PRIVATE RESIDENCE
DETACHED ADU

13209 PEACOCK COURT
CUPERTINO, CALIFORNIA

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

[illegible]

CALGREEN MANDATORY MEASURES

A4.1 PLANNING & DESIGN-SITE DEVELOPMENT
4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION,
4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.
A4.2 ENERGY EFFICIENCY
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.
A4.3 WATER EFFICIENCY & CONSERVATION
4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
4.403.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES
4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
OUTDOOR WATER USE:
4.304.1 AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOILED-BASED.
A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1: JOINTS & OPENINGS.
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4.408.1: A MINIMUM OF 75% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.
4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4.410.1 AN OPERATION & MAINTENANCE MANUAL WHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
A4.5 ENVIRONMENTAL QUALILTY
POLLUTANT CONTROL :
4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.
4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
4.5O4.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.
4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.4: 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAMS.
4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.
4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
INDOOR AIR QUALITY & EXHAUST
4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ENVIRONMENTAL COMFORT
4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.
4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
INSTALLER & SPECIAL INSPECTOR QUALILFICATIONS
702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE
CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

FIRE DEPARTMENT NOTES

· THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
· SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
· AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SPECIAL INSPECTIONS

ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY. INSPECTION ARE NOTED ON THE STRUCTURAL TESTS AND INSPECTION SCHEDULE - SHORT FORM AND LISTED AS FOLLOWS:
- PILING, CAISSONS, CAPS, TIES: INSPECTION OF REINFORCING PLACEMENT, INSPECTION OF CONCRETE PLACEMENT
- CONCRETE: INSPECT PLACING, COMPRESSION TEST, CAST SPECIMENS
- ANCHORS: ADHESIVE ANCHORS RESISTING SUSTAINED TENSION (CONTINUOUS), MECHANICAL ANCHORS AND OTHER ADHESIVE ANCHORS (PERIODIC)

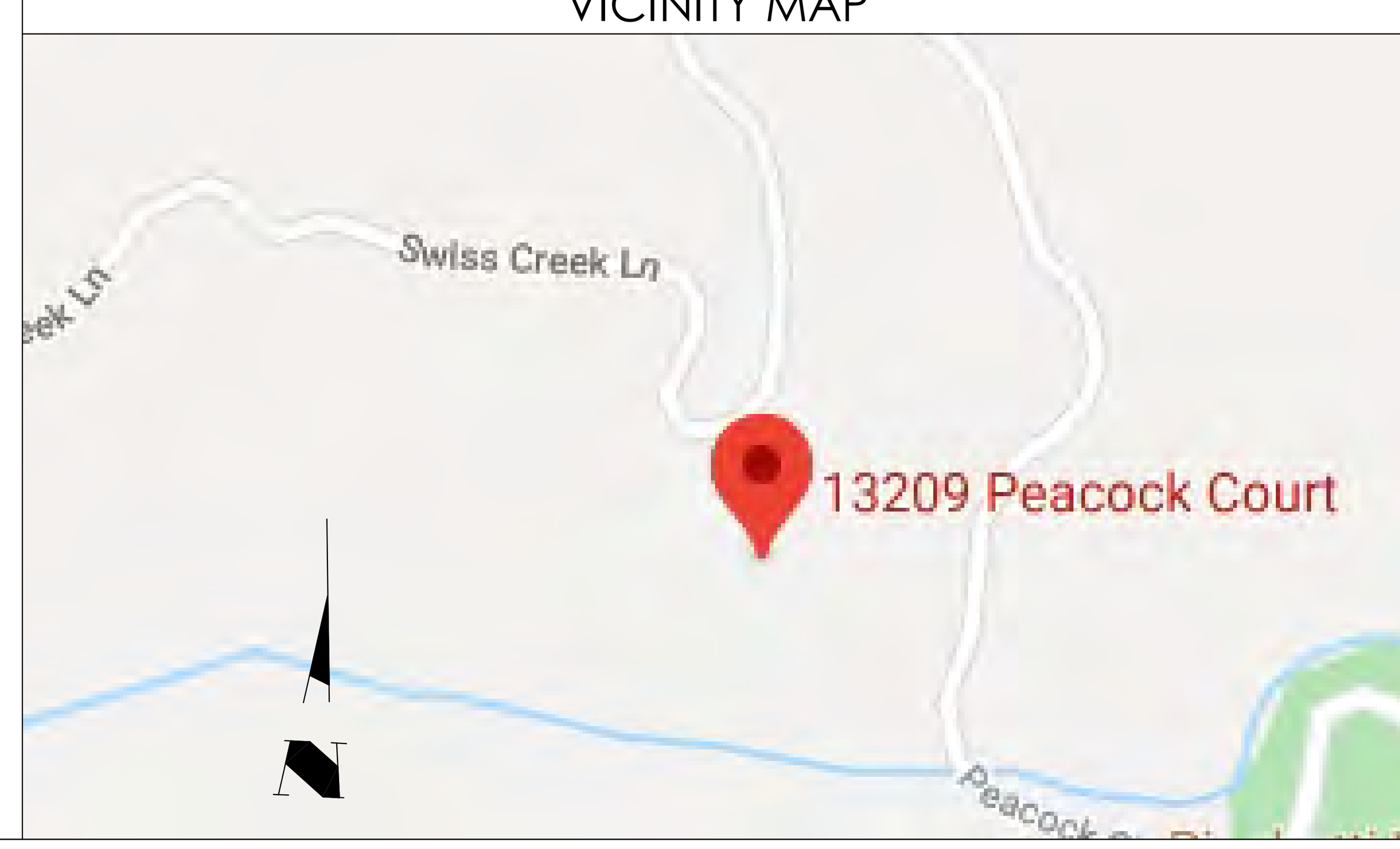
HERS FEATURES

- HERS VERIFICATION REQUIRED FOR THE BUILDING ENVELOPE INDOOR AIR QUALITY VENTILATION, KITCHEN RANG HOOD, VERIFIED REFRIGERANT CHARGE, AIRFLOW IN HABITABLE ROOMS, VERIFIED HEAT PUMP RATED HEATING CAPACITY, WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ. FT. AND DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

SPECIAL FEATURES

THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE
- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3)

