



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 3/5/2024

ITEM NO: 13

DESK ITEM

DATE: March 5, 2024
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Consider the Adoption of a Resolution Denying an Appeal of a Planning Commission Decision that Approved the Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Setbacks on a Non-Conforming Property Zoned R-1D. **Located at 212 Thurston Street.** APN 410-15-039. This Project is Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a): New Construction or Conversion of Small Structures. PROPERTY OWNER/APPLICANT: Meleah Guillardo. PROJECT PLANNER: Maria Chavarin

REMARKS:

Attachment 9 includes a supplemental letter and plans received from the applicant on March 5, 2024.

ATTACHMENTS:

Previously received with the March 5, 2024 Staff Report:

1. December 13, 2024 Planning Commission Staff Report
2. January 10, 2024 Planning Commission Staff Report, with Exhibits 1-12
3. January 10, 2024 Planning Commission Verbatim Minutes
4. January 17, 2024 Planning Commission Action Letter
5. Appeal of the Planning Commission Decision, received January 22, 2024
6. Applicant's Response to Appeal, Received February 20, 2024
7. Draft Resolution to Deny Appeal and Approve Project

Previously received with the March 5, 2024 Addendum Report:

8. Supplemental Appeal Letter, Received March 3, 2024

PREPARED BY: Maria Chavarin
Assistant Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

PAGE 2 OF 2

SUBJECT: 212 Thurston Street/S-23-009

DATE: March 5, 2024

ATTACHMENTS (continued):

Received with this Desk Item Report:

9. Supplemental letter and plans, Received March 5, 2024

Meleah Guillard
212 Thurston St.
Los Gatos, CA 95030
408.364.6993

March 5, 2024

Dear Los Gatos Town Council Members,

I am providing responses to the appellant's most recent comments provided on March 3, 2024. I have provided responses to his previous letters dated January 22, 2024, July 12, 2023, and July 7, 2023.

“Error or abuse of discretion by the Planning Commission for the ‘setback, condition of approval for existing garage to remain’”

I would like to first highlight that the “Request for Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Setbacks on a Non-Conforming Property Zoned R-1D” passed with the Planning Commission’s vote of 5-1 on January 10, 2024. The Planning Commission is a competent group of individuals who spent extensive time evaluating the application, reviewing the various Town of Los Gatos department’s comments (Building, Planning, Engineering, Architecture, Fire), reviewing public comments, and all Planning Commissioners even performed a neighborhood and site visit to substantiate their decision.

As stated in my previous response to the appellant and throughout the full planning process, there has never been an intent in my application to remove the existing garage, which has been in its current condition and location since 1915. As part of the January 10, 2024 Planning Commission meeting, I agreed to the added condition to repair the garage as part of my construction plans to appease my neighbors’ concerns. The repair of the garage will include fixing the roof, gutters and drainage concerns the appellant raises, which is also the first time I’m hearing of this drainage concern from the appellant.

My garage is a legal, non-conforming structure. The appellant has cited the following Town Code section as his basis for requesting the movement of the garage:

1. Sec. 29.10.245 to 29.10.255 - These codes are related to the expansion of non-conforming buildings and do not apply to my existing garage, because I do not plan to enlarge or change the use of the garage. There are no plans for my garage beyond repair and therefore the setbacks under these codes do not apply.

Further the appellant cited the following codes that he believes the Planning Commissioners violated:

2. Sec. 29.20.150 - This code relates to considerations in the review of applications. The Planning Commissioners and various Town of Los Gatos departments thoroughly

considered the various aspects of this code in their review and ultimately approved the application.

3. Sec. 29-20-160 to Sec.29.20.175 - These codes are related to conditions of approval. As part of the January 10, 2024 Planning Commission meeting, I have agreed to the terms to repair my garage, which was added to appease my neighbors' concerns.

The appellant did not attend the January 10, 2024 Planning Commission meeting. At this meeting, not only was the condition of the garage discussed, but I also addressed that I planned to keep the garage in its current location. The Planning Commission added a condition for me to repair the garage concurrent with the construction of the new home to address the neighbors' concerns. Further, this condition was accepted by the neighbors' who attended this public meeting, which included the neighbors bordering 212 Thurston St. and whose property borders the garage (105 Olive St.).

The Planning Commission did not err or abuse their powers regarding the garage. The appellant's request to demolish and move the garage based on the lack of any code violation, is egregious and unreasonable. This would be a very expensive request on an already high cost project to satisfy the appellant's apparent main garage setback concern, drainage, which I've noted will be addressed when the garage is repaired. I have no intention of tearing down or moving this garage.

“Planning Commission’s decision is not supported by substantial evidence in the record as ‘setbacks do not conform to R1-D minimum setback requirements’”

The setbacks for the non-conforming lot were thoroughly discussed throughout the whole planning process and at the Planning Commission meeting on January 10, 2024. Again, I want to address the competency and thoroughness of procedures performed by the Planning Commission and Town of Los Gatos departments to ensure the setbacks were appropriate by code and conformed with the neighborhood. The Planning Commissioners performed a neighborhood and site visit to assess the setbacks and heights, to substantiate their approval of the plan on January 10, 2024.

The Planning Commission additionally asked my immediate neighbors who attending the Planning Commission meeting and who border my home on Olive St. (105, 103, and 101 Olive St.) for their concerns regarding the setbacks and even offered them various scenarios (move the house back to increase front setbacks, move the house forward and further reduce front setbacks, or lower the height of the house, all to address their privacy and sunlight concerns), but ultimately the neighbors determined that the current setbacks and heights best addressed any privacy and sunlight concerns and they did not raise any further concerns on January 10, 2024. The appellant had the opportunity, like my neighbors, to raise his concerns regarding the setbacks and height at the January 10, 2024 meeting, but the appellant did not attend the meeting nor raise any concerns on this date.

The Planning Commission voted in favor to approve the setbacks as they are. The Planning Commission did not err or abuse their powers regarding the setbacks or building height. The setbacks and height are appropriate for a non-conforming lot and the neighborhood, which includes multiple 2 story homes (including the appellant's) and non-conforming setbacks.

Additional concerns raised in the appellant's letter have also been previously raised and addressed during the planning process and at the Planning Commission meeting. One of my neighbors' main concerns is privacy, which is also one of my main concerns, as my bedroom and bathroom face into the Olive St. neighbors' yards. To address this privacy concern, I have agreed to adjust the heights of my windows, have frosted glass bathroom windows, and will plant privacy screening trees bordering the fences. To further address the privacy concerns, I have submitted landscape architecture plans to demonstrate the location and type of screening trees, English Laurel hedges, which are evergreen and drought tolerant. I will maintain these privacy screening trees and their heights to protect my neighbors' privacy concerns as well as my own. My neighbors also have the right to address any of their own privacy concerns on their own properties. I have further provided a "shadow study" (refer to page A1 of submitted plans) as part of my approved project plans, which did not indicate any significant sunlight impact for my neighbors. This study has been reviewed and approved as part of my application by the Planning Commission and Town of Los Gatos departments. As part of my planning application, I also submitted documentation that I met my surrounding neighbors in person and who were available (on Thurston St, Monterey Ave., and immediate neighbors on Olive St.) and I notified them of my project plans and none of them indicated strong concerns to my project. This neighbor visit included meeting the appellant's parents who are the primary occupants of 214 Thurston St., who also did not raise any concerns during my visit and were happy to see the existing home be torn down with new construction and did not mention any concerns about the garage. They also did not attend the January 10, 2024 Planning Commission meeting.

Town Council Members, I appreciate your time and consideration into my project and I hope that you will agree with the Planning Commission's approval. Please take into consideration the thoroughness and time the Planning Commission, various Los Gatos departments, and my team and myself have put into this project to ensure that it abides by the Town Codes and takes neighbors' concerns seriously. I am a first time home owner and I am grateful for the opportunity to build my dream home in this beautiful town that I grew up in and to be a good and compromising neighbor.

Sincerely,

Meleah Guillard

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FIRE DEPARTMENT NOTES

1. Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in new dwellings.
2. Required Fire Flow: The minimum required fire flow for this project is 500 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC (903.3.1.3)
3. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by the office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
4. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
5. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification 51-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
7-19-23	db
10-11-23	
10-20-23	

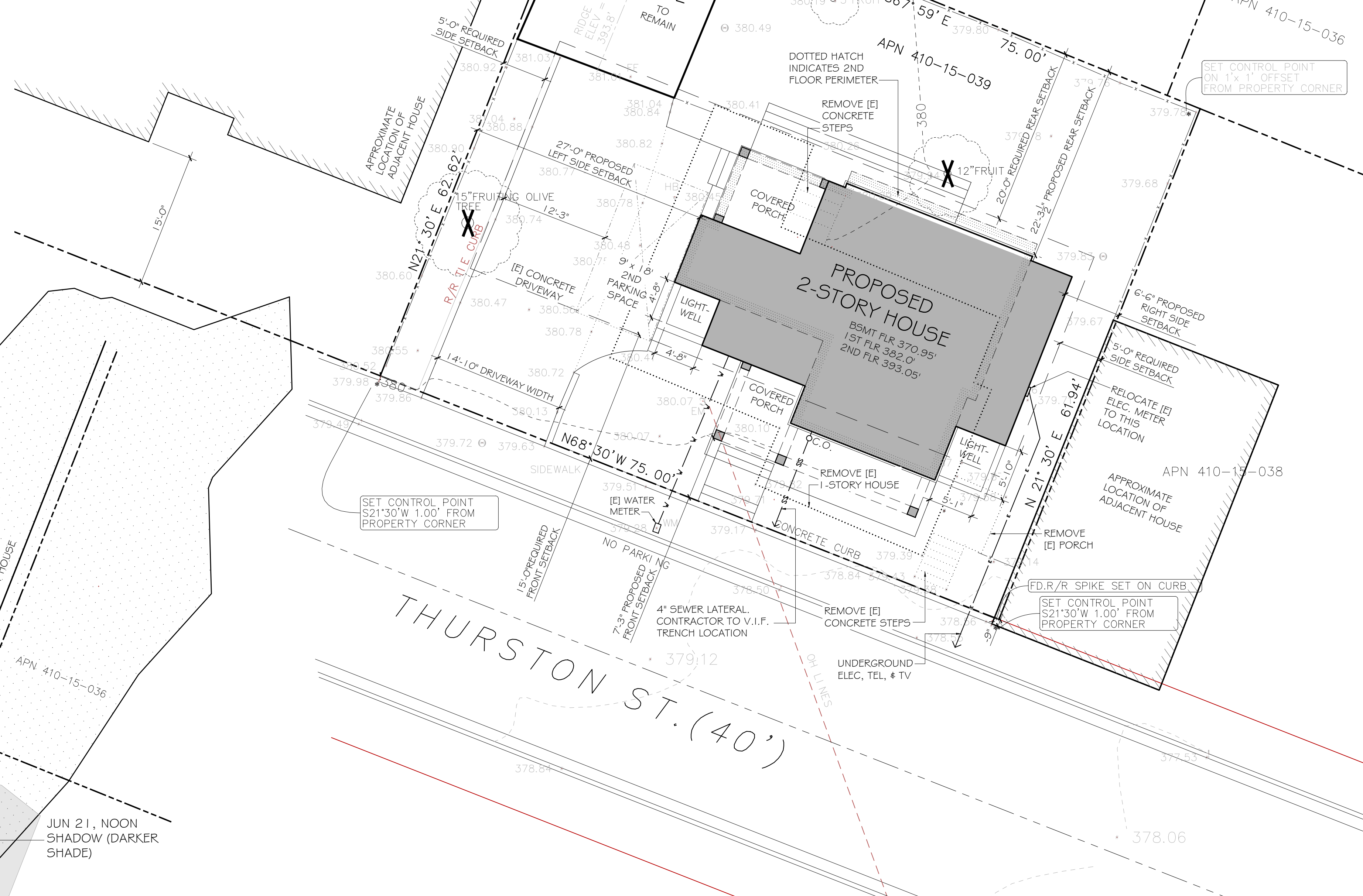
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY HOME FOR
GUILLARDO RESIDENCE
212 THURSTON ST
LOS GATOS - CALIFORNIA

DATE:	4-17-23
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	GUILLARDO
SHEET	

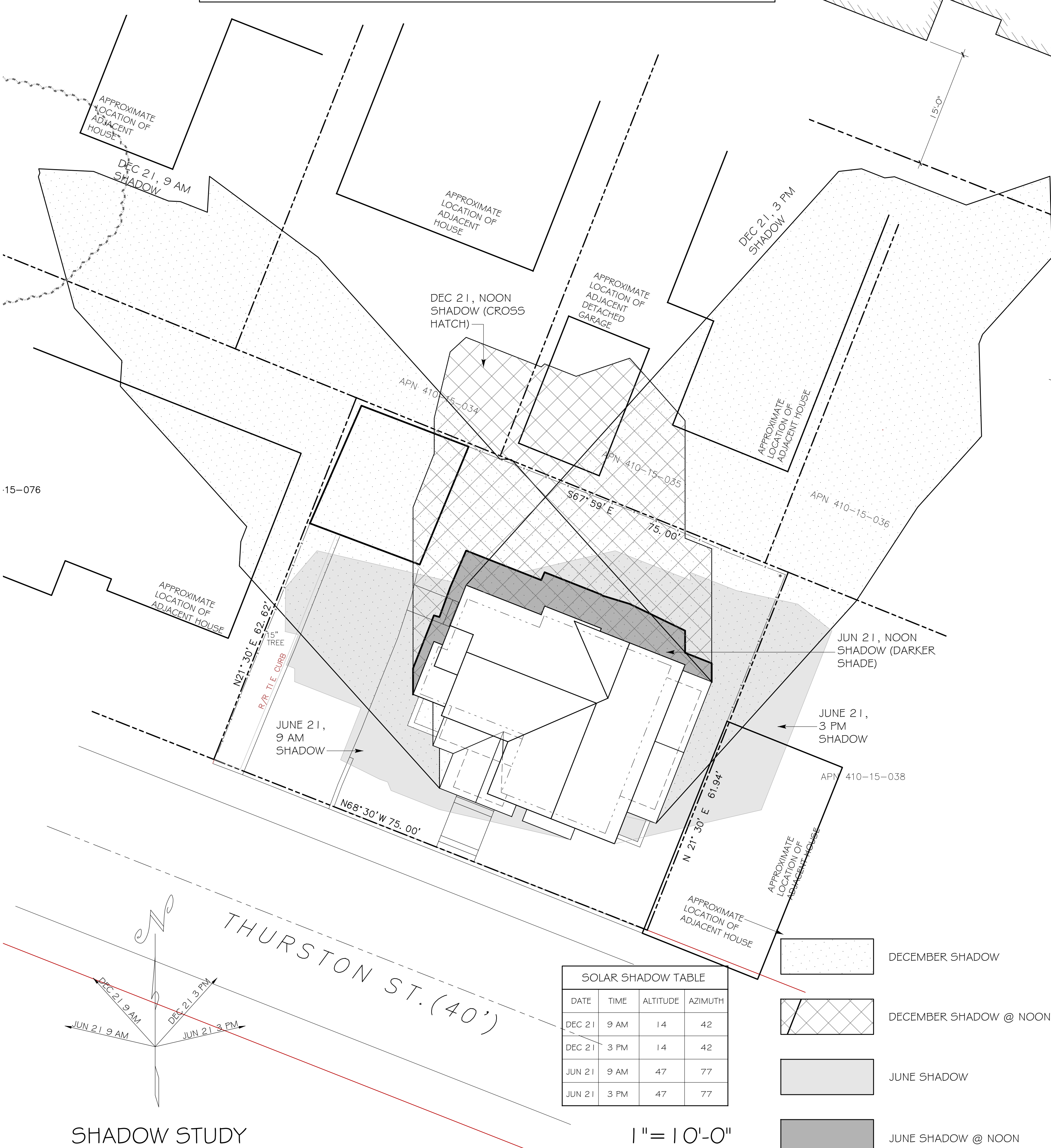
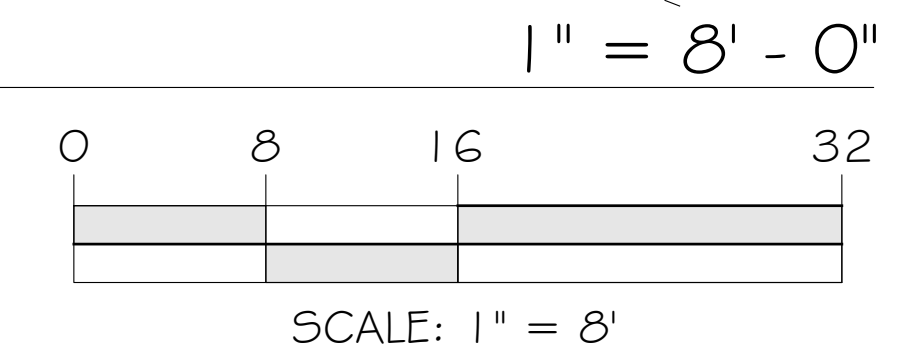
A1
OF 4 SHEETS

APN 410-15-076



SITE PLAN

PLOTTED ON SURVEY BY ROBERT J. CRAIG, DATED 12-8-2022, JOB # C-22086.



