

# NEW RESIDENCE FOR:

# THE BALD & BARTOLOMEI FAMILY

210 FANMAR WAY - CAPITOLA, CA 95010



WILLIAM C. KEMPF  
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NEW RESIDENCE FOR  
**THE BALD & BARTOLOMEI FAMILY**  
210 FANMAR WAY - CAPITOLA, CA 95010  
COVER SHEET AND PROJECT DATA



DRAWING DATE:  
SEPTEMBER 25, 2023  
A.P.N.:  
035-151-14  
CLIENT NAME:  
DAN BALD &  
MELISSA BARTOLOMEI  
PROJECT NAME:  
210 FANMAR

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	4/12/24

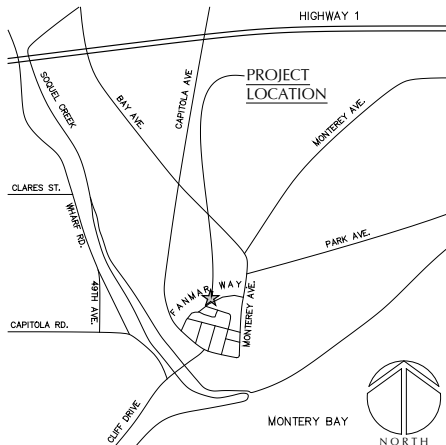
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### VICINITY MAP



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### BUILDING AREAS

#### FAR CALCULATION

MAX FAR: 57% (2,651 to 3,250 S.F. LOT) = 1,849 S.F. MAX FAR

FIRST FLOOR HEATED:	770 S.F.
FIRST FLOOR UN-HEATED (GARAGE):	221 S.F.
SECOND FLOOR HEATED:	834 S.F.
UPPER FLOOR DECK:	104 S.F.
UPPER FLOOR DECK CREDIT	-104 S.F. (150 S.F. MAX)
TOTAL AREA COUNTED TOWARDS FAR	1,825 S.F. (56% FAR)

#### AREAS NOT COUNTED TOWARDS FAR

FIRST 150 S.F. OF SECOND FLOOR BALCONY	SEE CREDIT ABOVE
COVERED FIRST FLOOR PORCH:	33 S.F.
COVERED REAR PATIO:	170 S.F.

### PROJECT DATA

OWNERS:	DAN BALD & MELISSA BARTOLOMEI 505 BRYCE COURT MILPITAS, CA 95035 <a href="mailto:dan.bald@intel.com">dan.bald@intel.com</a> & <a href="mailto:melizanne@gmail.com">melizanne@gmail.com</a>
PROJECT SITE:	210 FANMAR WAY CAPITOLA, CA 95010
APN:	035-151-14
ZONING:	RM-L (MULTI-FAMILY RESIDENTIAL, LOW DENSITY) R-1 (ZONING STANDARDS APPLY)
LOT SIZE:	3,245 S.F.
CONSTRUCTION TYPE:	V-B (SPRINKLERED)
PROJECT DESCRIPTION:	REMOVAL OF AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 1,821 S.F. RESIDENCE
MINOR MODIFICATIONS:	THE PROJECT PROPOSES MINOR MODIFICATIONS TO THE DESIGN STANDARDS TO INCLUDE: 1) A 10% REDUCTION TO THE SIDE YARD SETBACK FOR SECOND FLOOR BALCONIES. THIS WOULD REDUCE THIS SETBACK FROM 10'-0" TO 9'-0". 2) A 10% INCREASE IN THE ALLOWED DEPTH OF A SECOND FLOOR BALCONY. THIS WOULD INCREASE THE ALLOWED DEPTH OF THE BALCONY FROM 6'-0" TO 6'-6".



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EXISTING SITE PLAN AND INFO

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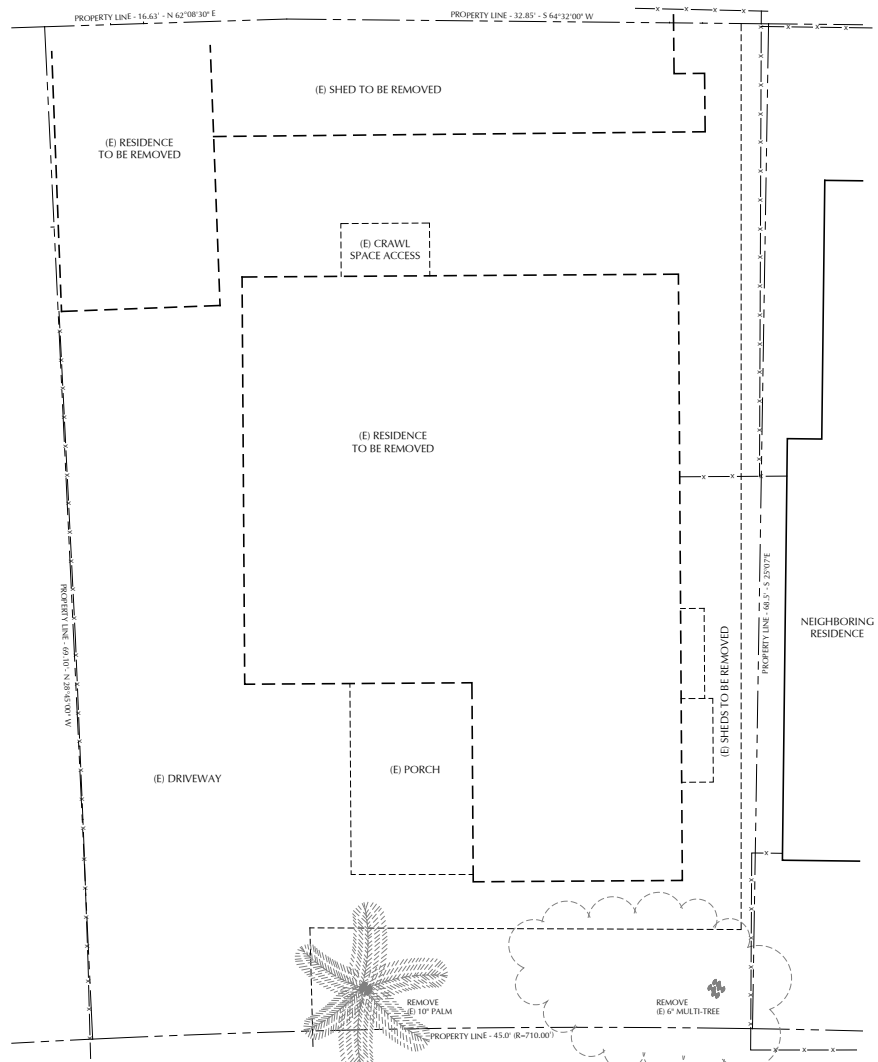
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**A2**



