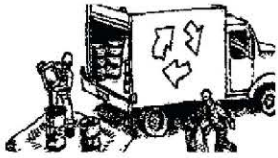


Construction Best Management Practices (BMPs)

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

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- Use captured water from other activities (e.g., testing fire lines) for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site - clean with dry methods, clean offsite or replace dumpster.
- Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



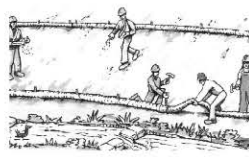
Vehicle and Equipment Maintenance

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- Divert water originating from offsite away from all onsite disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



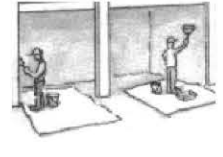
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- When construction is complete, remove all covers from storm drain inlets and manholes.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- When making saw cuts, use as little water as possible.
- Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

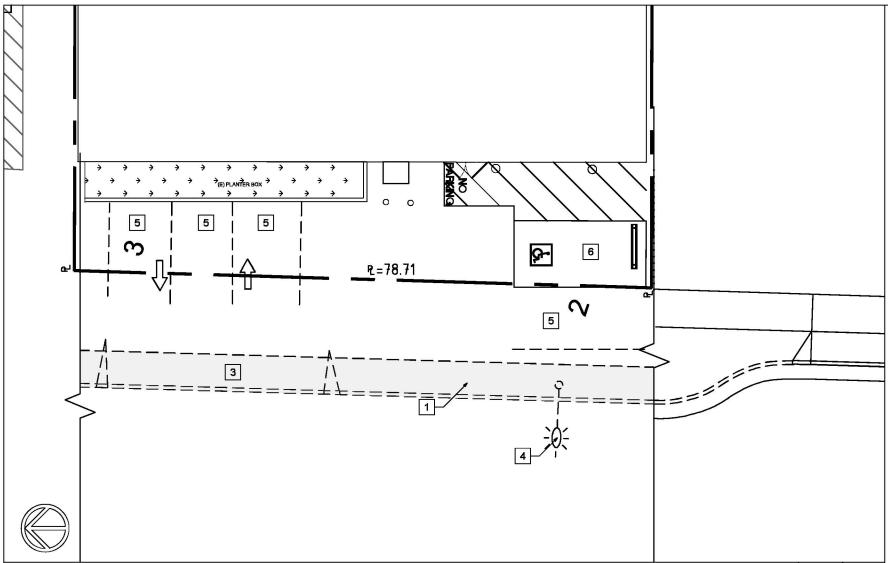
- Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

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



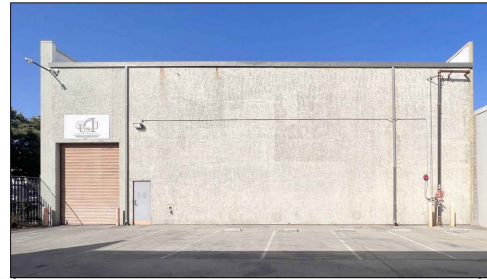
Santa Clara Valley
Urban Runoff
Pollution Prevention Program

February 2024



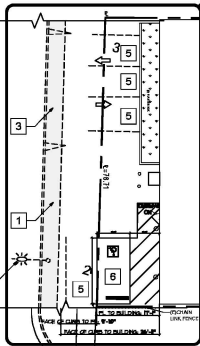
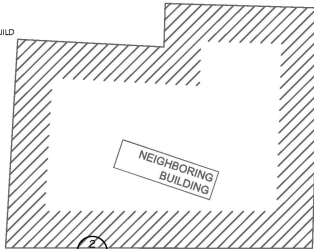
EXISTING SITE PLAN @ LAFAYETTE BLVD

1/8" 2



KEY NOTES

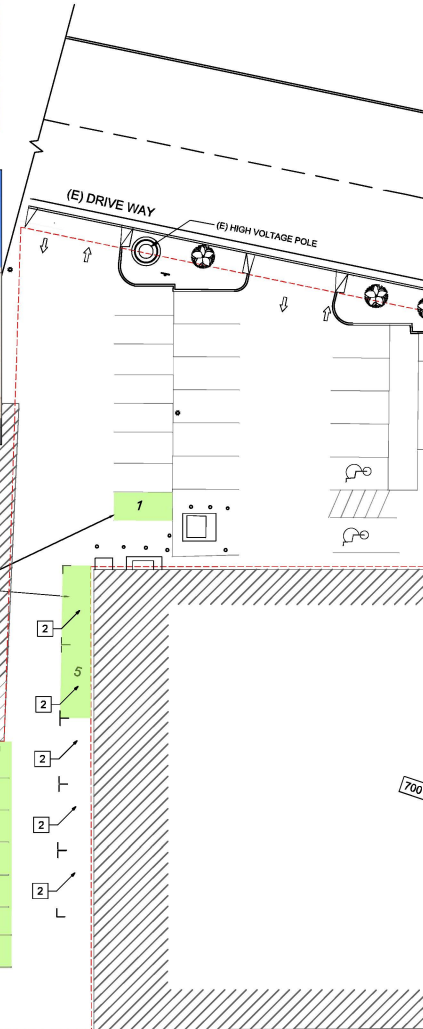
- 1 DEMOLISH EXISTING SIDEWALK AND REBUILD ACCORDING TO CITY STANDARDS
- 2 PARKING SPACES TO BE ELIMINATED PER ANMR TO ALLOW FOR FIRE APPARATUS ACCESS, PARKING VARIANCE TO BE SUBMITTED AND REVIEWED BY THE PLANNING DEPARTMENT
- 3 DRIVEWAY TO BE DEMOLISHED AND RECONSTRUCTED ACCORDING TO CITY STANDARDS
- 4 STREETLIGHT TO BE RELOCATED
- 5 PARKING SPACE TO BE ELIMINATED
- 6 (E) ACCESSIBLE PARKING