SOLAR SHADOW TABLE			
DATE	TIME	ALTITUDE	AZIMUTH
DEC 21	9 AM	14	42
DEC 21	3 PM	14	42
JUN 21	9 AM	47	77
JUN 21	3 PM	47	77

- DECEMBER SHADOW
- DECEMBER SHADOW @ NOON
- JUNE SHADOW
- JUNE SHADOW @ NOON

DRAWING INDEX	
ARCHITECTURAL	SHEET A1 SITE PLAN, PROJECT DATA, SHADOW STUDY
SHEET A2	FLOOR PLANS, ROOF PLAN
SHEET A3	ELEVATIONS
SHEET A4	SECTIONS, STREETScape & SITE SECTION
CIVIL	SHEET 1 GRADING & DRAINAGE NOTES
SHEET 2	BMP SHEET
SHEET 3	SITE PLAN & DEMO PLAN
SHEET 4	DRAINAGE PLAN
SHEET 5	SITE PROFILE, SECTION CUTS, & DETAILS
SHEET 6	UTILITY PLAN
SHEET 7	CONSTRUCTION MANAGEMENT PLAN
SHEET 8	EROSION & SEDIMENT CONTROL PLAN, NOTES AND DETAILS
SHEET 9	CONSTRUCTION SITE FIRE SAFETY

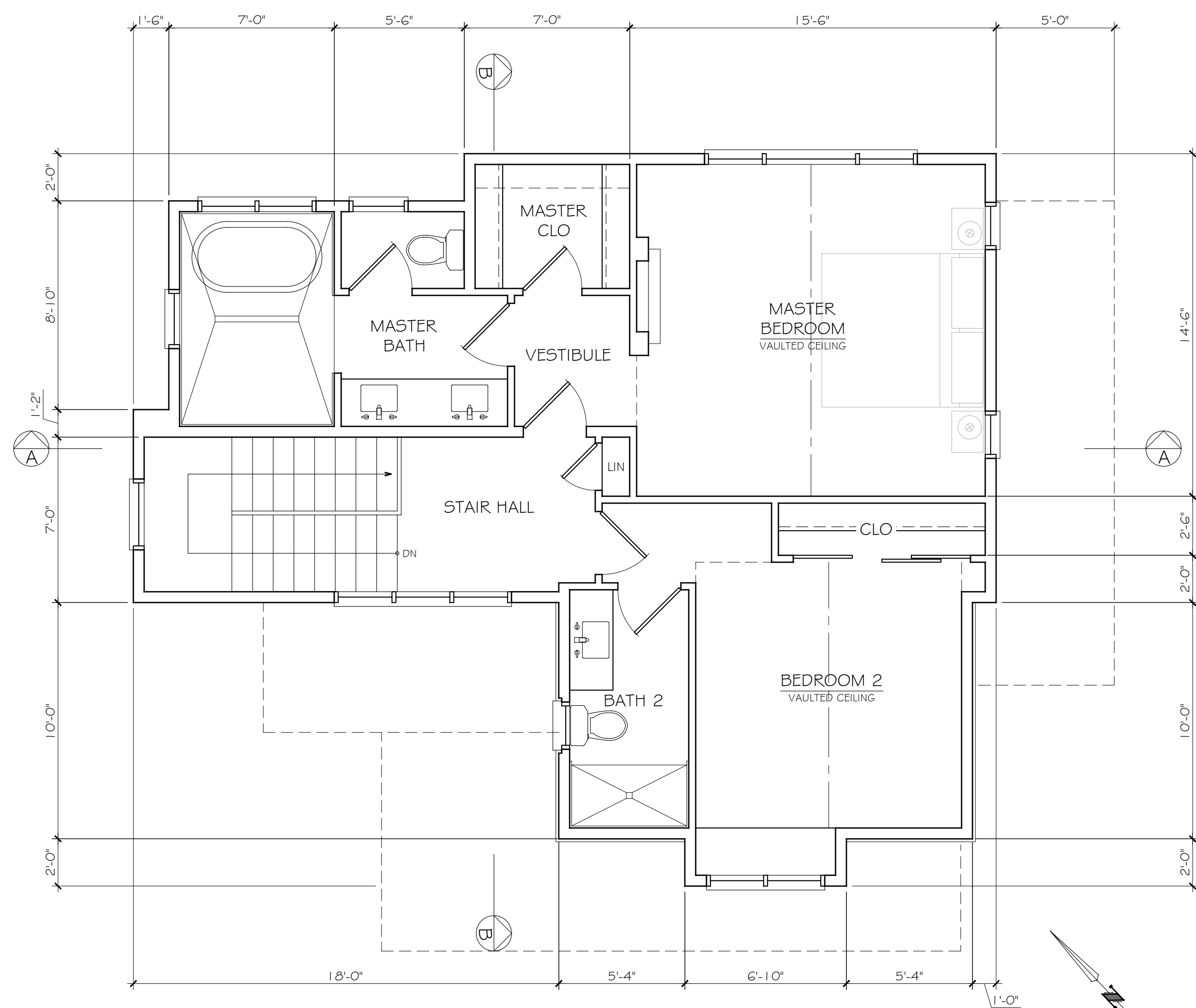


FRONT SETBACK NOTE
THE ADJACENT HOUSE SETBACKS ARE 15'-0" AND MINUS 9", SO THE REQUIRED FRONT SETBACK IS THE AVERAGE = 15-0.75/2 = 7.125'

LANDSCAPING NOTE
NO LANDSCAPING IS PROPOSED - ALL DISTURBED AREAS IN THE FRONT YARD WILL BE COVERED WITH MULCH PRIOR TO FINAL INSPECTION

PROJECT DATA	
OWNER:	MELEAH GUILLARDO
ADDRESS:	212 THURSTON ST
APN:	410-15-039
ZONING:	R-1-D
CONSTRUCTION TYPE:	V - B, SPRINKLER SYSTEM REQUIRED
OCCUPANCY GROUP:	R-3 / U
GROSS & NET LOT SIZE:	4,671 SQ. FT.
AVERAGE LOT SLOPE:	LESS THAN 4% (FLAT)
MAX. ALLOWABLE FAR:	0.35 = 1,634 SQ. FT.
FLOOR AREA (ALL NUMBERS IN SQ. FT.)	
1ST FLOOR	875.5
2ND FLOOR	757.2
TOTAL	1,632.7
FAR=0.35	
BASEMENT	875.5
[E] GARAGE	385
COVERED PORCHES	242.9
LIGHTWELLS	67.6
TOTAL PROPOSED BLDG COVERAGE	1,571
TOTAL [E] BUILDING COVERAGE	1,503.4
PARKING SPACES:	(1) COVERED + (1) UNCOVERED

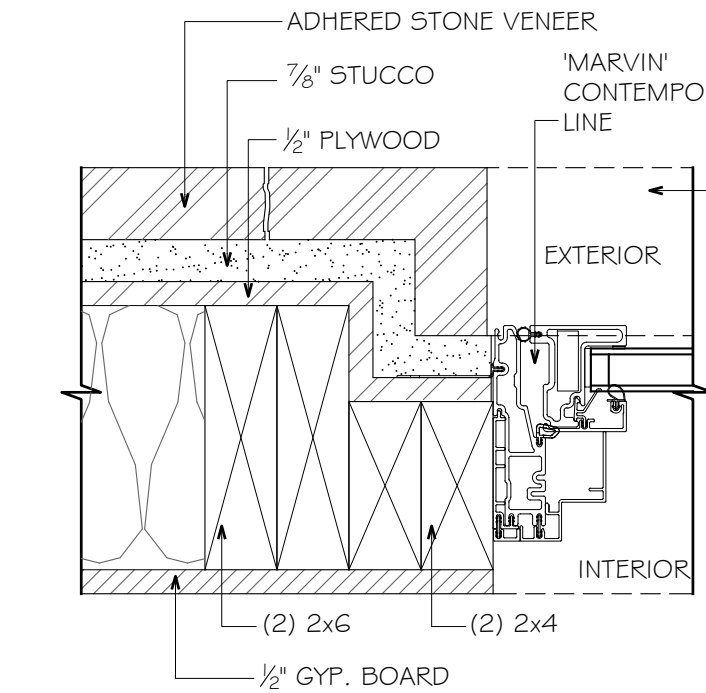
NOTES:
1. A separate building permit is required for the PV system that is required by the California Energy Code Performance or Prescriptive standards. The separate PV system permit must be finalized prior to the issuance of Certificate of Occupancy.
2. This Residence will comply with the Town's all electric appliance, electric vehicle and energy storage system requirements in accordance with Town Code.



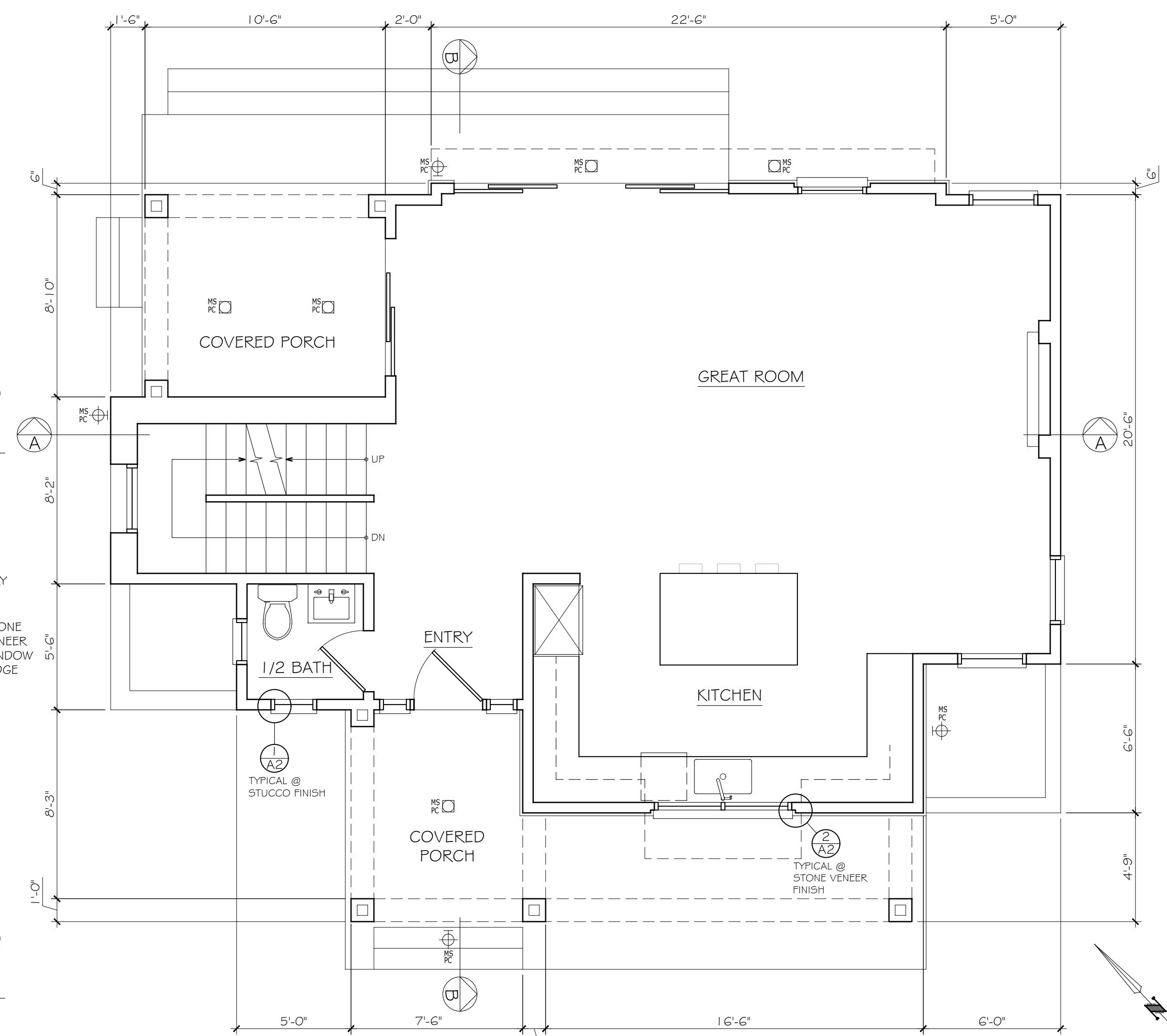
SECOND FLOOR PLAN

1/4" = 1'-0"

1 WINDOW JAMB @ STUCCO FINISH NTS

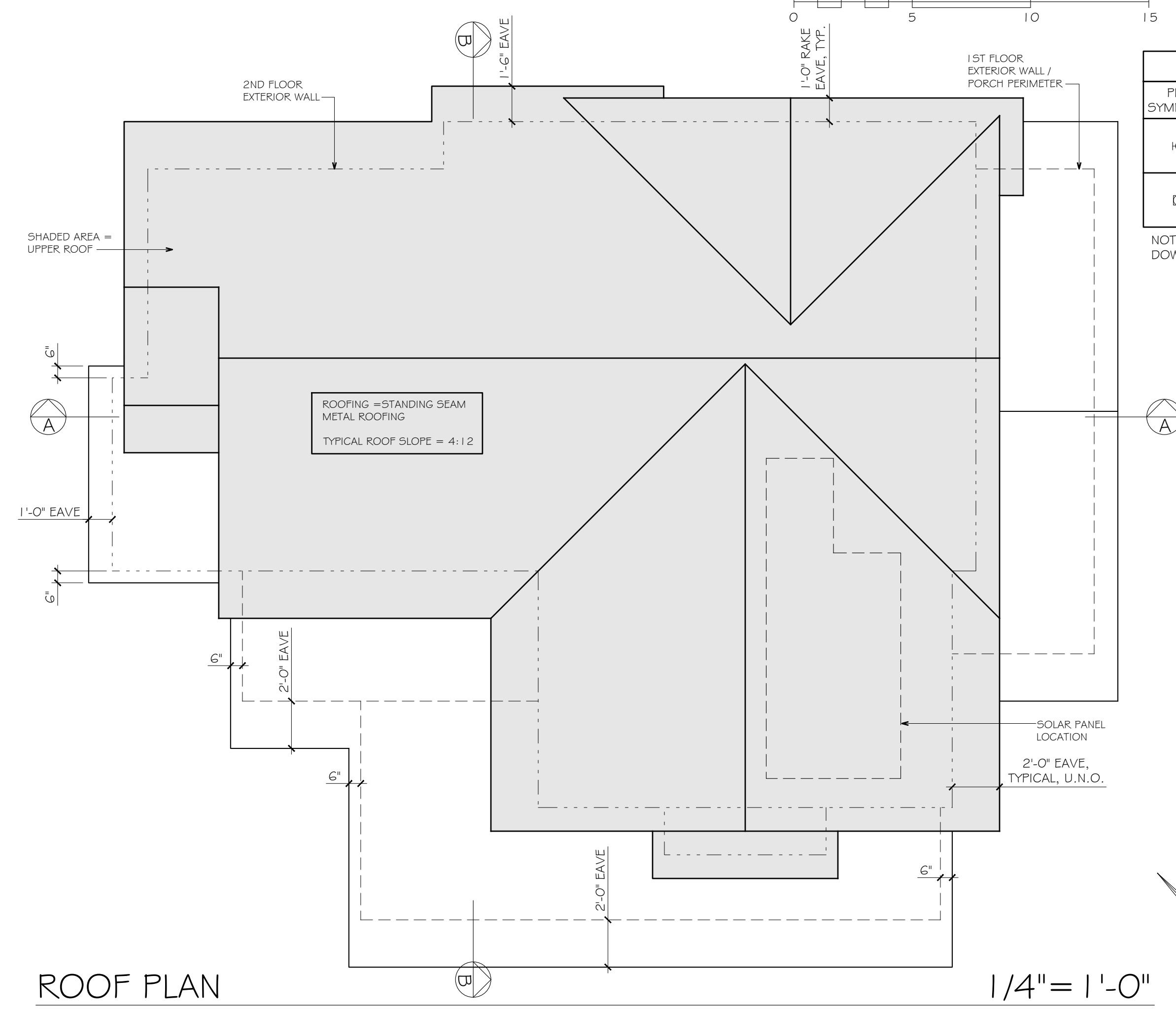


2 WINDOW JAMB @ STONE VENEER NTS



FIRST FLOOR PLAN

1/4" = 1'-0"

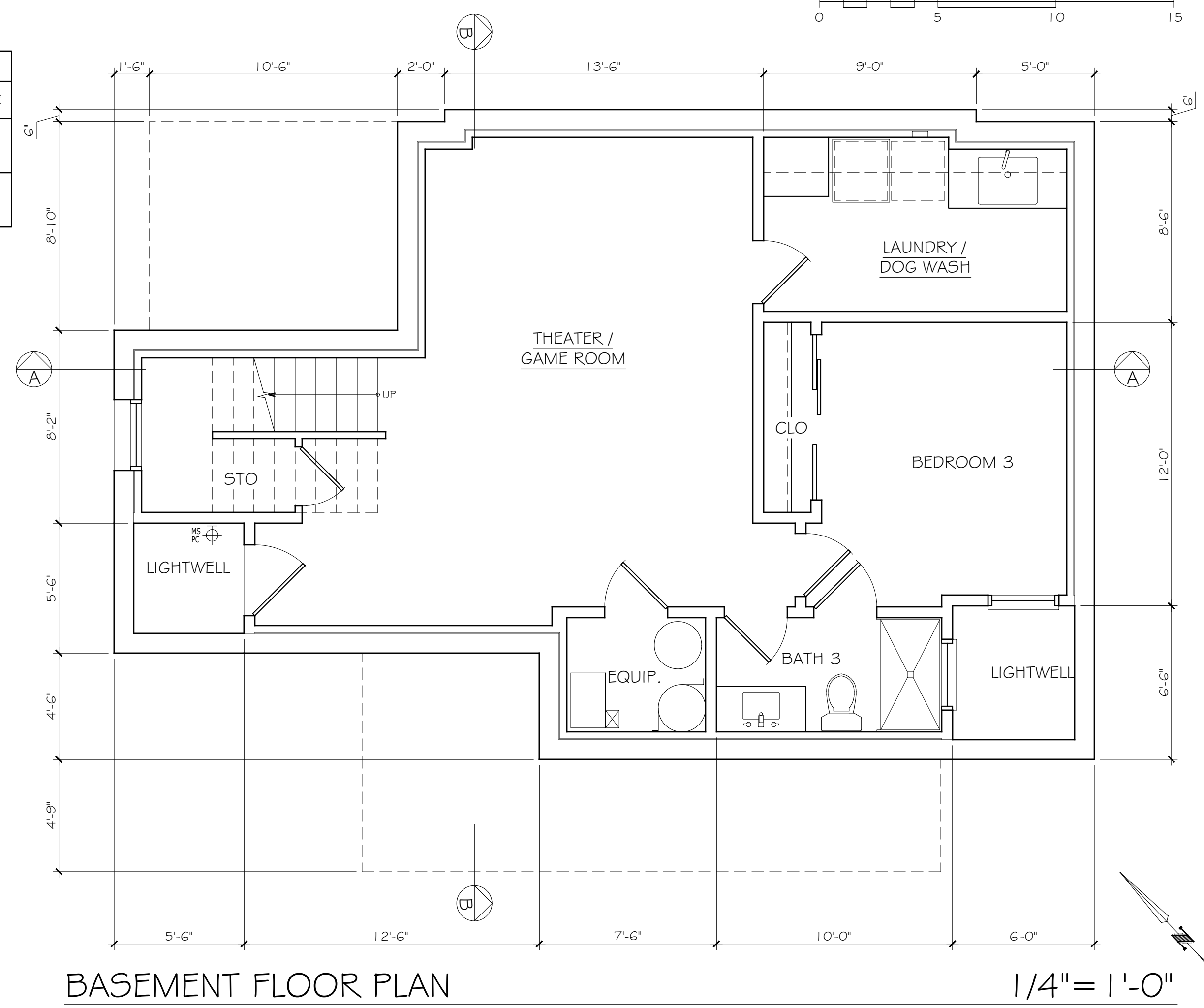


ROOF PLAN

1/4" = 1'-0"