FANMAR WAY

1 EXISTING / DEMO - SITE PLAN  
SCALE: 1/4" = 1'-0"







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NEW RESIDENCE FOR  
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210 FANMAR WAY - CAPITOLA, CA 95010  
PROPOSED EXTERIOR ELEVATIONS

DRAWING DATE  
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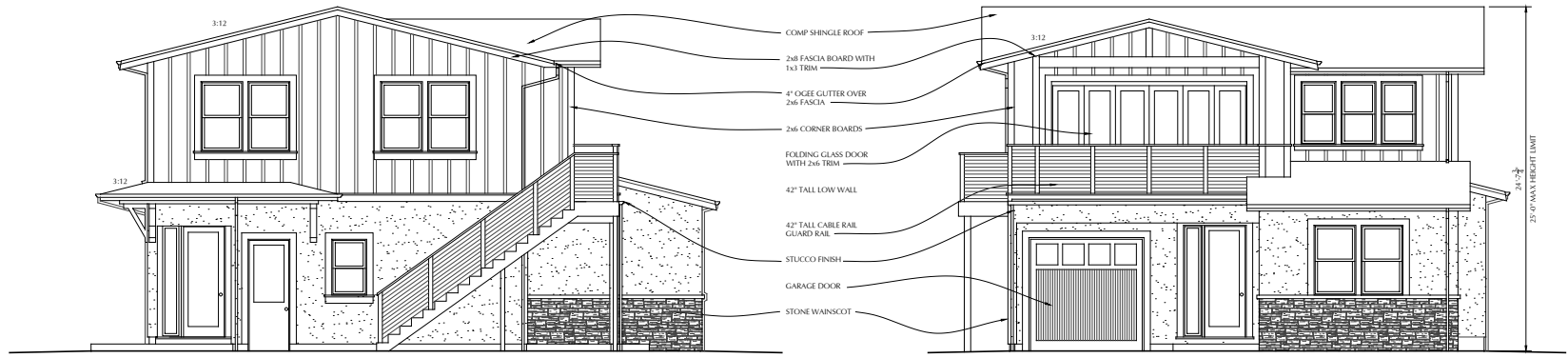
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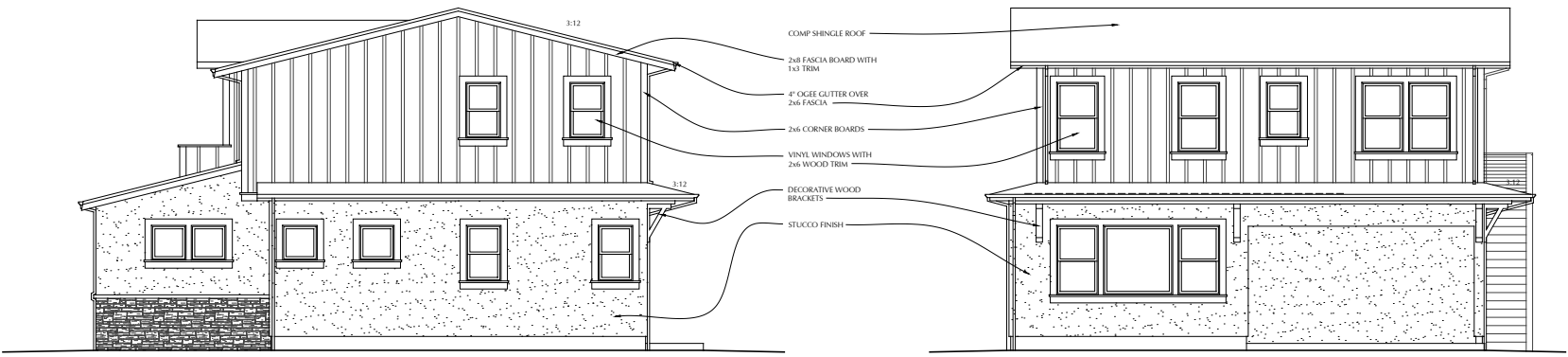
A4



② EAST ELEVATION  
SCALE: 1/4" = 1'-0"

① SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

- COMP SHINGLE ROOF
- 2x8 FASCIA BOARD WITH 1x3 TRIM
- 4" OGEE GLITTER OVER 2x6 FASCIA
- 2x6 CORNER BOARDS
- FOLDING GLASS DOOR WITH 2x6 TRIM
- 42" TALL LOW WALL
- 42" TALL CABLE RAIL GUARD RAIL
- STUCCO FINISH
- GARAGE DOOR
- STONE WAINSCOT



④ WEST ELEVATION  
SCALE: 1/4" = 1'-0"

③ NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

- COMP SHINGLE ROOF
- 2x8 FASCIA BOARD WITH 1x3 TRIM
- 4" OGEE GLITTER OVER 2x6 FASCIA
- 2x6 CORNER BOARDS
- VINYL WINDOWS WITH 2x6 WOOD TRIM
- DECORATIVE WOOD BRACKETS
- STUCCO FINISH