VICINITY MAP



GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2022, CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA GREEN BUILDING CODE (CGBC) 2022, ENERGY EFFICIENCY STANDARDS TITLE 24.
2. INSULATION AT ALL EXTERIOR WALLS, WALLS BETWEEN HOUSE AND GARAGE, WOOD FLOOR, FLOOR ABOVE GARAGE, AND CEILINGS SHALL BE (PER T-24 CALC'S): FLOOR: R-19, WALLS: R-13 PAPERFACED FIBERGLASS BATT, CEILING (FLAT): R-30 FIBERCEL BLOWN. STAPLE CERTIFICATE ADJACENT TO OVERHEAD DOOR ON INTERIOR OF GARAGE.
3. VENTILATION REQUIRED: ATTIC MINIMUM OF 1/300 OF ATTIC SPACE. PROVIDE A MINIMUM OF 50% AT ROOF WITH DORMER VENTS WITH THE BALANCE OF THE REQUIRED VENTING AT EAVES.
4. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
5. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
6. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
7. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
8. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
9. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.
10. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).
11. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
12. POWER DRIVEN FASTENERS: ICBO #1290, PIN #DN72 AS MANUFACTURED BY "HILTI". SPACING: ~~18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.~~
13. EXTERIOR FINISH TO BE STUCCO AT 1st FLOOR AND 2nd FLOOR- SEE EXTERIOR ELEVATIONS.
14. ~~STUCCO FINISRES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/~~ CASING BEAD, MILCOR #66/EXTERIOR CORNER, MILCOR #1 EXP. JOINT. INTERIOR CORNER, MILCOR #30 EXP. JOINT.
15. ALL WINDOWS, SKYLIGHTS, AND EXTERIO GLAZED DOOR SHALL UTILIZE INSULATING GLASS (DUAL GLAZED) WITH MINIMUM OF ONE TEMPERED PANE (INNER OR OUTER PANE) WITH VINYL FRAME. TOO MEET THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING. SEE ELEVATIONS FOR GRIDS.
16. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, FXD.=FIXED, TEMP.=TEMPERED, HLF. RND.=HALF ROUND.
17. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
18. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
19. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
20. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
21. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.

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PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE 51182

DEFERRED SUBMITTALS

~~DEFERRED APPROVALS ARE SUBJECT TO CITY'S APPROVAL~~
- AUTOMATIC FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE STRUCTURE WILL COMPLY WITH R313 FOR RESIDENTIAL FIRE SPRINKLERS. SUBMIT DESIGN CALCULATION AND PLAN TO COUNTY FIRE (408) 378-4010.
- PV SYSTEM 2.26 kWdc IS A "REQUIRED SPECIAL FEATURE" OF THE ENERGY CALCULATION. A SEPARATE BUILDING PERMIT IS REQUIRE FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. **THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.**
- FIRE HYDRANT AND FIRE PROTECTION REQUIRES A SEPARATE PERMIT FROM COUNTY FIRE FOR THE INSTALLATION OF A FIRE HYDRANT

JR ADU UNDER SEPARATE SUBMITTAL

SHEET INDEX

PROJECT DATA

PROJECT ADDRESS:	13209 PEACOCK COURT	
ASSESSOR PARCEL NUMBER:	351-42-012	
CONSTRUCTION TYPE:	VB	(SPRINKLERED)
OCCUPANCY TYPE:	R-3, U	
LOT SIZE	20,629.5 S.F.	
EXISTING 1ST STORY:	3,122.0 S.F.	
EXISTING 2ND STORY:	1,221.75 S.F.	
TOTAL LIVING:	4,343.75 S.F.	
EXISTING GARAGE:	776.5 S.F.	
TOTAL F.A.R.:	4,978.5 S.F.	
EXISTING BUILDING COVERAGE:	3,756.75 S.F.	
ADU 1st FLOOR:	**626.88 S.F.**	
ADU 2nd FLOOR:	**571.13 S.F.**	
ADU TOTAL:	**1,198.01 S.F.**	
ADU BALCONY:	**398.84 S.F.**	
ADU GARAGE:	**392.9 S.F.**	
ADU COVERED PORCH:	**67.43 S.F.**	
ADU HEIGHT:		
JR ADU:	494.75 S.F.	
JR ADU COVERED PORCH:	672.74 S.F.	

STRUCTURAL ENGINEER
ANTHEM ENGINEERING
42111 N. LA CROSSE TRAIL
ANTHEM, AZ 85086
(623) 399-0871

GEOTECHNICAL SOILS ENGINEER
ASSOCIATED TERRA CONSULTS INC.
1725 DELL AVENUE
CAMPBELL, CA
(408) 866-1067

TITLE 24/ GREENPOINT DOCUMENTATION
ANDREA CASTANZO
297 ALTA VISTA DRIVE
S. SAN FRANCISCO, CA
(650) 619-9045

CIVIL ENGINEER
LEA & BRAZE ENGINEERING INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA
(510) 887-4066

LAND SURVEYOR
CARNES & ASSOCIATES
9505 SUGAR BABE DRIVE
GILROY, CA
(408) 847-2013

SEPTIC DESIGN
CHRISTOPHER DAY, R.E.H.E.S.
P.O. BOX 26
REDWOOD CITY, CA
(650) 293-1045

OWNER
KONDALA RAO BALUSU
13209 PEACOCK COURT
CUPERTINO, CA
(408) 913-3059

SCOPE OF WORK:TO CONSTRUCT A 2 STORY DETACHED ADU WITH AN ATTACHED GARAGE BELOW, TO INCLUDE TO BEDROOMS, 2 BATH, LIVING, KITCHEN, ELEVATOR PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.

PRIVATE RESIDENCE
DETACHED ADU
13209 PEACOCK COURT
CUPERTINO CALIFORNIA

Date: 02/28/2024
Drawn By: ACJ
Revisions:
1 12/20/24 PLAN CHECK

TITLE SHEET SHEET INDEX PROJECT DATA VICINITY MAP GENERAL NOTES

Project No: 1919

Sheet No: T-1

DESIGN REVIEW (ADMINISTRATIVE) AND GRADING APPROVAL MODIFICATION PRELIMINARY CONDITIONS OF APPROVAL

Date: October 13, 2022

Owners: Kondala and Padmasri Balusu

Location: 13209 Peacock Court, CA (APN: 351-42-012)

File Number: PLN17-10914-MOD1

CEQA: Categorical Exemption (Class 15303(a))

Project Description: Minor Modification to Design Review (Administrative) and Grading Approval for a 4,998.5 square foot single-family residence and associated improvements. Estimated grading quantities are approximately 2,773 cubic yards of cut (1,052 cubic yards outside of the building pads) and 1,373 cubic yards of fill. Design Review Approval is based on plans dated February 7, 2017, and Grading Approval is based on modified plans submitted on September 15, 2022.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Robert Cain	(408) 299- 5706	robert.cain@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@deh.sccgov.org
Fire Marshal's Office	Alex Goff	(4088)299-5760	alex.goff@sccfd.org
County Geologist	David Seymour	(408) 299-6711	david.seymour@pln.sccgov.org
Building Inspection		(408) 299-5700	e-permits@pln.sccgov.org

STANDARD CONDITIONS OF APPROVAL

Building

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

Department of Environmental Health (DEH)

2. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section 811-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

3. The onsite wastewater treatment system (OWTS) design shall be based on a percolation rate of 9 minutes per inch (MPI) and ~~an application rate of 1.3 gallons per day per square feet, sewage disposal conditions utilizing a drip dispersal field as 500 square feet plus 500 square feet of drip tubing~~ the proposed dispersal field shall be located within the percolation and soil profile testing areas. ~~A 1,500 gallon septic tank, 1,500 gallon pump tank, and 3X20 treatment tank shall be required.~~ ~~This septic system is adequate to serve~~ Maintain all setback requirements as outlined within County of Santa Clara Onsite Systems Manual. The proposed OWTS shall be sized accordingly to support a five-bedroom ~~house with an attached garage~~ single family dwelling and 2-bedroom Accessory Dwelling Unit, and a one-bedroom Junior Accessory Dwelling Unit for a combined wastewater loading of 1050 gallons per day (GPD). Septic system conditions for the three dwelling units as follows: 3,000-gallon septic tank, 3,000-gallon pump tank, 1,500-gallon recirculation tank connected to 2-A3X20 treatment ponds, and 900 square foot plus 900 square foot dual drip dispersal field. (MODIFIED 10-13-2022)