(E) BUILDING
2201 LAFAYETTE

EXISTING SITE PLAN

1/16" 1



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INDUSTRIAL BUILDING RE-ZONING
HEAVY INDUSTRIAL RE-ZONING
2201 LAFAYETTE ST.
SANTA CLARA, CA 95051

REVISIONS:

SHEET TITLE:
PROPOSED SITE PLAN

DATE: 02-09-2023 PROJECT NO: 23-1009
SCALE: AS SHOWN DRAWN: JH/TB

SHEET

A-10

OF SHEETS

(N) PARKING COUNTS				
USE	RATIO	AREA(SF)	REQUIRED	PROPOSED
STORAGE	1:2,000	9,991	5	
HEAVY INDUSTRIAL	1:1,000	13,022	13	
TOTAL			18	9

PROPOSED PARKING COUNT IS LESS THAN REQUIRED PER 2022 SANTA CLARA ZONING CODE, VARIANCE WILL APPLIED UNDER BUILDING PERMIT.

KEY NOTES

- 1 INSIDEWALK & DRIVEWAY PER CITY STANDARDS
- 2 (E) ACCESSIBLE PARKING
- 3 STREETLIGHT TO BE RELOCATED
- 3 STREETLIGHT TO BE RELOCATED



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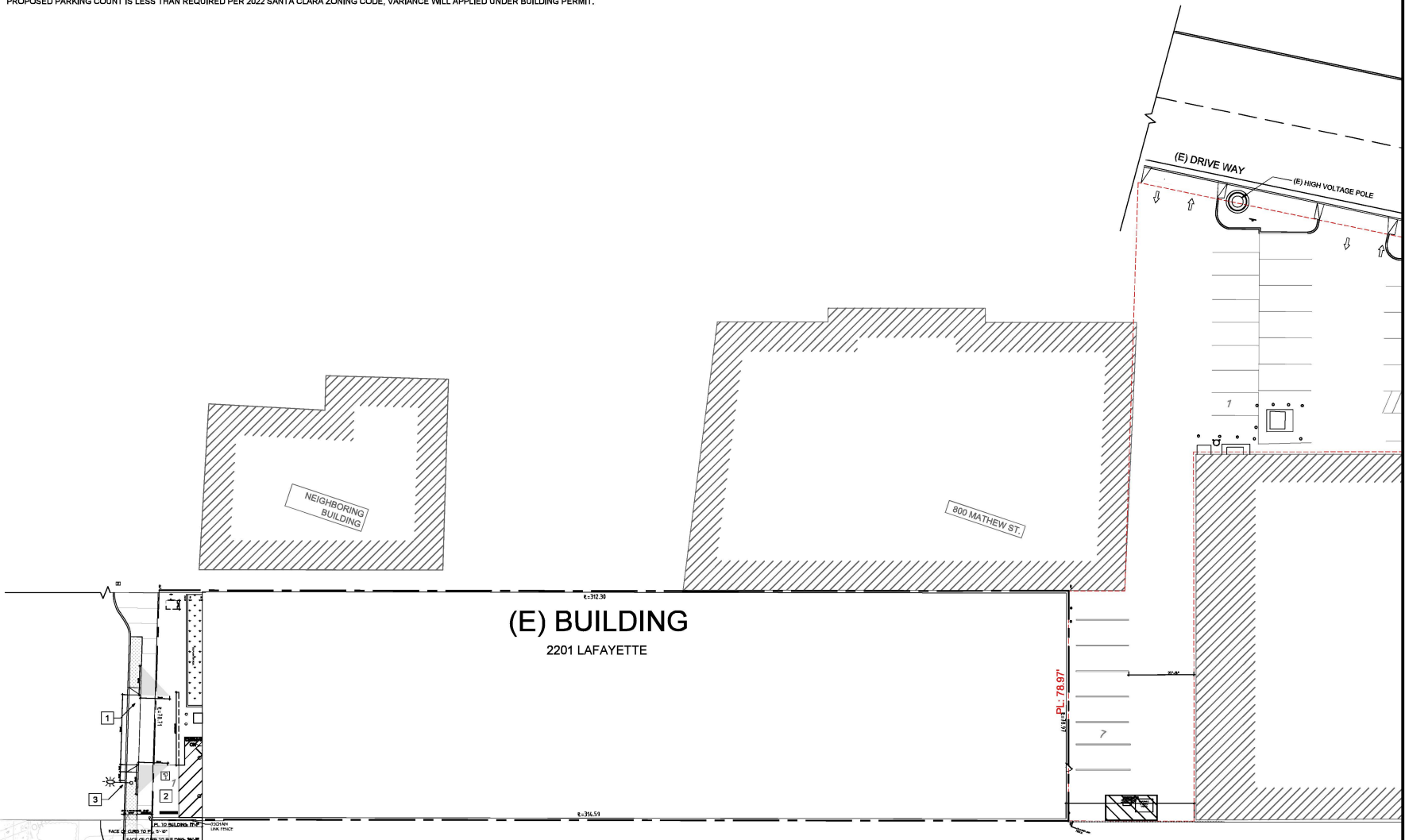
REVISIONS:

