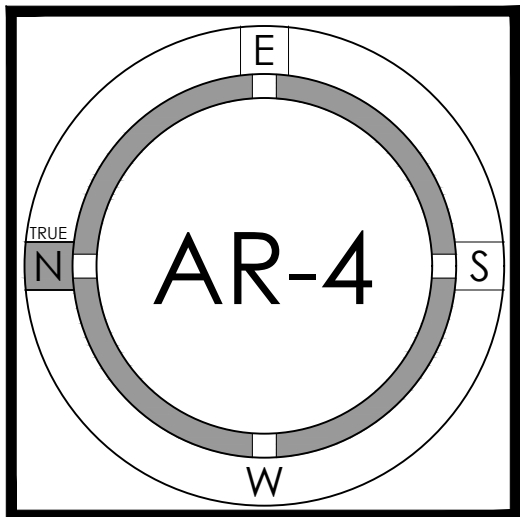
Jaron Residence NEW SINGLE FAMILY RESIDENCE	Parcel Number: 544-07-012, Montevina Road, Los Gatos	Michael and Sophie Jaron
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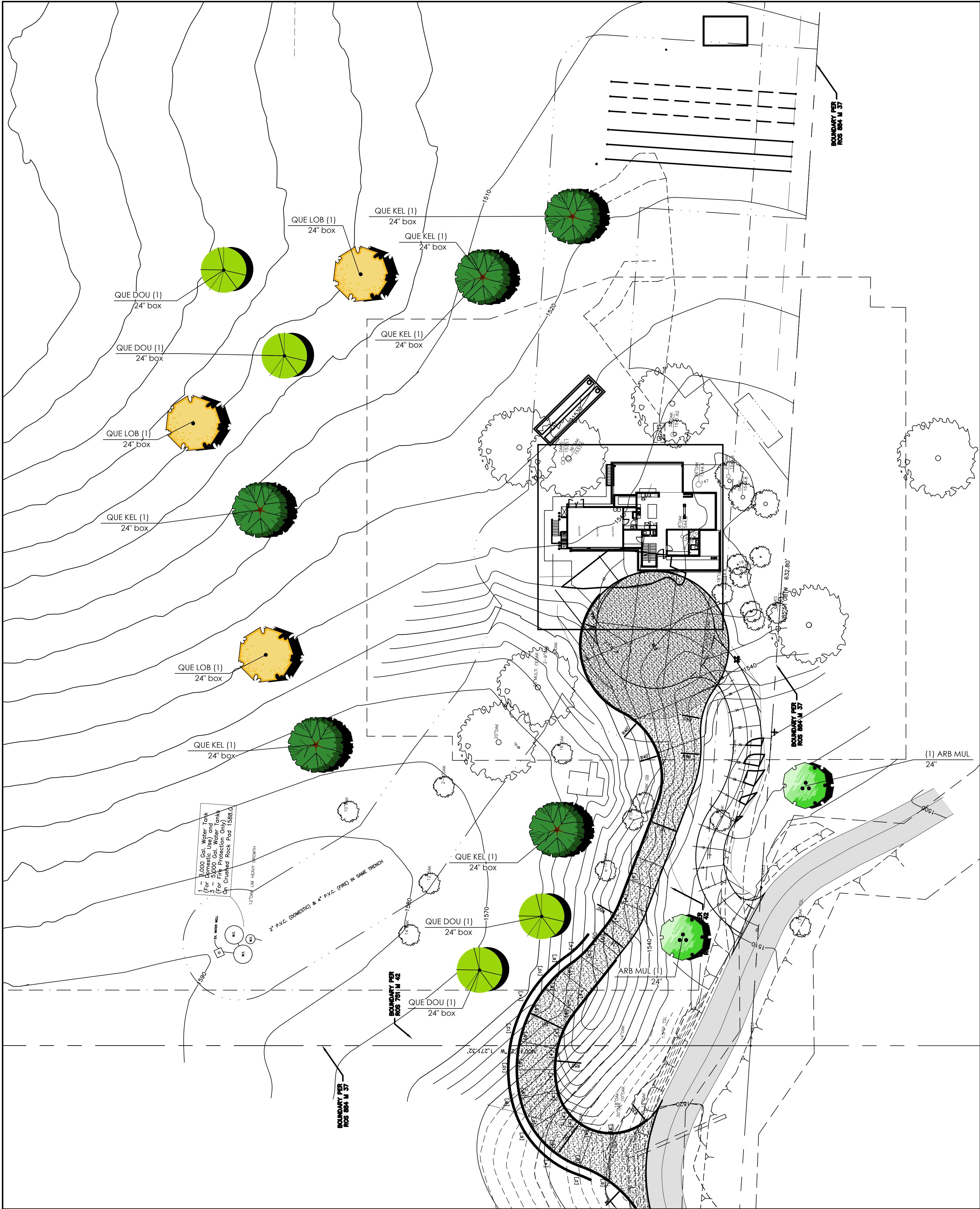


PROJECT NO.	22-005	DATE	12.15.2022	DESCRIPTION	COST ESTIMATE PACKAGE	DRAWN BY	GN, WC
REVISION			07.07.2023	BSA	PLANNING RESUBMITAL	MC	WC
			04.11.2025			WC/MBD	

ARBORIST

REPORT





- 1"=30' -

TREE REPLACEMENT LEGEND				
ARBORIST TREE NO.	DBH	BOTANICAL NAME	COMMON NAME	REPLACEMENT
58	48"	Arbutus menzezii	Madrone	(4) 24" box
59	19"	Quercus agrifolia	Coast Live Oak	(3) 24" box
60	20"	Quercus agrifolia	Coast Live Oak	(3) 24" box
69	36"	Quercus agrifolia	Coast Live Oak	(4) 24" box

Total: (14) 24" box

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
TREES					
	ARB MUL	2	Arbutus x 'Marina' / Marina Strawberry Tree Multi-Trunk	24"	Low
	QUE DOU	4	Quercus douglasii / Blue Oak	24" box	Low
	QUE KEL	5	Quercus kelloggii / California Black Oak	24" box	Low
	QUE LOB	3	Quercus lobata / Valley Oak	24" box	Low

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

S-SQUARED

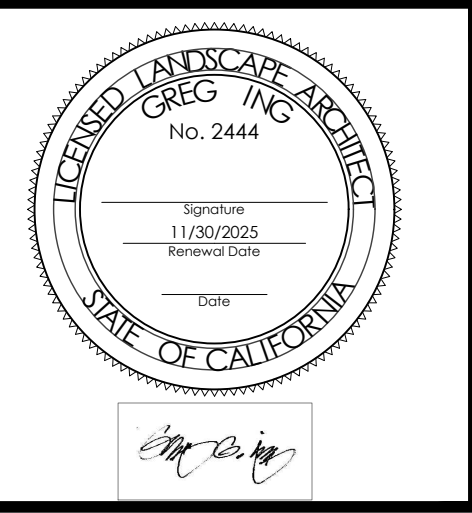
Architecture.
Interiors.
Landscape.

s-squared.com
1000 S Winchester Blvd
San Jose, CA 95128

Jaron Residence
NEW SINGLE FAMILY RESIDENCE

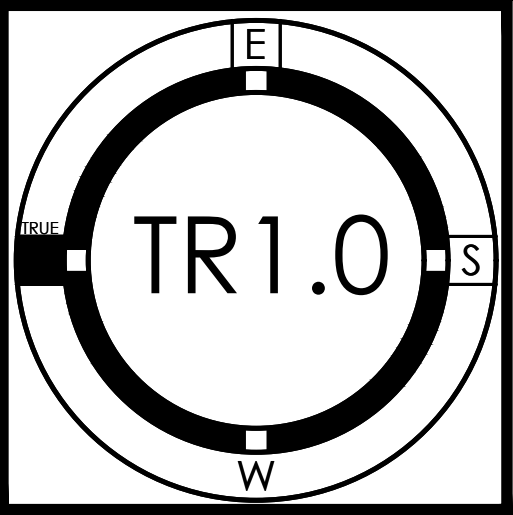
Parcel Number: 544-07-012, Montevina
Road, Los Gatos

Michael and Sophie Jaron



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
22-005	12.15.2022	COST ESTIMATE PACKAGE	GN, WC
	07.07.2023	BSA	MC
1	04.11.2025	PLANNING RESUBMITTAL	WC/MBD
	04.18.2025	PLANNING RESUBMITTAL	GGI

TREE
REPLACEMENT
PLAN



COUNTY OF SANTA CLARA

General Construction
Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORNER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROGRESS OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-8888 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
 - A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
 - B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION TO ACHIEVE A PROPER FILL. THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	0	230	0
ACCESSORY STRUCTURE	0	0	0
POOL/HARDSCAPE	10	180	10
LANDSCAPE	140	65	10.5
DRIVEWAY	2170	30	18
SITE IMPROVEMENTS (RETENTION SYSTEM)	340	0	12
TOTAL	2660	430	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
EXCESS MATERIAL SHALL BE Haul TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 42,600 SF.
15. WDO ID NO. N/A.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIFLINE OF THE TREE OR GROVE OF TREES.
 - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
 - C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
 - D. SIGNAGE, STATING, "WARNING: THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov>." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACE AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

1. PACIFIC GAS & ELECTRIC ELECTRICIAN SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY AND APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT AT LEAST 30 SOIL TO BE PLACED WITH A MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
 - A. 15 MILES PER HOUR (MPH) SPEED LIMIT
 - B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
 - C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUIV.) SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER SYSTEMS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
 - B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
 - C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLEGAL DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS SHALL BE NEEDED TO PREVENT FAILURE TO INSTALL SITE EROSION SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE PLANS OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT C45012008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT C45000004 / ORDER NO. 0001-DWQ.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ALONG CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR STAGING.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

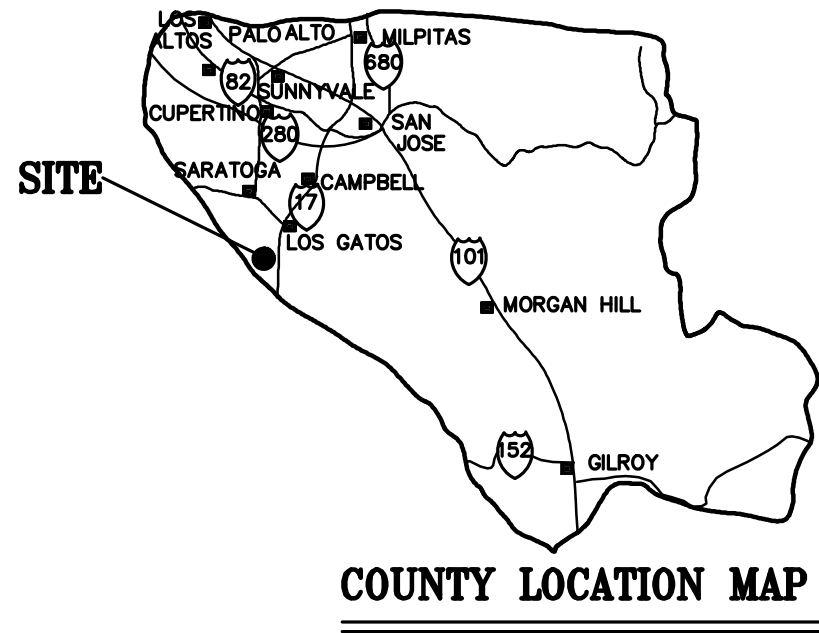
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (?), THERE () WERE () WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE _____ SIGNATURE _____

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

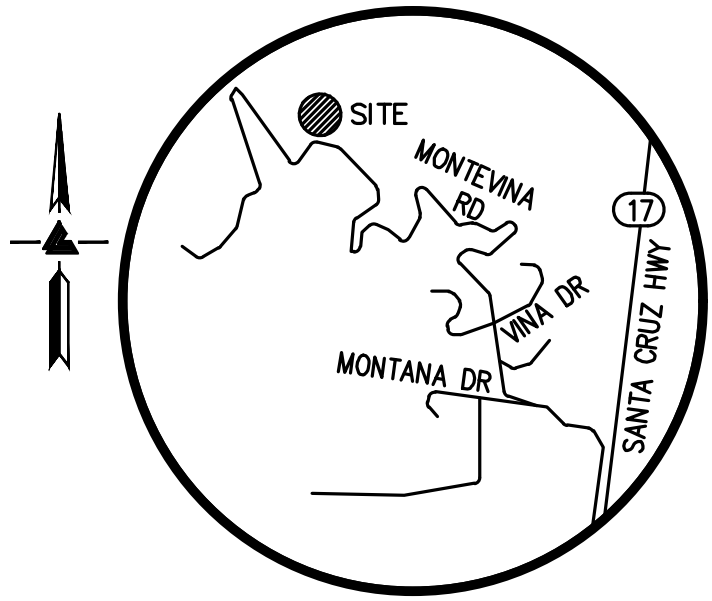
1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEER OF RECORD DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.