Planning

4. Development must take place in accordance with approved plans, prepared by Lea & Braze Engineering and Warren Design dated February 07, 2017 and the updated grading plans submitted on September 15, 2022. (MODIFIED 10-13-2022)

5. The single-family residence is to be developed in accordance with the approved design review plans, prepared by Lea & Braze Engineering and Warren Design dated February 07, 2017. Any changes to these plans could trigger a further modification; an increase in square footage above 5,000 square feet would trigger a public hearing for the Design Review modification. (ADDED 10-13-2022)

6. This property is located within the HS-d1 (Hillsides, Santa Clara Valley Viewshed Design Review Combining District) zoning district. The single-family residence is to be a minimum of 30 feet from all property lines/rights of way. The maximum height is not to exceed 35 feet. (ADDED 10-13-2022)

7. Development of any Accessory Dwelling Unit (ADU) and/or Junior ADU shall be in accordance with § 4.10.015 of the County Zoning Ordinance, relating to floor area size, height, setbacks, color requirements, and other specified development standards, as well as all requirements of the California Building Code and other applicable regulations. (ADDED 10-13-2022)

8. All excess fill shall be taken off-site to an approved disposal location. A note of this requirement shall be incorporated into the grading plan. (ADDED 10-13-2022)

9. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately halt and the County Coroner's Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code. (ADDED 10-13-2022)

Land Development Engineering

Drainage

10. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO DEVELOPMENT PERMIT ISSUANCE

Building

~~11. At the time of building permit application, Submit the Single-Family Green Point Checklist or the LEED for Homes Checklist, at the time. The checklist is required to demonstrate how the project will achieve the points required for certification, as required by the Santa Clara County Green Building Ordinance (starting at County Ordinance Code Section C3 -50).~~ (DELETED 10-13-2022)

Planning

12. Submit color samples for the house façade, trim and roof materials indicating the Light Reflectivity Value (LRV) is less than or equal to 45, pursuant to Section 3.20.040.B.

Landscaping

13. The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. At a minimum, a landscape water efficiency checklist shall be completed. Depending on the extent and composition of the proposed landscaping, additional plans and supporting documentation may be required.

Prior to issuance of the building permit, submit ~~three (3) copies of~~ a landscape plan (including irrigation systems), prepared and stamped by a licensed landscape architect. The landscape plan shall emphasize native plant species, and shall be designed to provide some visual screening and break up the apparent mass of the house as viewed from the valley floor and surrounding properties. (MODIFIED 10-13-2022)

Include a note to require all existing trees to remain, specifically the line of existing mature trees at the downhill below the proposed residence to provide screening measure.

In addition, the landscape plan shall provide a meaningful measure of privacy screening to benefit the adjacent properties at 16209 Maya Way and 16237 Maya Way as previously required through Design Review approval.

The landscape ordinance and supporting information can be found on the following web page:
www.sccplanning.org >Plans & Ordinances> Landscape Ordinance

Ongoing Compliance

14. Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.

Land Development Engineering (LDE)

Plan Review and Process:

15. Obtain a Grading Abatement Permit from Land Development Engineering (LDE) **prior to beginning any construction activities**. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits can be applied for concurrently). The process for obtaining a Grading Permit and the forms that are required can be found at the following web page:

www.sccplanning.org / How to...> Apply for a Development Permit or Planning Application > Grading Permit.

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, the application for the permit will be submitted to the Land Development Engineering Office with the grading/drainage permit. For your convenience, the grading and encroachment permits are processed concurrently under one set of improvement (grading & drainage) plans.

Expect four to six weeks for plan review and plan check comments. Please contact LDE at (299-5734) for additional information and timelines.
Note: Apply for separate building permits for the site retaining walls.

16. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

Improvement Plans

17. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances, with the exception of the proposed fire truck turnaround. The fire truck turnaround shall be per a Modified County Standard Detail SD16, as generally shown in the preliminary plans, subject to approval from the County Fire Marshal's Office. The following standards are available on-line:

March 1981 Standards and Policies Manual, Volume 1 (Land Development)
www.sccplanning.org > Plans & Ordinances > Published Standards, Specifications, Documents and Forms

2007 Santa Clara County Drainage Manual www.sccplanning.org> Plans & Ordinances > Grading and Drainage Ordinance

18. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary stake delineating the property line may be placed **prior to construction** and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor/Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

19. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

20. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Drainage

21. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 1 0-year and 1 00-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

Utilities

22. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Storm Water Treatment – SF Bay Watershed

23. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to incorporate as many site design measures as possible into the project. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:
www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 20 1 6)

Soils and Geology

24. Submit one copy of the signed and stamped geotechnical letter report for the project.

25. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

26. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at:

www.waterboards.ca.gov > Water Issues > Programs > Stormwater
(ADDED 10-13-2022)

Environmental Health

27. **Prior to the issuance of a development permit**, submit the approved onsite wastewater treatment system (OWTS) design/ site plan dated 3-9-2021 to the Department of Planning and Development. The OWTS plan was approved for a 5 bedroom single family dwelling, a 2 bedroom Accessory Dwelling Unit, and 1 bedroom Junior Accessory Dwelling.
Note: Any changes to the bedroom count will necessitate additional OWTS plan review and may void the previous approval by Environmental Health. (ADDED 10-13-2022)

28. The final OWTS design shall be overlaid onto the final grading and drainage plan. (ADDED 10-13-2022)

29. **Prior to the issuance of a building development permit**, provide proof of water connection to Peacock Court Mutual Water Company.
Note: Peacock Court Mutual Water Company provided a will server letter (dated Jan 10, 2017) indicating a water 'tie-in' is available to serve Lot 12. (MODIFIED 10-13-2022)

Fire Marshal's Office

Fire Protection Water

30. IMPORTANT: Fire protection water system shall be installed, functioning and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

31. Fire-Flow: The minimum fire-flow shall be 1,000 gpm at 20 psi for a 30-minute duration. Note: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.
    a. **At the time of plan submittal for building permit**, provide written verification from the water company that this condition can be satisfied.

Fire Department Access

32. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.