EXTERIOR LIGHTING LEGEND			
PLAN SYMBOL ID	FIXTURE NAME/MODEL	QUANTITY	WATTAGE
⊕	WAC LIGHTING: SODOR LED WALL LANTERN WITH MOTION & PHOTOCELL SENSOR	5	12
□	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	5	

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED



BASEMENT FLOOR PLAN

1/4" = 1'-0"

DRAWINGS PREPARED BY
CHRIS SPAULDING
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10-20-23	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY HOME FOR
GUILLARDO RESIDENCE
212 THURSTON ST
LOS GATOS • CALIFORNIA

DATE:	4-17-23
SCALE:	A5 NOTED
DRAWN:	CS/DB
JOB:	GUILLARDO
SHEET	

A2
OF 4 SHEETS

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 LOS GATOS CALIFORNIA

DATE:	4-17-23
SCALE:	A5 NOTED
DRAWN:	C9/DB
JOB:	GUILLARDO
SHEET	

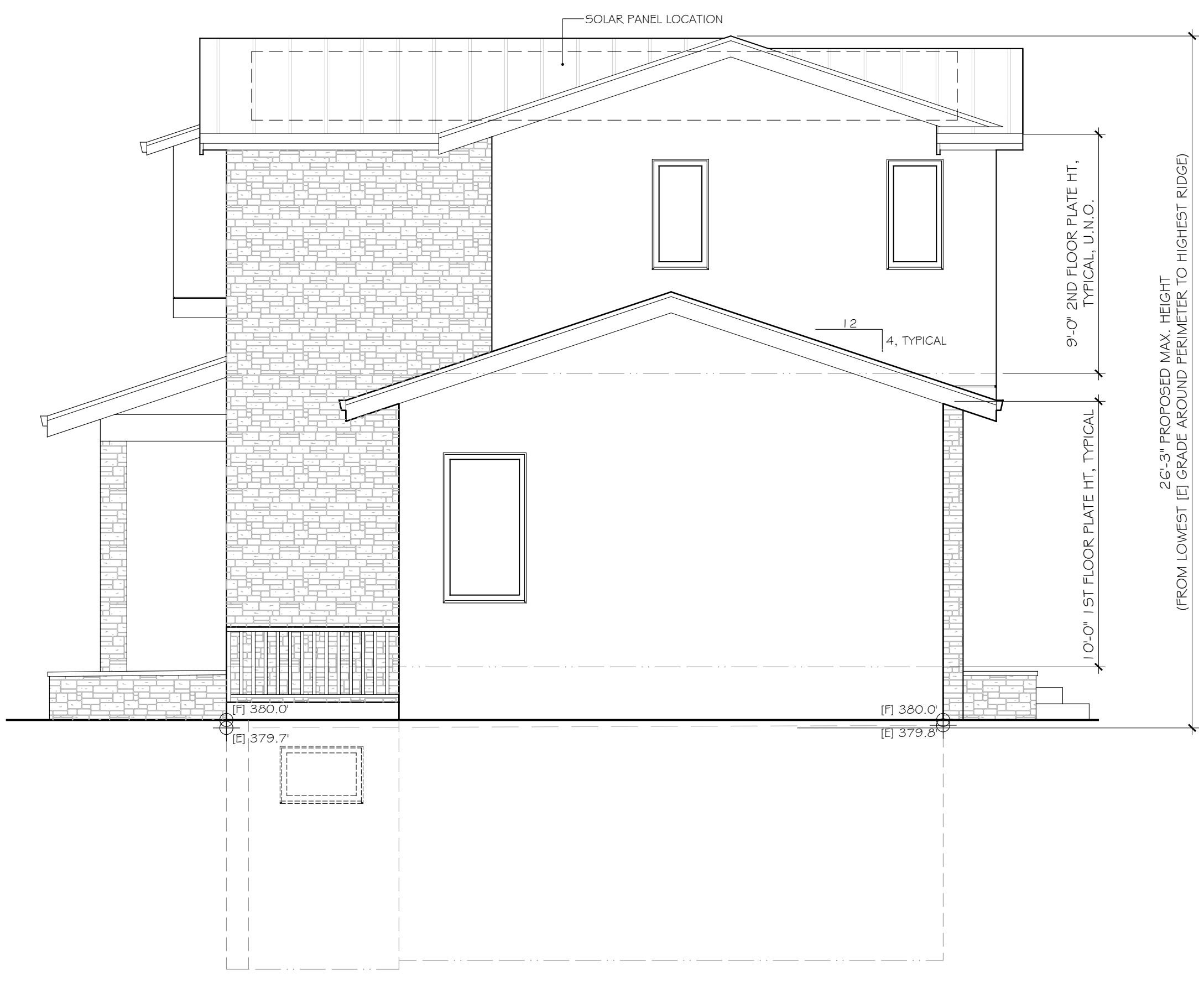
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 OF 4 SHEETS



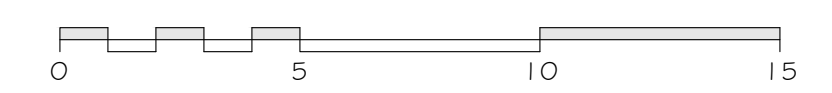
LEFT SIDE (NORTHWEST) ELEVATION 1/4" = 1'-0"



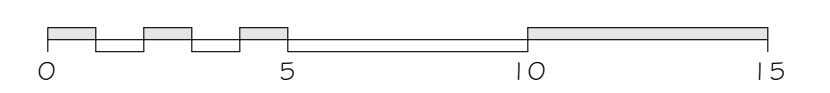
FRONT (SOUTHWEST) ELEVATION 1/4" = 1'-0"



RIGHT SIDE (SOUTHEAST) ELEVATION 1/4" = 1'-0"



REAR (NORTHEAST) ELEVATION 1/4" = 1'-0"



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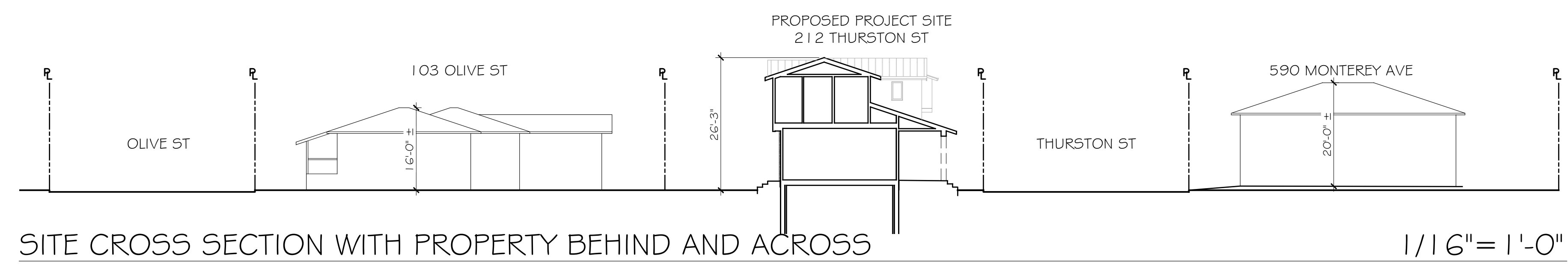
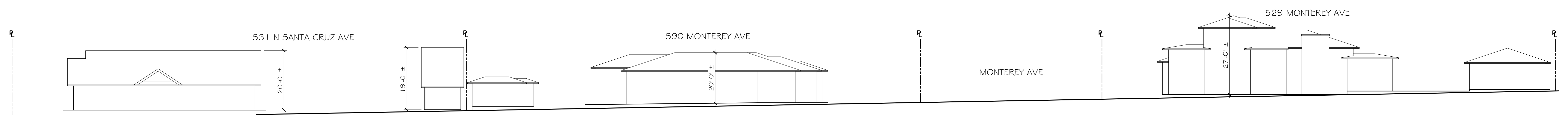
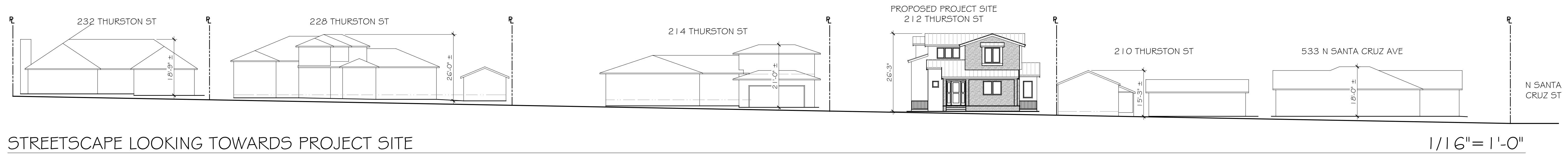
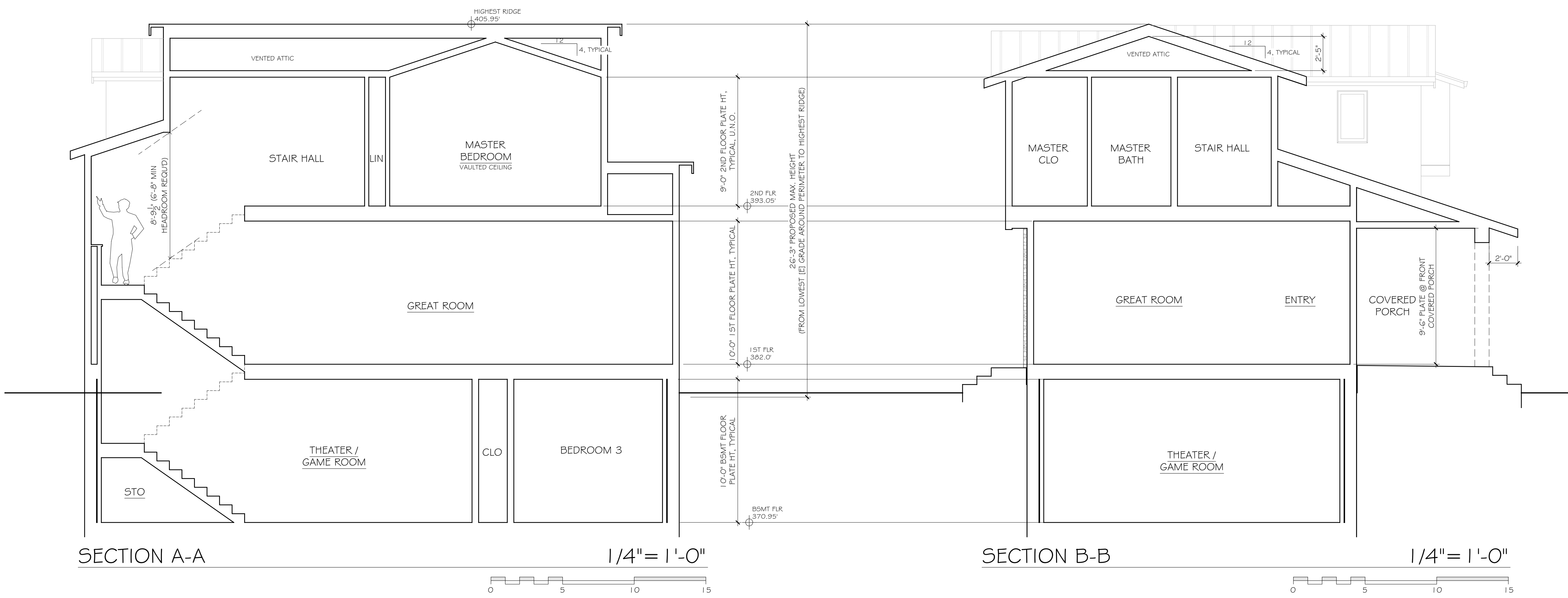
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10-20-23	

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A PROPOSED NEW 2-STORY HOME FOR
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SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	GUILLARDO
SHEET	

A4
 OF 4 SHEETS



TOWN OF LOS GATOS STANDARD GRADING NOTES

- ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
- NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
 - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
 - ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
 - RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
 - TOE AND TOP OF CUT AND FILL SLOPES.
- PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.
 SOILS ENGINEER: POLLAK ENGINEERING, INC
 REFERENCE REPORT NO. 1047 _____, DATED 22 JUNE, 2023
 LETTER NO. _____, DATED _____, 20 _____ SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
- DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
- THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND PROTECTION TO THE PUBLIC AT ALL TIMES.
- OWNER/APPLICANT: MELEAH GUILLARDO _____ PHONE: _____
- GENERAL CONTRACTOR: _____ PHONE: _____
- GRADING CONTRACTOR: _____ PHONE: _____

- CUT: 355 _____ CY EXPORT: 350 _____ CY
 FILL: 5 _____ CY IMPORT: 0 _____ CY
- WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
- A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
- NO CROSS-LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORMWATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
- IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
- GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
- GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

TOWN OF LOS GATOS NPDES NOTES

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPs) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

GRADING AND DRAINAGE PLANS

212 THURSTON STREET, LOS GATOS, CA 95030

GRADING PERMIT APPLICATION NO. _____

ASSESSOR'S PARCEL NO. 410-15-039

PROJECT DATA	
1 PROJECT ADDRESS:	212 THURSTON STREET, LOS GATOS, CA 95030
2 PROJECT OWNER:	MELEAH GUILLARDO
3 ASSESSOR'S PARCEL NUMBER:	410-15-039
4 EXISTING USE:	RESIDENTIAL
5 EXISTING ZONING:	R-1-D
6 PROPOSED USE:	RESIDENTIAL
7 PROPOSED ZONING:	R-1-D
8 SITE AREA:	0.1 ACRES MORE OR LESS
9 APPLICANT/DEVELOPER:	MELEAH GUILLARDO
10 CONSULTANTS:	
A. ARCHITECT:	CHRIS SPAULDING ARCHITECT 801 CAMELIA STREET, SUITE E BERKELEY, CA 94710 TEL: (510) 527-5997
B. SOIL ENGINEERING:	
C. SURVEYOR:	ROBERT J. CRAIG LICENSED LAND SURVEYOR 966 ELSIE MAE DRIVE, BOULDER CREEK, CA 95006 TEL: (831) 359-1750
D. CIVIL ENGINEER:	LC ENGINEERING 598 E. SANTA CLARA ST, #270 SAN JOSE, CA 95112 TEL: (408) 806-7187
11 WATER SUPPLY:	SAN JOSE WATER COMPANY
12 SANITARY SEWER DISPOSAL:	WEST VALLEY SANITATION DISTRICT (WVSD)
13 GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
14 TELEPHONE:	
15 CABLE:	
16 STORM DRAIN:	WEST VALLEY CLEAN WATER PROGRAM
17 FIRE PROTECTION:	SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT
18 DATUM:	ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE TOWN OF LOS GATOS BENCHMARK "LG 31". ELEVATION = 367.04', NGVD 29
19 BENCHMARK INFORMATION	PROJECT VERTICAL DATUM IS BASED ON NGVD 29
20 BASIS OF BEARINGS	THE BEARINGS SHOWN ON THIS MAP ARE BASED ON AVERAGING CURB LINES ALONG THURSTON STREET AND HOLDING THE BEARING OF N68°30'W AS SHOWN ON THE MAP OF THE NOTT SUBDIVISION FILED IN BOOK "D" OF MAPS, PAGE 9, SANTA CLARA COUNTY RECORDS.