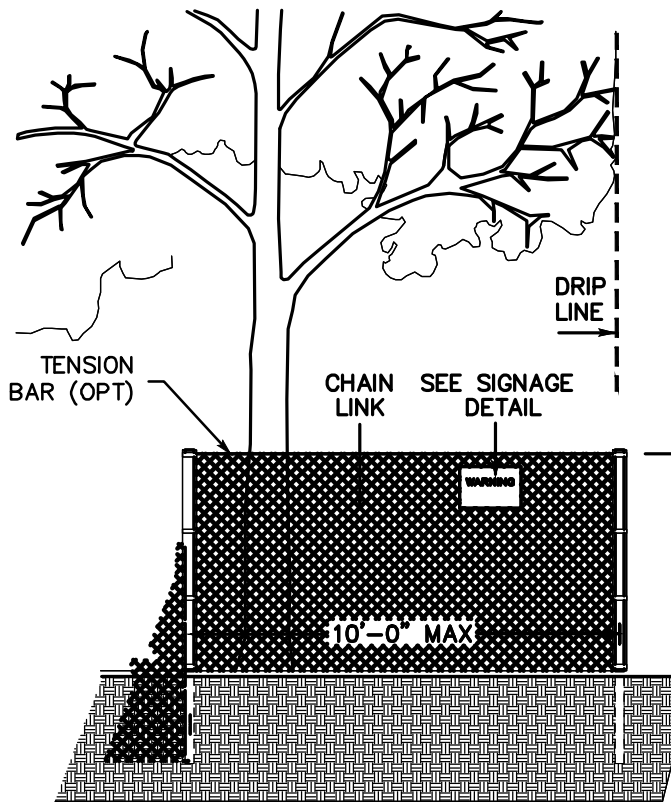
COUNTY LOCATION
MAP

SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT SHOULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



VICINITY MAP
NO SCALE



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

SHEET INDEX

C-1.1	OVERALL SITE PLAN
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C-2.2	GRADING & DRAINAGE PLAN
C-2.3	GRADING & DRAINAGE PLAN
C-3.0	HORIZONTAL CONTROL PLAN
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C-4.1	DETAILS
C-5.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
BMP-1	EROSION CONTROL DETAILS
BMP-2	EROSION CONTROL DETAILS

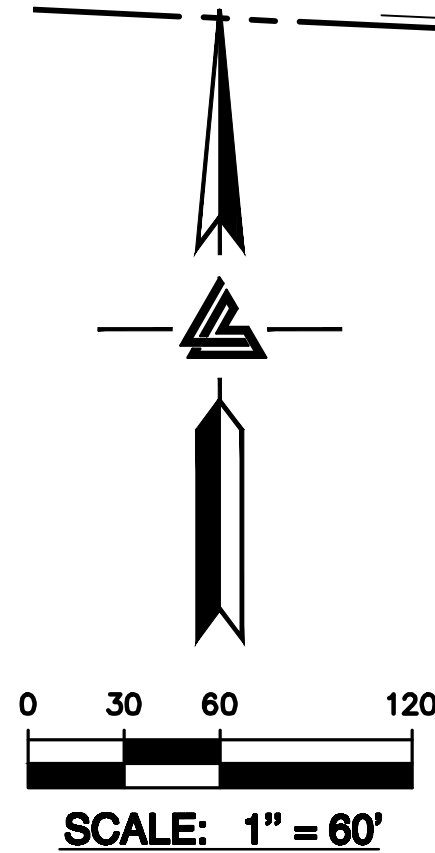


CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)986-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

LB#:	2221268	CI	DATE:	01/30/2023
Revision 1	Date	APN	544-07-012	Sheet
Revision 2	Date	Co. File		01
Revision 3	Date			of 16

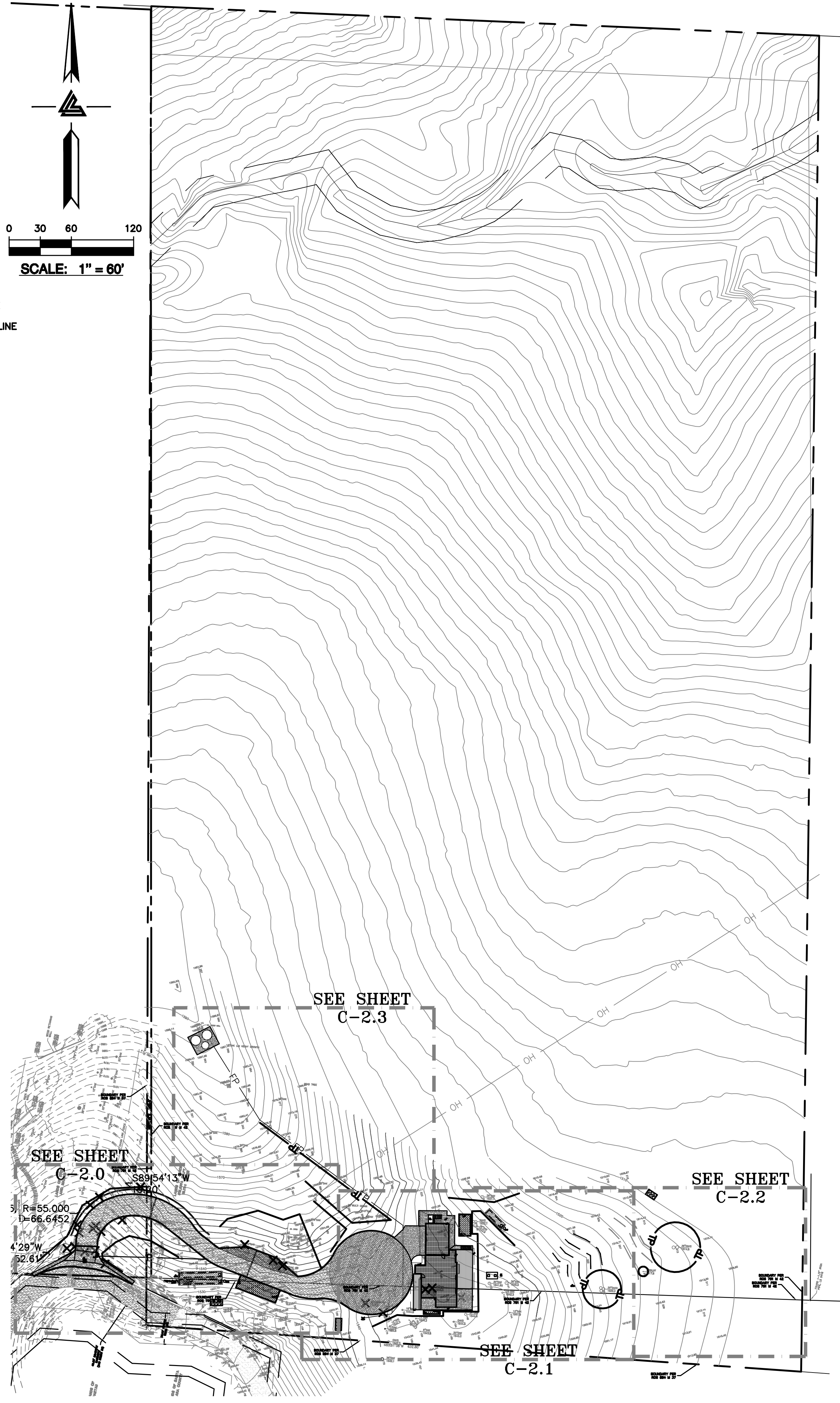
LEGEND	
EXISTING	PROPOSED

DESCRIPTION
BOUNDARY
PROPERTY LINE
RETAINING WALL
LANDSCAPE RETAINING WALL
RAINWATER TIGHTLINE
SUBDRAIN LINE
TIGHTLINE
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE
GAS LINE
STORM DRAIN PRESSURE LINE
SANITARY SEWER PRESSURE LINE
JOINT TRENCH
SET BACK LINE
CONCRETE VALLEY GUTTER
EARTHEN SWALE
CATCH BASIN
JUNCTION BOX
AREA DRAIN
CURB INLET
STORM DRAIN MANHOLE
FIRE HYDRANT
SANITARY SEWER MANHOLE
STREET SIGN
SPOT ELEVATION
FLOW DIRECTION
DEMOLISH/REMOVE
BENCHMARK
CONTOURS
TREE TO BE REMOVED
TREE PROTECTION FENCING



ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LF	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BM	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P	PROPERTY LINE
CONST	CONSTRUCT	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EQ	EDGE OF PAVEMENT	SAN	SANITARY
EW	EQUIPMENT	SD	STORM DRAIN
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SHT	SHEET
FF	FINISHED FLOOR	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISHED GRADE	SPEC	SPECIFICATION
FL	FIRE HYDRANT	SS	SANITARY SEWER
FS	FLOW LINE	SSCO	SANITARY SEWER CLEANOUT
GA	GAGE OR GAUGE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	ST	STREET
HOPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STA	STATION
HORIZ	HORIZONTAL	STD	STANDARD
HI PT	HIGH POINT	STRUCT	STRUCTURAL
H&T	HUB & TACK	T	TELEPHONE
ID	INSIDE DIAMETER	TC	TOP OF CURB
INV	INVERT ELEVATION	TOW	TOP OF WALL
JB	JUNCTION BOX	TEMP	TEMPORARY
JT	JOINT TRENCH	TP	TOP OF PAVEMENT
JP	JOINT UTILITY POLE	TW/FG	TOP OF WALL/FINISH GRADE
L	LENGTH	TYP	TYPICAL
LNDG	LANDING	VC	VERTICAL CURVE
		VCP	VITRIFIED CLAY PIPE
		VERT	VERTICAL
		WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC



OWNER'S INFORMATION

OWNER: MICHAEL AND SOPHIE JARON
1166 WEEKS ST
EAST PALO ALTO, CA

APN: 544-07-012

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY WESTFALL ENGINEERS, INC.,
ENTITLED:

"TOPOGRAPHIC SURVEY"
MONTEVINA ROAD
LOS GATOS, USA
DATED: 10-05-22
JOB# 2221267

2. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING,
INC., ENTITLED:

"PARTIAL TOPOGRAPHIC SURVEY"
MONTEVINA ROAD
LOS GATOS, USA
DATED: 10-05-22
JOB# 2221267

3. SITE PLAN BY STUDIO S SQUARED ENTITLED:

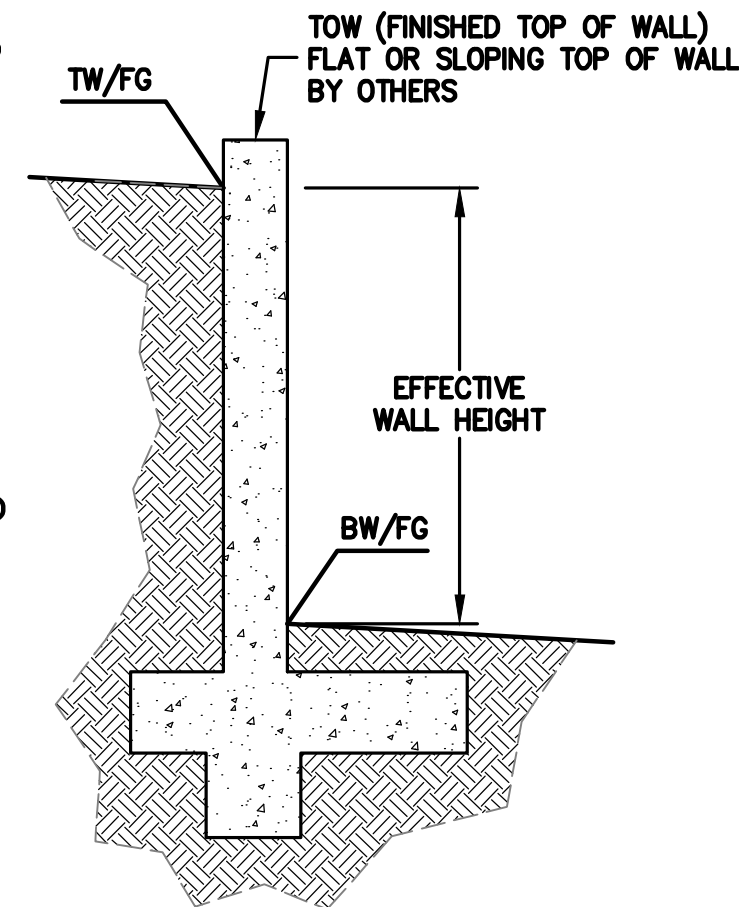
"SITE PLAN"
MONTEVINA ROAD
LOS GATOS, USA

4. SOIL REPORT BY ROCK SOLID ENGINEERING, INC. ENTITLED:
"GEOTECHNICAL INVESTIGATION-DESIGN PHASE"
MONTEVINA ROAD
LOS GATOS, USA
JOB# 16072

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED
SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND
PROPOSED ITEMS ACCORDING TO THEM.

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



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

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

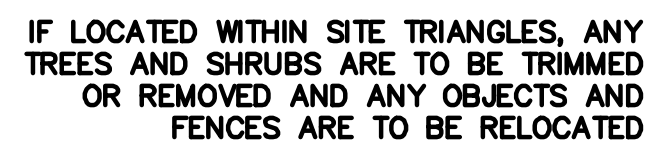


LEA & BRAZE ENGINEERING, INC.
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JARON PROPERTY
0 MONTEVINA ROAD
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 544-07-012

LEGEND AND NOTES

REVISIONS	BY
JOB NO:	2221268
DATE:	01-30-23
SCALE:	AS NOTED
DESIGN BY:	KBC
CHECKED BY:	JH
SHEET NO:	C-1.1
02 OF 16 SHEETS	



(E) EDGE OF PAVEMENT

ROW CENTERLINE

(E) EDGE OF PAVEMENT

LIMIT OF DISTURBED AREA
43,513 SQFT.

PROJECT DEVELOPMENT AREA
67,029 S.F.