33. Construction of access roads and driveways shall use good engineering practice.

34. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable **prior to approval of the foundation**, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

35. Access Roads (roads serving more than three lots) for fire department access shall comply with the following:
    a. Width: Clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1.
    b. Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
    c. Curve Radius: Inside turn radius for curves shall be a minimum of 42 ft.
    d. Grade: Maximum grade shall not exceed ~~16%~~ 15%.
    e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
    f. Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround ~~shall be 40 ft. by 48 ft. pad, hammerhead, or hub of 32 ft. radius~~ complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
    g. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway. (MODIFIED 10-13-2022)

36. Driveways (roads serving two lots) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).
    a. Width: Clear width of drivable surface of 12ft and a 3 ft. shoulder.
    b. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
    c. Curve Radius: Inside turn radius for curves shall be a minimum of 42 ft.
    d. Grade: Maximum grade shall not exceed ~~16%~~ 15%.
    e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
    f. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
    g. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
    h. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
    i. Address: Numbered address to be easily recognizable from the street.
(MODIFIED 10-13-2022)

Miscellaneous:

37. Property is located within the Santa Clara County Fire Department response area.

38. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
    a. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
    b. Provide a 112 inch spark arrester for the chimney.
    c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

39. Maintenance: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order, and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION

Planning

40. Prior to final inspection, contact ~~Pamela Wu~~ Robert Cain, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved. (MODIFIED 10-13-2022)

Land Development Engineering (LDE)

41. Existing and set permanent monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

42. Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

Fire Marshal's Office

Fire Protection Water

43. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

Note: The fire sprinkler system shall be installed and finaled by this office **prior to occupancy**. A separate permit shall be obtained from this office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

County Geologist

44. Submit a Construction Observations Letter **prior to Final Inspection / Grading Completion** that verifies the work was completed in accordance with approved plans (a note to that effect must be stamped on the plans) and geologic reports. Associated Terra Consultants' "Engineering Geologic Review of Proposed Septic Field" report (dated 3-31- 2017) includes slope stability analyses that indicate acceptable stability under both static and pseudo-static (earthquake) conditions. In addition, the report includes a statement that the plans "are in substantial conformance with the recommendations set forth in the report by Frank Lee and Associates, July 27, 2016."

Environmental Health

45. Provide proof of garbage service **at the time of final occupancy sign-off**. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

STATEMENT OF ACCEPTANCE:
We, Kondala and Padmasri Balusu, as property owners of the subject application, hereby agree to the preliminary conditions of approval and request a final action to be taken in accordance with these conditions.

Date _____ Signature_____

STATEMENT OF REJECTION:
We, Kondala and Padmasri Balusu, as property owners of the subject application, do NOT agree to the preliminary conditions of approval and request to meet with the agencies/departments imposing the following conditions. (Please list conditions by number and explain your reasons.)

We disagree with the following conditions:
_____
_____
_____
_____

Date _____ Signature_____

NOTE:Please return one copy of page 11 of the conditions, as per instructions in the enclosed cover letter, to:

Robert Cain, Associate Planner
County of Santa Clara
Department of Planning and Development
Email: robert.cain@pln.sccgov.org

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

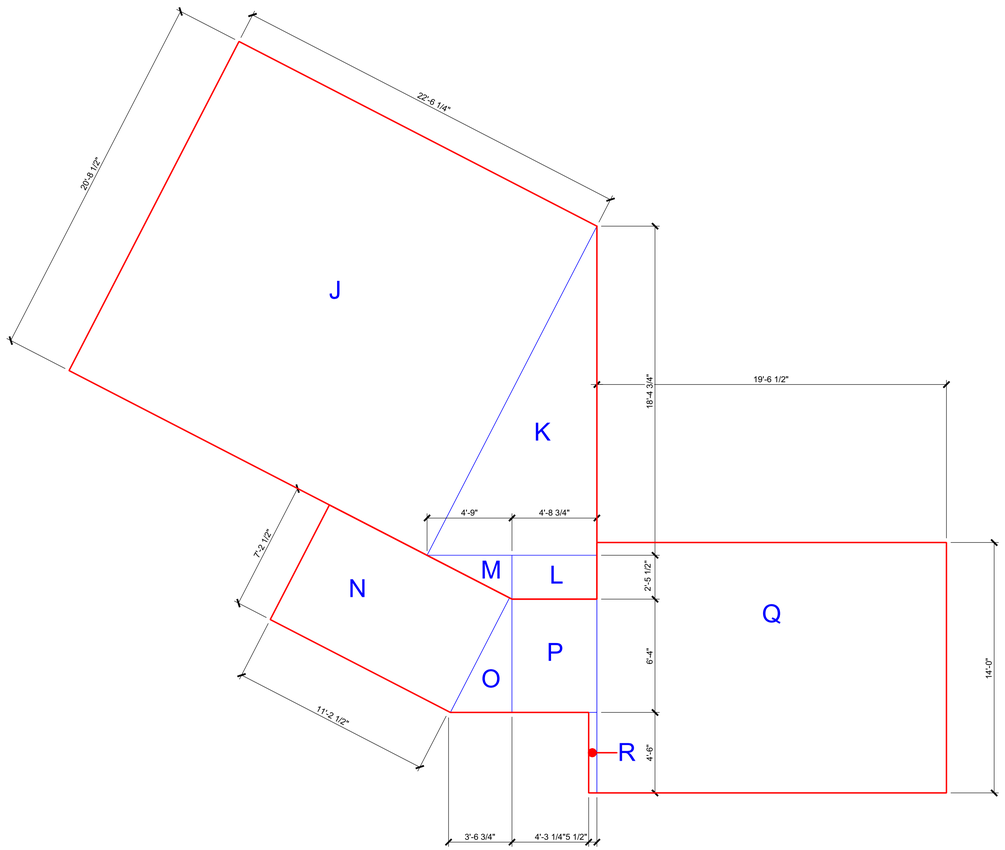
PRIVATE RESIDENCE
DETACHED ADU
13209 PEACOCK COURT
CUPERTINO CALIFORNIA

Date: 02/28/2024
Drawn By: ACJ
Revisions:

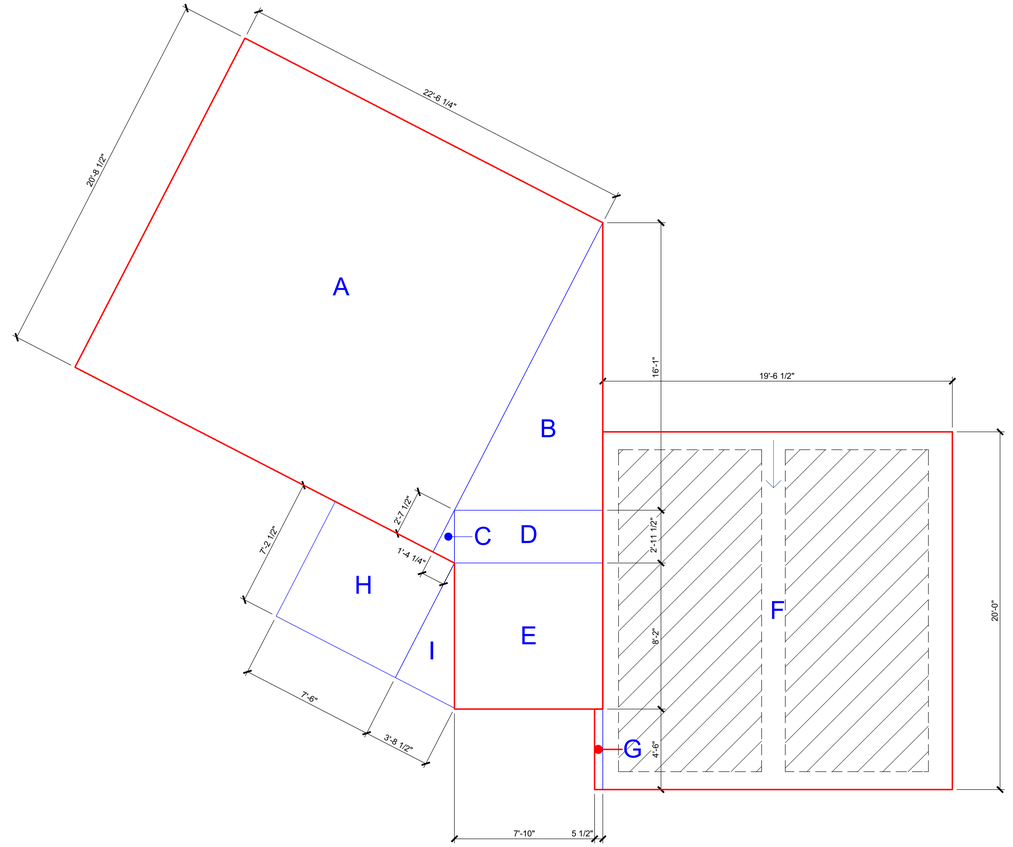
DESIGN REVIEW (ADMINISTRATIVE) AND GRADING APPROVAL MODIFICATION PRELIMINARY CONDITIONS OF APPROVAL