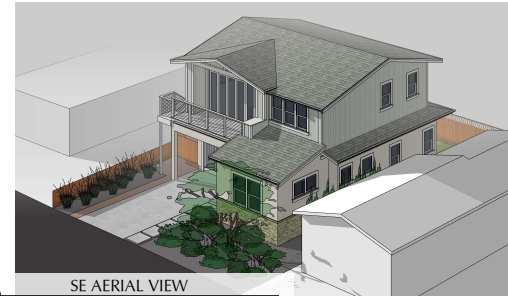




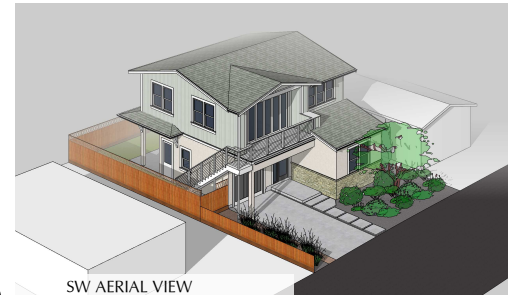
5 VIEW FROM STREET  
NO SCALE



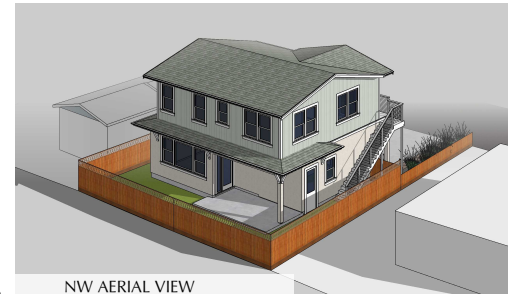
6 VIEW FROM STREET  
NO SCALE



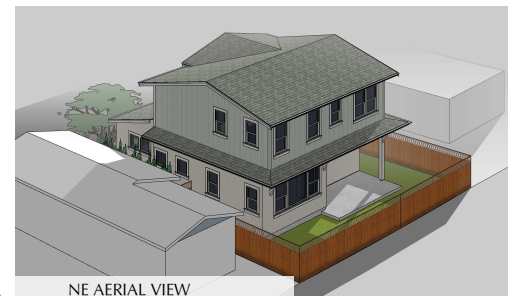
1 SE AERIAL VIEW  
NO SCALE



2 SW AERIAL VIEW  
NO SCALE



3 NW AERIAL VIEW  
NO SCALE



4 NE AERIAL VIEW  
NO SCALE



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PERSPECTIVE VIEWS

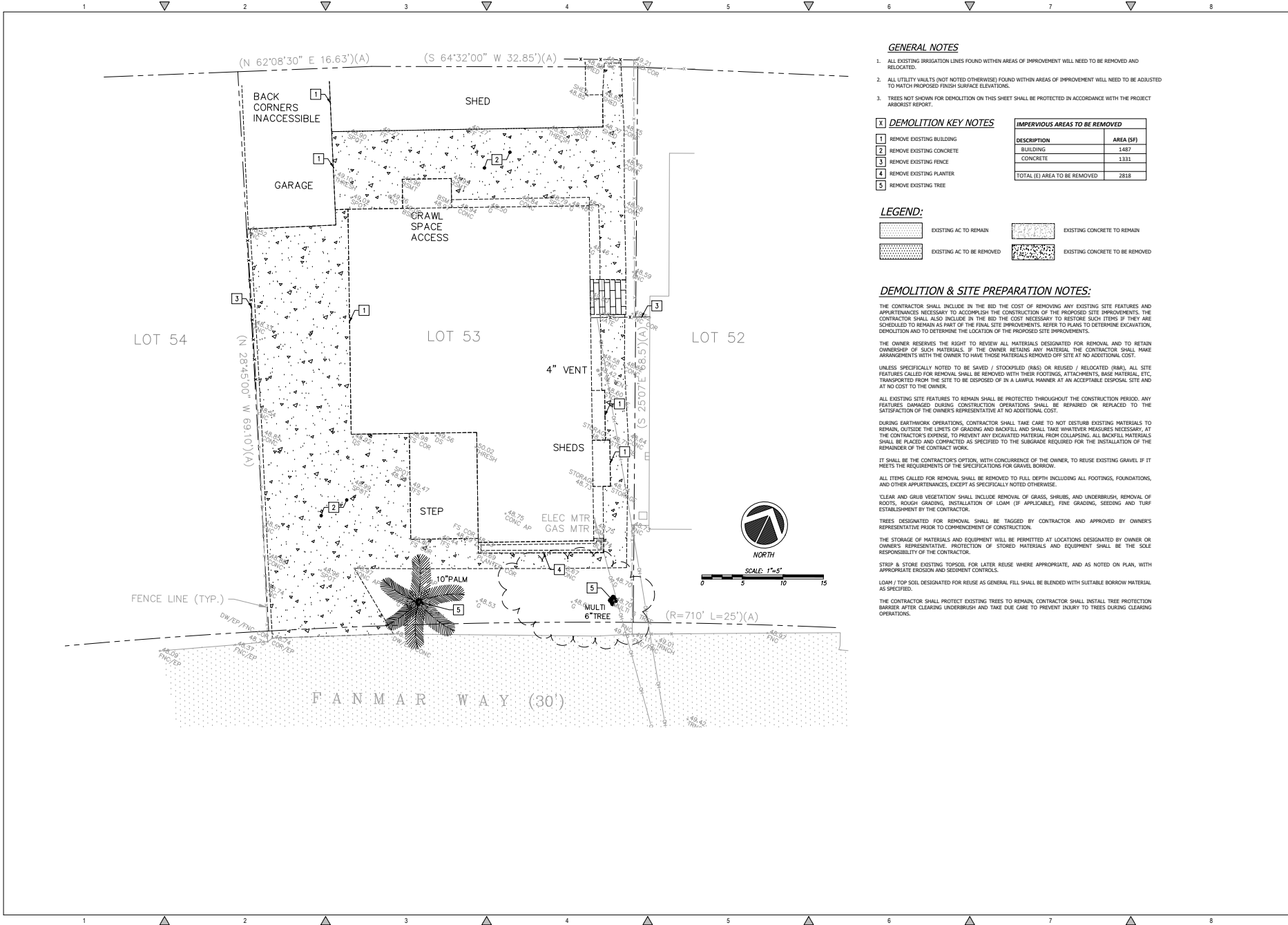
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**GENERAL NOTES**

1. ALL EXISTING IRRIGATION LINES FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE REMOVED AND RELOCATED.
2. ALL UTILITY VAULTS (NOT NOTED OTHERWISE) FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE ADJUSTED TO MATCH PROPOSED FINISH SURFACE ELEVATIONS.
3. TREES NOT SHOWN FOR DEMOLITION ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE PROJECT ARBORIST REPORT.