SCALE 1" = 150'

SCALE: 1" = 60'

SCALE: 1" = 60'

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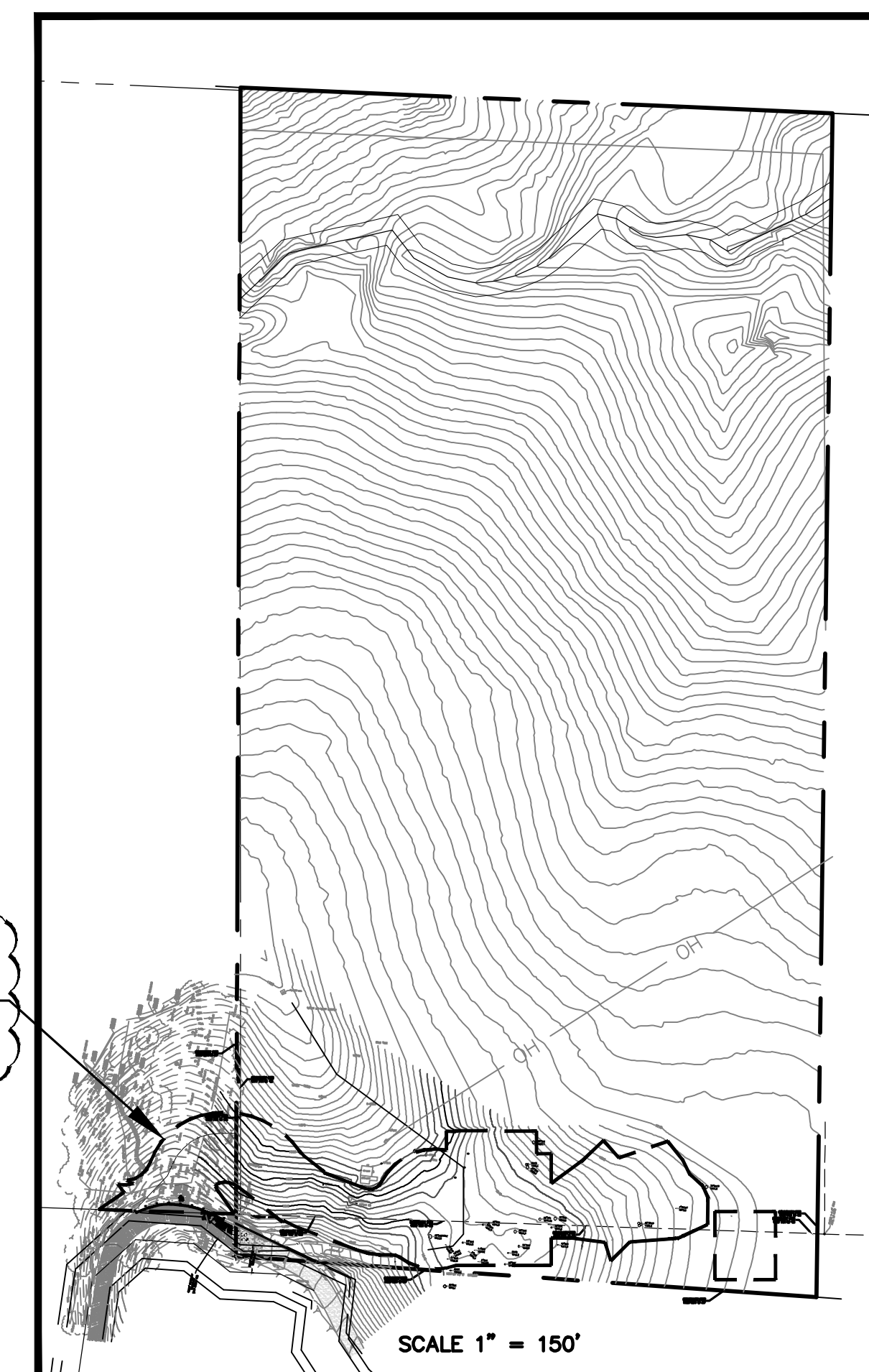
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CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.



DEVELOPED AREA SLOPE: 22.9%

PERMANENTLY DISTURBED AREA: 17,707 SF (0.41 ACRE)
IMPERVIOUS SURFACE COVERAGE: 17,707 SF (0.41 ACRE)
PROPOSED DEVELOPED AREA: 67,029 SF (1.54 ACRE)


S=(I*L/A)100
INTERVAL = 2
TOTAL CONTOUR LENGTH = 7,671 FT
PROPOSED DEVELOPED AREA = 67,029 SF



**JARON PROPERTY
0 MONTEVINA ROAD
LOS GATOS, CALIFORNIA**

SANTA CLARA COUNTY

APN: 544-07-012



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

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(510) 887-4086

REGIONAL OFFICES:
ROSEVILLE
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SAN JOSE

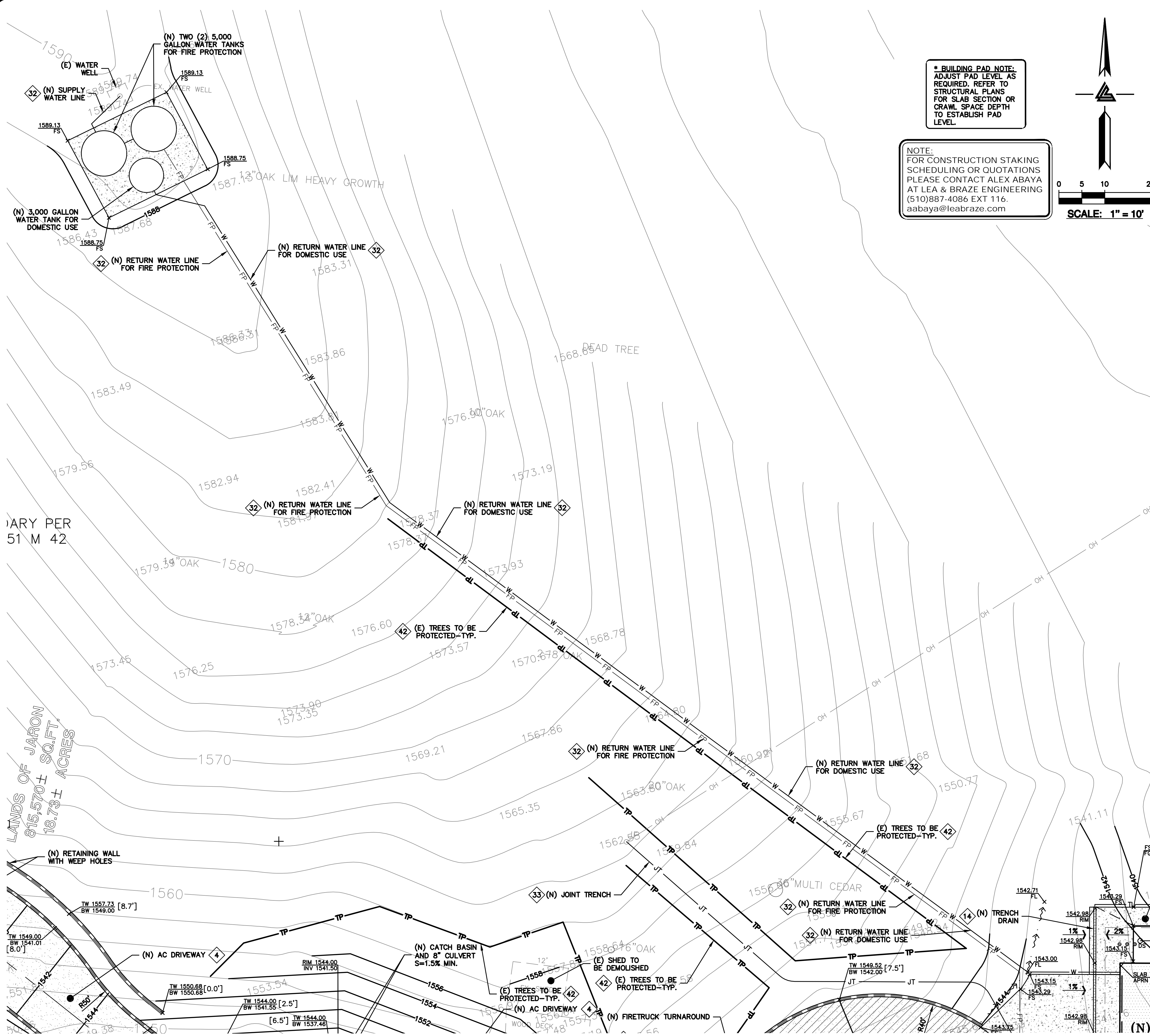
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OVERALL SITE PLAN

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REVISIONS	BY
JOB NO:	2221268
DATE:	01-30-23
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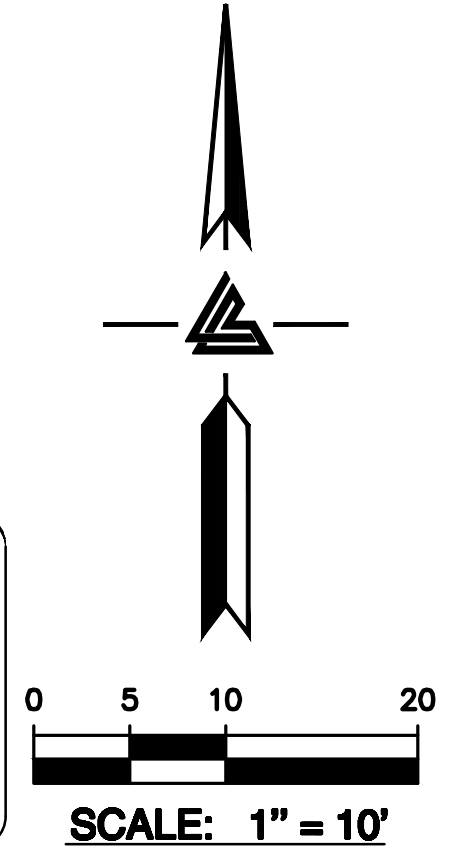
C-1.2

03 OF 16 SHEETS



*** BUILDING PAD NOTE:**
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aabaya@leabrazeng.com



- FLATWORK** KEYNOTES 1 TO 7
- 1 STAIRS SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 - 2 SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
 - 3 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 4 (N) MODIFIED AC DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0. SEE COUNTY STANDARD B/4 ON SHEET C-4.1. DRIVEWAY TO HAVE UNOBSTRUCTED VERTICAL CLEARANCE OF 13'6" AND MAINTAINED TO SUPPORT A MINIMUM OF 75,000 LBS.
 - 5 GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE COUNTY STANDARD B/12 ON SHEET C-4.0
 - 6 (N) CONCRETE DRIVEWAY. SEE DETAIL 3 ON SHEET C-4.0. DRIVEWAY TO HAVE UNOBSTRUCTED VERTICAL CLEARANCE OF 13'6" AND MAINTAINED TO SUPPORT A MINIMUM OF 75,000 LBS.
 - 7 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 4 ON SHEET C-4.0.

- DEMOLITION** KEYNOTES 41 TO 42
- 41 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
 - 42 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

- STORM DRAIN** KEYNOTES 10 TO 19
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 11 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 5 ON SHEET C-4.0.
 - 12 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 6 ON C-4.0.
 - 13 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 7 ON SHEET C-4.0.
 - 14 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.
 - 15 INSTALL (N) RETENTION SYSTEM. SEE DETAIL 1 ON SHEET C-4.1.
 - 16 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 8 ON SHEET C-4.0.
 - 17 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 4 ON SHEET C-4.1.
 - 18 INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 2 ON SHEET C-4.1.
 - 19 INSTALL (N) SUMP PUMP WITH OPEN GRATE FOR STORM DRAIN SYSTEM. SEE DETAIL 3 ON SHEET C-4.1.

- UTILITIES** KEYNOTES 31 TO 33
- 31 (N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%.
 - 32 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
 - 33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

LEA & BRAZE ENGINEERING, INC.
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JARON PROPERTY
0 MONTEVINA ROAD
LOS GATOS, CALIFORNIA

SANTA CLARA COUNTY APN: 544-07-012

GRADING & DRAINAGE PLAN

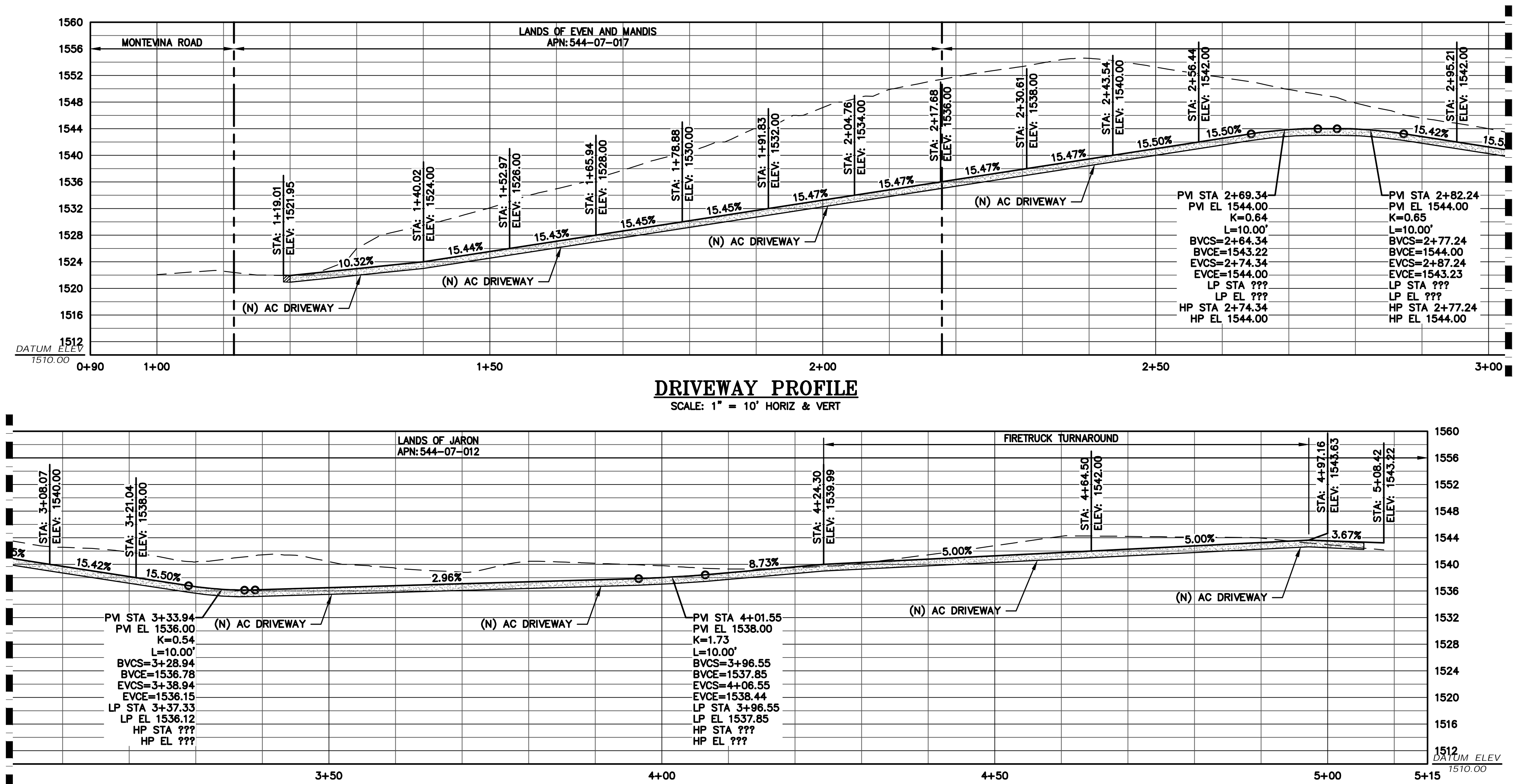
REVISIONS

NO.	DESCRIPTION	DATE	BY

JOB NO: 2221268
DATE: 01-30-23
SCALE: AS NOTED
DESIGN BY: KBC
CHECKED BY: JH
SHEET NO:

1-800-842-2444
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

C-2.3
07 OF 16 SHEETS




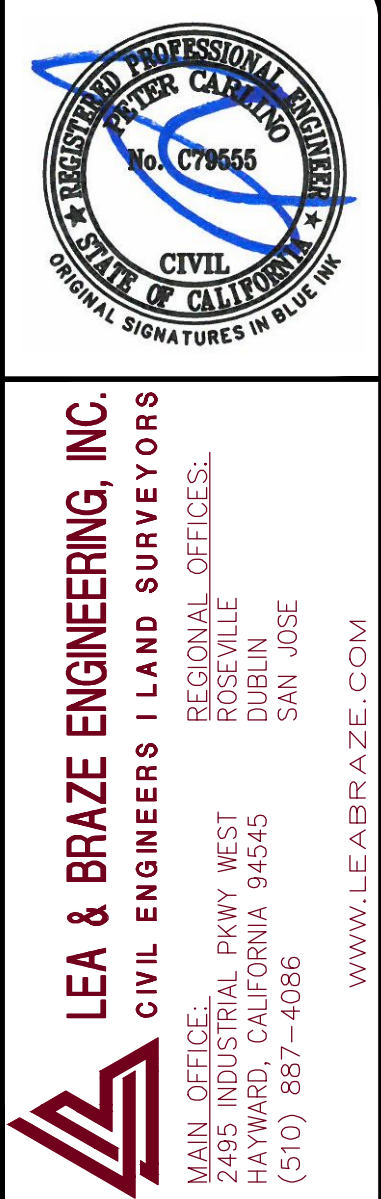
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CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
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JARON PROPERTY
0 MONTEVINA ROAD
LOS GATOS, CALIFORNIA
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SITE SECTION

REVISIONS	BY
JOB NO: 2221268	
DATE: 01-30-23	
SCALE: AS NOTED	
DESIGN BY: KBC	
CHECKED BY: JH	
SHEET NO:	

C-3.1
09 OF 16 SHEETS

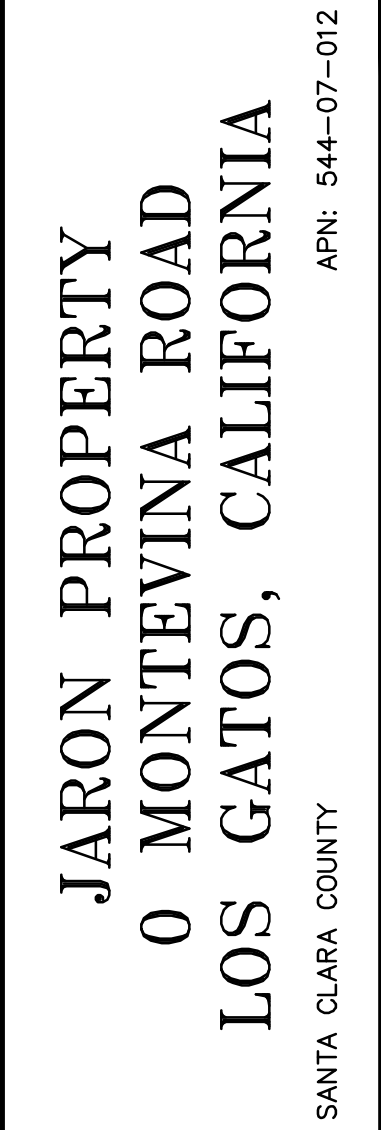


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CIVIL ENGINEERS / LAND SURVEYORS

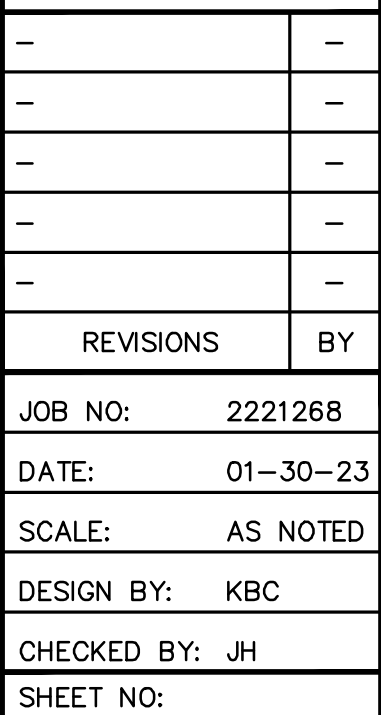
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2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
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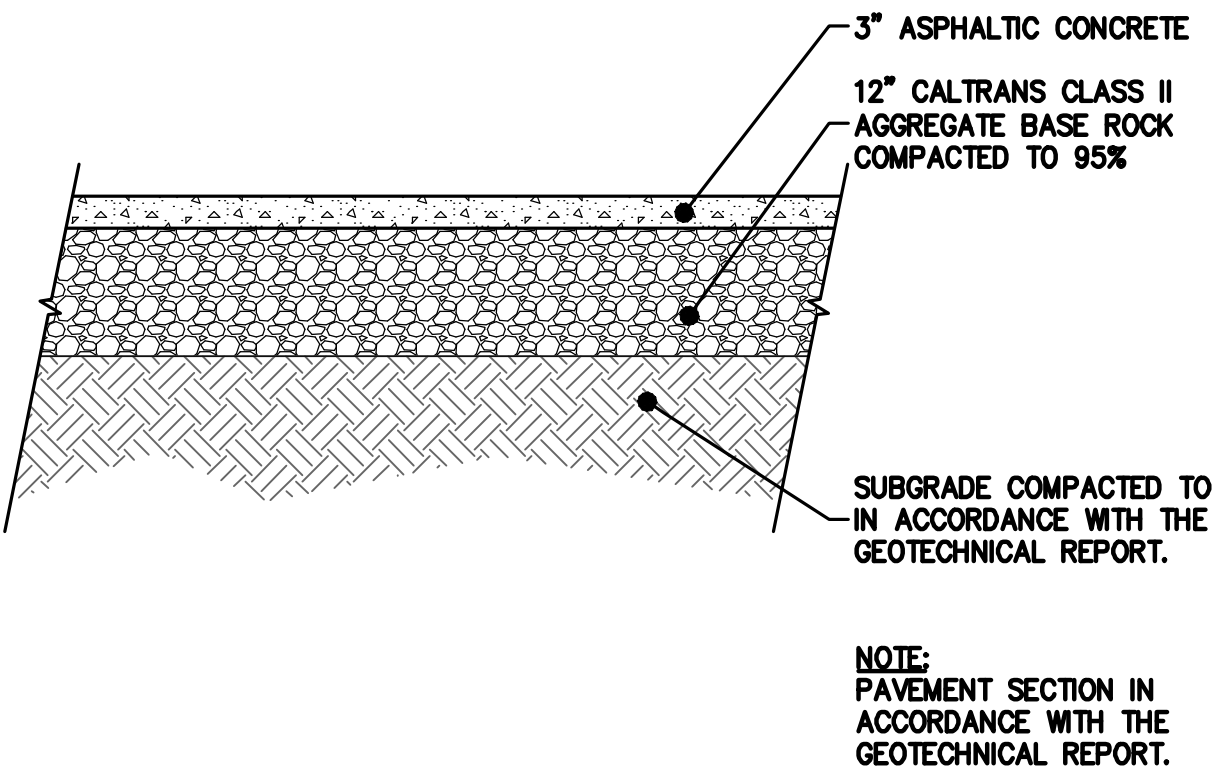
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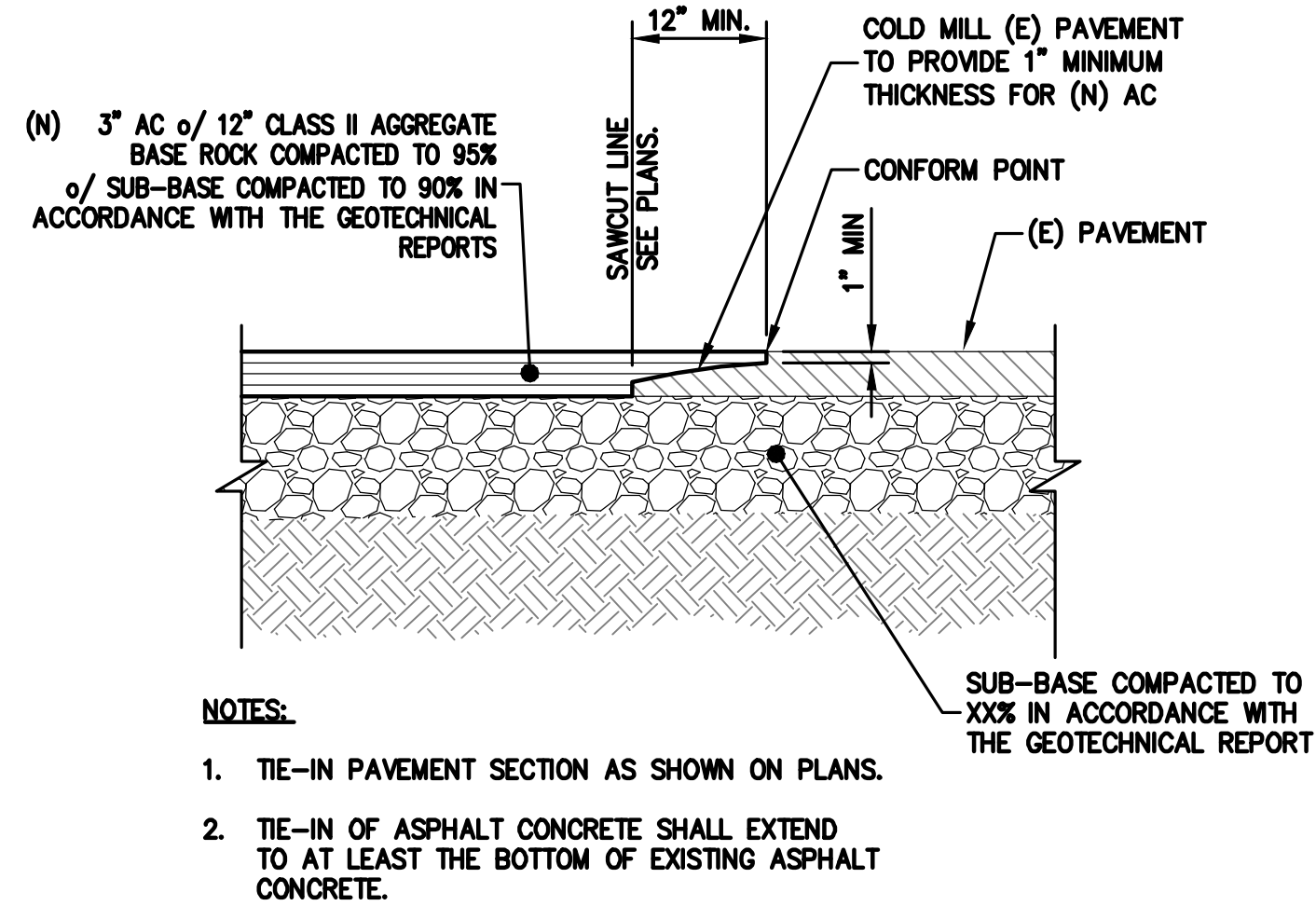
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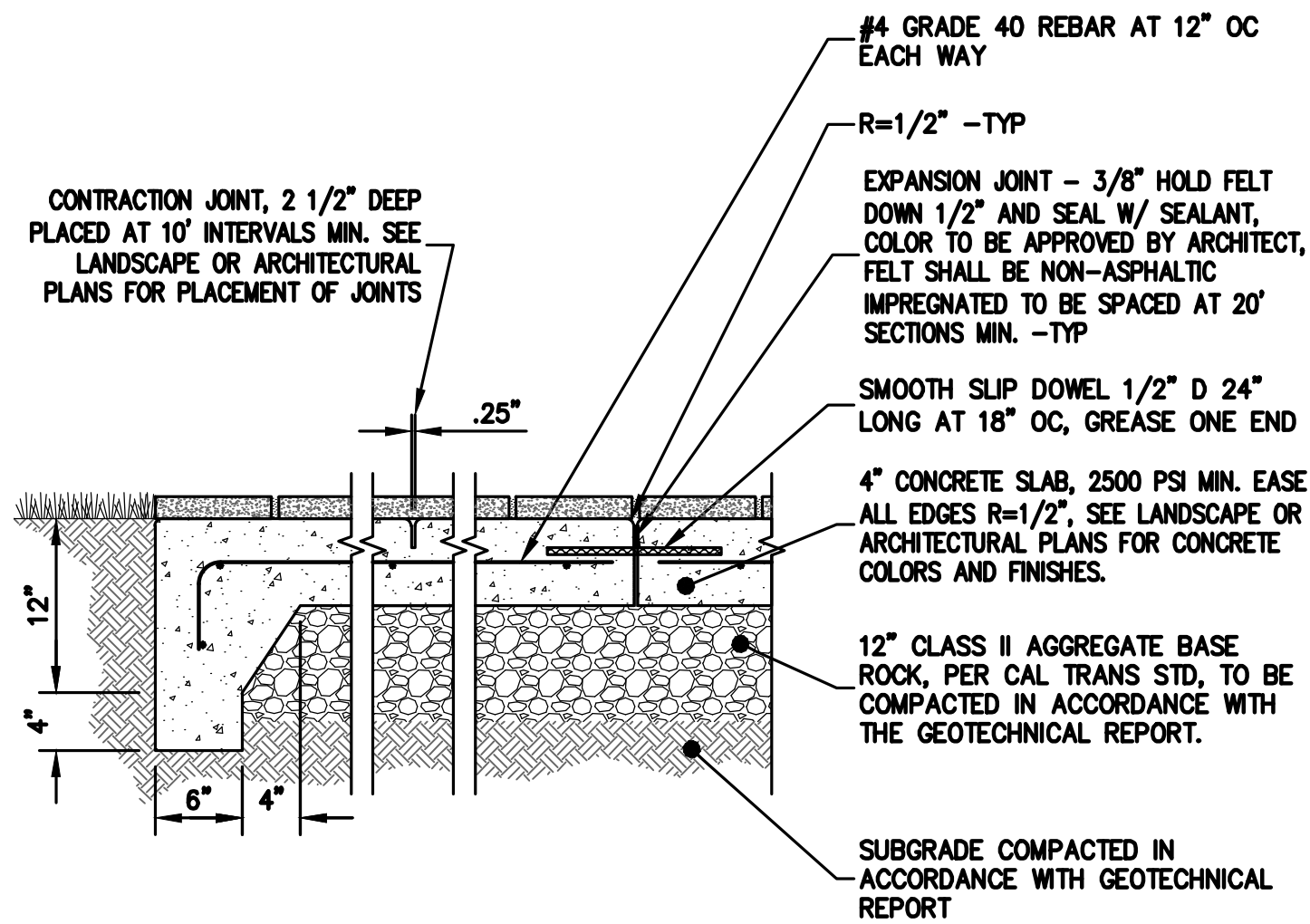
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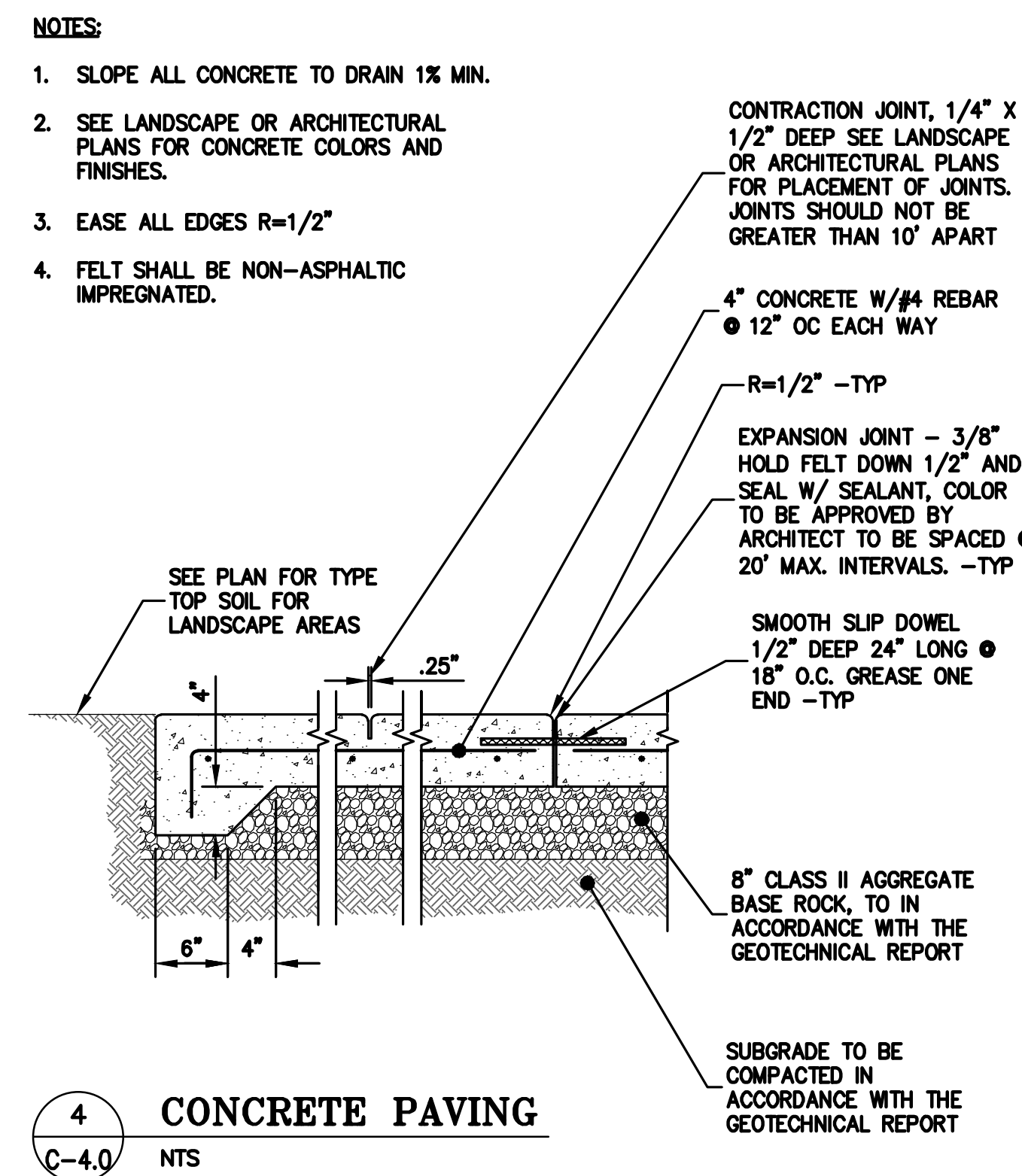
1 ASPHALT SECTION
C-4.0 NTS