Project No: 1919

Sheet No: T-1.1



2nd Level Floor Area Diagram



1st Level Floor Area Diagram

FLOOR AREA CALCULATION:	
AREA	S.F.
A ADU	466.28 (NON-FAR)
B ADU	66.63 (NON-FAR)
C ADU	1.76 (NON-FAR)
D ADU	24.46 (NON-FAR)
E ADU	67.74 (NON-FAR)
F GARAGE	390.84 (NON-FAR)
G GARAGE	2.06 (NON-FAR)
H COVERED PORCH	54.03 (NON-FAR)
I COVERED PORCH	13.4 (NON-FAR)
TOTAL GARAGE	392.9 S.F.
TOTAL COVERED PORCH	67.43 S.F.
1st FLOOR TOTAL	626.88 S.F.
J ADU	466.29 (NON-FAR)
K ADU	87.36 (NON-FAR)
L ADU	11.66 (NON-FAR)
M ADU	5.82 (NON-FAR)
N BALCONY	81.68 (NON-FAR)
O BALCONY	11.47 (NON-FAR)
P BALCONY	30.05 (NON-FAR)
Q BALCONY	273.58 (NON-FAR)
R BALCONY	2.06 (NON-FAR)
TOTAL BALCONY	398.84 S.F.
2nd FLOOR TOTAL	571.13 S.F.
TOTAL FAR	1,198.01 S.F.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

PRIVATE RESIDENCE
DETACHED ADU
13209 PEACOCK COURT
CUPERTINO CALIFORNIA

Date: 02/28/2024
Drawn By: ACJ
Revisions:

FLOOR AREA DIAGRAM

FLOOR AREA CALCULATION

Project No: 1919

Sheet No: T-1.2

PEACOCK COURT
LOT 12, TRACT 7707
CUPERTINO, CA (UNICORPORATED)
APN: 351-42-012
SANTA CLARA COUNTY CALIFORNIA

COUNTY OF SANTA CLARA
General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY PREPARED BY FRANK LEE AND ASSOCIATES AND DATED 7-27-16 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

GRADING

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH	
RESIDENCE	992	29	15	
ACCESSORY STRUCTURE	683	0	28	
POOL/HARDSCAPE	710	654	19.5	
LANDSCAPE	71	747	25	
DRIVEWAY	370	0	14	
OFF SITE IMPROVEMENTS	0	21	1	
TOTAL	2,826	1,451	1,375	EXPORT

EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 32,000± SF.
15. WDID NO. N/A – UNDER 1 ACRE THRESHOLD.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
   A. 15 MILES PER HOUR (MPH) SPEED LIMIT
   B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
   C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
   A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
   B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
   C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004/ ORDER NO. 2013-0001-DWQ.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

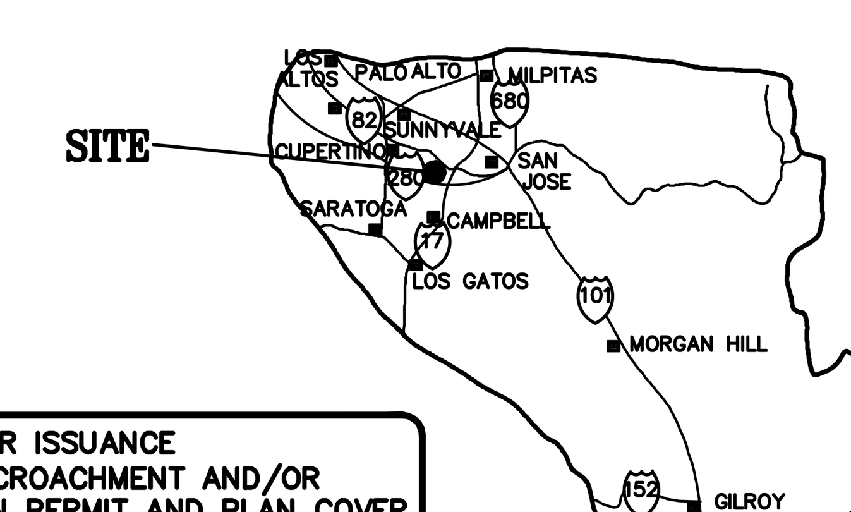
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (____ WERE) (____ WERE NOT) MINOR FIELD CHANGES – MARKED WITH THE SYMBOL (^). THERE (____WERE) (____ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE ____________ SIGNATURE ____________

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

GEOTECHNICAL ENGINEER OBSERVATION

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



COUNTY LOCATION MAP

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103.
gbraze@leabraze.com

SURVEY MONUMENT PRESERVATION

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

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. EASEMENTS SHOWN ARE BASED ON TRACT 7707 589 M 45.

SITE BENCHMARK

STORM DRAIN MANHOLE WITHIN PEACOCK COURT
ELEVATION = 1050.44" (ASSUMED)

BASIS OF BEARINGS

THE BEARING N43°44'33"E BETWEEN FOUND MONUMENTS ALONG THE NORTHWESTERLY LINE OF PARCEL "A" AS SHOWN UPON THAT CERTAIN PARCEL MAP FILED IN BOOK 806 OF MAP AT PAGES AND 31, SANTA CLARA COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS
ISSUED BY: ____________ DATE: ____________
ENCROACHMENT PERMIT NO. ____________

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHUOT AN ENCROACHEMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO.
DATED: JULY 20, 2017 FILE(S) NO.: 10914-16DRX-17G

03-22-19
DATE SIGNATURE

REGISTERED PROFESSIONAL ENGINEER · PETER CARLINO · No. C79555 · CIVIL · STATE OF CALIFORNIA · ORIGINAL SIGNATURES IN BLUE INK