SHEET TITLE:
 PROPOSED PARKING PLAN

DATE: 02-09-2023	PROJECT NO. 23-1009
SCALE: AS SHOWN	DRAWN: JH/TB
SHEET	

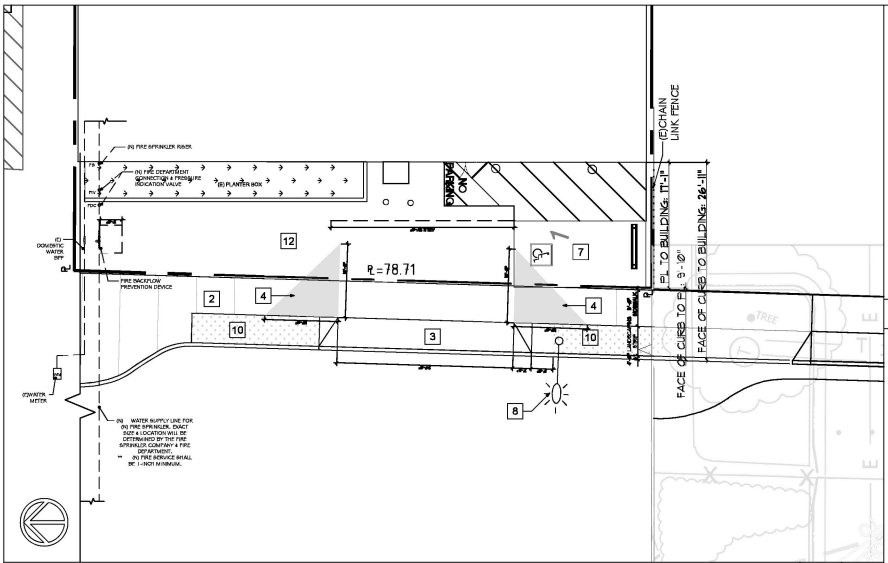
A-2.1

OF SHEETS



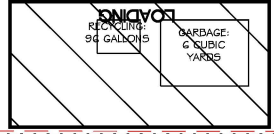
PROPOSED PARKING PLAN

1/16" 1



PROPOSED SITE PLAN

1/8" 3

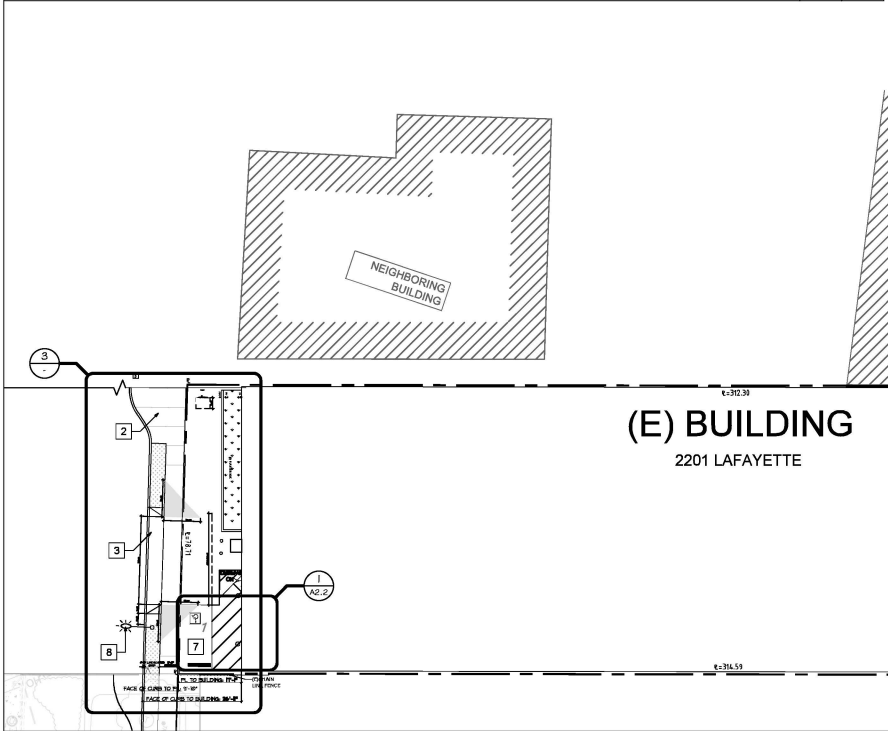


TRASH COLLECTION AREA

1/4" 2

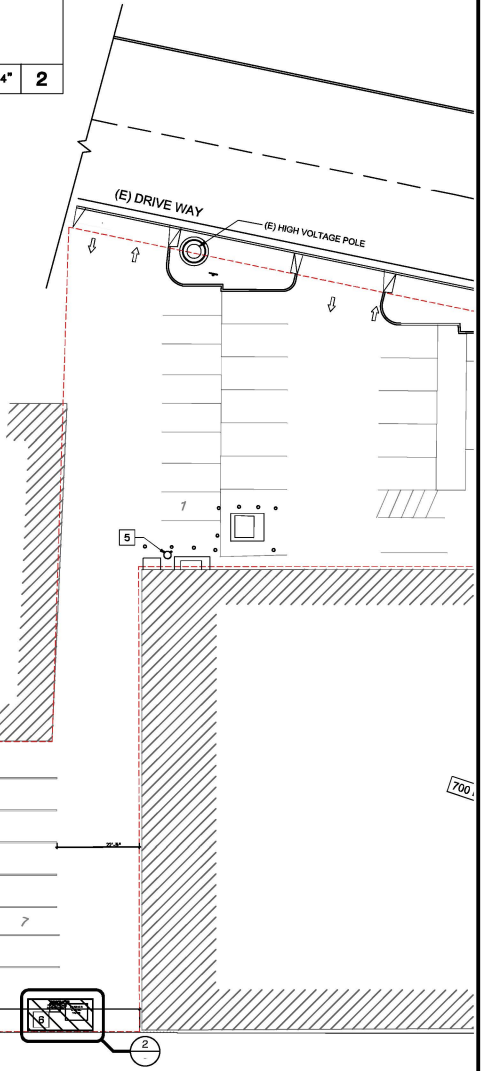
KEY NOTES

- | | | | |
|---|--|----|-----------------------|
| 1 | (N) BIKE PARKING INSIDE THE BUILDING (SEE A-1.0) | 8 | RELOCATED STREETLIGHT |
| 2 | DEMOLISH EXISTING SIDEWALK AND REBUILD ACCORDING TO CITY STANDARDS IST-8.4 ST-1.2) AND MATCH NEIGHBORING PARCEL ON THE SOUTH SIDE. | 9 | - |
| 3 | (N) CONSTRUCT NEW DRIVEWAY PER CITY STANDARD DETAIL IST-9) | 10 | (N) LANDSCAPING STRIP |
| 4 | DRIVEWAY VISIBILITY CLEARANCE AREA (CITY STANDARDS DETAIL TR-9) | 11 | - |