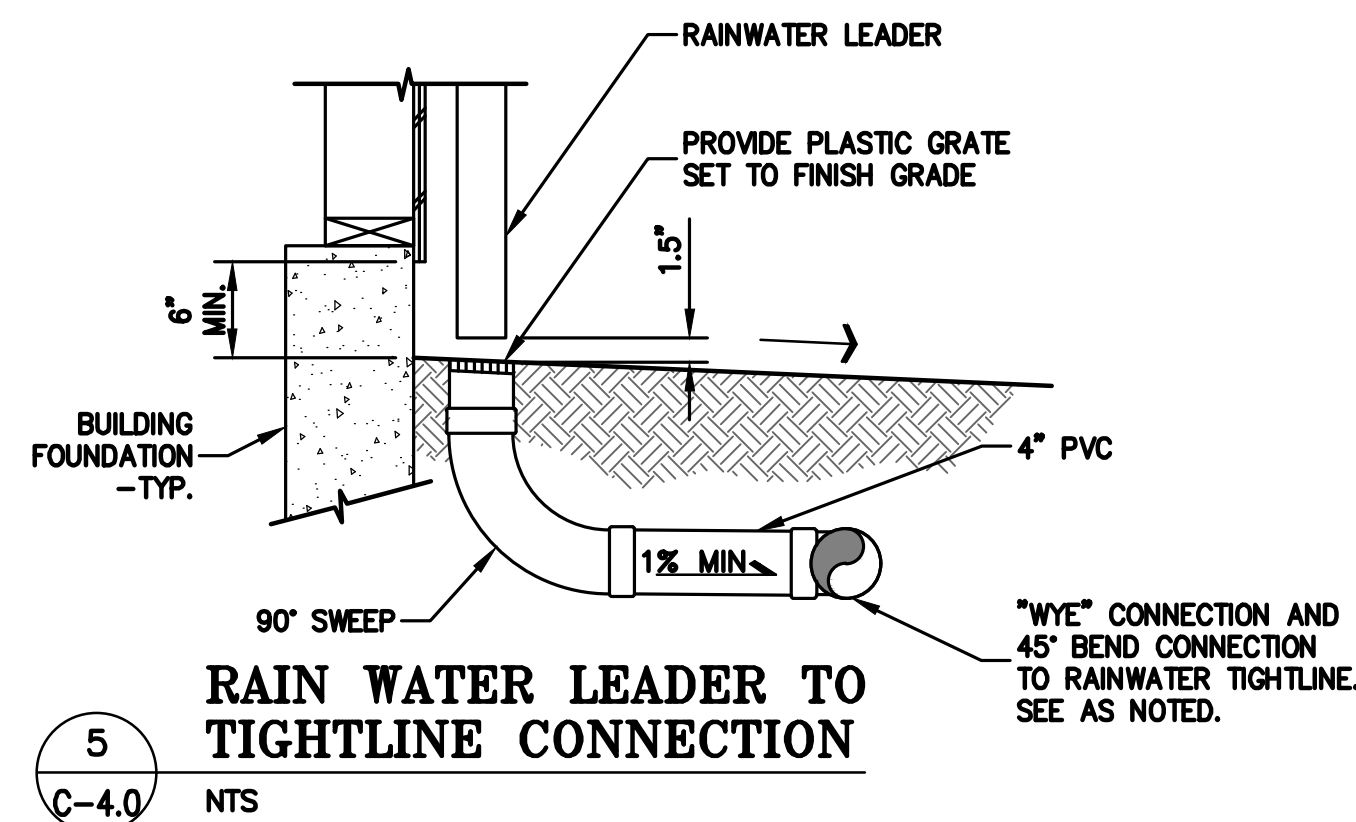
2 PAVEMENT TIE-IN
C-4.0 NTS



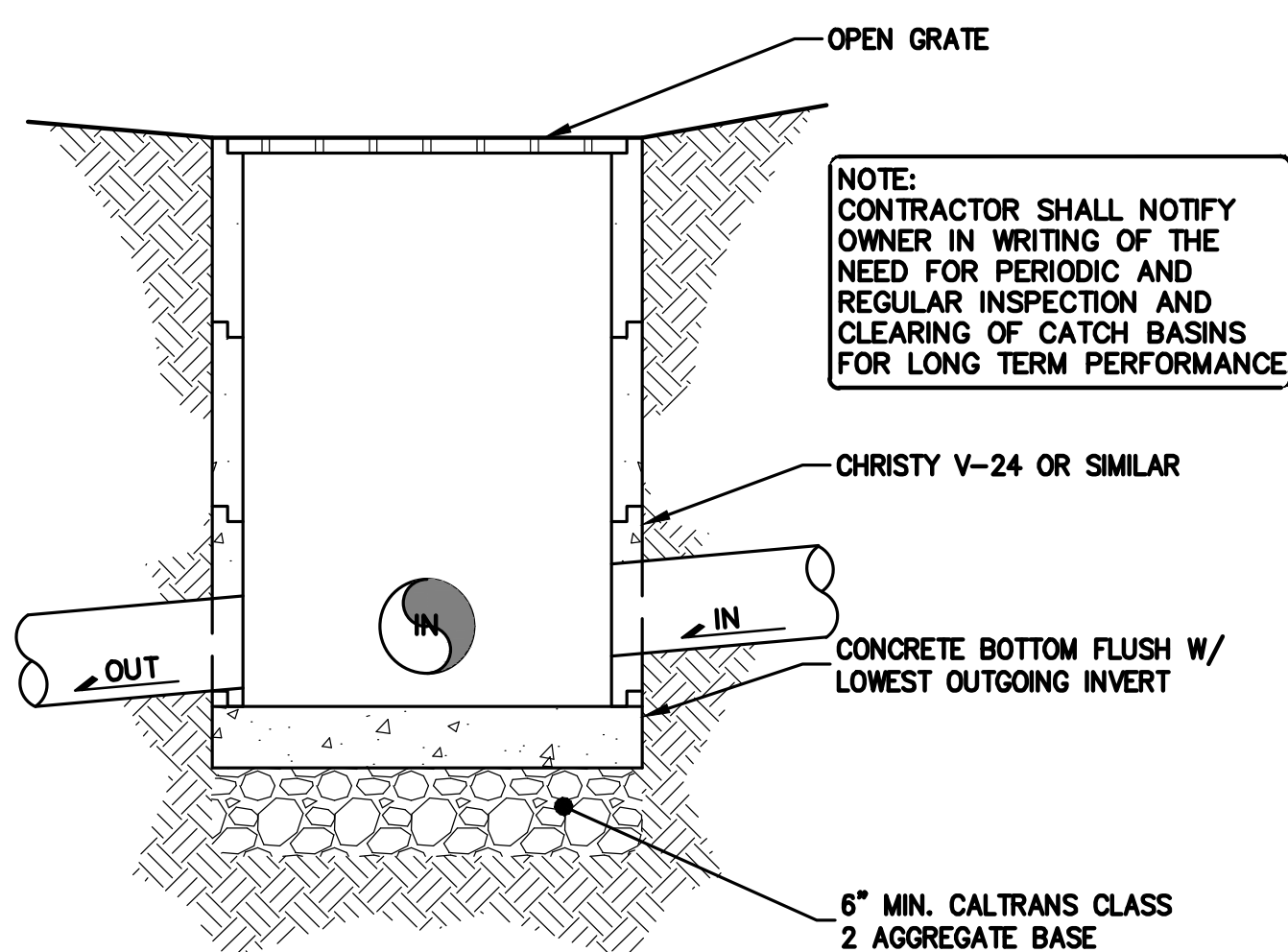
3 DRIVEWAY SLAB OR CONC. PAVING
C-4.0 NTS