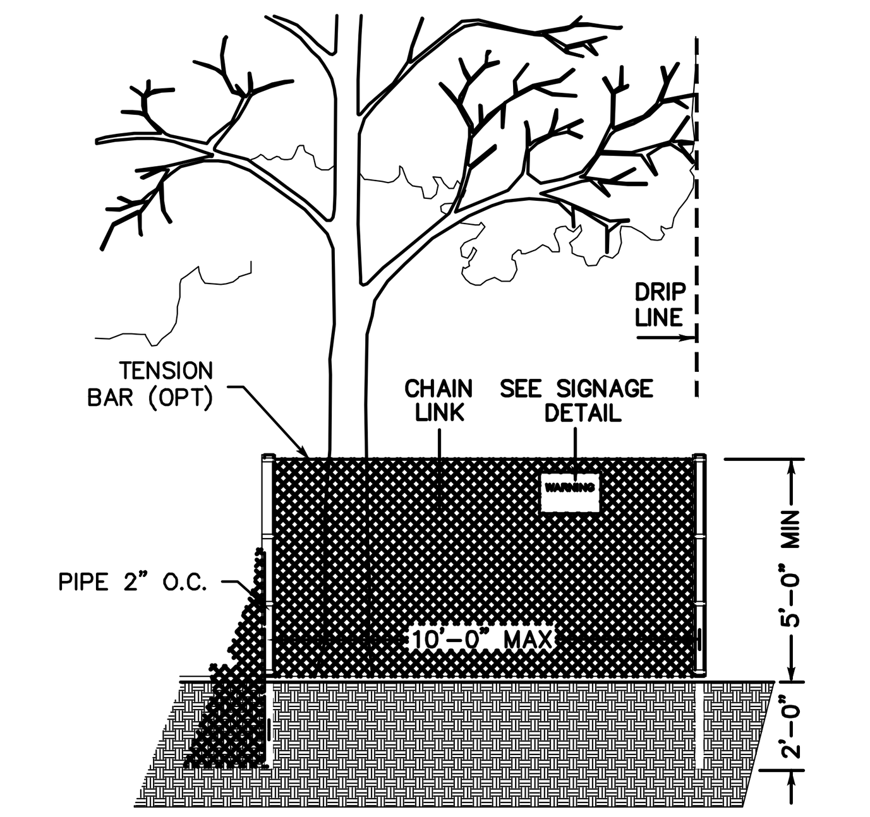
79555
R.C.E. NO.
09/30/20
EXPIRATION DATE

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE ____________
CHRISTOPHER L. FREITAS
42107 03/31/20
R.C.E. NO. EXPIRATION DATE

1-800-227-2600 CALL BEFORE YOU DIG · USA · UNDERGROUND SERVICE ALERT



EXISTING TREE PROTECTION DETAILS

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

SCOPE OF WORK

CONSTRUCTION OF NEW RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS.

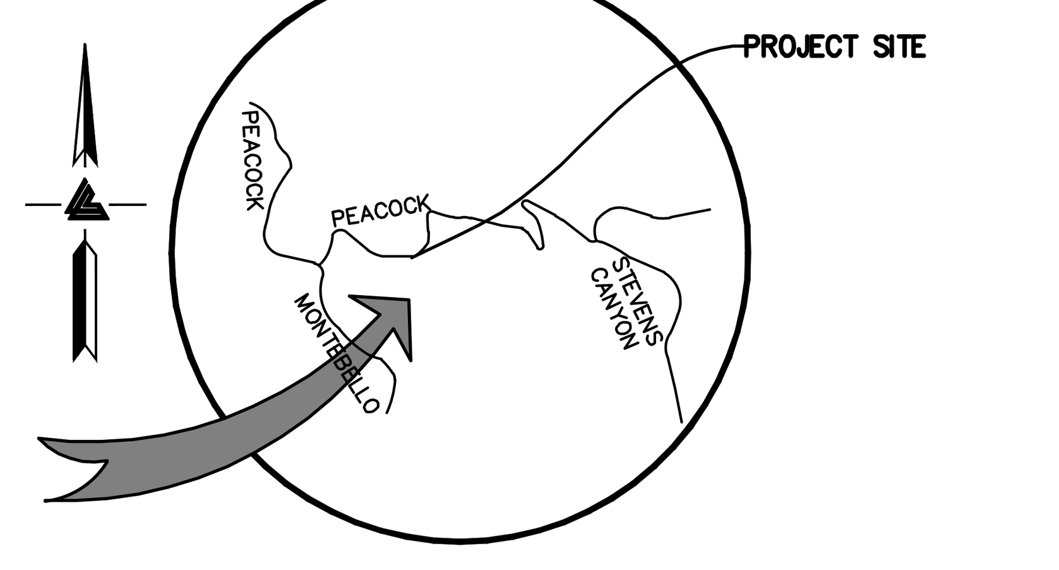
A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER SHALL BE SUBMITTED FOR REVIEW BY THE COUNTY GEOLOGIST PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.

PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT PROPERTY.

ENCROACHMENT PERMIT REQUIRED TO COMMENCEMENT OF ANY AND ALL WORK WITHIN THE PUBLIC (VALLEY VIEW DRIVE) RIGHT OF WAY AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE S.C. CO. ROADS AND AIRPORT DIVISION.

COUNTY OF SANTA CLARA
LAND DEVELOPMENT ENGINEERING & SURVEYING
CONSTRUCTION PERMIT NO. ____________
GRADING PERMIT NO. ____________
ISSUED BY: ____________ DATE: ____________