ABBREVIATIONS

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	N&S	NAIL AND SILVER
AD	AREA DRAIN	NTS	NOT TO SCALE
AE	ANCHOR EASEMENT	OH	OVERHEAD
BB	BUBBLER BOX	OG	ORIGINAL GROUND
BLDG	BUILDING	OS	OFFSET
BSL	BUILDING SETBACK LINE	P	PAVEMENT FINISH GRADE
BACK	BACK OF WALK	PA	PATIO
BWL	BOTTOM OF WALL	PAD	PAD ELEVATION
CATV	CABLE TELEVISION	FDC	FIRE DEPARTMENT CONNECTION
CED	COBBLE ROCK ENERGY DISSIPATOR	ℙ	PROPERTY LINE
CG	CURB & GUTTER	PEE	PEDESTRIAN EQUESTRIAN EA
CL	CENTERLINE	PERF	PERFORATED
CLF	CHAIN LINK FENCE	PM	PARCEL MAP
CO	SANITARY SEWER CLEANOUT	PP	POWER POLE PROP PROPOSED
COP	CURB OPENING	PSDE	PRIVATE STORM DRAINAGE EASEMENT
CONC	CONCRETE	PSE	PUBLIC SERVICE EASEMENT
CSD	COUNTY STANDARD DETAIL	PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EMITTER	PVMT	PAVEMENT
DI	DRAINAGE INLET	PVC	POLYVINYL CHLORIDE
DOC	DOCUMENT	R	RADIUS
DS	DOWNSPOUT	RW	RETAINING WALL
DRIVEWAY	DRIVEWAY	RE	ROAD EASEMENT
DWY	DRIVEWAY	RE	REMOVE
EA	EASEMENT	R/W	RIGHT OF WAY
ELEV	ELEVATION	SB	SETBACK
EM	ELECTRIC METER	SD	STORM DRAIN
E(OH)	ELECTRIC OVERHEAD	SDE	STORM DRAIN EASEMENT
E(UG)	ELECTRIC UNDERGROUND	SE	SLOPE EASEMENT
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER/LATERAL
EX	EXISTING	SSE	SANITARY SEWER EASEMENT
FA	FACE OF CURB	STA	STATION
FD	FOUND	STD	STANDARD DETAIL
FE	FINISH ELEVATION OF SUBFLOOR	SIW	SIDEWALK
FG	GROUND FINISH GRADE	TOB	TOP OF BANK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TEMP	TEMPORARY
FM	FORCED MAIN	TOC	TOP OF COVER
FS	FIRE SERVICE	TOE	TOE OF BANK
FT	FEET	TG	TOP OF GRATE
G	GARAGE SLAB ELEVATION/GAS LINE	TPF	TREE PROTECTION FENCE
GPE	GENERAL PUBLIC EASEMENT	TW	TOP OF WALL
GSB	GRADING SETBACK	TYP	TYPICAL
GM	GAS METER	UE	UTILITY EASEMENT
HP	HI POINT	VG	VALLEY GUTTER
IEE	INGRESS/EGRESS EASEMENT	W	WATER
INV	INVERT	WCE	WIRE CLEARANCE EASEMENT
IP	IRON PIPE	WE	WATER EASEMENT
JP	JOINT POLE	WLK	WALKWAY
LIP	LIP OF GUTTER	WM	WIRE OVERHANG EASEMENT
LRDA	LEAST RESTRICTIVE DEVELOPMENT AREA	WVE	WATER VALVE
LS	LANDSCAPED AREA	WV	WEST VALLEY SANITATION DISTRICT
MAX	MAXIMUM	WVSD	OF SANTA CLARA COUNTY
M	BOOK OF MAPS AT PAGE		
MH	MANHOLE		

AVERAGE SLOPE
AVERAGE SLOPE LESS THAN 4%

SCOPE OF WORK
1. GRADE HOUSE SITE WITH A BASEMENT
2. SEED/LANDSCAPE ALL DISTURBED AREAS

SHEET INDEX

- TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
- BLUEPRINT FOR A CLEAN BAY SHEET
- DEMOLITION PLAN & SITE PLAN
- GRADING AND DRAINAGE PLAN
- BUILDING CROSS SECTIONS
- UTILITY PLAN
- EROSION CONTROL PLAN
- EROSION CONTROL DETAILS
- CONSTRUCTION MANAGEMENT PLAN

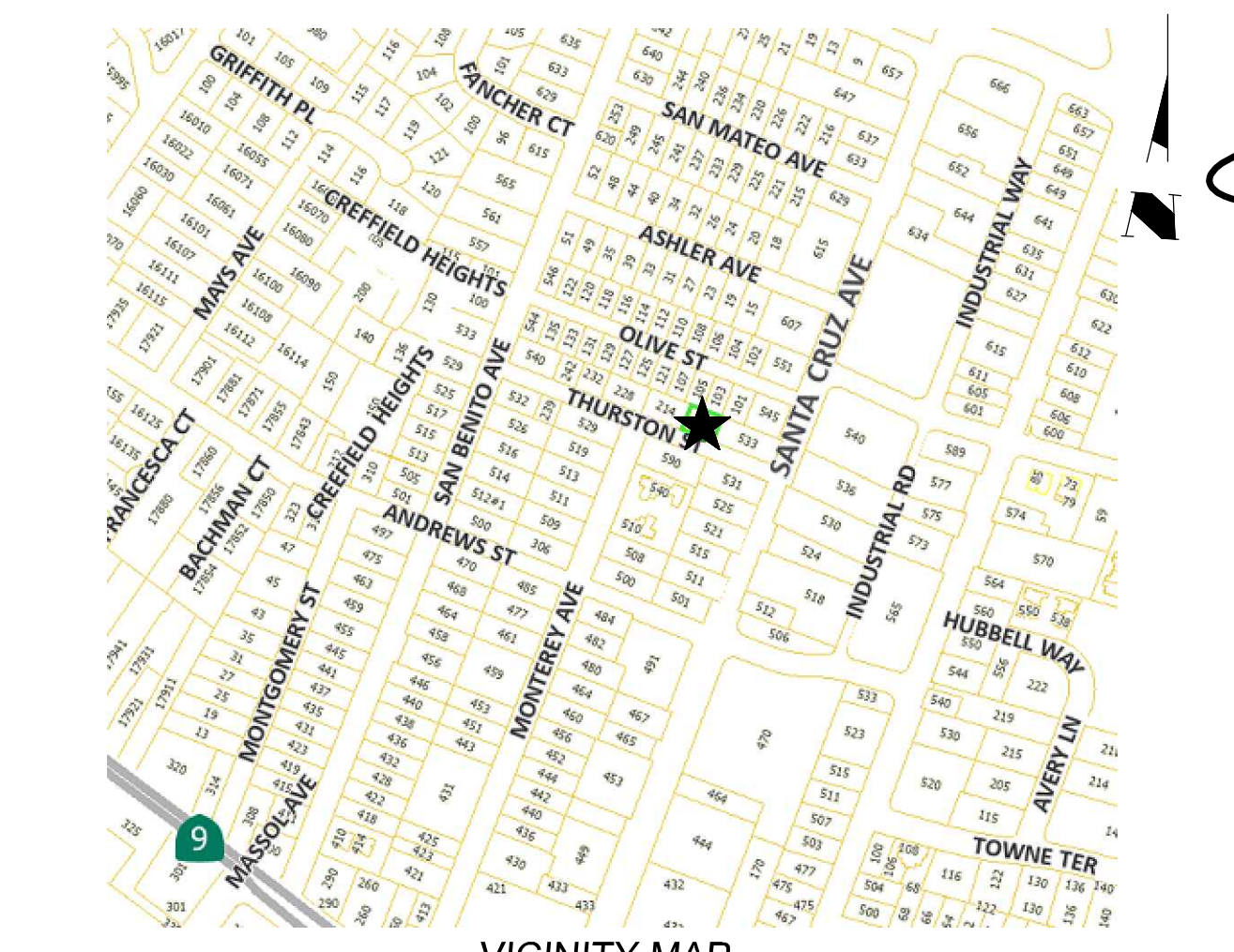
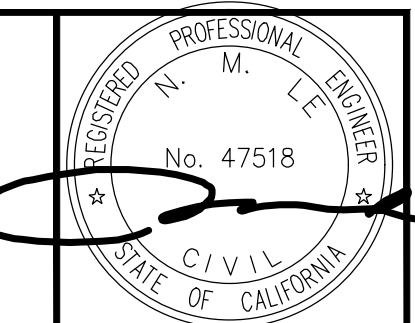
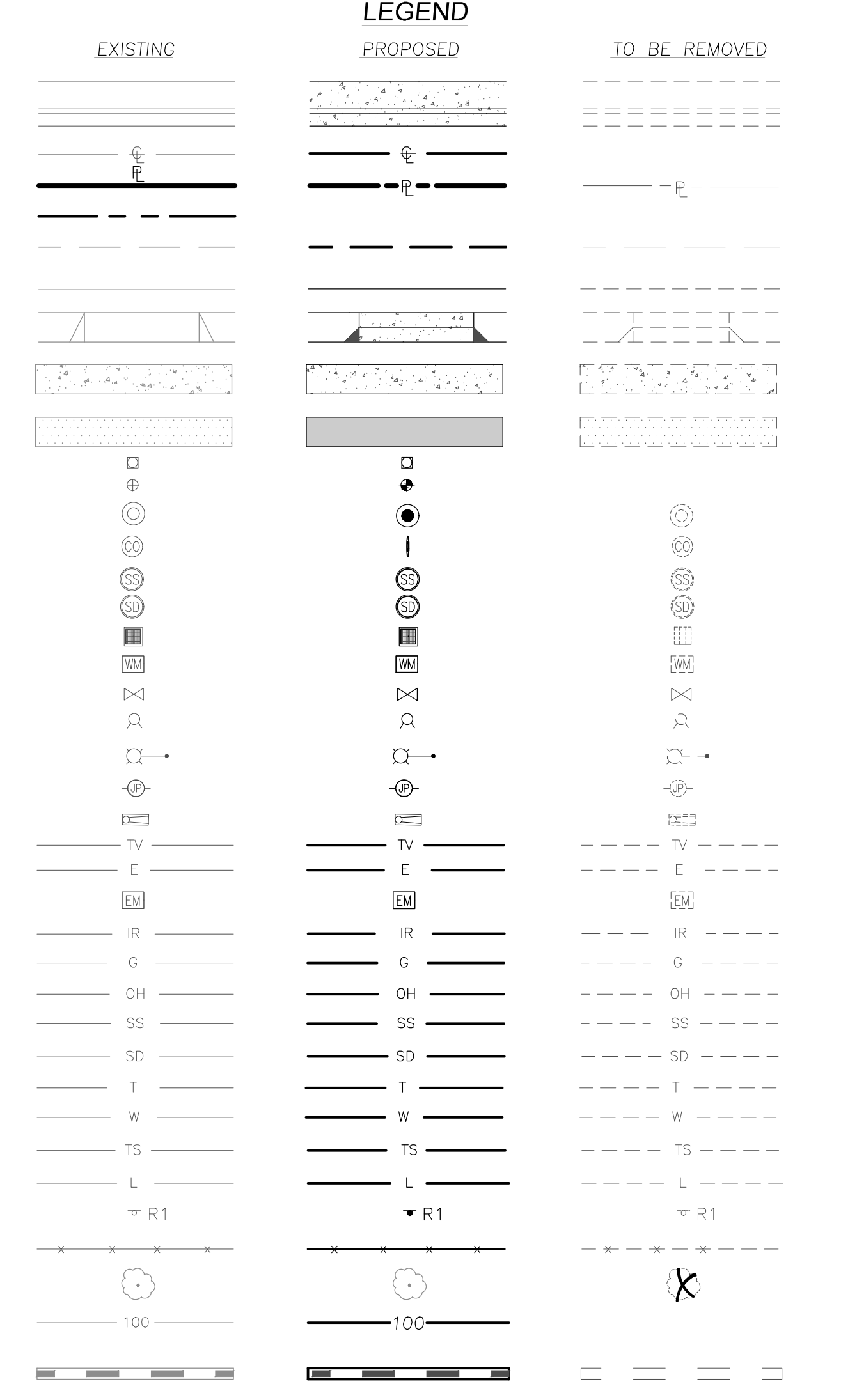


TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS				
TOTAL SITE AREA:	TOTAL SITE AREA DISTURBED: 4,000± SF			
4,671± SF	(INCLUDING CLEARING, GRADING OR EXCAVATING)			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	2,258	2,258	136	2,394
TOTAL NEW & REPLACED IMPERVIOUS AREA	2,394			
PERVIOUS AREA	2,413	2,277	0	2,277

TABLE OF PROPOSED EARTHWORK QUANTITIES					
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (FT)	FILL (CY)	MAX FILL DEPTH (FT)	IMPORT/EXPORT (CY)
HOUSE FOOTPRINT	-	-	-	-	-
BASEMENT	349.91	11.0	-	-	349.91
ATTACHED GARAGE	-	-	-	-	-
ACCESSORY BUILDING	-	-	-	-	-
POOL	-	-	-	-	-
DRIVEWAY/ACCESS	-	-	-	-	-
LANDSCAPE/OUTDOOR	5.00	0.5	5.00	0.5	10.00
TOTAL	354.91		5.00		359.91



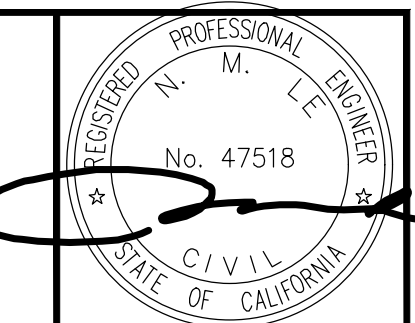
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SCALE:	NTS
DESIGN:	PT
DRAWN:	PT
CHECK:	NC
ENGR:	NC
PROJECT NO.:	

GRADING AND DRAINAGE PLANS
212 THURSTON STREET
TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
GRADING PERMIT APPLICATION NO. _____

LC ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95110
Phone: (408) 806-7187
Fax: (408) 888-4006

REVISIONS	DATE
REVISED PER ROUND 1 COMMENTS	09/14/23
REVISED PER ROUND 2 COMMENTS	10/16/23

Pollution Prevention — It's Part of the Plan

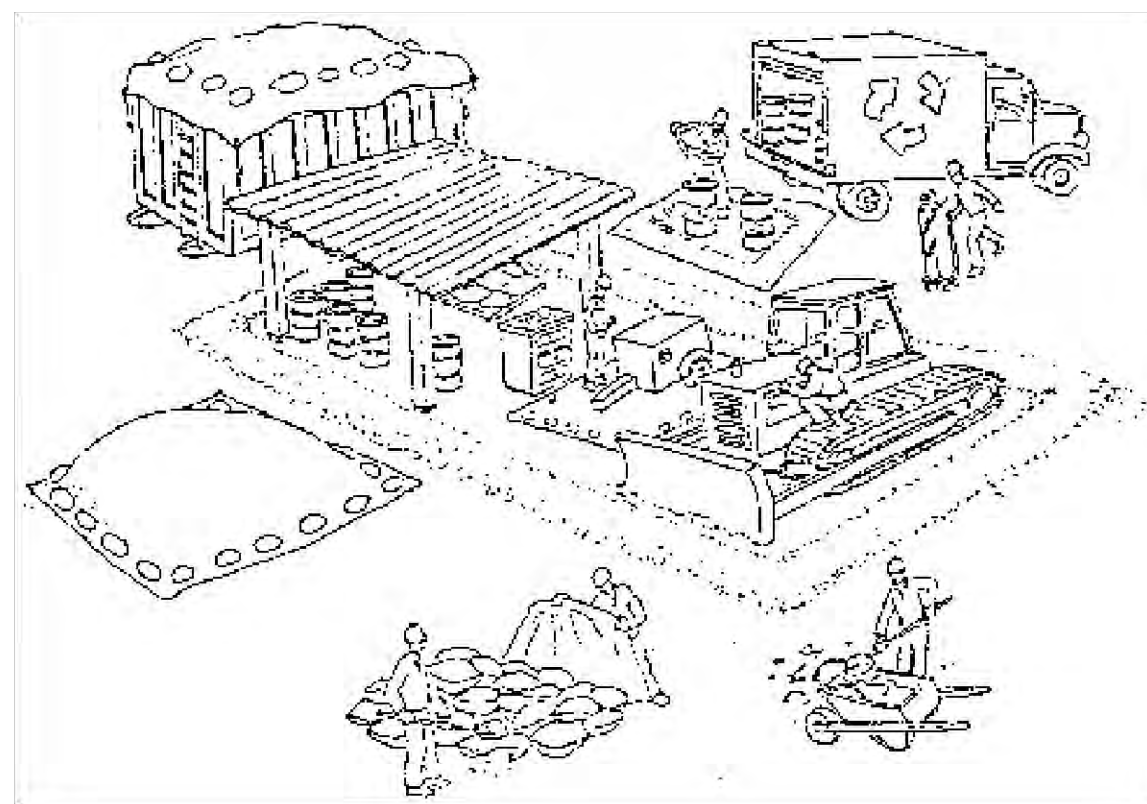


DATE:	06/29/23
SCALE:	NTS
DESIGN:	PT
DRAWN:	PT
CHECK:	NC
ENGR:	NC
PROJECT NO.:	

GRADING AND DRAINAGE PLANS
212 THURSTON STREET
BLUEPRINT FOR A CLEAR BAY
 GRADING PERMIT APPLICATION NO.

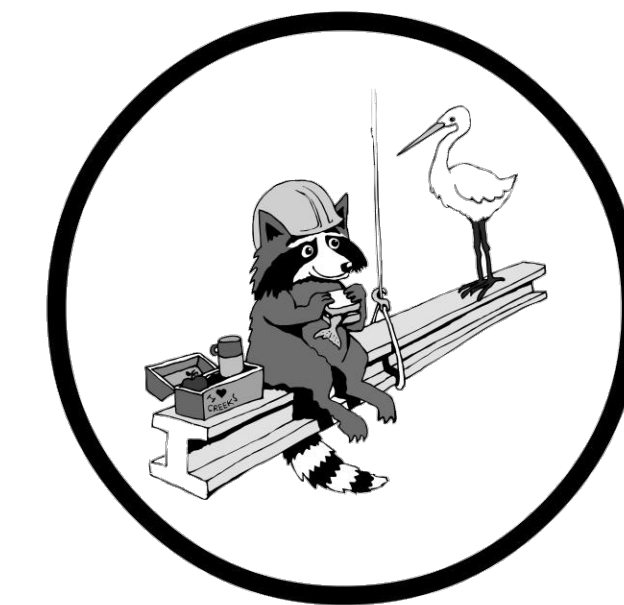
ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95108
 Phone: (408) 806-7187
 Fax: (408) 882-4006

REVISIONS	DATE	BY
REVISED PER ROUND 1 COMMENTS	09/14/23	HV
REVISED PER ROUND 2 COMMENTS	10/16/23	HV



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

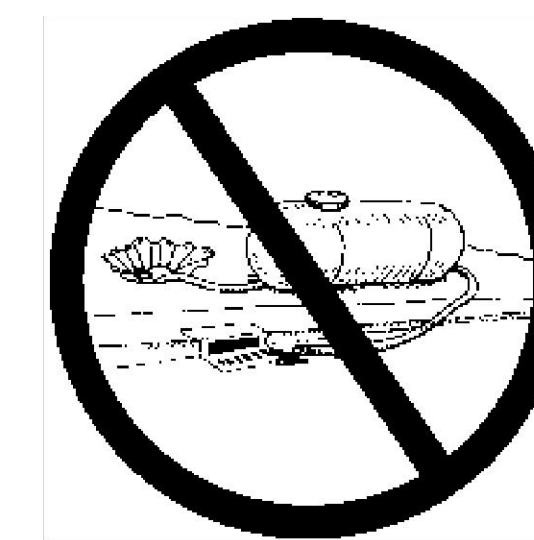
Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



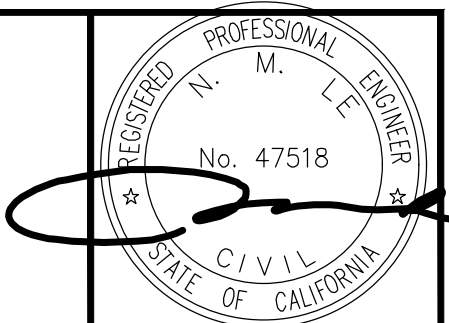
Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



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

CONTRACTOR AGREES TO BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE LIMITED TO WORKING HOURS, AND THAT THE CONTRACTOR SHALL DESIGN, INSURE AND HOLD THE CONTRACTOR'S LIABILITY AND HOLD THE CONTRACTOR'S LIABILITY FROM THE DATE OF THE CONTRACT.