**DEMOLITION KEY NOTES**

- 1 REMOVE EXISTING BUILDING
- 2 REMOVE EXISTING CONCRETE
- 3 REMOVE EXISTING FENCE
- 4 REMOVE EXISTING PLANTER
- 5 REMOVE EXISTING TREE

**IMPERVIOUS AREAS TO BE REMOVED**

DESCRIPTION	AREA (SF)
BUILDING	1487
CONCRETE	1331
TOTAL (E) AREA TO BE REMOVED	2818

**LEGEND:**



**DEMOLITION & SITE PREPARATION NOTES:**

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN. OUTSIDE THE LIMITS OF GRADING AND BACKFILL SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

CLEAR AND GRUB VEGETATION SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH. REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIERS AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

REVISIONS	BY

**EXISTING SITE & DEMOLITION PLAN**



**CZG CIVIL CONSULTANTS GROUP, INC.**  
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**BALD / BARTOLOMEI RESIDENCE**  
**210 FANMAR WAY, CAPITOLA**  
**APN: 035-151-14**

Date: 09.15.2023  
 Scale: 1"=5'  
 Drawn: DD/ESM  
 Job: 9031.01  
 Sheet:  
**C1.1**  
 of 6 Sheets





**LEGEND**

- SILT FENCE
- INLET PROTECTION
- FIBER ROLL

**SWPPP MANAGER TO MARK KNOWN LOCATIONS**

- MATERIALS & EQUIPMENT STOCKPILE AREA
- SANITARY FACILITY
- TRASH/DEBRIS CONTAINMENT
- ROCKED CONSTRUCTION ENTRANCE

**Scale:** 1"=5'  
0 5 10 15

**North Arrow:** NORTH

REVISIONS	BY

**EROSION CONTROL PLAN**

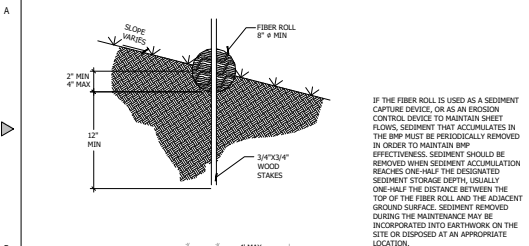


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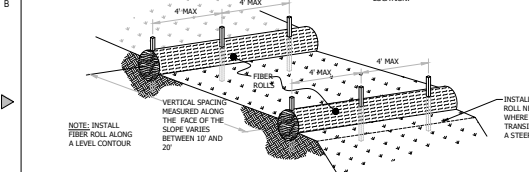
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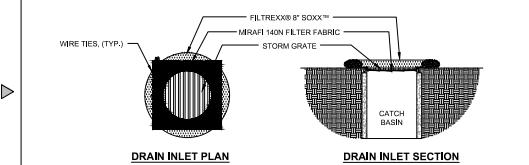


**CONSTRUCTION SPECIFICATIONS**

- LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
- SLOPE INCLINATION OF 4:1 (4V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT.
  - SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (4V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
  - SLOPE INCLINATION OF 2:1 (2V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
  - TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
  - DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACE 4 FT MAXIMUM ON CENTER.
  - USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN.
  - IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ADJUTED. REPAIR OR REPLACE SPLIT, TORN, UNWRAPPING OR SLIPPING FIBER ROLLS.

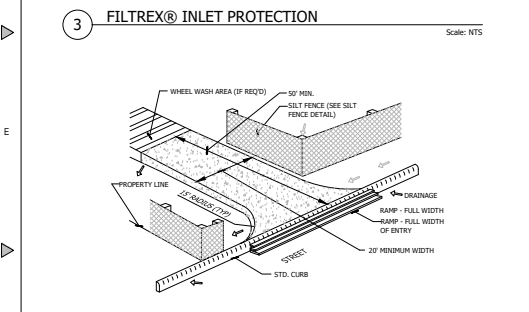


**1 FIBER ROLLS**  
Scale: NTS

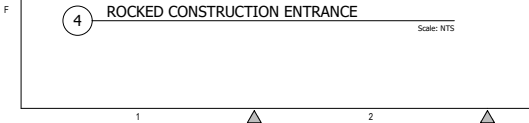


**2 DRAIN INLET PROTECTION**  
Scale: NTS

- NOTES:**
1. ALL MATERIAL TO MEET FILTERFLEX® SPECIFICATIONS.
  2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
  3. COMPOST MATERIAL TO BE DISPersed ON SITE AS DETERMINED BY ENGINEER.
  4. CONTRACTOR SHALL EXTEND MIRAFI 140N FABRIC 6" BEYOND CATCH BASIN AFTER PLACEMENT OF GRATE.
  5. CONTRACTOR SHALL REMOVE ALL FILTER FABRIC FROM ALL STORM DRAIN INLETS UPON COMPLETION OF PROJECT.

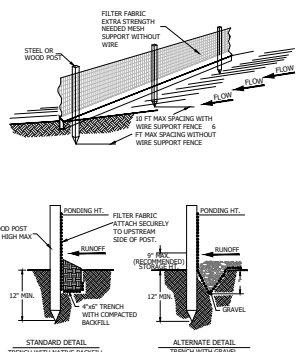


**3 ROCKED CONSTRUCTION ENTRANCE**  
Scale: NTS



**4 SILT FENCE**  
Scale: NTS

- NOTE:**
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  2. REMOVE SEDIMENT SHALL BE DEPOSITED AT AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  3. SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



**2 SILT FENCE**  
Scale: NTS

**EROSION CONTROL BMP'S**

- ALL CONSTRUCTION SITES**
1. IDENTIFY CLEARING LINES, DRINKING OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.
  1. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES, AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
  2. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
  3. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE.
  4. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
  5. MINIMIZE CUTS AND FILLS.
  6. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
  7. ADOPT TEMPORARY AND PERMANENT EROSION AND SEDIMENT ALONG SLOPE CONTOURS.
  8. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH CYCLE AREAS DEVELOPED FOR SPECIFIC USE REQUIREMENTS AND APPROVED BY CITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR SLURRY CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.
- MINIMIZE SOIL MOVEMENT**
1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH MATS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
  2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSFERRING SEDIMENT OFFSITE.
  3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
  4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE CITY OF CAROLINA.
- STRUCTURES TO CONTROL AND CONVEY RUNOFF**
1. CONVEY RUNOFF BY USE OF SWATH DICES, DRUMMA SWALES AND/OR DITCHES WHEN FEASIBLE.
  2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
  3. USE VELOCITY REDUCTION DEVICES, FLUMED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MINIMIZE EROSION WHEN FEASIBLE.
- CAPTURE SEDIMENT**
1. USE TEMPORARY APRONS, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER CONTAMINATION DEBRIS FOR THIS PURPOSE.
  2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRASS BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.
- OTHER RUNOFF CONTROLS**
1. TEMPORARY SEDIMENT BARRIERS.
  2. SEDIMENT TRAP.
  3. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRASS BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.
  4. SILT FENCE.
  5. SAND OR GRAVEL BAG BARRIER.