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER:
KONDALA RAO BALUSU
12309 PEACOCK COURT
CUPERTINO, CA 95014

APN: 351-42-012

SEE SHEET C-1.1 FOR LEGEND, ABBREVIATIONS AND REFERENCES

SHEET INDEX

OWNERS' INFORMATION: STOA INTERNATIONAL, INC. 991 W. HEDDING STREET SAN JOSE, CA 95126

SITE INFORMATION: PEACOCK COURT LOT 12, TRACT 7707 CUPERTINO, CALIFORNIA APN: 351-18-023

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

JOB NO. 2150869 CI 08-03-17

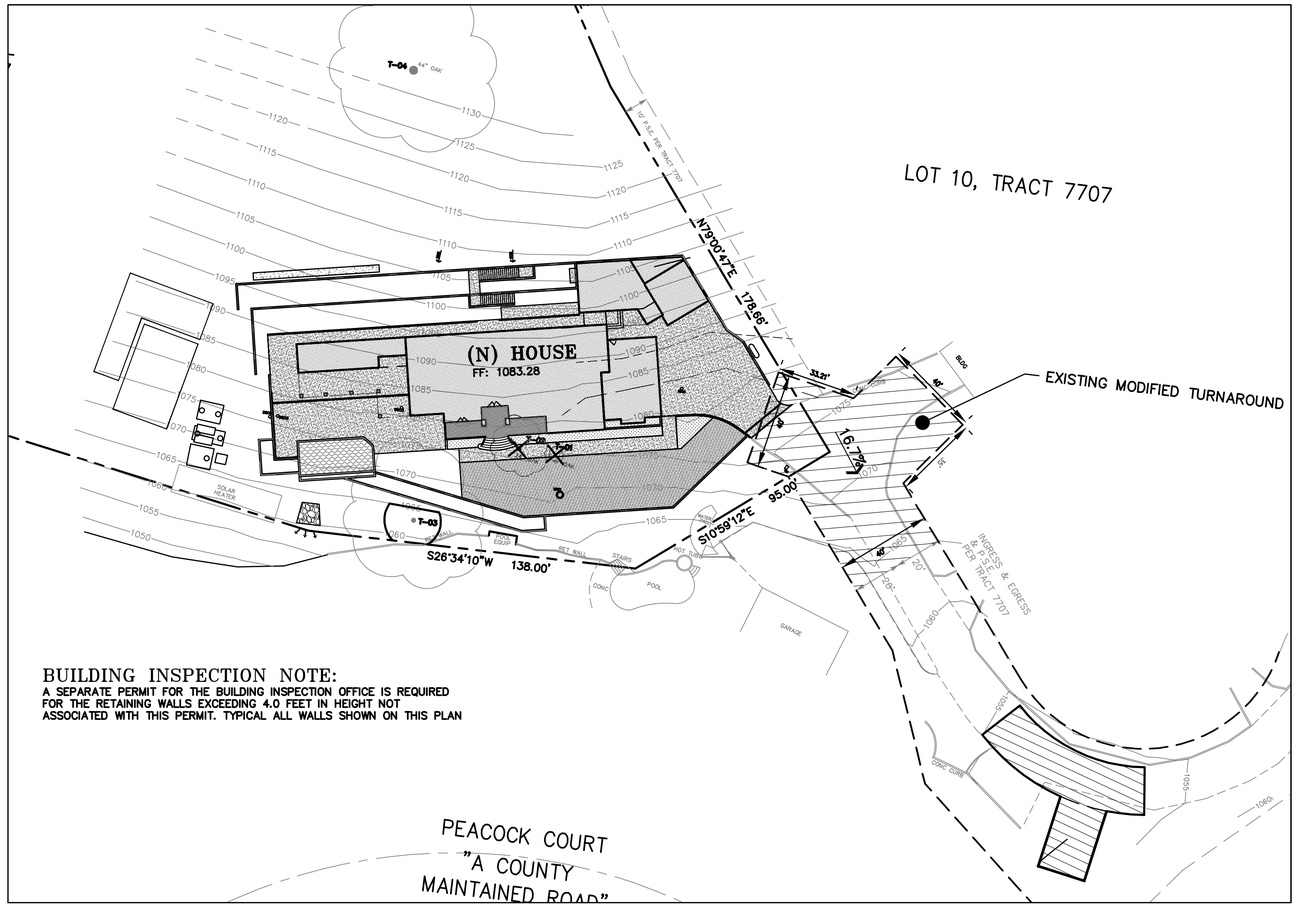
Revision 2	09-08-2023	*APN* 351-42-012	*Sheet* 01 *of* 17
Revision 3	04-26-2024	*Co. File*	
Revision 4	05-08-2024		
Revision 5	09-18-2024		

RECORD# LDE17-10914G

PLAN # ______
SHEET ______ OF ______

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED



KEY MAP
1" = 30'

BUILDING INSPECTION NOTE:

A SEPARATE PERMIT FOR THE BUILDING INSPECTION OFFICE IS REQUIRED FOR THE RETAINING WALLS EXCEEDING 4.0 FEET IN HEIGHT NOT ASSOCIATED WITH THIS PERMIT. TYPICAL ALL WALLS SHOWN ON THIS PLAN

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY CARNES & ASSOCIATES ENTITLED:
   "TOPOGRAPHIC MAP"
   LOT 12, TRACT 7707
   CUPERTINO, CA
   DATED: 11-25-17
   JOB# 15126
2. SITE PLAN BY WARREN DESIGN ENTITLED:
   "SITE PLAN"
   LOT 12, TRACT 7707
   CUPERTINO, CA
3. SOIL REPORT BY FRANK LEE & ASSOCIATES. ENTITLED:
   "SOIL AND FOUNDATION INVESTIGATION"
   PEACOCK COURT, LOT 12, TRACT 7707
   CUPERTINO, CA 95014
   JOB# 11640-S1
   DATE: JULY 27, 2016
4. SEPTIC PLANS BY CHRISTOPHER DAY, R.E.H.S. ENTITLED:
   "NEW SEPTIC SYSTEM FOR PROPOSED 5-BEDROOM HOUSE"
   PEACOCK COURT, LOT 12, TRACT 7707
   CUPERTINO, CA 95014
   DATE: MAY 9, 2017

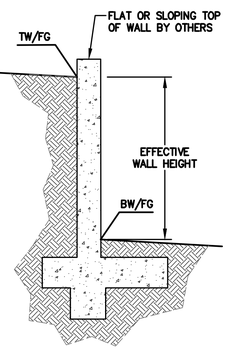
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

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

RETAINING WALL NOTES

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



TREE NOTE:

TREES PROPOSED FOR REMOVAL:
TREE #1 (6" OAK)
TREE #2 (24" OAK)

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

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

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

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER CARLSON No. C79559 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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PEACOCK COURT
LOT 12, TRACT 7707
CUPERTINO, CALIFORNIA
(UNINCORPORATED)
SANTA CLARA COUNTY
APN: 351-42-012

SITE PLAN

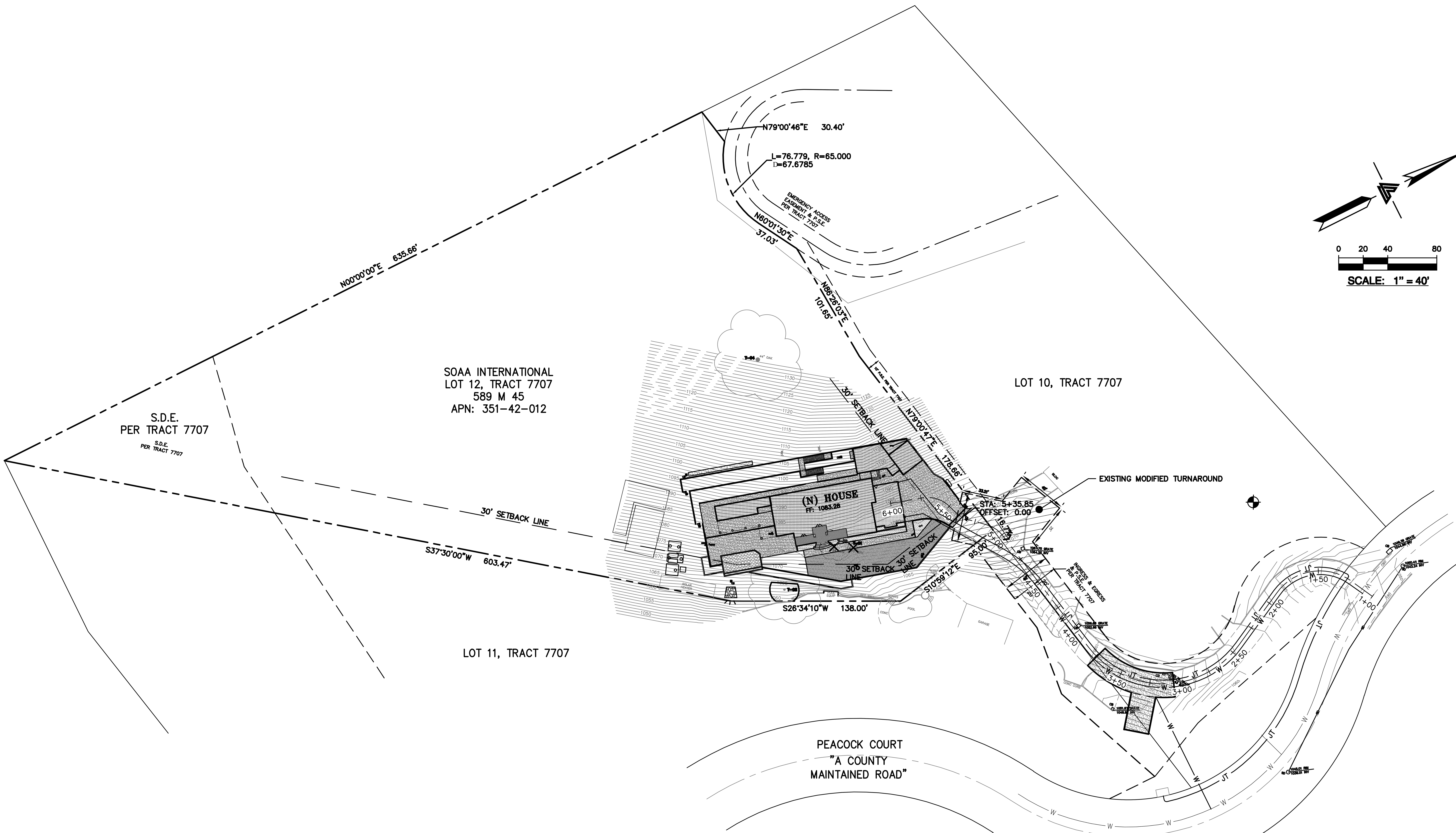
REVISIONS	BY
ARCH REVISION 04-26-24	KBC
ARCH REVISION 05-08-24	KBC
ARCH REVISION 09-18-24	KBC
PC/ARCH/GEO REV 10-25-24	KBC
ARCH REVISION 01-16-25	MR