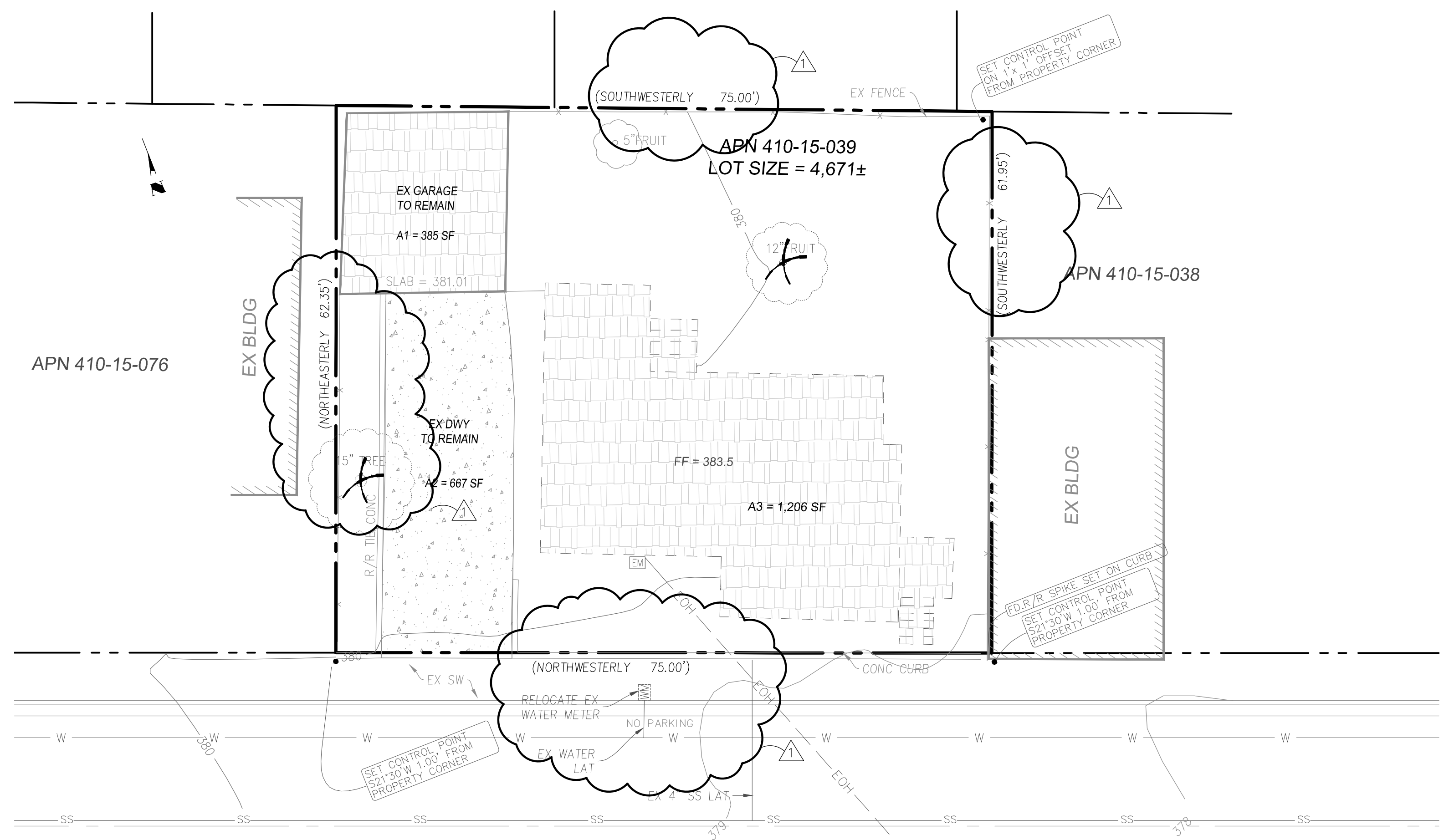


DATE: 06/29/23
 SCALE: NTS
 DESIGN: PT
 DRAWN: PT
 CHECK: NC
 ENGR: NC
 PROJECT NO.:

GRADING AND DRAINAGE PLANS
212 THURSTON STREET
 DEMOLITION PLAN & SITE PLAN
 GRADING PERMIT APPLICATION NO.

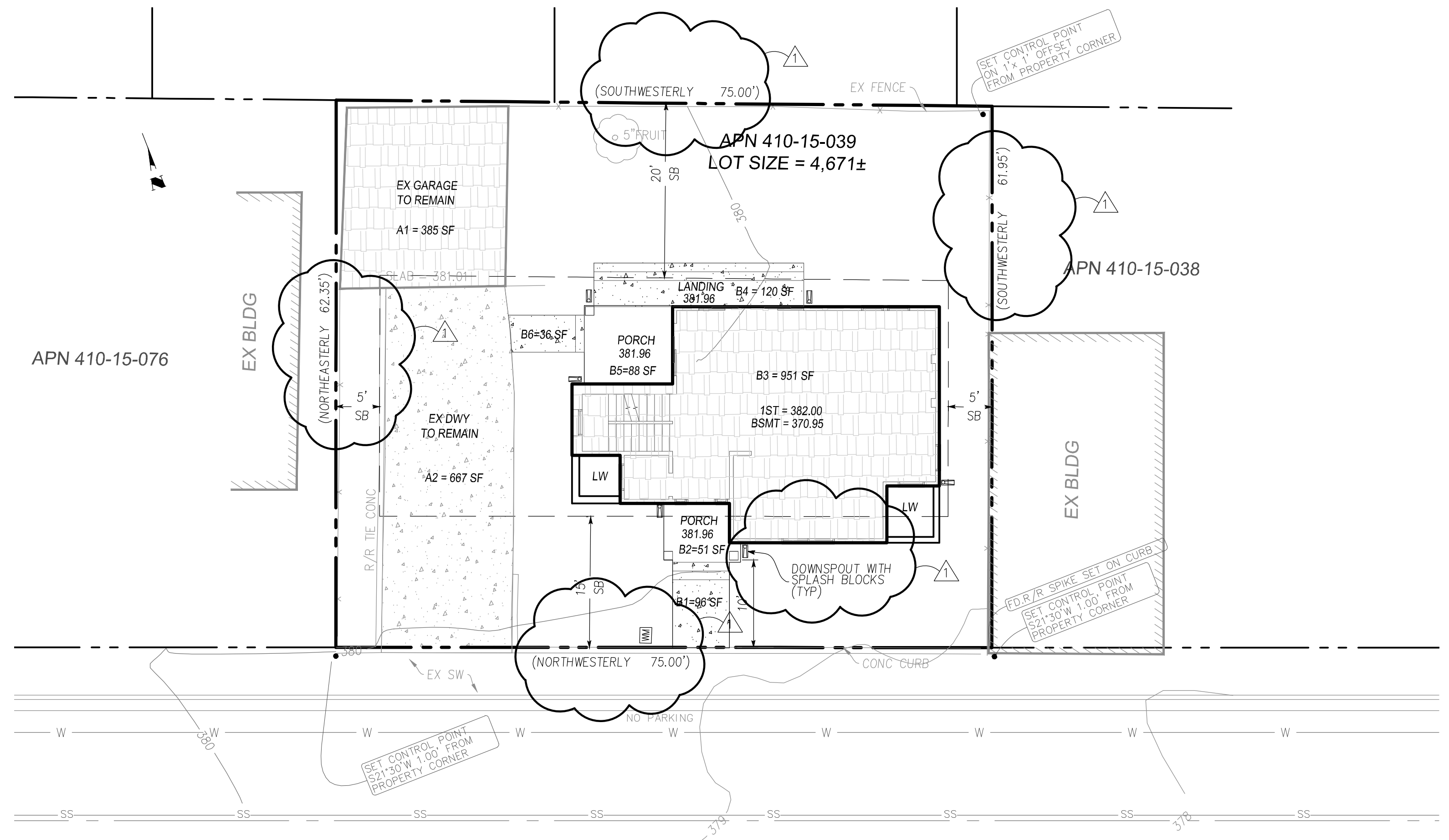
ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95101
 Phone: (408) 906-7187
 Fax: (408) 988-4006

REVISIONS	DATE
REVISED PER ROUND 1 COMMENTS	09/14/23
REVISED PER ROUND 2 COMMENTS	10/16/23



LEGEND

- ITEM OR AREA TO BE REMOVED
- ITEM OR AREA TO REMAIN
- EX CONC TO REMAIN
- PROPOSED CONC
- EX BLDG TO REMAIN
- BUILDING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



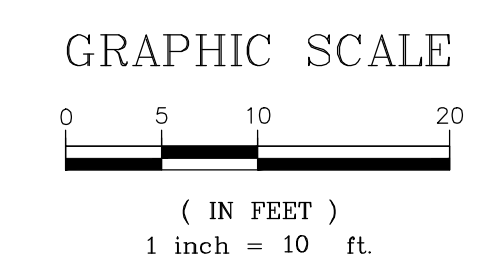
PRE-DEVELOPMENT				
ITEM#	DESCRIPTION		IMPERVIOUS	PERVIOUS
A1	GARAGE	(REMAIN)	385 SF	
A2	DWY	(REMAIN)	667 SF	
A3	BLDG	(REMOVE)	1,206 SF	
	LANDSCAPE			2,413 SF
	TOTAL		2,258 SF	2,413 SF

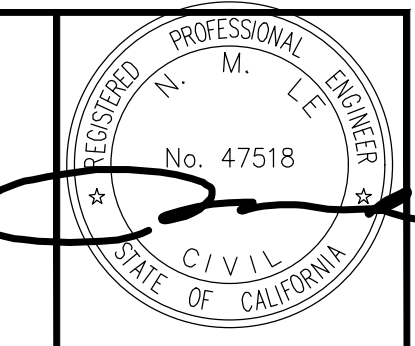
POST-DEVELOPMENT				
ITEM#	DESCRIPTION		IMPERVIOUS	PERVIOUS
A1	GARAGE	(REMAIN)	385 SF	
A2	DWY	(REMAIN)	667 SF	
B1	WLK	(NEW)	96 SF	
B2	PORCH	(NEW)	51 SF	
B3	BLDG	(NEW)	951 SF	
B4	LANDING	(NEW)	120 SF	
B5	PORCH	(NEW)	88 SF	
B6	WLK	(NEW)	36 SF	
	LANDSCAPE			2,277 SF
	TOTAL		2,394 SF	2,277 SF

SUMMARY				
ITEM#	DESCRIPTION		IMPERVIOUS	PERVIOUS
1	PRE-DEVELOPMENT		2,258 SF	2,413 SF
2	POST-DEVELOPMENT		2,394 SF	2,277 SF
	TOTAL		136 SF	-136 SF

BASIS OF ELEVATIONS
 ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE TOWN OF THURSTON STREET AND HOLDING THE BEARING OF N68°30'W AS SHOWN ON THE MAP OF THE NOTT SUBDIVISION FILED IN BOOK "D" OF MAPS, PAGE 9, SANTA CLARA COUNTY RECORDS.

BASIS OF BEARINGS
 THE BEARINGS SHOWN ON THIS MAP ARE BASED ON AVERAGING CURB LINES ALONG THURSTON STREET AND HOLDING THE BEARING OF N68°30'W AS SHOWN ON THE MAP OF THE NOTT SUBDIVISION FILED IN BOOK "D" OF MAPS, PAGE 9, SANTA CLARA COUNTY RECORDS.





DATE:	06/29/23
SCALE:	PT
DESIGN:	PT
DRAWN:	NC
CHECK:	NC
ENGR:	NC
PROJECT NO.:	

GRADING AND DRAINAGE PLANS
212 THURSTON STREET
 GRADING AND DRAINAGE PLAN
 GRADING PERMIT APPLICATION NO. _____

ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95102
 Phone: (408) 806-7187
 Fax: (408) 882-4006

REVISIONS	DATE	BY
REVISED PER ROUND 1 COMMENTS	09/14/23	HV
REVISED PER ROUND 2 COMMENTS	10/16/23	HV

APN 410-15-034

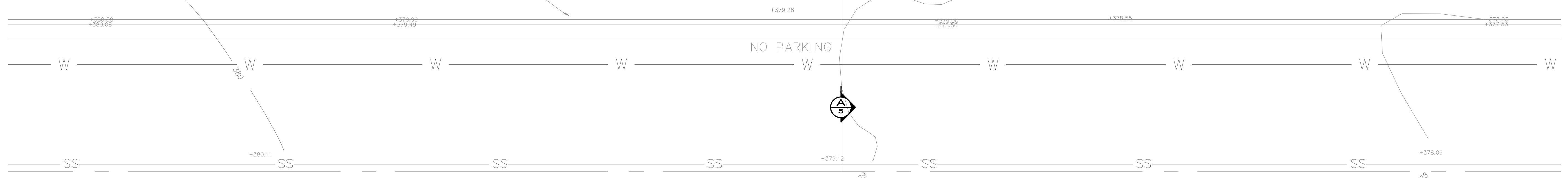
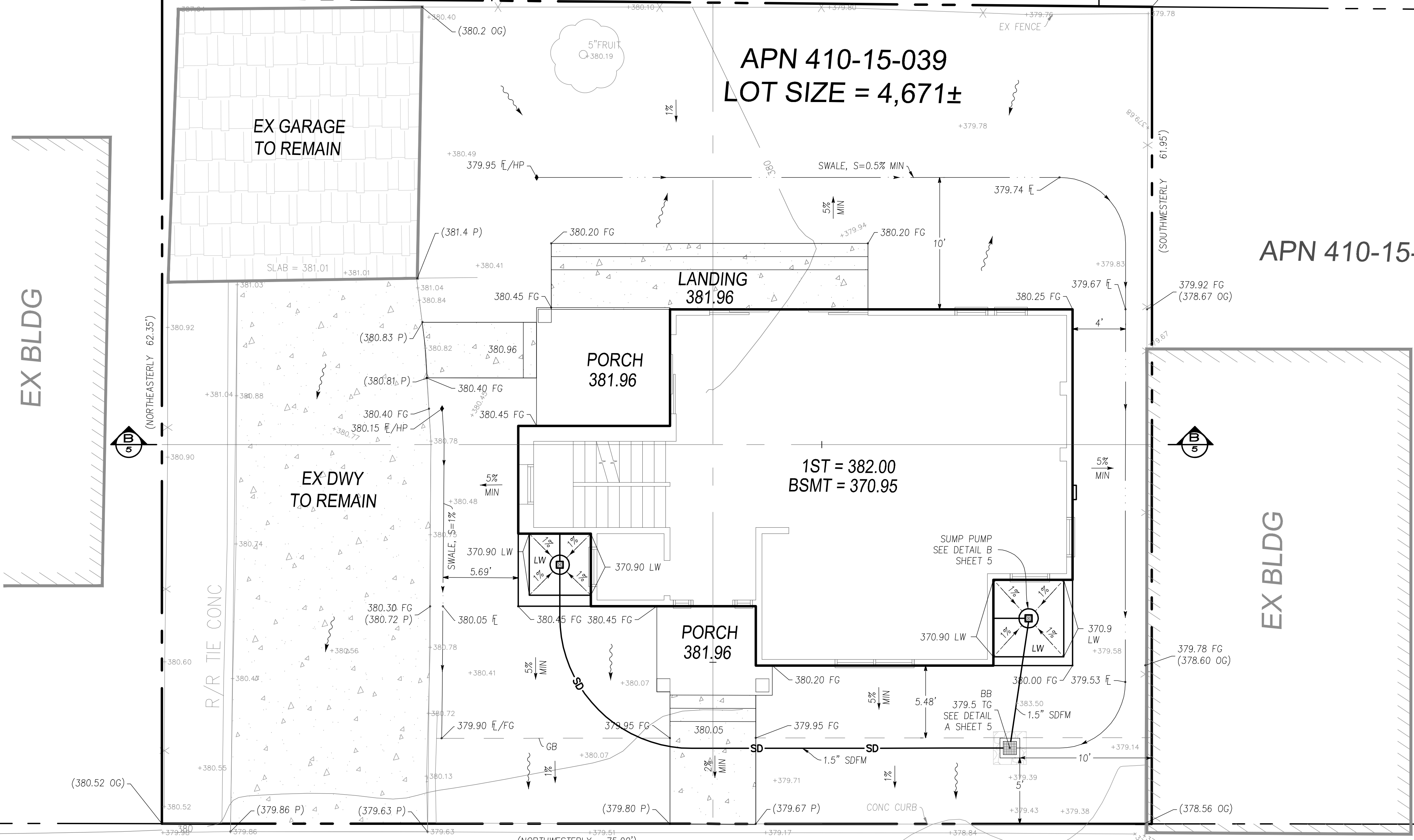
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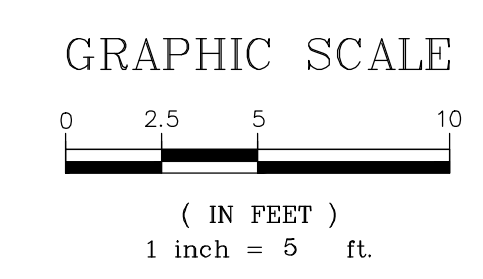
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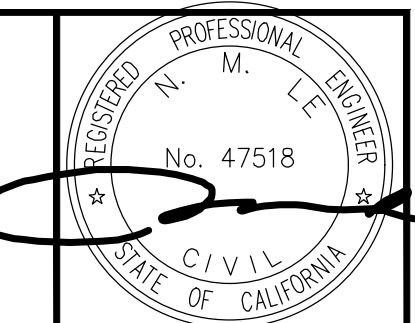
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APN 410-15-076



THURSTON STREET (40' R/W)