**CONSTRUCTION SPECIFICATIONS**

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR, AS CLOSELY AS POSSIBLE.
- IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPliced ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPWARD.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIERS.
- WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES OR HDG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
- SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.
- INSPECTION AND MAINTENANCE**
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" OR 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
- THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.

REVISIONS	BY

**EROSION CONTROL DETAILS**



**C. G. CIVIL CONSULTANTS GROUP, INC.**  
Engineers/Planners  
4444 Southpark Drive, Suite 6  
Charlotte, NC 28217  
919.484.1040

**BALD/BARTOLOMEI RESIDENCE**  
210 FANMAR WAY, CAPITOLA  
APN: 035-151-14

Date: 09.15.2023  
Scale: NTS  
Drawn: DD/ESM  
Job: 9031.01  
Sheet:

**C3.2**  
of 6 Sheets

**Stormwater Pollution Prevention and Protection for Construction Projects**

In the City of Capitola, water in streets, gutters, and storm drains flows directly to local creeks and Monterey Bay without any treatment. When debris, paint, concrete and other harmful pollutants from construction sites and home construction projects get collected, leaked or washed into the street or storm drain they can damage sensitive creek habitats and end up polluting our bay and ocean.

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work. All types of construction projects are required to abide by the following mandatory BMPs. These BMPs apply to both new and remodeled residential, commercial, retail, and industrial projects.

In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Linear Underground Projects (LUPs) also require coverage under the CGP. It should be noted that SWPPP development and implementation (inspections, tracking) associated with the CGP (including water flow sheet) must be done by a qualified SWPPP developer (OSD), respectively. More information on the CGP and OSD/GSPs may be found at [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/consrpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/consrpermits.shtml)

**General Construction & Site Subversion**  
The rainy season referred to herein applies to the dates October 1 to April 30; the dry season applies May 1 to September 30. Compliance with the CGP and below BMPs is required year round; however, different requirements may be needed for the rainy and non-rainy season.

**General Principles**

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, gutters, storm drains and drainage channels.
- Ensure dust control water does not leave the site or discharge to storm drains.
- Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they also abide by these BMPs.
- Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
  - Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
  - Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG)
  - Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CSQA)
  - Construction Site Best Management Practices (BMPs) Manual, Storm Water Quality Handbooks, Caltrans

**Good Housekeeping Practices**

- Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
- To prevent off-site tracking of dirt, provide site entrance with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into the storm drain.
- Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and clean materials from surfaces that drain to storm inlets and/or drainage channels.
- Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

NOT TO SCALE

STANDARD DRAWINGS FOR <b>STORMWATER POLLUTION PREVENTION AND PROTECTION</b>	DRAWN: 2/14	REV:
DRAWN BY: MF	DRAWING No.	
CHECKED BY: S.E.J.	STRM-BMP-1	

STEVIN JESSER, PUBLIC WORKS DIRECTOR

- Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff nor leave residue on paved surfaces. Use dry cleanup methods whenever possible. Water may only be used in minimum quantities to prevent dust.
- Portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs.
- Conduct visual inspections for leaks.
- Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

**Advanced Planning**

- Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
- Soil grading/clearing limits, easements, setbacks, sensitive or critical areas, tree, drainage courses, and buffer zones must be delineated on site to prevent excessive or unnecessary disturbances and exposure prior to construction.
- Schedule excavation and grading activities for dry weather periods.
- Use erosion control measures to prevent soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
- Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. At any season grading shall be in accordance with Capitola Municipal Code Chapter 15-28.
- Control the amount of runoff crossing your site especially during rain, creating by using berms or temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

**Materials & Waste Handling**

- Plastics containant "Source Reduction" by estimating carefully and minimizing waste when ordering materials.
- Recycle excess materials such as concrete, asphalt, scrap metal, solvents, degreasers, paper, and vehicle maintenance materials whenever possible.
- Dispose of all wastes properly by ensuring that materials that cannot be recycled are taken to an appropriate land fill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or drainage channel.

**Landscaping, Gardening & Ponds/Fountains/Pool/Spa Maintenance**

Many landscaping activities and practices expose soils and increase the likelihood of water runoff that will transport earth, sediments and garden chemicals to the storm drain during irrigation or rain events. Other exterior amenities such as ponds, pools and spas require regular maintenance using chlorine and/or copper based algaecides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

**Landscaping & Garden Maintenance**

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Schedule grading and excavation during dry weather.
- Use temporary check dams or ditches to direct runoff away from storm drains or drainage channels.
- Protect storm drain inlets with sandbags, gravel filled bags, straw wattles, filter fabric, or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.
- Never dump or leave soil, mulch, or other landscape products in the street, gutter, or storm drain.

**Ponds/Fountains/Pool/Spa Maintenance**

Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment in the site's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be located at all appropriate locations along the site's perimeter and at all inlets to the storm drain system. Effective methods to protect storm drain inlets include sand bag barriers, heavy rubber mats to cover and seal the inlet, and sediment traps or basins. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CSQA).

**Preventing Water & Sediment Runoff**

Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment in the site's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be located at all appropriate locations along the site's perimeter and at all inlets to the storm drain system. Effective methods to protect storm drain inlets include sand bag barriers, heavy rubber mats to cover and seal the inlet, and sediment traps or basins. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CSQA).

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STEVIN JESSER, PUBLIC WORKS DIRECTOR

- Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
- Silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.
- If straw fences are used to filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bales) and that the straw pieces are not carried into the storm drain system.
- Whenever possible, use tamping, surface roughening (e.g. with a bullocker), and energy dissipaters (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.
- All on-site erosion control measures and structural devices, both temporary and permanent, shall be properly maintained so that they do not become nuisances with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards.
- A qualified person should conduct inspections of all on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, onsite inspections are required in accordance with the GMP.

**Earth Moving Activities & Heavy Equipment**

Soil excavation and grading operations cause large amounts of soil that can be transported into storm drains when handled improperly. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Often, earth moving activities require use and storage of heavy equipment. Properly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids onto the construction site are common sources of storm drain pollution.

**Site Planning**

- Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
- Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.
- If you must drain and replace motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or drop cloth to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste. Recycle whenever possible.
- Do not use diesel oil to lubricate equipment parts or equipment cleaning. Only use water for engine cleaning.
- Cover exposed fifth wheel hitch and other oily or greasy equipment during all rain events.