| 5 | (N) PER AWWA TO BE SUBMITTED IN SEPARATE BUILDING FORM. FIRE HYDRANT TO BE INSTALLED TO PROVIDE SPRINKLER WATER SUPPLY TO 2201 LAFAYETTE. EXACT LOCATION TO BE DETERMINED BY THE SCD | 12 | (E) ASPHALT |
| 6 | (N) TRASH COLLECTION AREA PER AGREEMENT WITH 700 MATHIEW ST. GARBAGE: (1) 6 CUBIC YARD BIN RECYCLING: (1) 96 GALLON BIN | | |
| 7 | (E) ACCESSIBLE PARKING (A-2.2) | | |



PROPOSED SITE PLAN

1/16" 1



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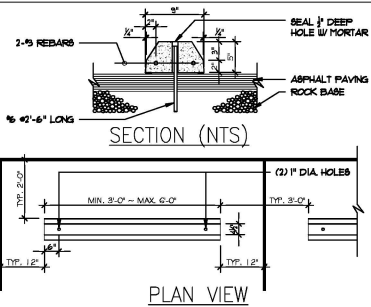
INDUSTRIAL BUILDING RE-ZONING
HEAVY INDUSTRIAL RE-ZONING
2201 LAFAYETTE ST.
SANTA CLARA, CA 95051

REVISIONS:

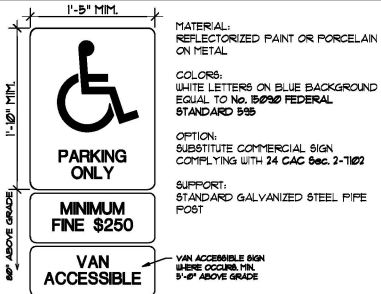
SHEET TITLE:
PROPOSED SITE PLAN

DATE: 02-09-2023	PROJECT NO. 23-1009
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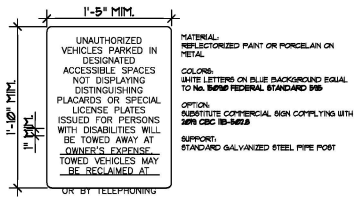
SHEET
A-1.1
OF SHEETS