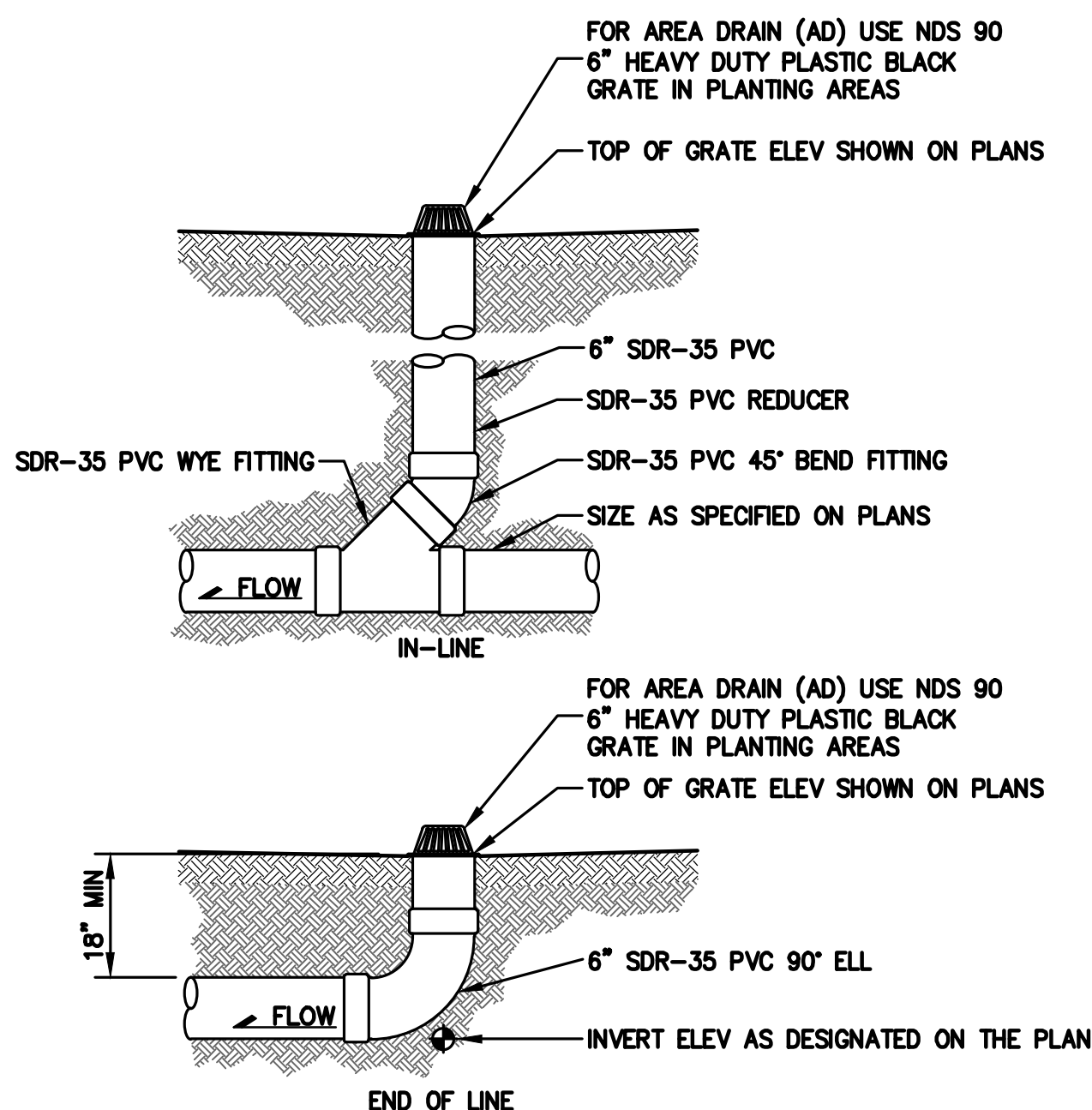
4 CONCRETE PAVING
C-4.0 NTS



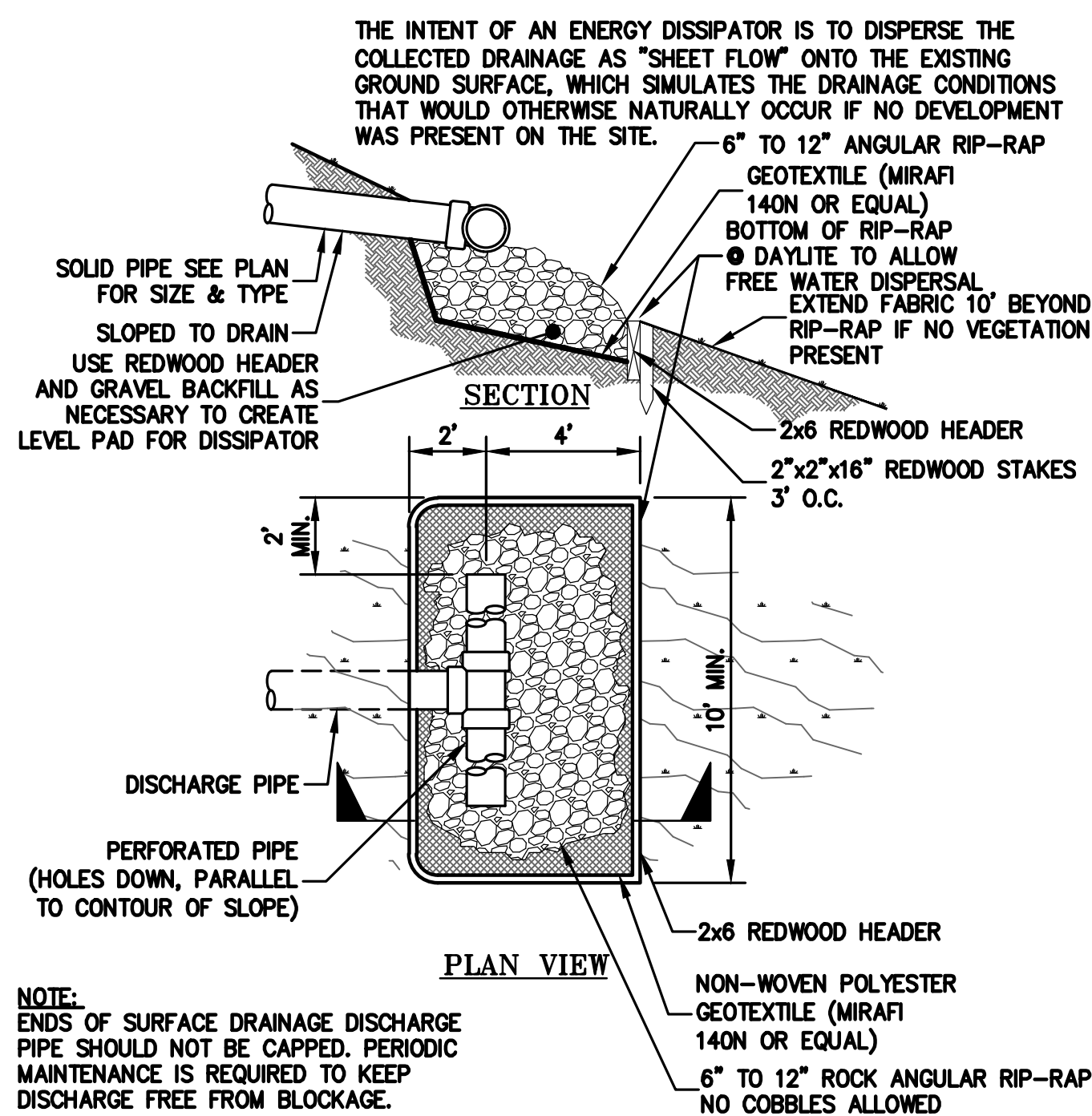
5 RAIN WATER LEADER TO TIGHTLINE CONNECTION
C-4.0 NTS



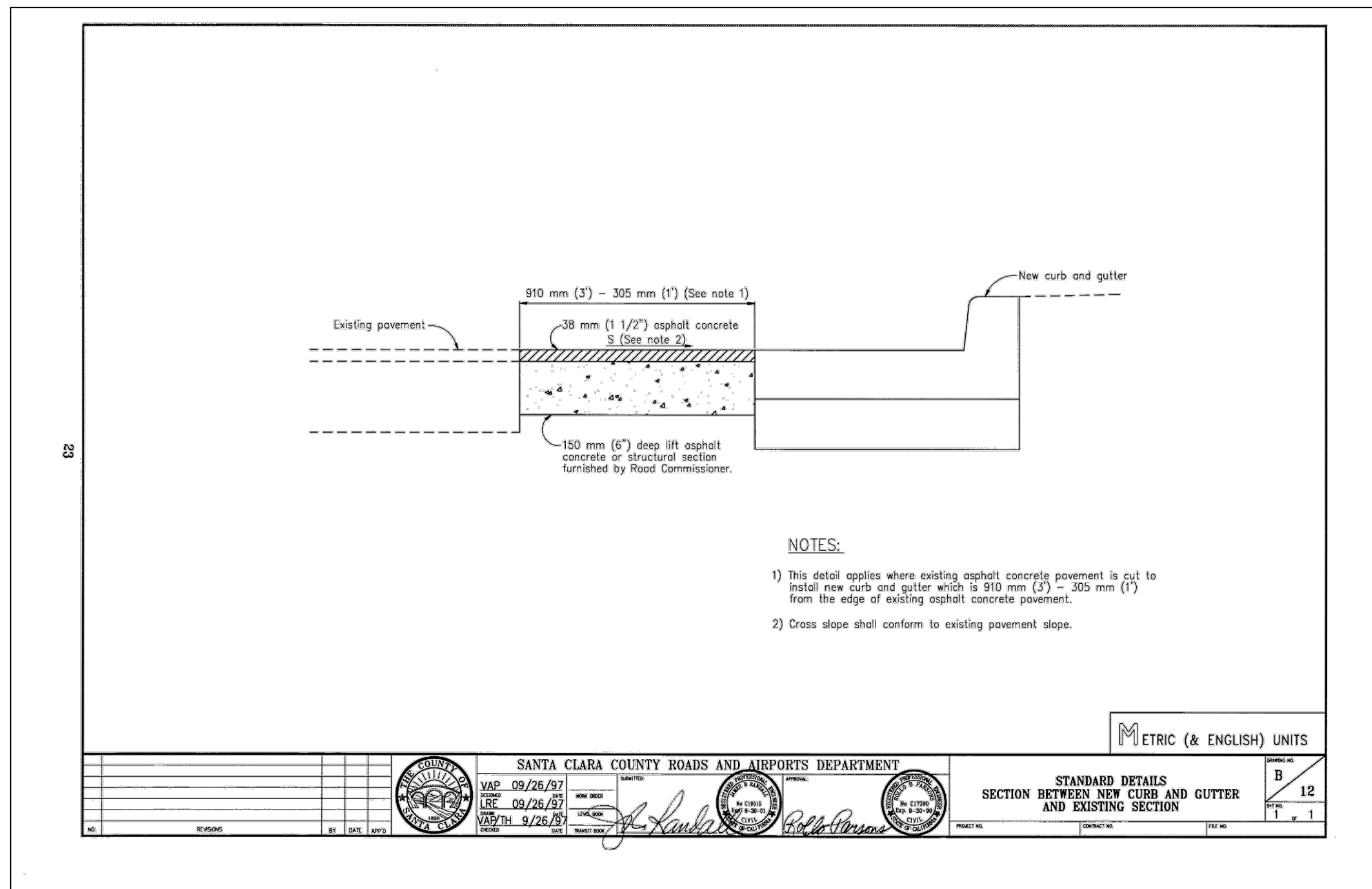
7 CATCH BASIN
C-4.0 NTS



6 AREA DRAIN
C-4.0 NTS



8 ENERGY DISSIPATER DISCHARGE
C-4.0 NTS



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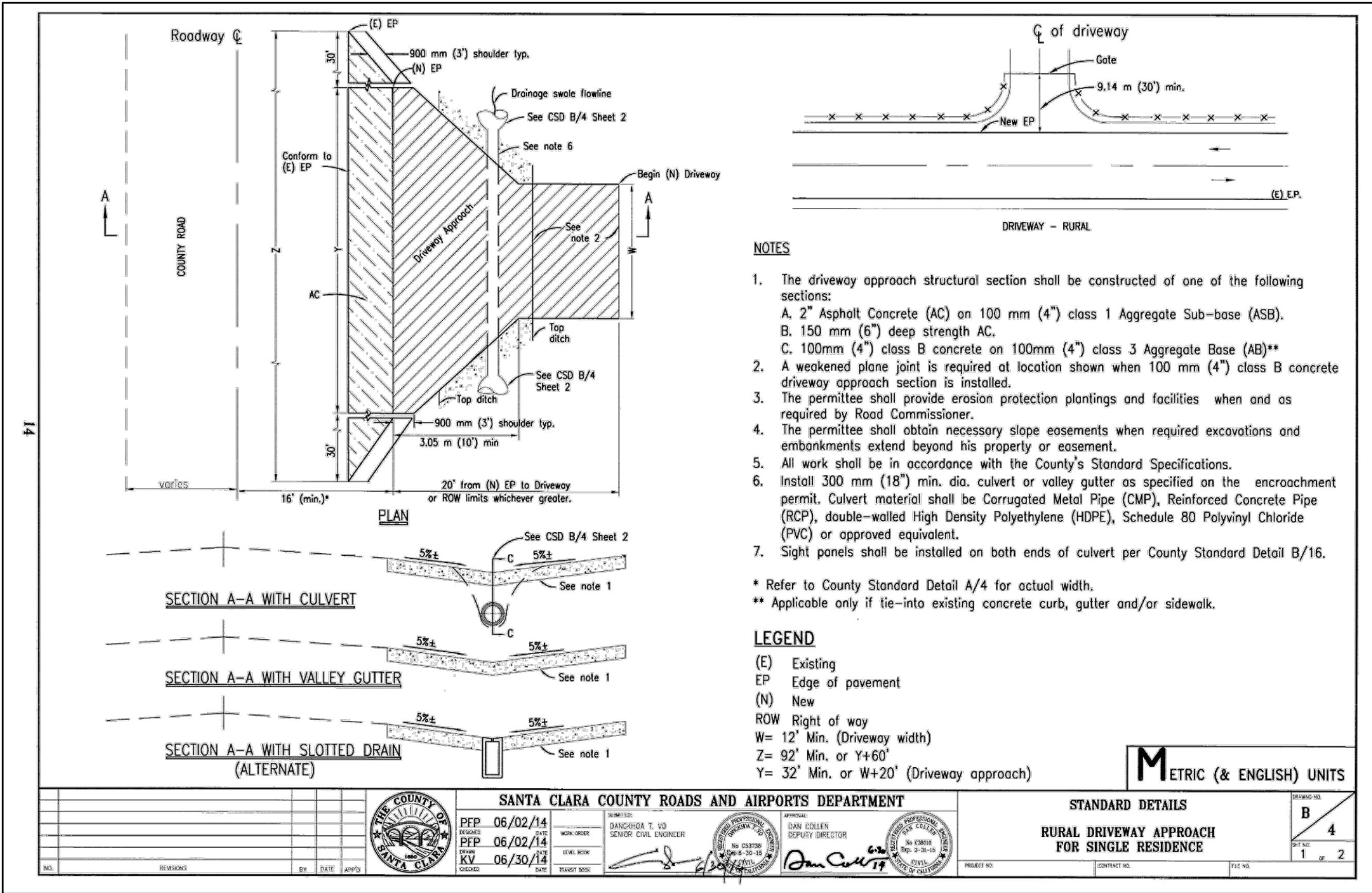
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DETAILS