**Practices During Construction**

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002; and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CSQA).
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

**Spill Clean Up**

- Maintain a spill clean-up kit on site.
- Clean up spills immediately. Use dry cleanup methods if possible.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter and/or rag) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them.
- Use as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

NOT TO SCALE

STANDARD DRAWINGS FOR <b>STORMWATER POLLUTION PREVENTION AND PROTECTION</b>	DRAWN: 2/14	REV:
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CHECKED BY: S.E.J.	STRM-BMP-3	

STEVIN JESSER, PUBLIC WORKS DIRECTOR

**Painting, Varnish & Application of Solvents & Adhesives**

Paints, varnish, solvents and adhesive contain chemicals that are harmful to wildlife and aquatic life in our community. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

**Handling of Surface Coatings**

- Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains. Wastewater or runoff containing paint or paint thinner must never be discharged into the storm drain system.
- When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.

**Removal of Surface Coatings**

- Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint or varnish stripping residue, chips and dust from marine paints or varnishes, or paints containing lead, mercury or tributyltin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.
- When stripping or cleaning buildings with high-pressure water, block storm drains to prevent flows to creeks and the Monterey Bay.
- Wash water from painted buildings constructed pre-1978 can contain high amounts of lead even if paint chips are not present. Before stripping paint or cleaning a pre-1978 building's exterior with water under high pressure, test paint for lead by taking paint scrapings to a local, state-certified laboratory.

**Clean Up of Surface Coatings**

- Never clean brushes or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
- For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents where possible. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

**Disposal of Surface Coatings**

- Recycle, return to supplier, or donate unwanted water-based (latex) paint. Oil-based paint may be recycled or disposed of as hazardous waste. Varnish, thinners, solvents, glues and cleaning fluids must be disposed of its hazardous waste.
- When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite, and ensure that nothing has drifted towards the street, gutter, or catch basin.

**Roadwork & Paving**

- Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
- The discharge of saw cut slurry to the storm drain system is prohibited. Take measures to contain the slurry and protect nearby catch basins or gutters. If slurry enters the storm drain system, remove material immediately.
- Do not discharge slurry to the street or gutter.
- Do not discharge slurry to the storm drain system.
- After breaking up old pavement, sweep up materials and recycle as much as possible. Properly dispose of non-recyclable materials.
- Cover and seal nearby storm drain inlets and manholes before applying seal coat, slurry seal, etc. Leave covers in place until the oil sealant is dry.
- In the event of rain during construction, divert runoff around work areas and cover materials.
- Park paving machines over drip pans or absorbent materials.
- Never wash sweepings from exposed aggregate concrete into a street or a storm drain inlet. Collect and return to aggregate base stockpile or dispose of in the trash.
- Remove and clean up material stockpiles (i.e. asphalt and sand) by the end of each week or, if during the rainy season, by the end of each day. Stockpiles must be removed by the end of each day if they are located in a public right-of-way.

NOT TO SCALE

STANDARD DRAWINGS FOR <b>STORMWATER POLLUTION PREVENTION AND PROTECTION</b>	DRAWN: 2/14	REV:
DRAWN BY: MF	DRAWING No.	
CHECKED BY: S.E.J.	STRM-BMP-4	

STEVIN JESSER, PUBLIC WORKS DIRECTOR

**Concrete, Cement, & Masonry Products**

- Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
- Avoid mixing excess amount of fresh concrete or cement mortar on-site.
- During the cutting, ensure that the slurry water does not run off into the street or storm drain system. The discharge of slurry to the storm drain system is prohibited. Dried slurry must be cleaned up and disposed of properly.
- Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain system. If a concrete transit mixer is used, a suitable washout box, excavation or self-washing mixer inlet to contain waste material shall be provided on-site.
- Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditches or water body.
- If conducting sidewalk work, material stockpiles must be removed and cleaned up by the end of each day. Sweep or collect unused materials and debris that remain on pavement and dispose of properly.
- When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted towards the street, gutter or catch basin.

**Site Clean Up**

- Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
- If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day. Discarded building materials and demolition wastes must never be left in a street, gutter, or waterway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

Signed and Agreed to by:  
Project Owner or General Contractor

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

NOT TO SCALE

STANDARD DRAWINGS FOR <b>STORMWATER POLLUTION PREVENTION AND PROTECTION</b>	DRAWN: 2/14	REV:
DRAWN BY: MF	DRAWING No.	
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STEVIN JESSER, PUBLIC WORKS DIRECTOR