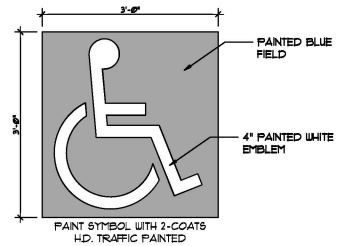
TYP. WHEEL STOP 1/2" 13



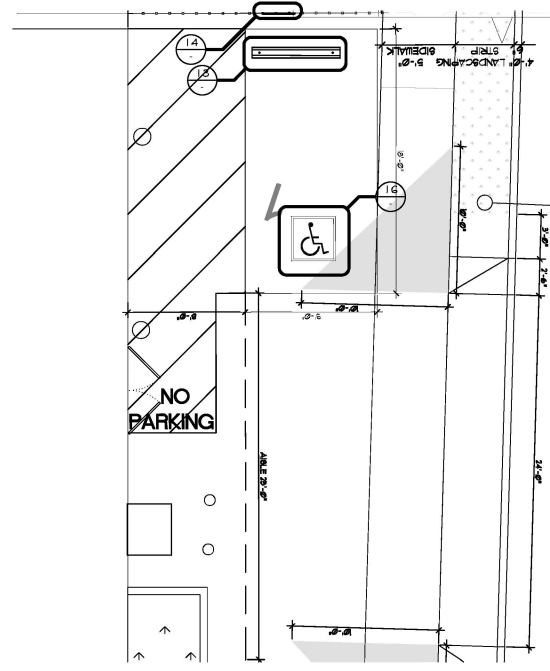
ACCESSIBLE PARKING SIGN 1.5" 14



TOW AWAY SIGN 1.5" 15



INTERNATIONAL ACC. SYMBOL 1" 16



(N)ADA PARKING DETAIL 1/4" 2

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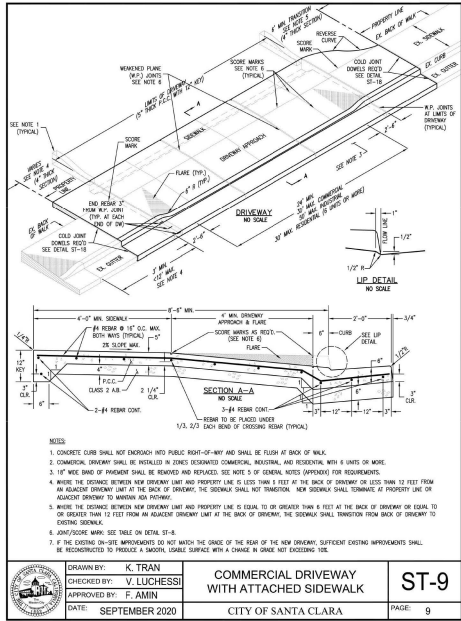
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 SANTA CLARA, CA 95051

REVISIONS:

SHEET TITLE:
 (E)ACCESSIBLE PARKING
 AND SIGNAGE DETAILS

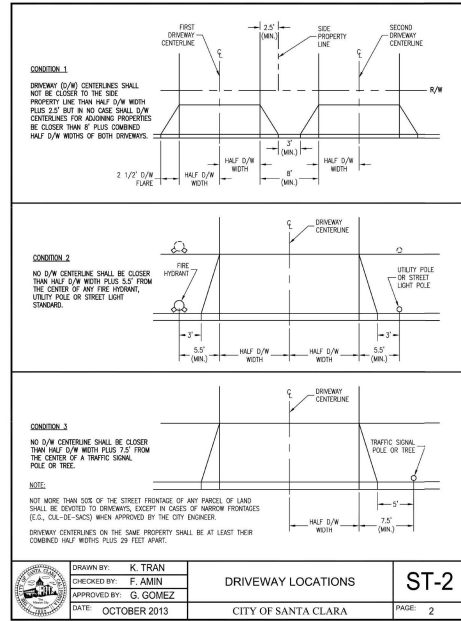
DATE: 02-09-2023	PROJECT NO. 23-1009
SCALE: AS SHOWN	DRAWN: JH/TB

SHEET
A-2.2
 OF SHEETS



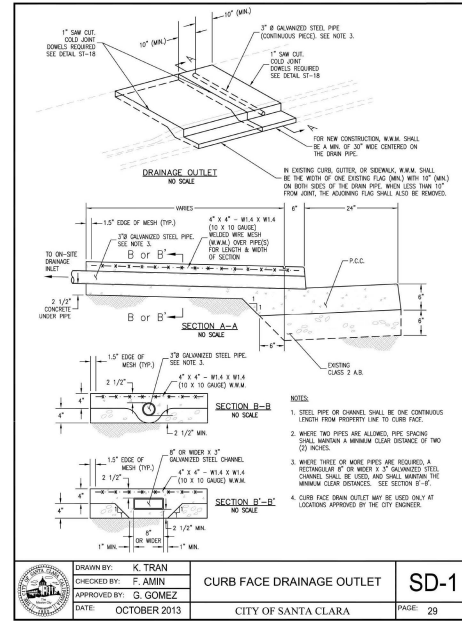
DRIVEWAY WITH SIDEWALK

NTS
1/4"=1'-0"



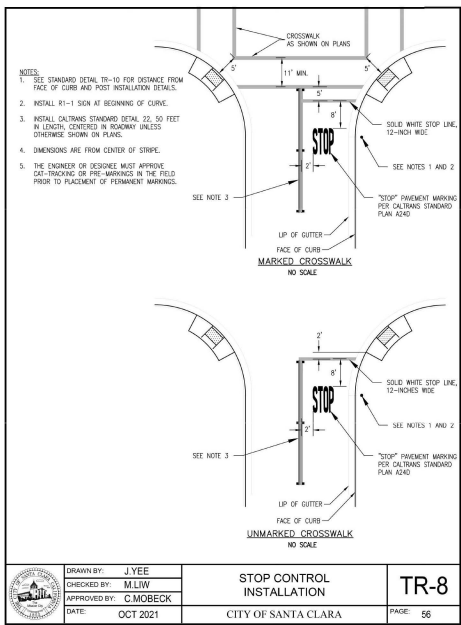
DRIVEWAY LOCATION

NTS
1/4"=1'-0"



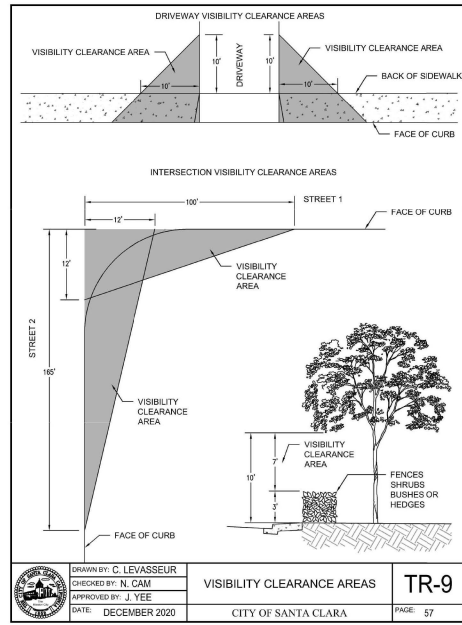
CURB FACE DRAINAGE OUTLET

NTS
1/4"=1'-0"