JARON PROPERTY
0 MONTEVINA ROAD
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY

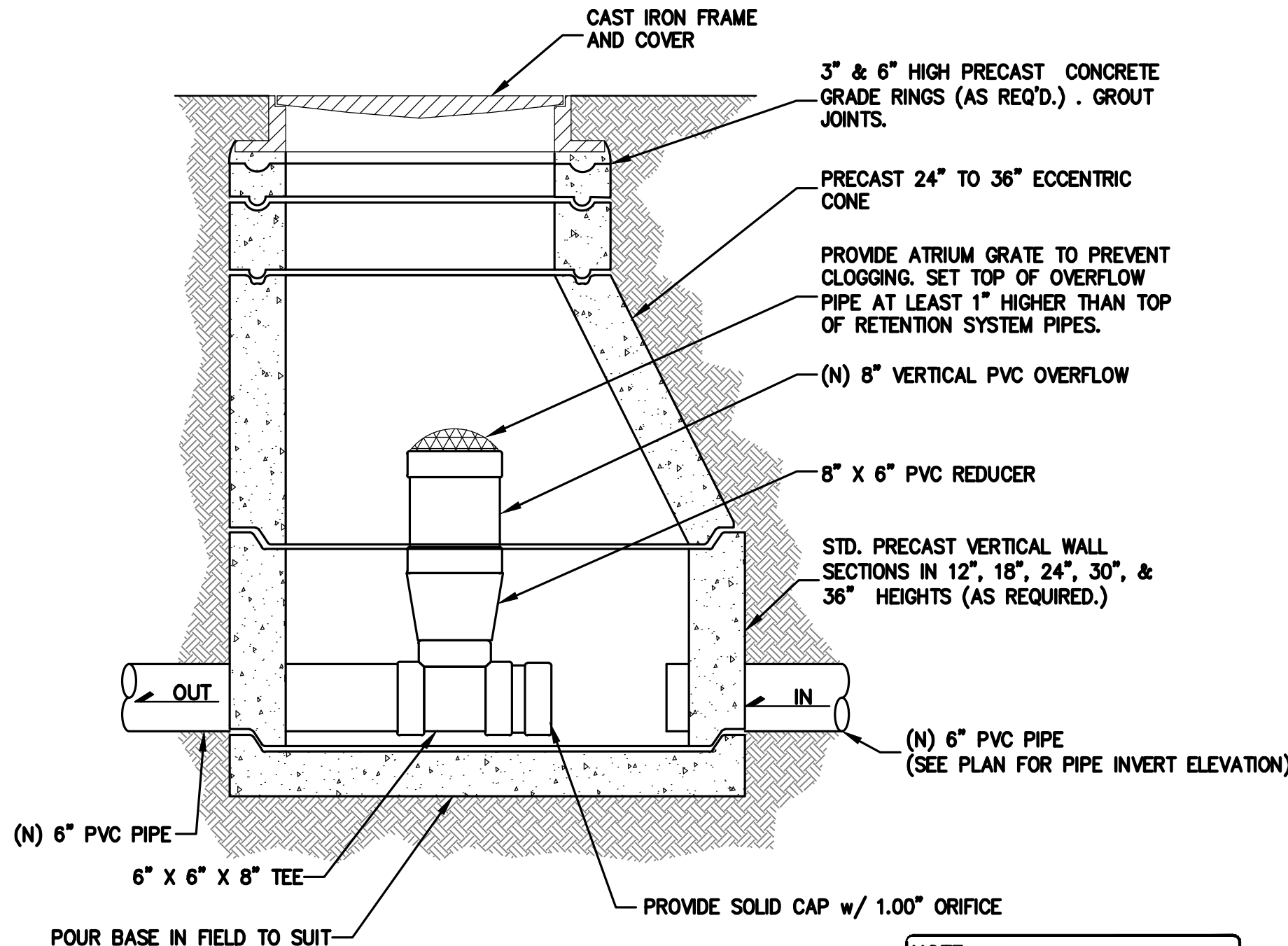
APN: 544-07-012

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
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2 METERED RELEASE OUTLET

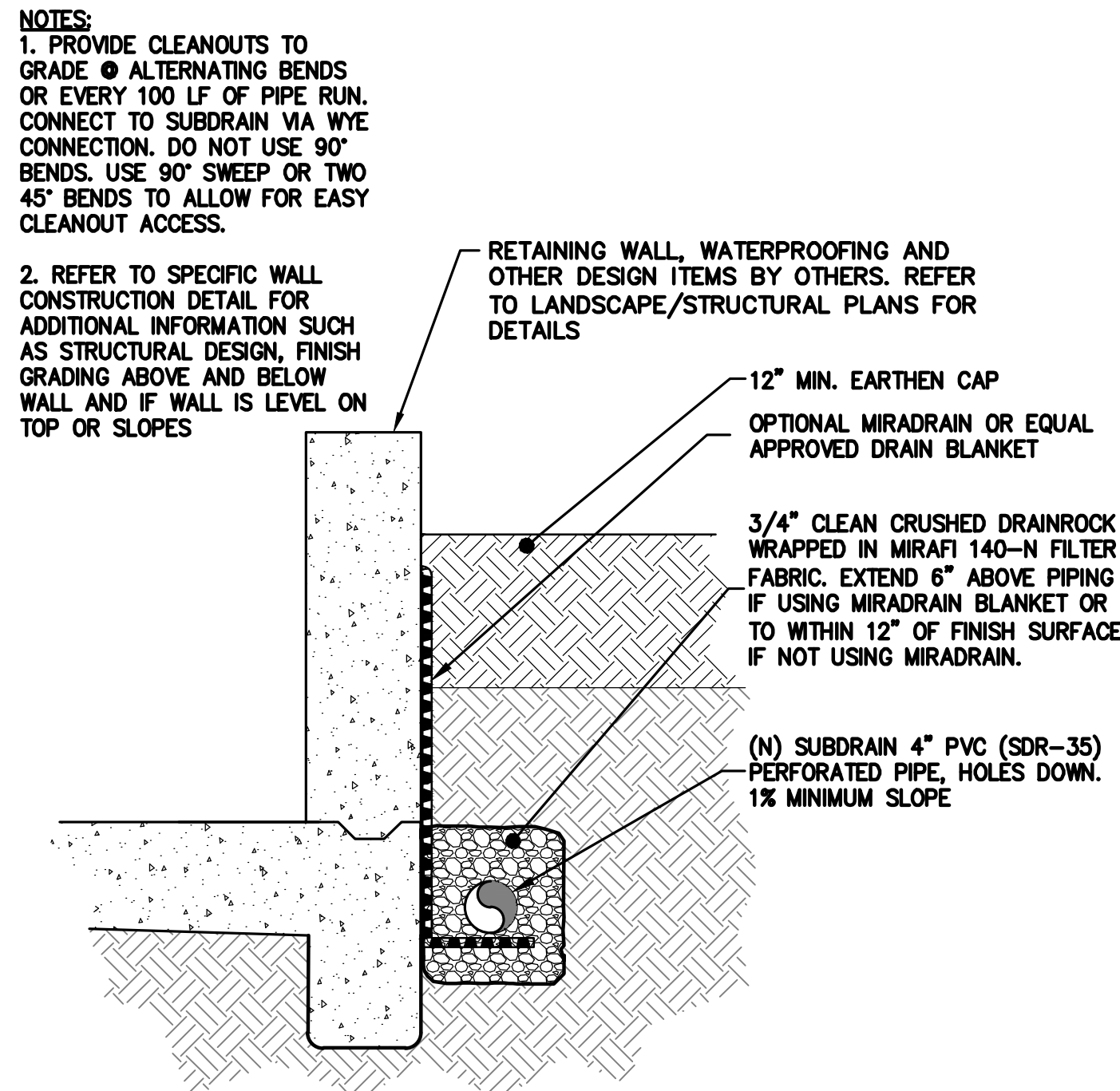
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SECTION A-A

ALL EXCAVATION, SHORING AND BRACING SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.

NOTE: REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS. REFER TO THE PLANS FOR SPECIFIC ACCESS COVER AND CLEANOUT LOCATIONS.



4 SITE RETAINING WALL SUBDRAIN

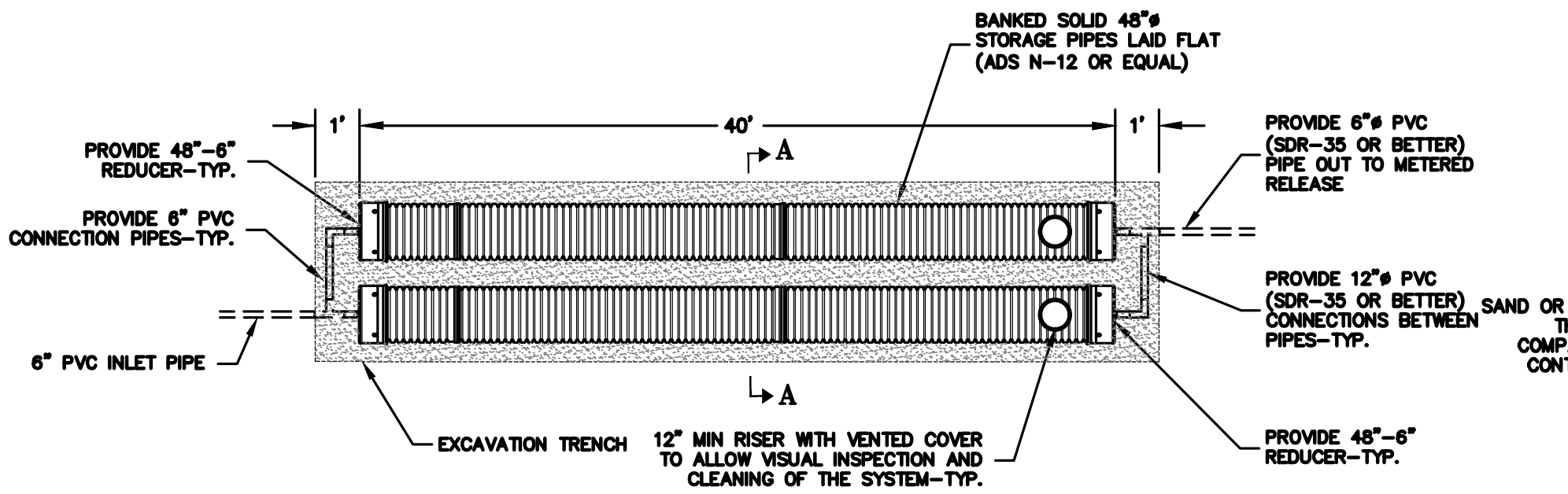
C-4.1 NTS

NOTES:

- PROVIDE CLEANOUTS TO GRADE @ ALTERNATING BENDS OR EVERY 100 LF OF PIPE RUN. CONNECT TO SUBDRAIN VIA WYE CONNECTION. DO NOT USE 90° BENDS. USE 90° SWEEP OR TWO 45° BENDS TO ALLOW FOR EASY CLEANOUT ACCESS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR ADDITIONAL INFORMATION SUCH AS STRUCTURAL DESIGN, FINISH GRADING ABOVE AND BELOW WALL AND IF WALL IS LEVEL ON TOP OR SLOPES

1 TYPICAL RETENTION SYSTEM DETAILS

C-4.1 NTS



STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	MIN. SIDE WALL "X"
48" (1,200 MM)	54" (1,372 MM)	25" (635 MM)	78.5" (1,994 MM)	18" (457 MM)

NOTES:

- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
- MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
- FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

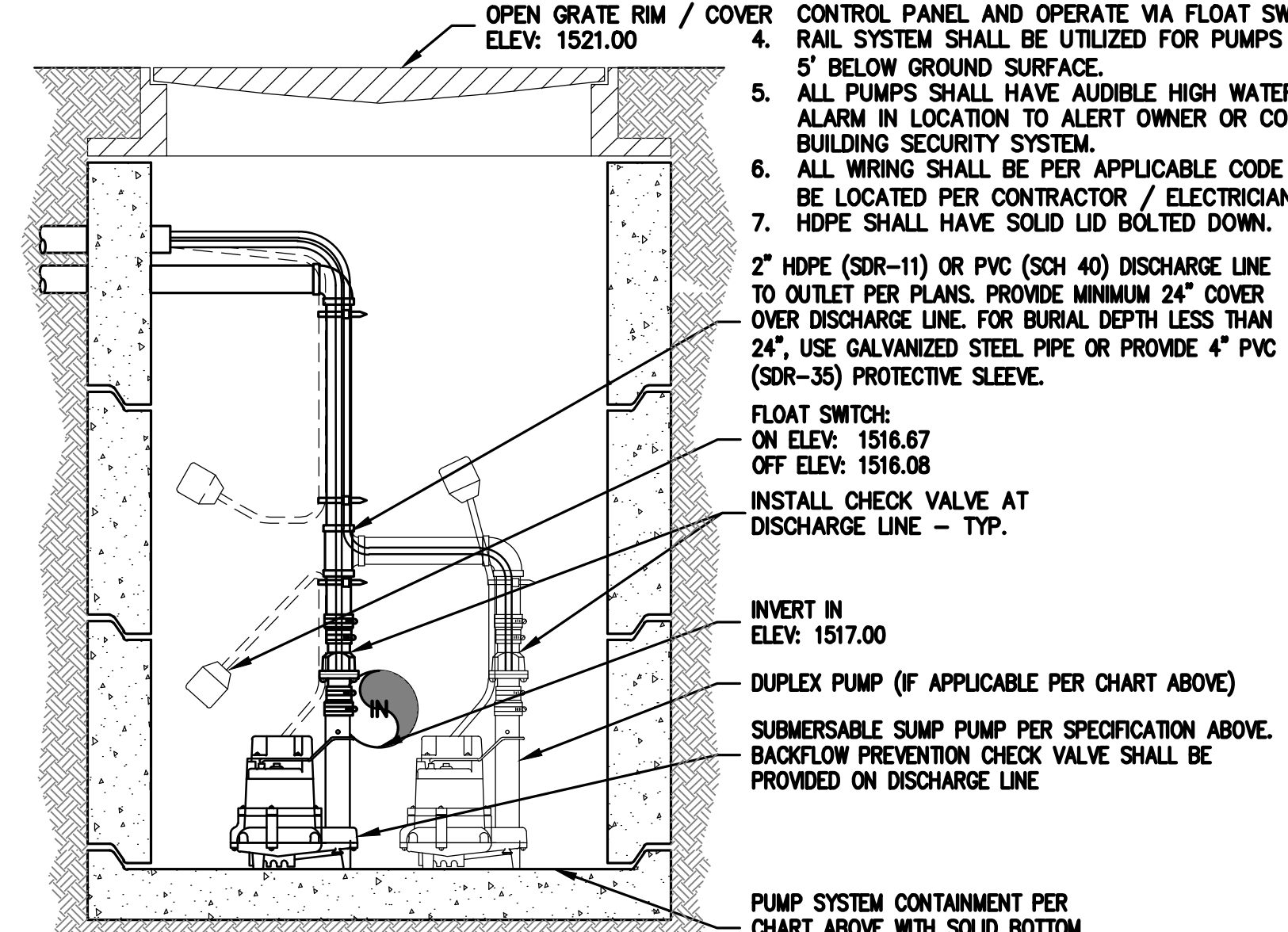
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE APPROVED BY THE SOILS ENGINEER. MATERIAL SHALL BE INSTALLED UNDER THE DIRECTION OF THE SOILS ENGINEER AND COMPACTED PER THE SPECIFICATIONS CONTAINED IN THE SOILS REPORT.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

NOTE: SEE SHEET C-2.1 FOR EXACT CONFIGURATION AND LOCATIONS OF ALL RETENTION PIPES.