REVISIONS	BY

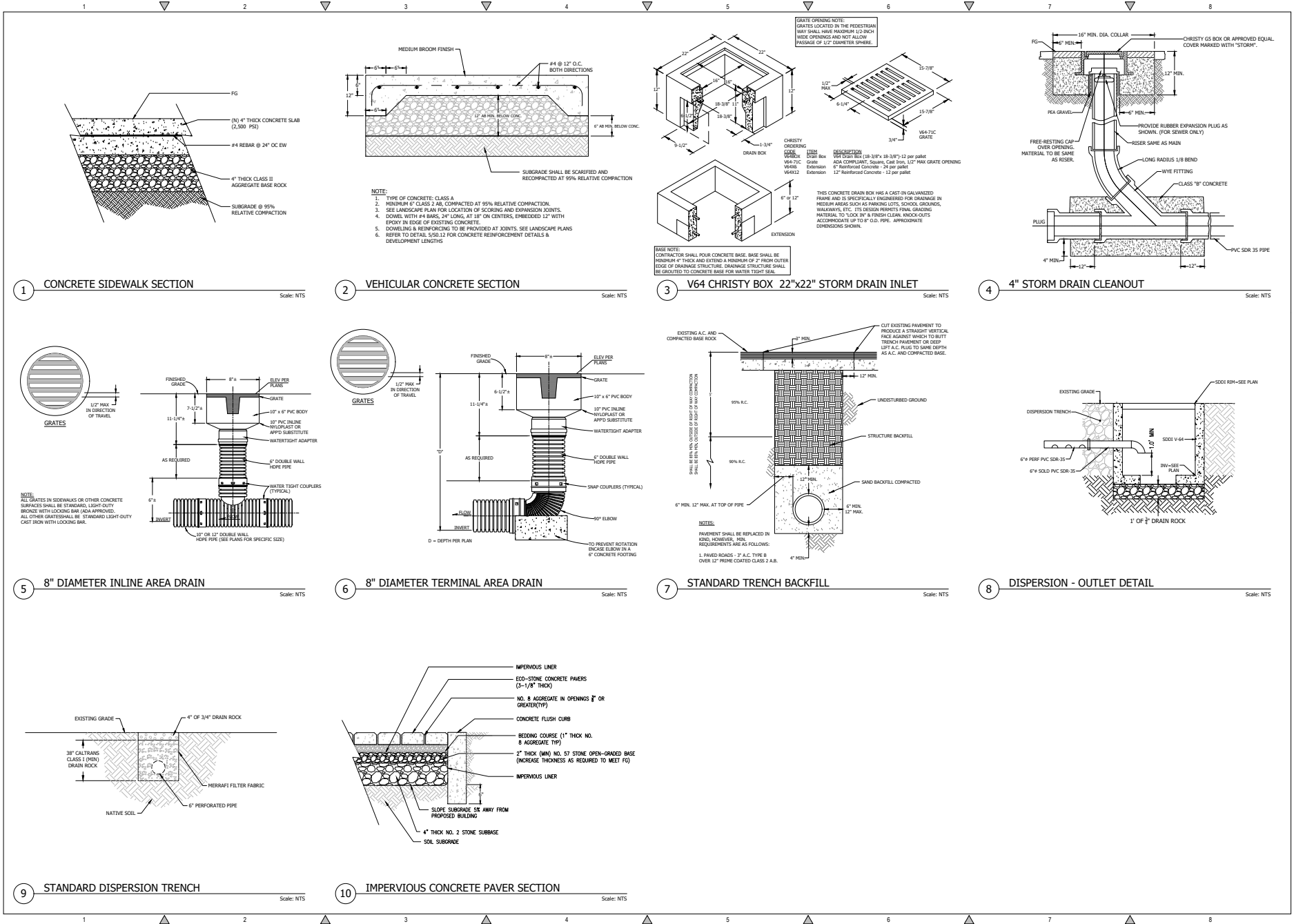
**BEST MANAGEMENT PRACTICES**



**BALD / BARTOLOMEI RESIDENCE**  
210 FANMAR WAY, CAPITOLA  
APN: 035-151-14

Date: 09.15.2023  
Scale: NTS  
Drawn: DD/ESM  
Job: 9031.01  
Sheet:

C3.3  
Of 6 Sheets



REVISIONS	BY

**CONSTRUCTION DETAILS**



**C2G CIVIL CONSULTANTS GROUP, INC.**  
 Engineers/Planners  
 4444 Central Expressway, Suite 6  
 San Jose, CA 95128  
 (408) 253-1100  
 www.c2ginc.com

**BALD / BARTOLOMEI RESIDENCE**  
**210 FANMAR WAY, CAPITOLA**  
**APN: 035-151-14**

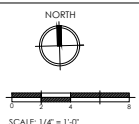
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 Job: 9031.01  
 Sheet:  
**C4.1**  
 of 6 Sheets





THIS SHEET TO BE PRINTED AT 24" X 36"

**BALD FAMILY RESIDENCE**  
210 FANMAR WAY  
CAPITOLA, CA  
APN#035-151-14



PLANNING REVISIONS
3/25/2024 PLANNING

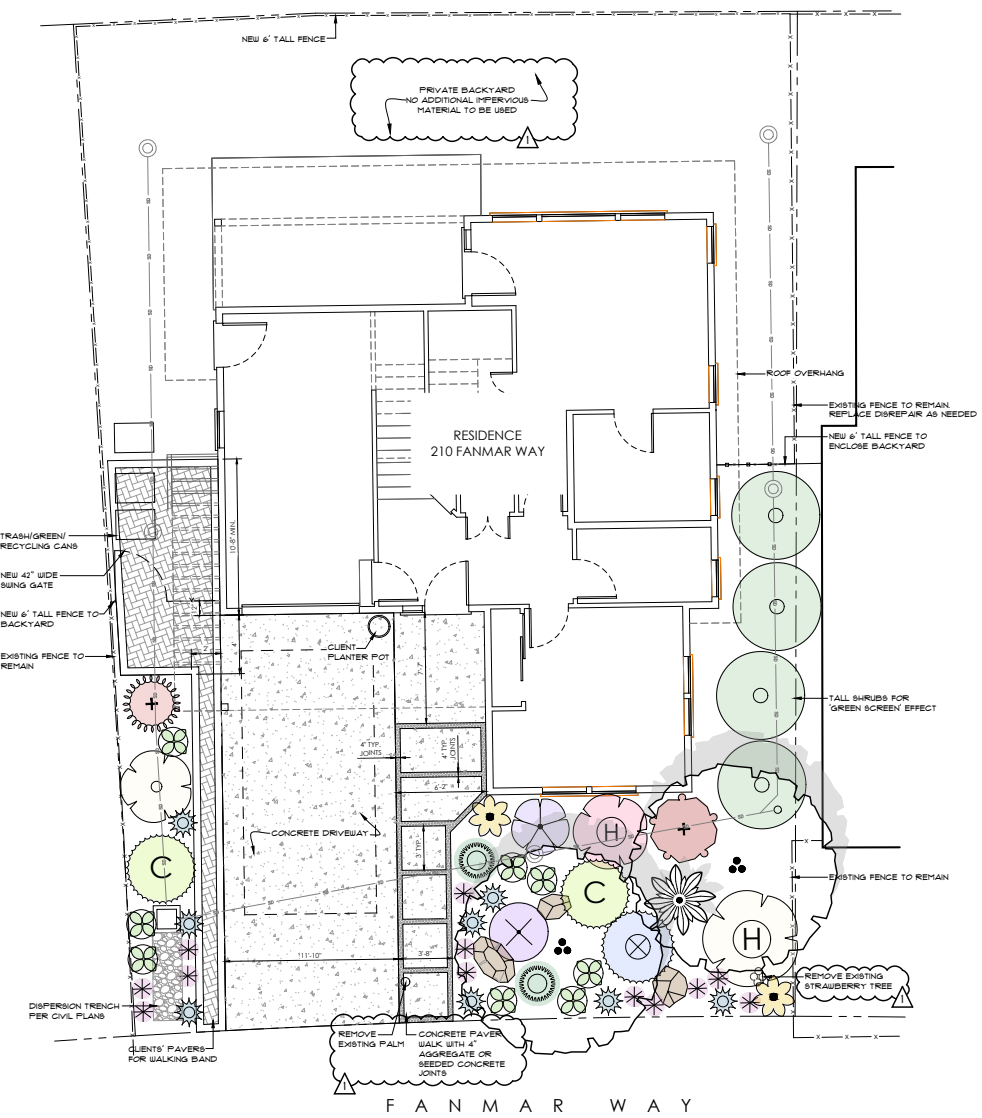
DATE = 9/19/2023  
JOB # = 2305

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0



**PLANT MATERIAL LEGEND**

CLIENT TREES	BOTANICAL NAME / COMMON NAME	QTY	MATURE HEIGHT	WUCOLS
	CYCAS REVOLUTA / SAGO PALM	1	6' x 6'	M

NEW TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HEIGHT	WUCOLS
	LAGERSTROEHA INDICA X FAUREI 'YAKKOGEI' / GRAPE HYDRILE	15 GAL	1	15' x 15'	L