DRIVEWAY WITH/WITHOUT SIDEWALK

NTS
1/4"=1'-0"



VISIBILITY CLEARANCE AREAS

NTS
1/4"=1'-0"

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REVISIONS:

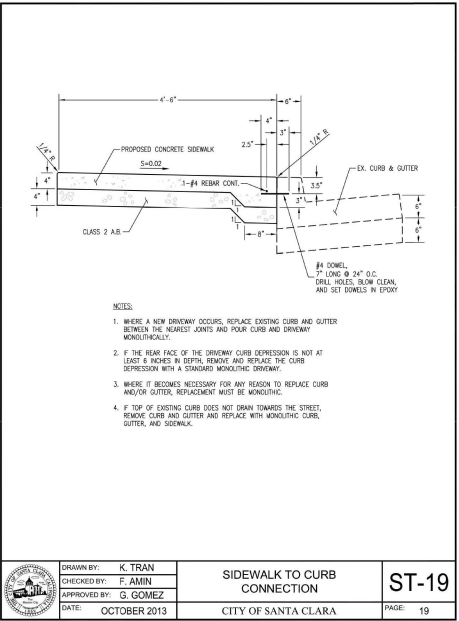
SHEET TITLE:
CITY STANDARD DETAILS

DATE: 09-29-2023	PROJECT NO: 23-1009
SCALE: AS SHOWN	DRAWN: JH/YB

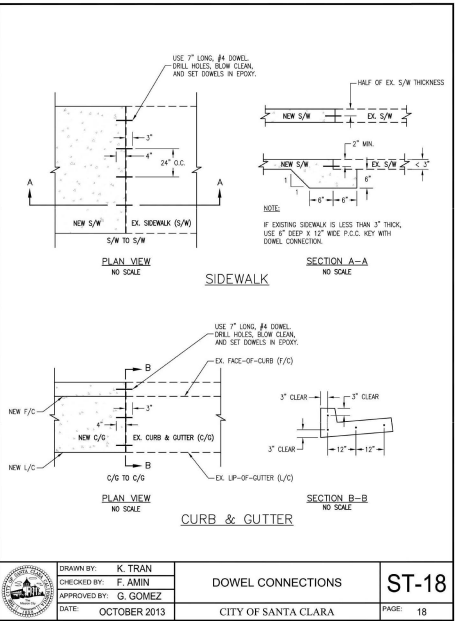
SHEET

A-2.3

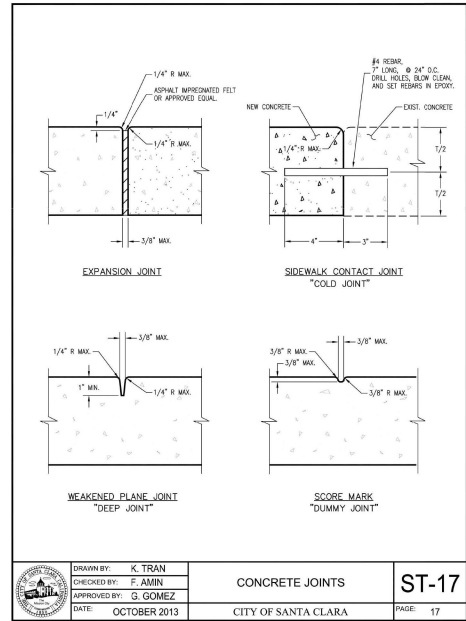
OF SHEETS



	DRAWN BY: K. TRAN	SIDEWALK TO CURB CONNECTION	ST-19
	CHECKED BY: F. AMIN		
	APPROVED BY: G. GOMEZ		
	DATE: OCTOBER 2013		



	DRAWN BY: K. TRAN	DOWEL CONNECTIONS	ST-18
	CHECKED BY: F. AMIN		
	APPROVED BY: G. GOMEZ		
	DATE: OCTOBER 2013		



	DRAWN BY: K. TRAN	CONCRETE JOINTS	ST-17
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	APPROVED BY: G. GOMEZ		
	DATE: OCTOBER 2013		

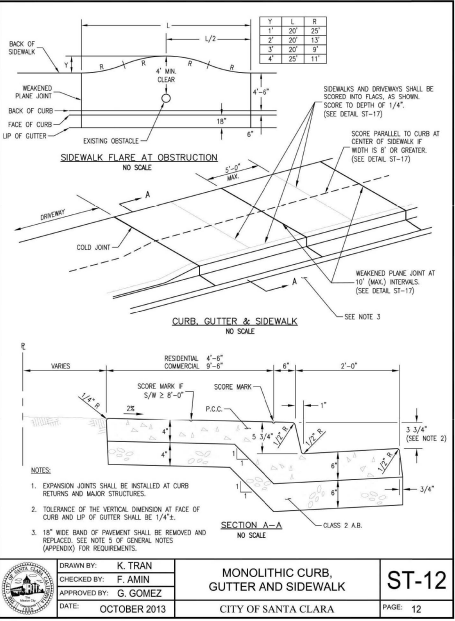
DRIVEWAY TO CURB NTS -

DOWEL CONNECTION NTS -

CONCRETE JOINT NTS -



	DRAWN BY: K. TRAN	MONOLITHIC CURB, GUTTER AND SIDEWALK	ST-12
	CHECKED BY: F. AMIN		
	APPROVED BY: G. GOMEZ		
	DATE: OCTOBER 2013		