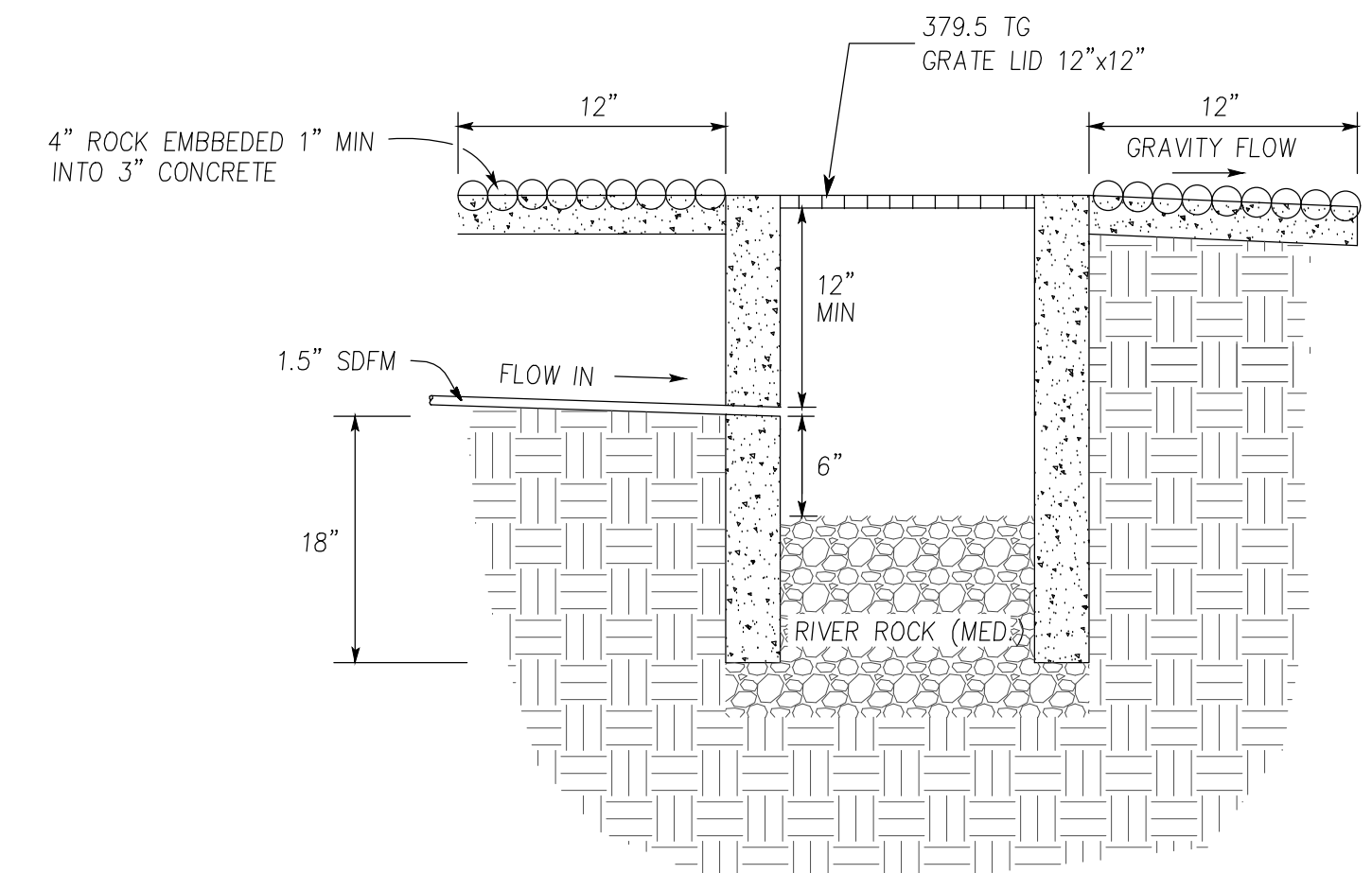
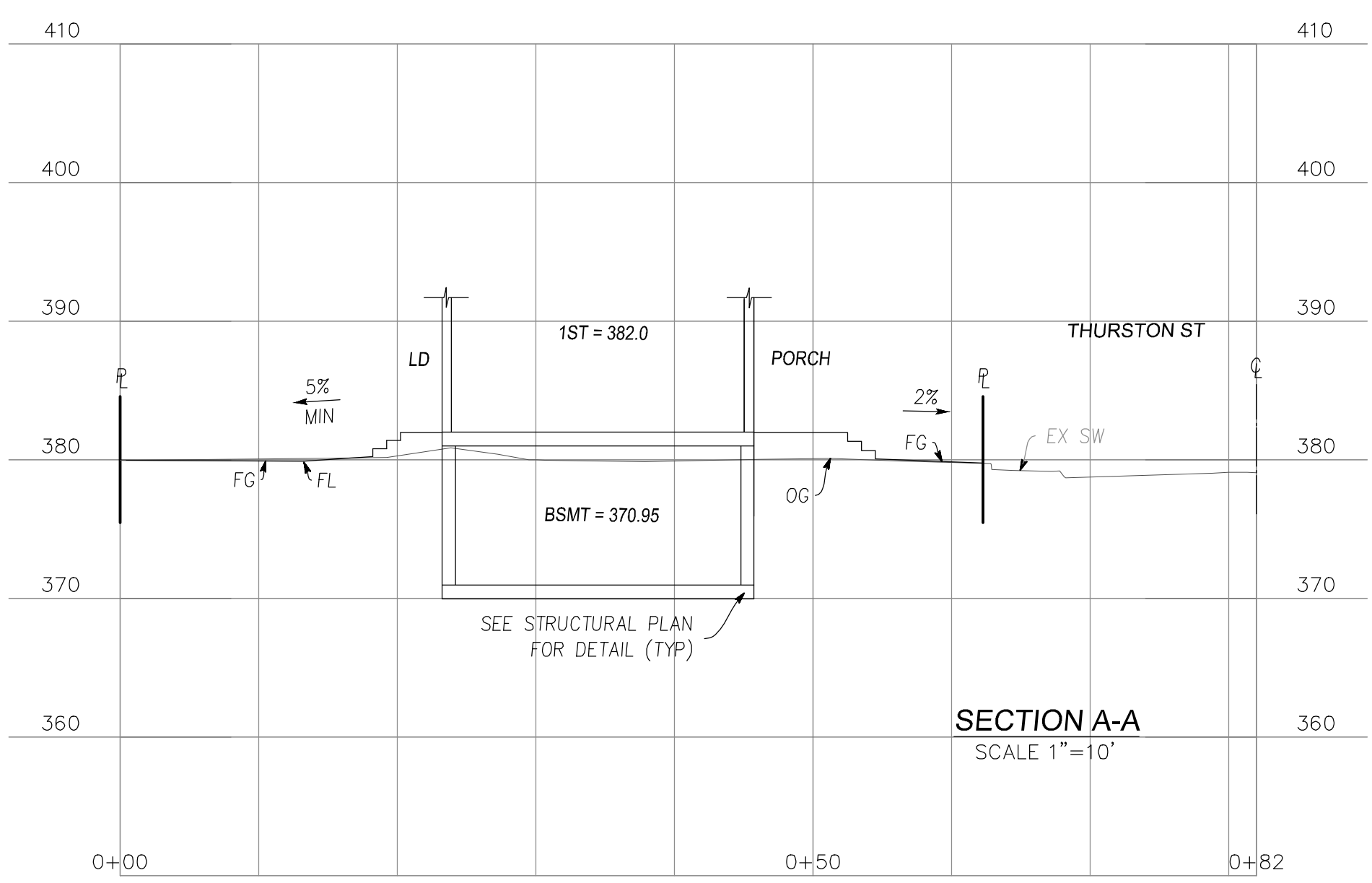
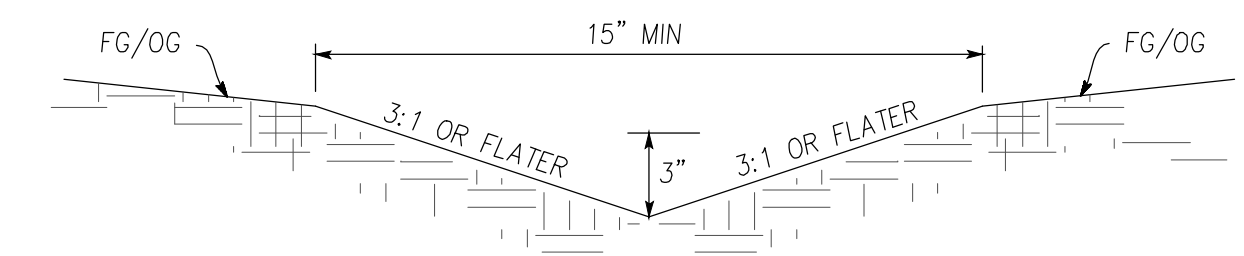
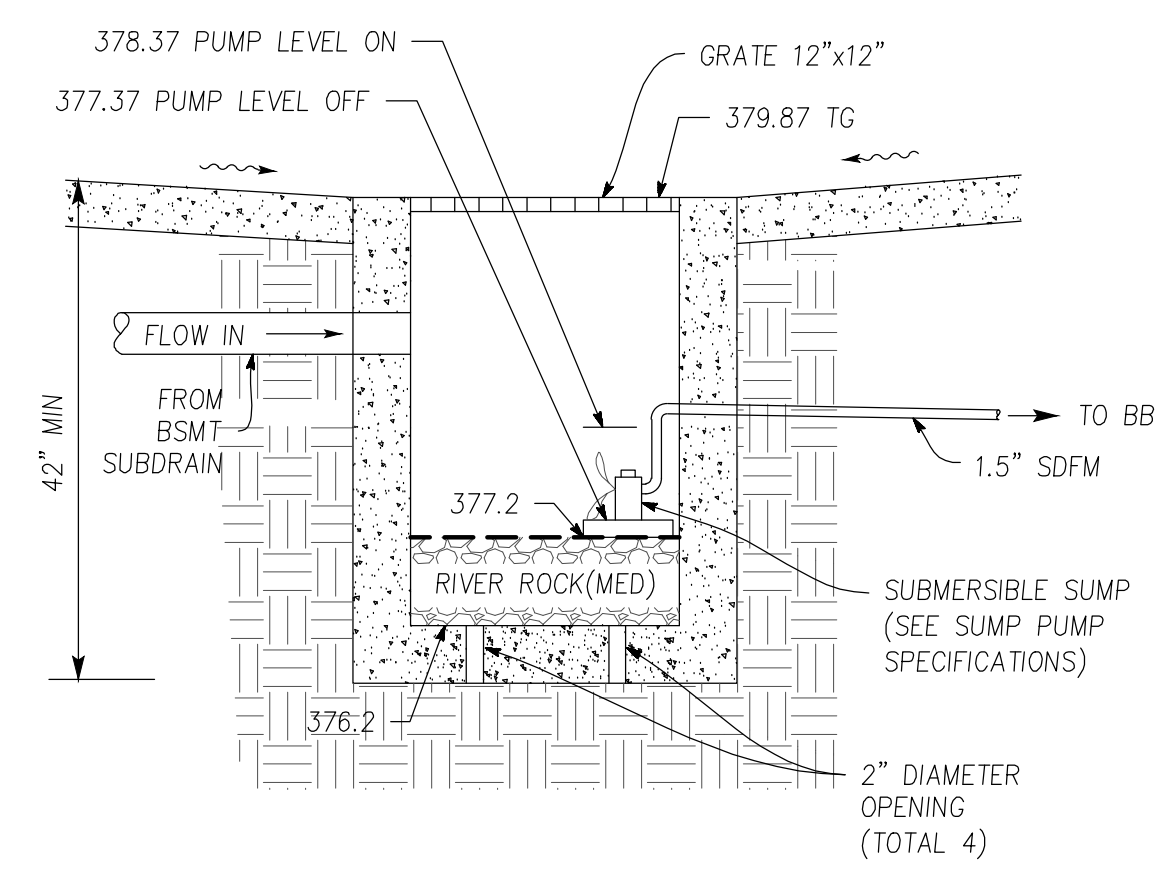
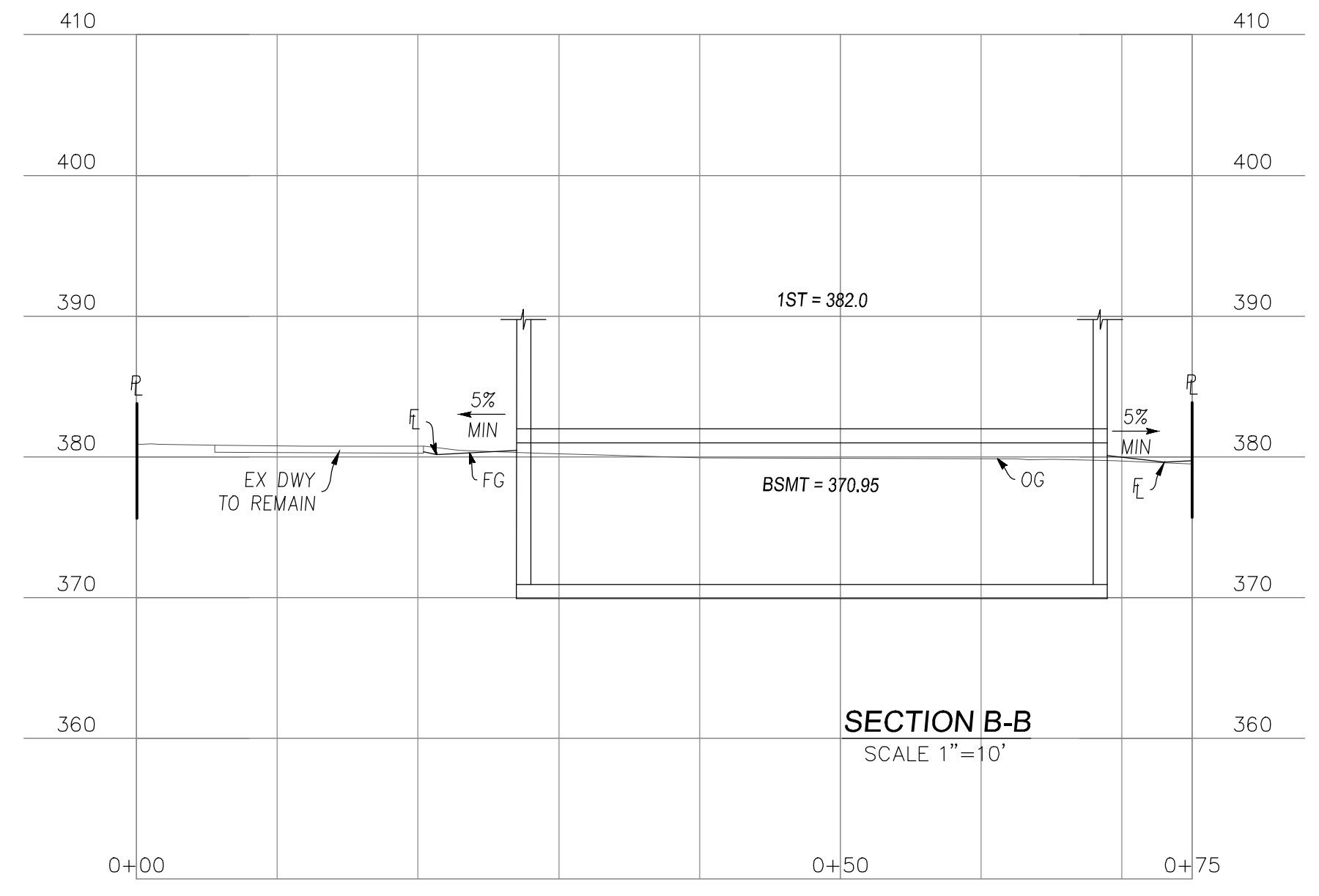


DATE: 06/29/23
 SCALE: PT
 DESIGN: PT
 DRAWN: NC
 CHECK: NC
 ENGR: NC
 PROJECT NO.:

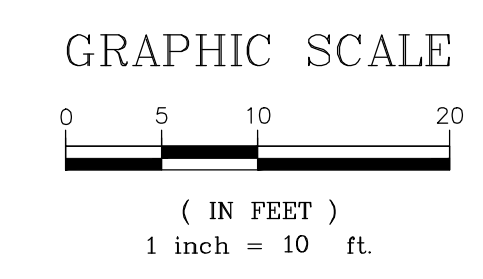
GRADING AND DRAINAGE PLANS
212 THURSTON STREET
 BUILDING CROSS SECTIONS
 GRADING PERMIT APPLICATION NO. _____

ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95110
 Phone: (408) 906-7187
 Fax: (408) 882-4006

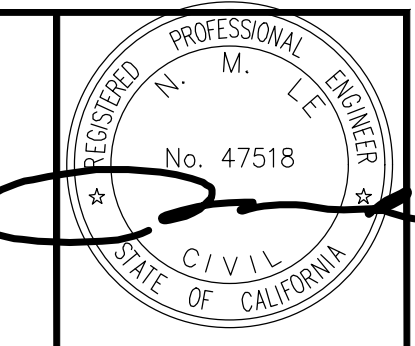
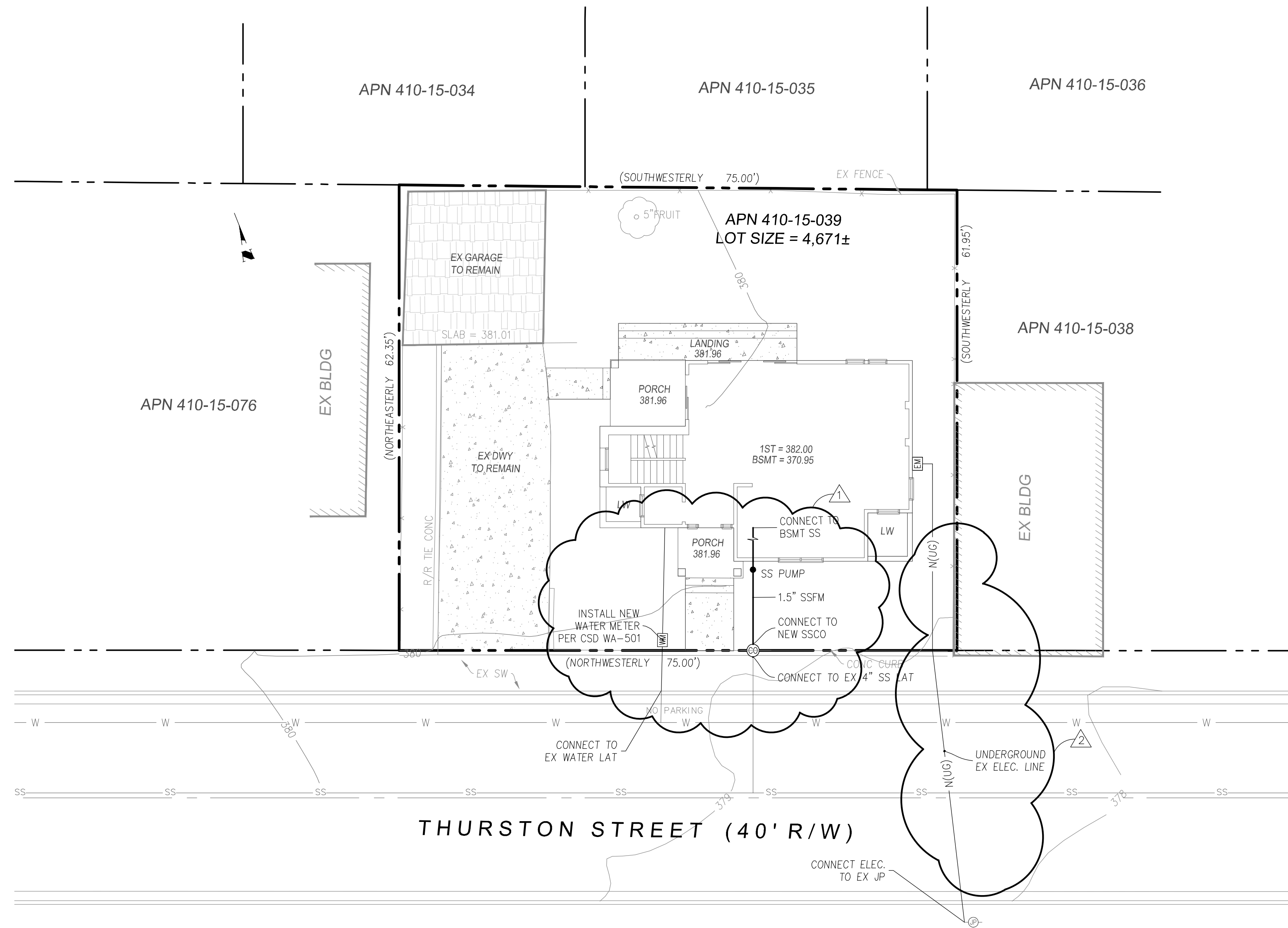
REVISIONS	DATE	BY
REVISED PER ROUND 1 COMMENTS	09/14/23	HV
REVISED PER ROUND 2 COMMENTS	10/16/23	HV



- NOTES:**
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM INLET
 2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
 3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
 4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.