CLIENT SHRUBS & PERENNIALS	BOTANICAL NAME / COMMON NAME	QTY	MATURE HEIGHT	WUCOLS
	ANEMANTHELE LESSONANA / WIND GRASS	2	3' x 3'	L
	CALANDRINA SPECTABILIS	8	15' x 15'	L
	CORDYLINE 1	1	18' x 6'	L
	CORDYLINE 2	1	18' x 6'	L
	GERANIUM CHOICES PER CLIENT	12	2' x 2'	L
	HYDRANGEA 1	1	6' x 6'	L
	HYDRANGEA 2	1	4' x 4'	L
	HYDRANGEA 3	1	4' x 4'	L
	LANTANA (PURPLE)	1	2' x 4'	L
	STREULITZA REGINAE / BIRD OF PARADISE	2	3' x 3'	L
	SUGGESTED CHOICES PER CLIENT	6	15' x 15'	L
	TEUCRIUM FRUTICOSUM / BUSH GERMANDER	1	3' x 5'	L

NEW SHRUBS & PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HEIGHT	WUCOLS
	COLEONEMA FULGELIUM 'SUNSET GOLD' / BREATH OF HEAVEN	1 GAL	1	2' x 5'	L
	PEROVSKIA ATRIPURPOLIA / RUSSIAN SAGE	1 GAL	1	3.5' x 3.5'	L
	PITTOPORUM TENAUFOLIUM 'SILVER SHEEN' / SILVER SHEEN KONAUI	1 GAL	4	12' x 6'	L

MISC	DESCRIPTION
	BOULDERS BURIED 1/4" - 5/8" DIA FIELDSTONE 3' x 3' APPROX. SIZE

WUCOLS WATER USE CLASSIFICATION			
H	= HIGH WATER USE	L	= LOW WATER USE
M	= MODERATE WATER USE	VL	= VERY LOW WATER USE

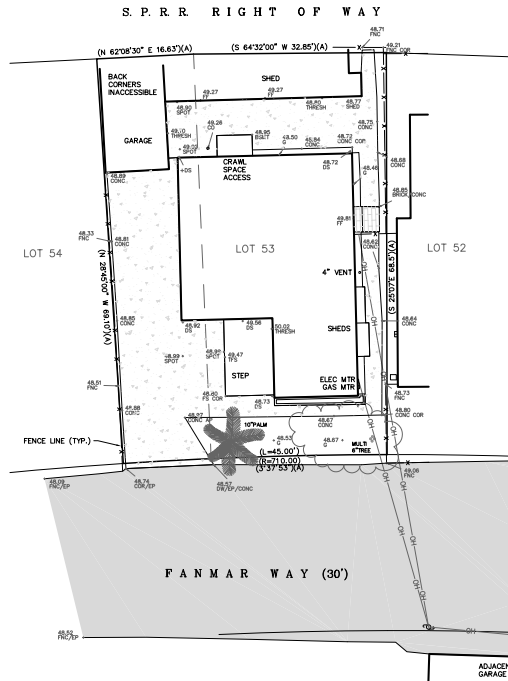
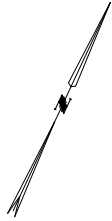
**PLANTING NOTES**

- TOTAL LANDSCAPED AREA = 550 SF
- IN PLANTING AREAS, SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6CY OF ORGANIC MATERIAL PER 1000 SQUARE FEET TO PROMOTE INFILTRATION AND WATER RETENTION.
- ALL PLANTING ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 6"-4". NO GORILLA HAIR SHALL BE USED.
- THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

**PRELIMINARY IRRIGATION NOTES**

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER.

- ALL PLANTINGS TO RECEIVE DRIP (POINT-SOURCE) EMITTERS EQUAL TO HUNTER HE-B SINGLE OUTLET WITH SCREEN. DRIP VALVES SHOULD BE EQUAL TO HUNTER (CZ-10) - BELOW GRADE IN VALVE BOXES. FOUR IN ONE VALVE BOX.
- IRRIGATION CONTROLLER EQUAL TO HUNTER PRO-C - SOLAR SYNC WEATHER-BASED CONTROLLER. MOUNTED TO INTERIOR GARAGE WALL. LOCATION T.B.D.
- NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL.
- IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES. BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.



PARCEL DATA:  
 APN: 035-151-14  
 AREA: 3,245 SF +/-

**ELEVATION DATUM**

ELEVATIONS ARE DERIVED FROM A GPS READING AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS HAVE NOT BEEN TIED TO A PUBLISHED BENCHMARK.

**REFERENCES**

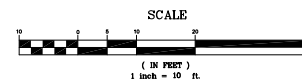
- (A) DOC# 2014-0038720
- (B) UNFILED MAP OF FANMAR TERRACE A56-002

**BASIS OF BEARINGS**

BEARINGS ARE BASED UPON THE NORTHERN LINE OF FANMAR WAY AS SHOWN ON THAT UNFILED MAP OF FANMAR TERRACE FILED WITH THE COUNTY SURVEYOR AS MAP A56-002

**NOTES**

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.



*Jean-Paul Happee*  
 JEAN-PAUL HAPPEE, PLS 8807

ALPHA LAND SURVEYS, INC.			
4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95008 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	SITE MAP OF 210 FANMAR WAY CITY OF CAPITOLA SANTA CRUZ COUNTY	SHEET 1 OF ONE
1" = 10'	DATE: 4/25/2022	JOB#: 2022-047	