	DRAWN BY: K. TRAN	CONCRETE JOINTS	ST-17
	CHECKED BY: F. AMIN		
	APPROVED BY: G. GOMEZ		
	DATE: OCTOBER 2013		

CURB, GUTTER, SIDEWALK NTS -

CONCRETE JOINT NTS -

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SANTA CLARA, CA 95051

REVISIONS:

SHEET TITLE:
CITY STANDARD DETAILS

DATE: 09-29-2013	PROJECT NO: 23-1099
SCALE: AS SHOWN	DRAWN: JH/TB
SHEET	

A-2.4
OF SHEETS

IDA

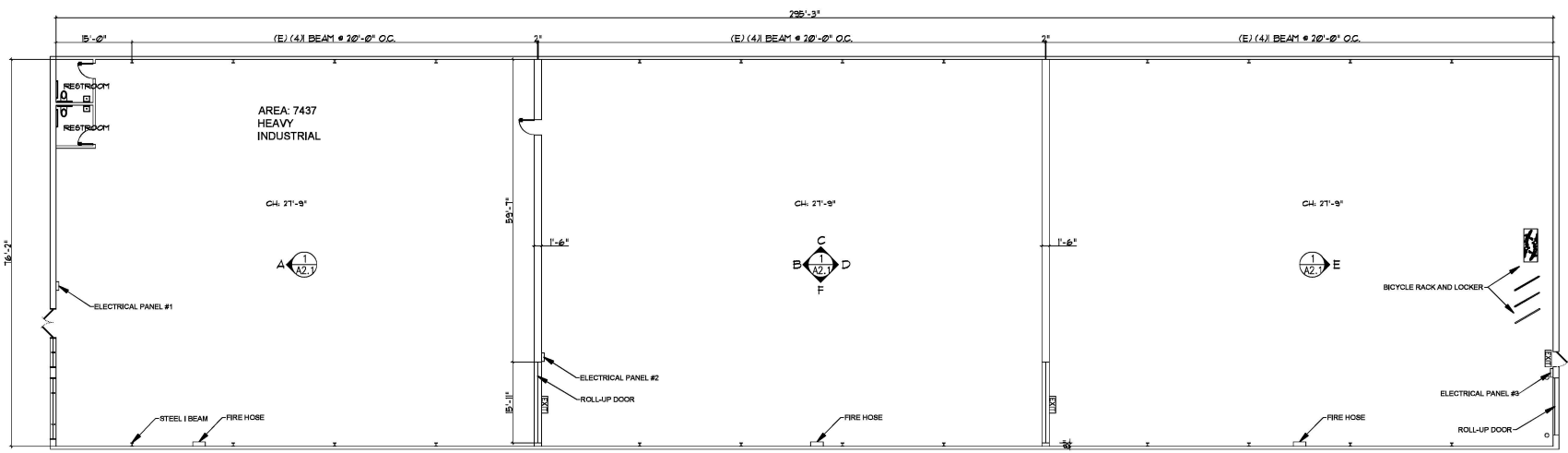
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INDUSTRIAL BUILDING RE-ZONING
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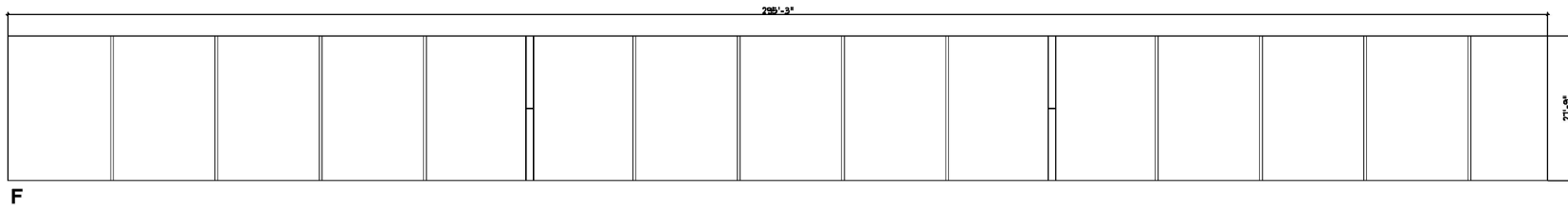
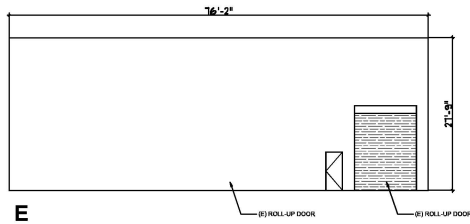
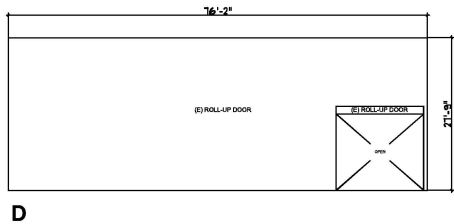
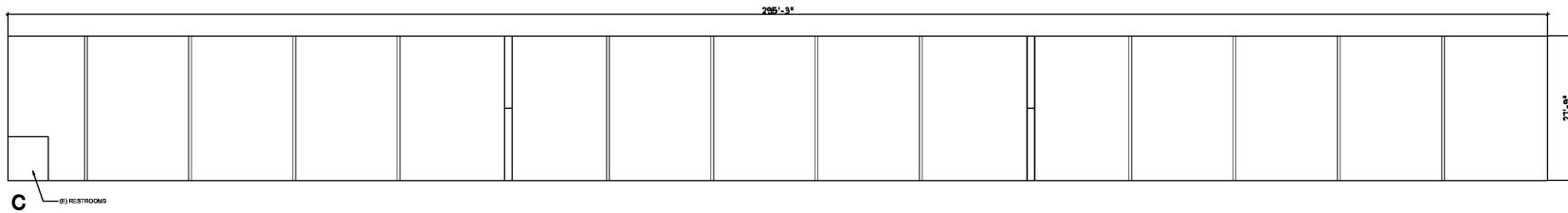
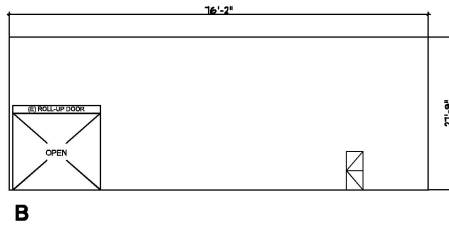
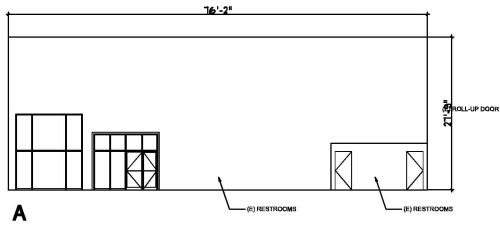
REVISIONS:

SHEET TITLE:
 EXISTING BUILDING PLAN

DATE: 02-05-2023	PROJECT NO. 23-1009
SCALE: AS SHOWN	DRAWN: JH/TB

SHEET

A-4.0



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INDUSTRIAL BUILDING RE-ZONING
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 2201 LAFAYETTE BLVD.
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REVISIONS:

SHEET TITLE:
 (E) BUILDING INTERIOR
 ELEVATIONS

DATE: 02-26-2023	PROJECT NO. 23-1009
SCALE: AS SHOWN	DRAWN: JH/TB

SHEET

A-4.1



INDUSTRIAL BUILDING RE-ZONING
HEAVY INDUSTRIAL RE-ZONING
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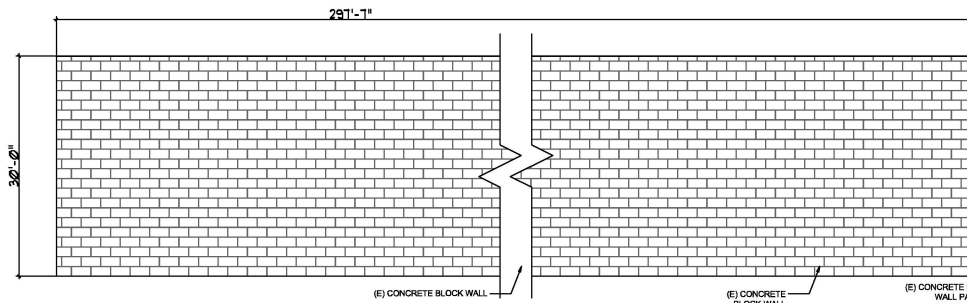
REVISIONS:

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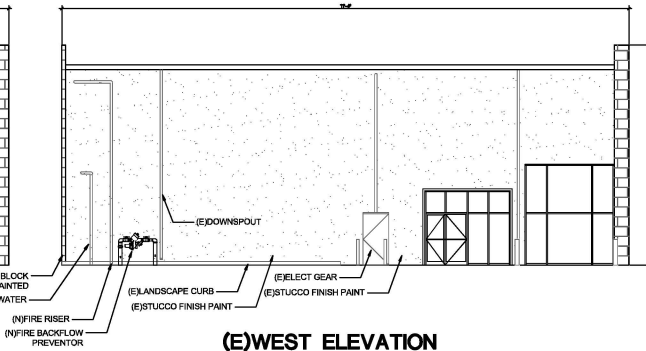
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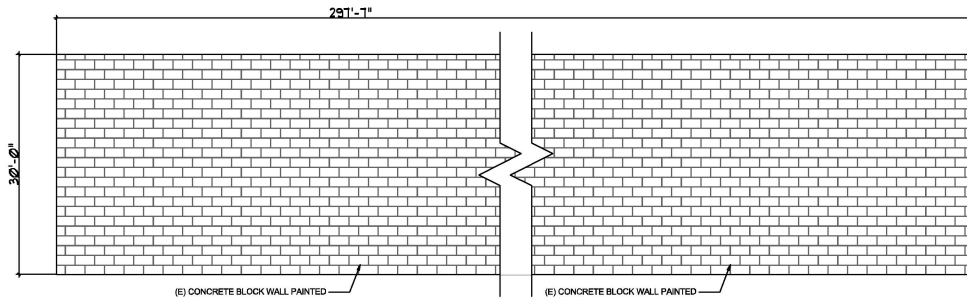
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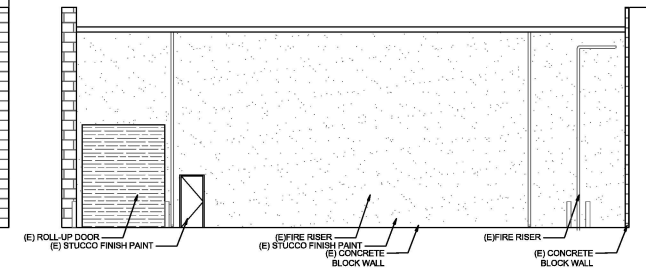
(E) SOUTH ELEVATION



(E) WEST ELEVATION



(E) NORTH ELEVATION



(E) EAST ELEVATION