CONTRACTOR AGREES THAT THE DESIGN ASSUMES USES AND LOADS THE RESPONSIBILITY FOR THE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS AGREEMENT SHALL BE CONTINUOUS AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, MAINTAIN AND HOLD THE CONTRACTOR RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY.

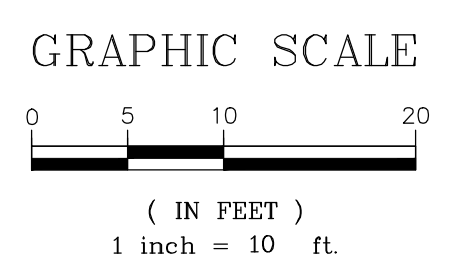


DATE:	06/29/23
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PROJECT NO.:	

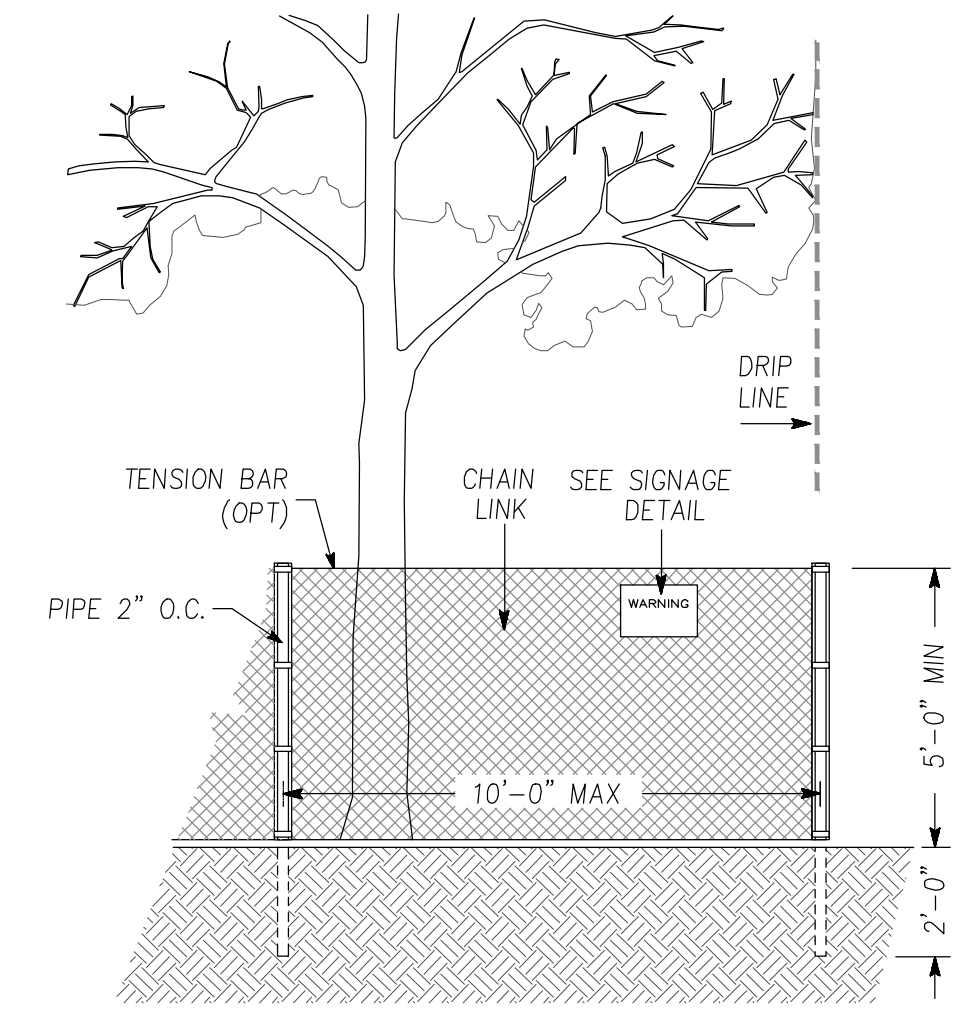
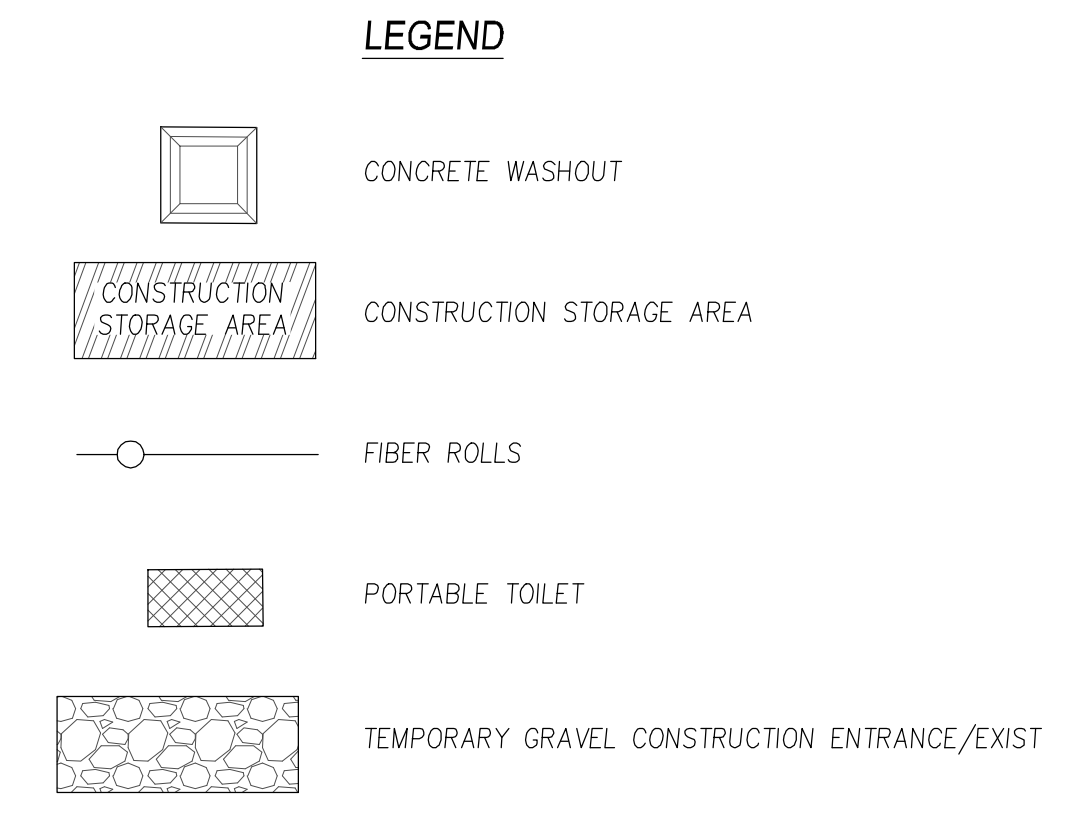
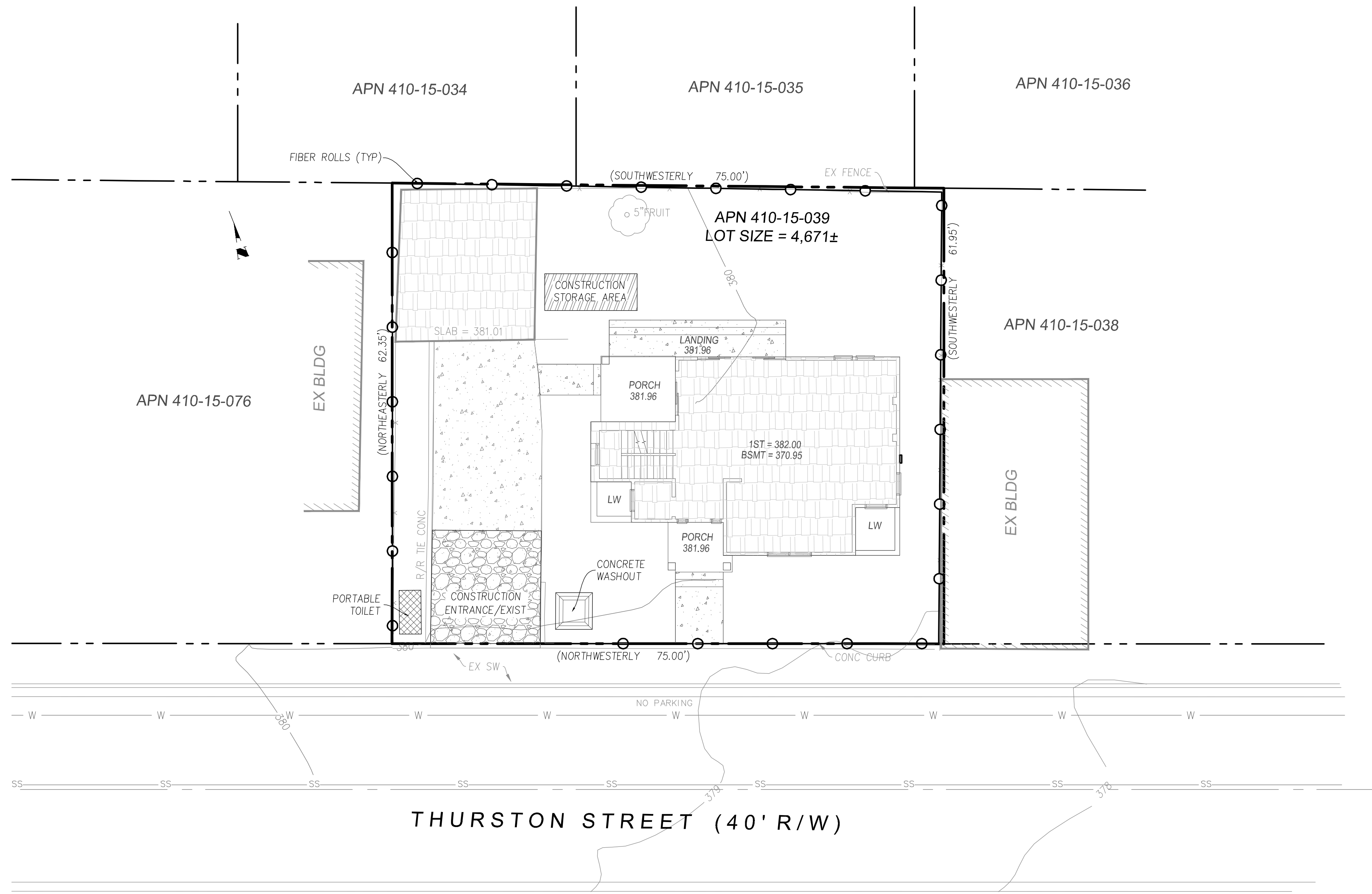
GRADING AND DRAINAGE PLANS
212 THURSTON STREET
 UTILITY PLAN
 GRADING PERMIT APPLICATION NO. _____

ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95102
 Phone: (408) 806-7187
 Fax: (408) 882-4006

REVISIONS	BY	DATE
REVISED PER ROUND 1 COMMENTS	HV	09/14/23
REVISED PER ROUND 2 COMMENTS	HV	10/16/23

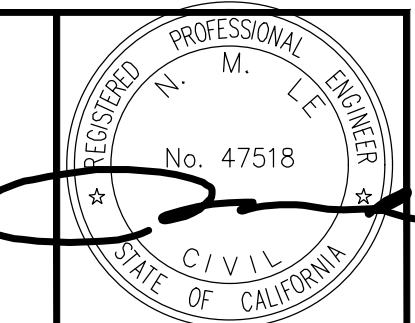
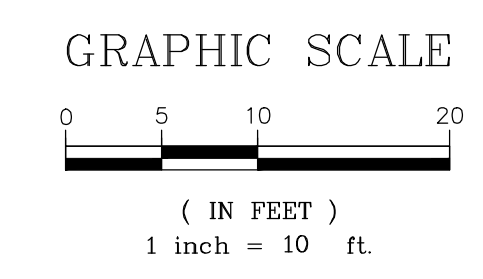


CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS GATOS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS GATOS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS GATOS.



- 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.
- FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
- FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
- 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.
- A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE CITY LOS GATOS PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

- #### NOTES:
- EROSION AND SEDIMENTS CONTROL SHALL REMAIN IN PLACE AND MAINTAINED UNTIL THE PERMANENT LANDSCAPING IS INSTALLED.
 - CONTRACTOR TO PROVIDE STORMDRAIN INLET PROTECTION AT NEAREST INLET DOWNSTREAM OF PROJECT SITE

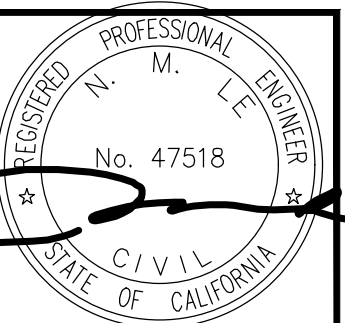


DATE:	06/29/23
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ENGR:	NC
PROJECT NO.:	

GRADING AND DRAINAGE PLANS
212 THURSTON STREET
EROSION CONTROL PLAN
 GRADING PERMIT APPLICATION NO. _____

ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95102
 Phone: (408) 806-7187
 Fax: (408) 889-4006

REVISIONS	DATE	BY
REVISED PER ROUND 1 COMMENTS	09/14/23	HV
REVISED PER ROUND 2 COMMENTS	10/16/23	HV



DATE:	06/29/23
SCALE:	NTS
DESIGN:	PT
DRAWN:	PT
CHECK:	NC
ENGR:	NC

GRADING AND DRAINAGE PLANS
212 THURSTON STREET
EROSION CONTROL DETAILS
 GRADING PERMIT APPLICATION NO. _____
 PROJECT NO.: _____

ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95110
 Phone: (408) 806-7187
 Fax: (408) 888-4006

REVISIONS	DATE
REVISED PER ROUND 1 COMMENTS	09/14/23
REVISED PER ROUND 2 COMMENTS	10/16/23

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR/OWNER: MELEAH GUILLARDO
ADDRESS: 212 THURSTON STREET, LOS GATOS, CA 95030
PHONE NUMBER:
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: LC ENGINEERING 598 E SANTA CLARA ST, SUITE #270,
SAN JOSE, CA 95112.
(408) 806-7187
3. CONTRACTOR: MELEAH GUILLARDO
ADDRESS: 212 THURSTON STREET, LOS GATOS, CA 95030
24-HOUR PHONE NUMBER:
CONSTRUCTION SUPERINTENDENT: MELEAH GUILLARDO
ADDRESS: 212 THURSTON STREET, LOS GATOS, CA 95030
24-HOUR PHONE NUMBER:
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. DEVELOPER WILL SUBMIT TO THE COUNTY/CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE COUNTY/CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
6. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

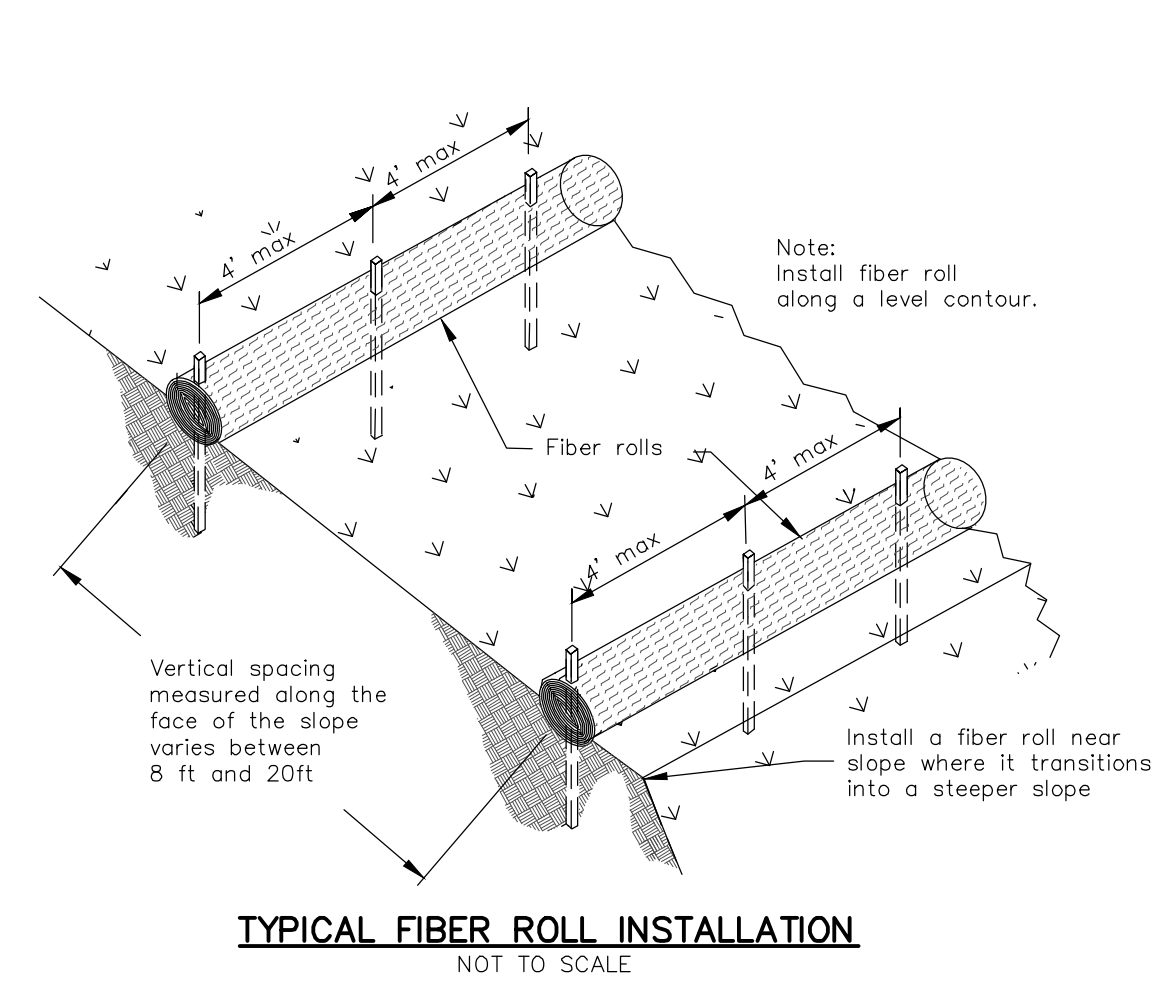
EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON. OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN ARE NECESSARY WITH THE APPROVAL OF THE COUNTY/CITY ENGINEER. PLANS RESUBMITTED FOR THE COUNTY/CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL ARE TO BESITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY/CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY/CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE-STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TRICKIFIER AND MULCH.
6. 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
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITION. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE REPRESENTATIVE OF ANY FIELD CHANGES.
9. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF COUNTY/CITY.