PUMP PURPOSE: STORM DRAIN LIFT		
SPECIFICATION	QUANTITY	CONTAINMENT
XOELLER 151	SIMPLEX (SINGLE)	CHRISTY V-24
XOELLER 153	DUPLEX (DOUBLE)	30" HDPE
		CONCRETE MANHOLE



3 SUMP PUMP

C-4.1 NTS

NOTE: BACK-UP POWER IS RECOMMENDED. NOTIFY ENGINEER IF OMITTED FROM PROPOSED PROJECT.

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

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

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

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

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

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

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGIN.

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

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

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

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

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

SITE PROTECTION

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

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. **SCOPE OF WORK**
- THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.
2. **GENERAL**
- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT; AND THE COUNTY OF SANTA CLARA.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.
3. **CLEARING AND GRUBBING**
- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
- (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
- (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
- (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.
4. **SITE PREPARATION AND STRIPPING**
- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RITS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.
5. **EXCAVATION**
- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
6. **PLACING, SPREADING AND COMPACTING FILL MATERIAL**
- A. **FILL MATERIALS**
- THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER. IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.
- B. **FILL CONSTRUCTION**
- THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.
- THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.
- AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.
- THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.
- COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.
7. **CUT OR FILL SLOPES**
- ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERLIFTED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL. SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.
8. **SEASONAL LIMITS AND DRAINAGE CONTROL**
- FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.
9. **DUST CONTROL**
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
10. **INDEMNITY**
- THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.
11. **SAFETY**
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. **GUARANTEE**
- NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.
- THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
13. **TRENCH BACKFILL**
- EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER SETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.
14. **EROSION CONTROL**
- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
- FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL. PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.
15. **CLEANUP**
- THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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



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SANTA CLARA COUNTY
APN: 544-07-012

GRADING
SPECIFICATIONS

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REVISIONS	BY
JOB NO:	2221268
DATE:	01-30-23
SCALE:	NO SCALE
DESIGN BY:	KBC
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13 OF 16 SHEETS	

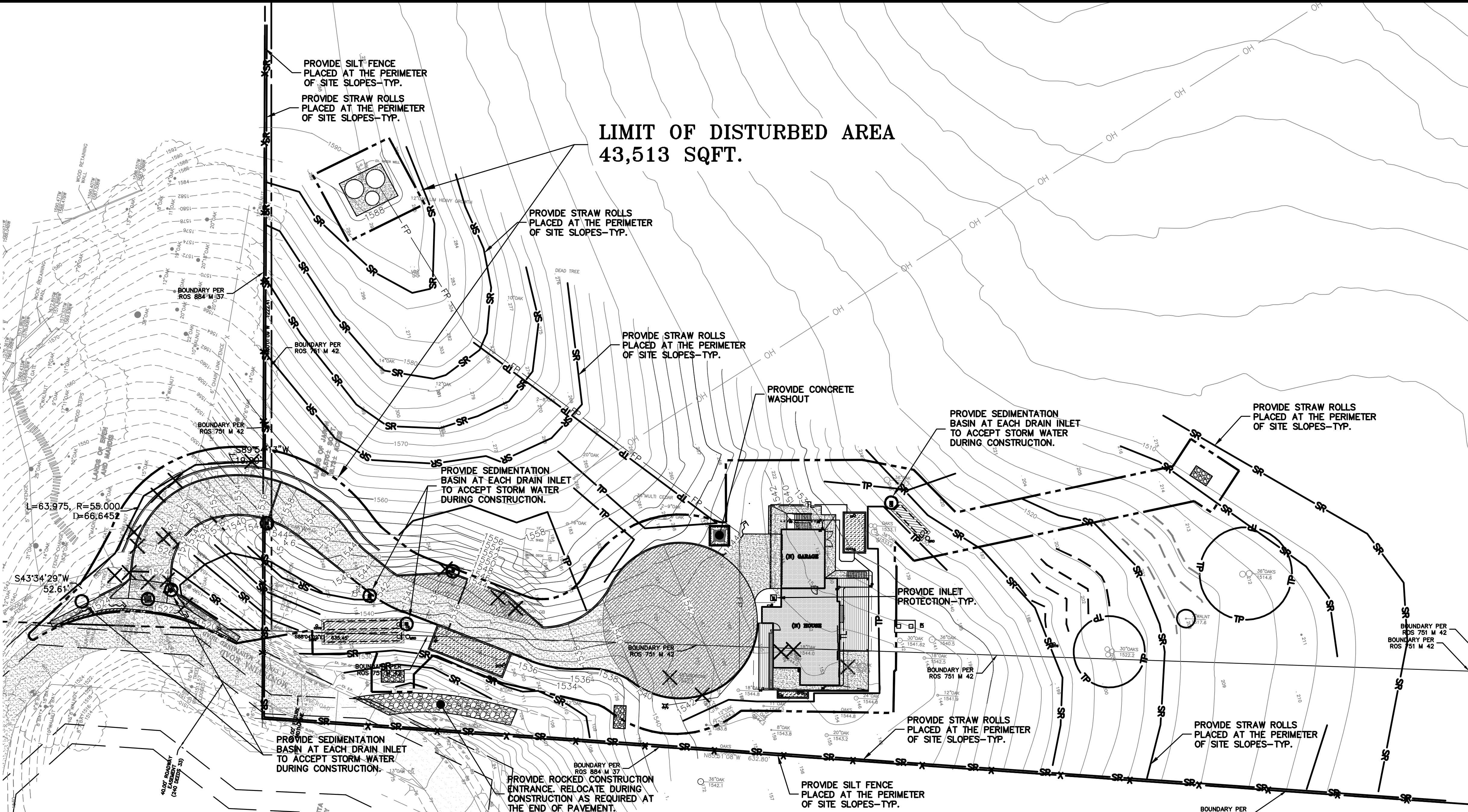
PURPOSE:

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

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.

- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ON SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ON SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND



EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

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

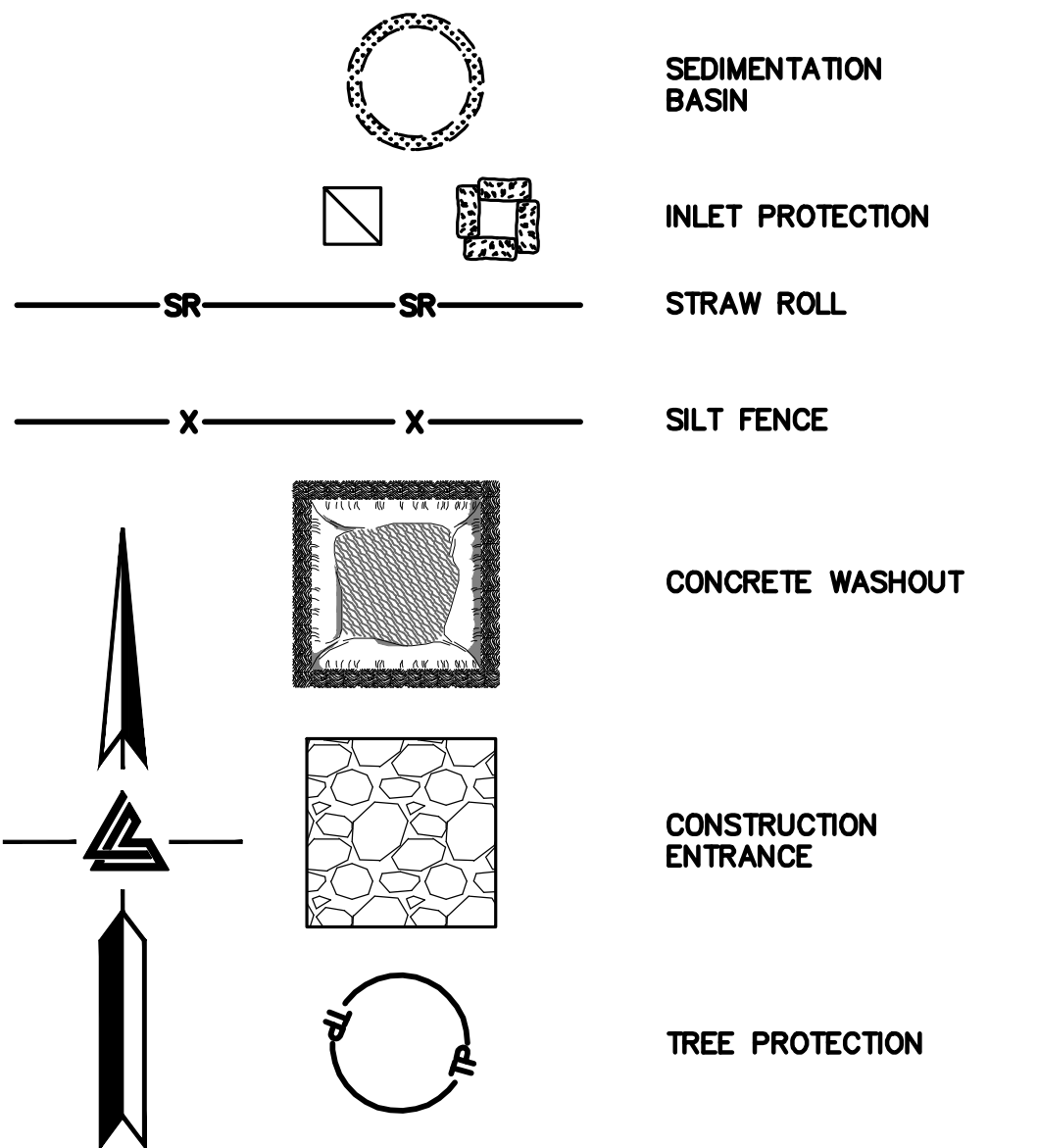
REFERENCES:

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

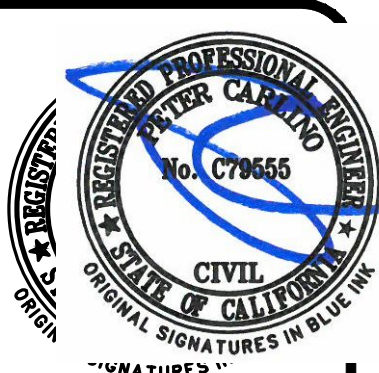
PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED 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.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



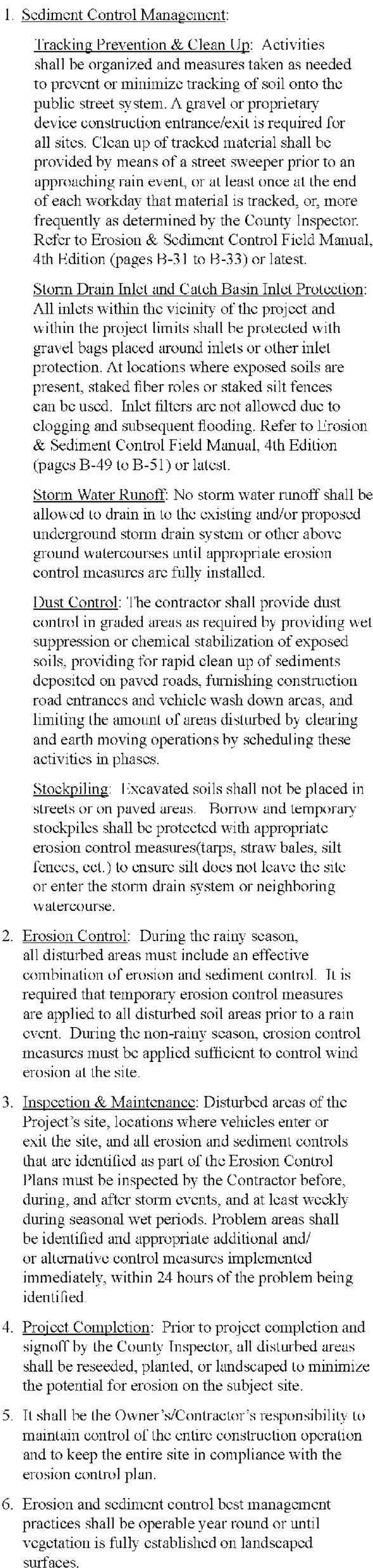
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APN: 544-07-012

EROSION CONTROL PLAN

REVISIONS	BY
JOB NO: 2221268	
DATE: 01-30-23	
SCALE: AS NOTED	
DESIGN BY: KBC	
CHECKED BY: JH	
SHEET NO:	

BMP-1



BMP-2