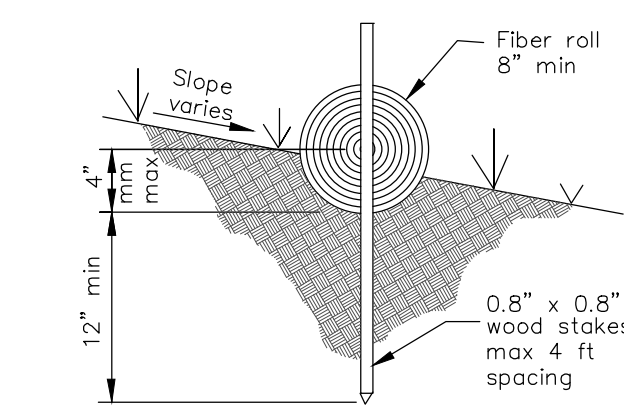
MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND FULLIES MUST BE REPAIRED.
2. SAND BAD INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.
3. EXPOSED SLOPE SHALL BE PROTECTED WITH JUTE NET AND/OR HYDROSEED. HYDROSEED SHALL BE A HOMOGENEOUSLY MIX OF SLURRY CONTAINING NOT LESS THAN 44 LBS OF ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOLIDS FOR EACH 100 GALLONS OF WATER.

1 Fiber Rolls
CASQA Detail SE-5

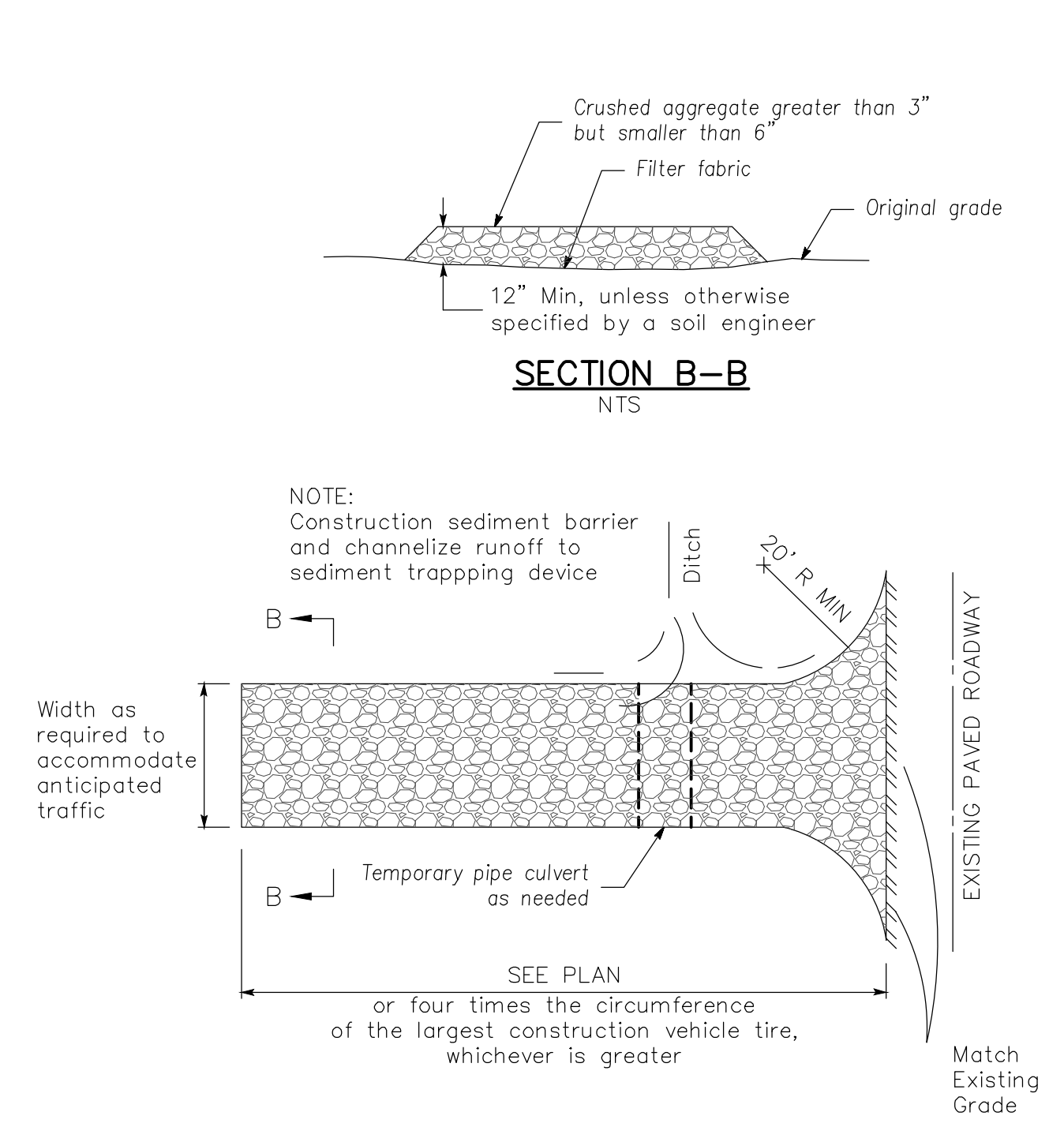


TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE

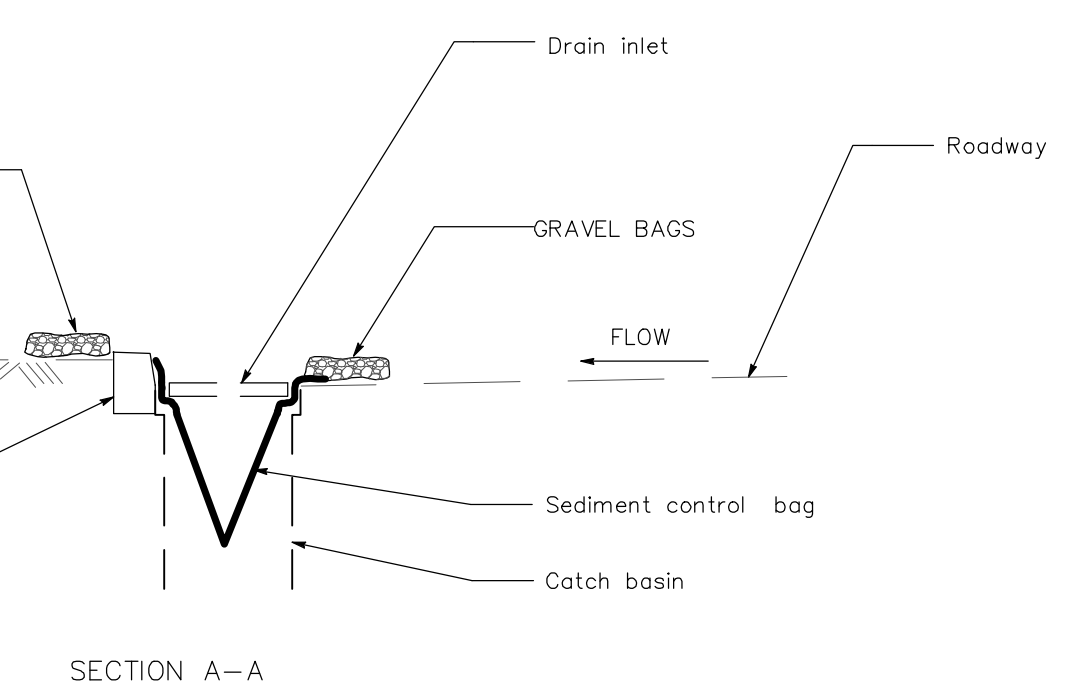


ENTRENCHMENT DETAIL
NOT TO SCALE

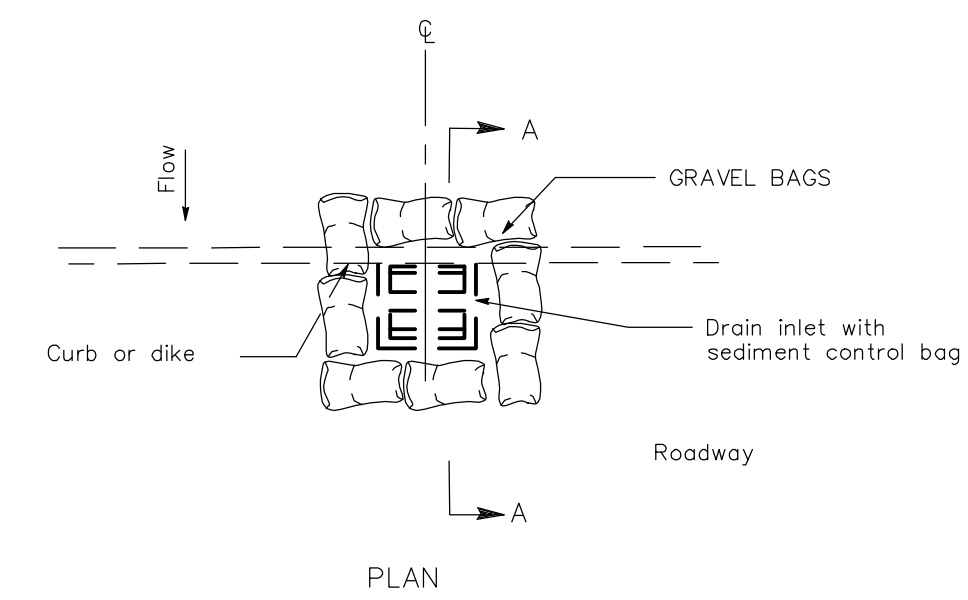
3 Stabilized Construction Entrance/Exit
CASQA Detail TC-1



SECTION B-B
NTS



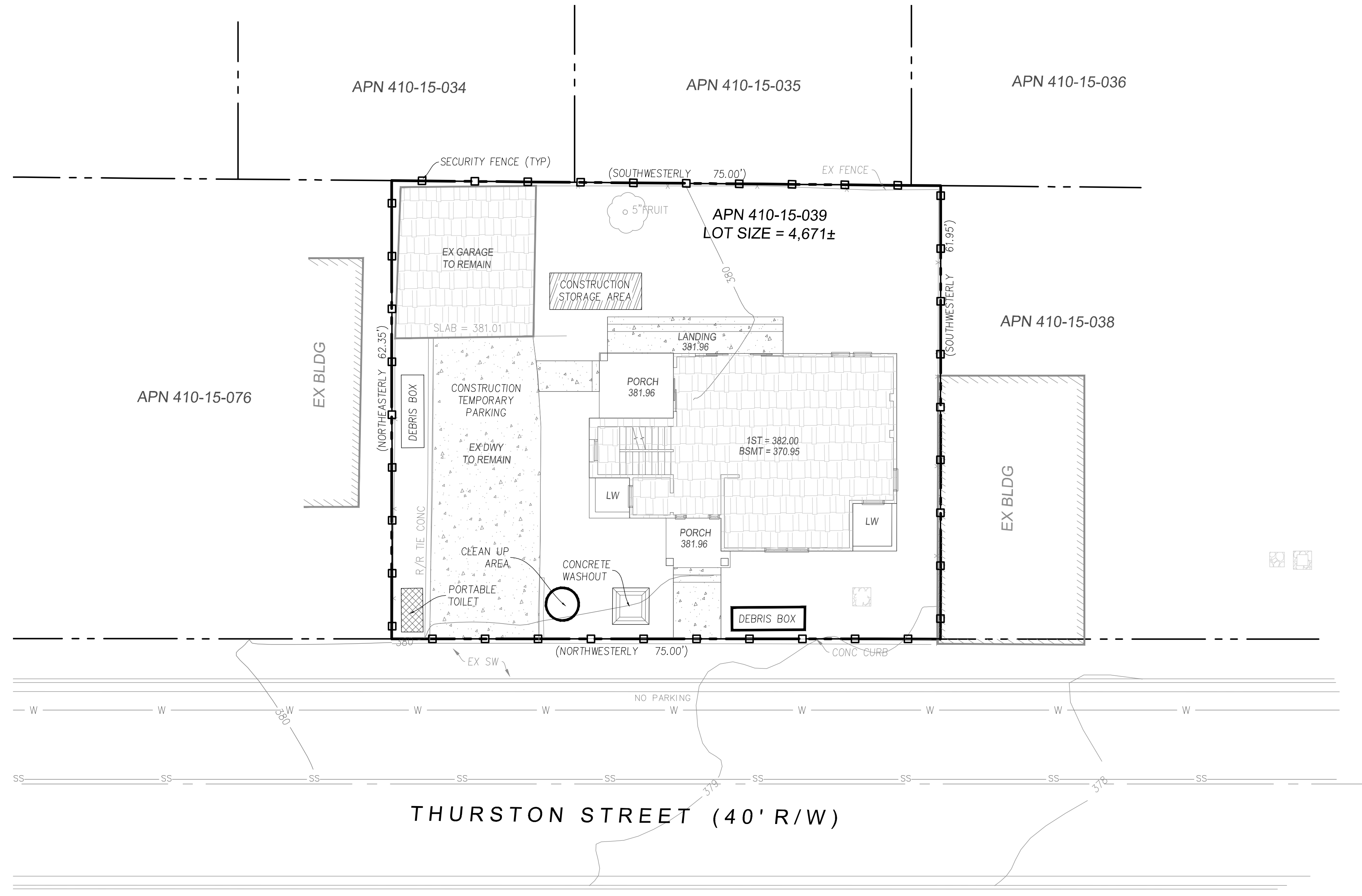
SECTION A-A



TEMPORARY DRAINAGE INLET PROTECTION
For paved areas exposed to traffic

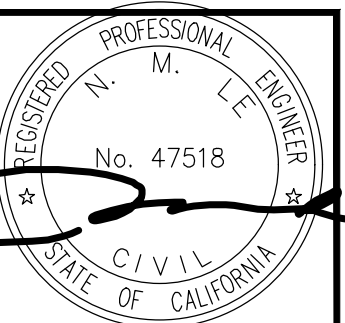
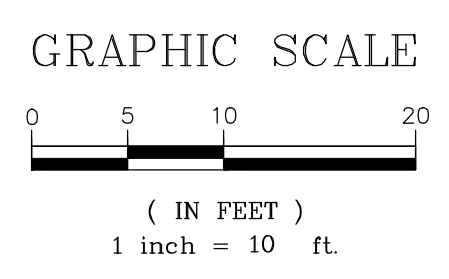
CONTRACTOR AGREES THAT THE DESIGN ASSUMPTIONS, AND ASSUMPTIONS MADE FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BEYOND CONTRACTOR'S USE AND NOT BE LIMITED TO ORIGINAL WORKING DRAWINGS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND THE ENGINEER WILL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, RECEIVING FOR ADEQUATE PROTECTION FROM THE SAME. THE REQUIREMENT SHALL BEYOND CONTRACTOR'S USE AND NOT BE LIMITED TO ORIGINAL WORKING DRAWINGS.

CONTRACTOR ASSURES THAT THE DESIGN ASSUMPTIONS, LOADS, AND CODES ARE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY THE DESIGN AND TO ISSUE PERMITS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND TO THE PERFORMED WORK. THE ENGINEER'S LIABILITY IS NOT LIMITED TO THE DESIGN OR THE PERFORMED WORK. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND TO THE PERFORMED WORK. THE ENGINEER'S LIABILITY IS NOT LIMITED TO THE DESIGN OR THE PERFORMED WORK.



CONSTRUCTION SITE FIRE SAFETY:

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAILS AND SPECIFICATION S1-7.



DATE:	06/29/23
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GRADING AND DRAINAGE PLANS
212 THURSTON STREET
 CONSTRUCTION MANAGEMENT PLAN
 GRADING PERMIT APPLICATION NO. _____

ENGINEERING
 598 E Santa Clara St. #270
 San Jose, CA 95102
 Phone: (408) 906-7187
 Fax: (408) 882-4006

REVISIONS	BY	DATE
REVISED PER ROUND 1 COMMENTS	HV	09/14/23
REVISED PER ROUND 2 COMMENTS	HV	10/16/23

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