JOB NO:	2150869
DATE:	08-03-17
SCALE:	AS NOTED
DESIGN BY:	TG
DRAWN BY:	WM
SHEET NO:	C-1.1
	2 OF 17 SHEETS

RECORD# LDE17-10914G

PLAN # ____ OF ____ SHEET

APPLICANT: KONDALA RAO BALUSU | ROAD NAME: PEACOCK COURT | RECORD# LDE17-10914G | PERMIT PLANS SUB #2



PLAN # ______

SHEET ______ OF ______

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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LOT 12, TRACT 7707
CUPERTINO, CALIFORNIA
(UNINCORPORATED)

SANTA CLARA COUNTY

APN: 351-42-012

OVERALL SITE PLAN

REVISIONS	BY
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ARCH REVISION 09-18-24	KBC
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ARCH REVISION 01-16-25	MR

JOB NO:	2150869
DATE:	08-03-17
SCALE:	1" = 40'
DESIGN BY:	TG
DRAWN BY:	WM
SHEET NO:	C-1.2

03 OF 17 SHEETS

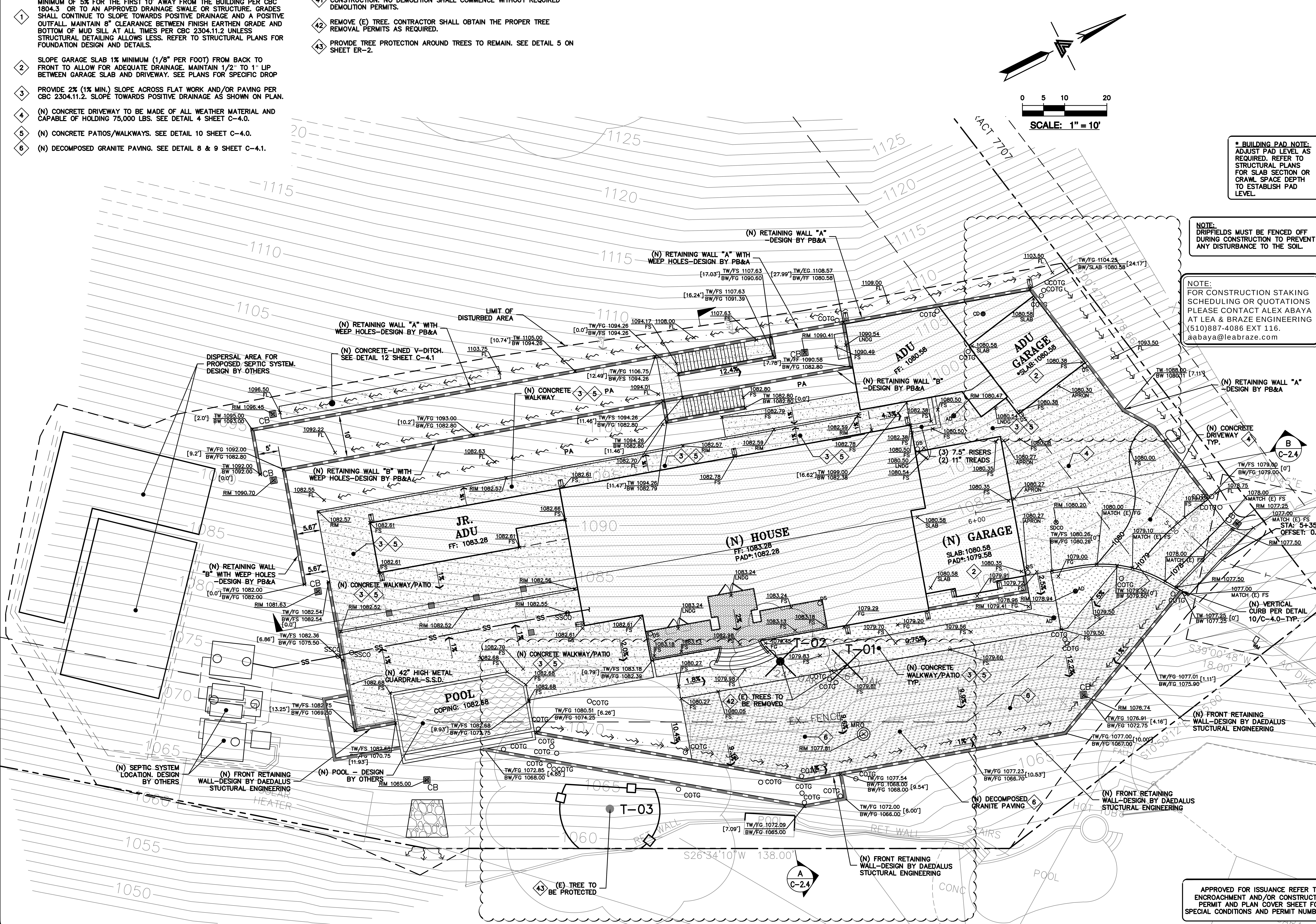
RECORD# LDE17-10914G

FLATWORK KEYNOTES 1 TO 6

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE DRIVEWAY TO BE MADE OF ALL WEATHER MATERIAL AND CAPABLE OF HOLDING 75,000 LBS. SEE DETAIL 4 SHEET C-4.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 10 SHEET C-4.0.
6. (N) DECOMPOSED GRANITE PAVING. SEE DETAIL 8 & 9 SHEET C-4.1.

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 5 ON SHEET ER-2.



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NOTE: DRIPFIELDS MUST BE FENCED OFF DURING CONSTRUCTION TO PREVENT ANY DISTURBANCE TO THE SOIL.

NOTE:
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aabaya@leabraze.com

SEE SHEET C-2.1

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GRADING & DRAINAGE PLAN

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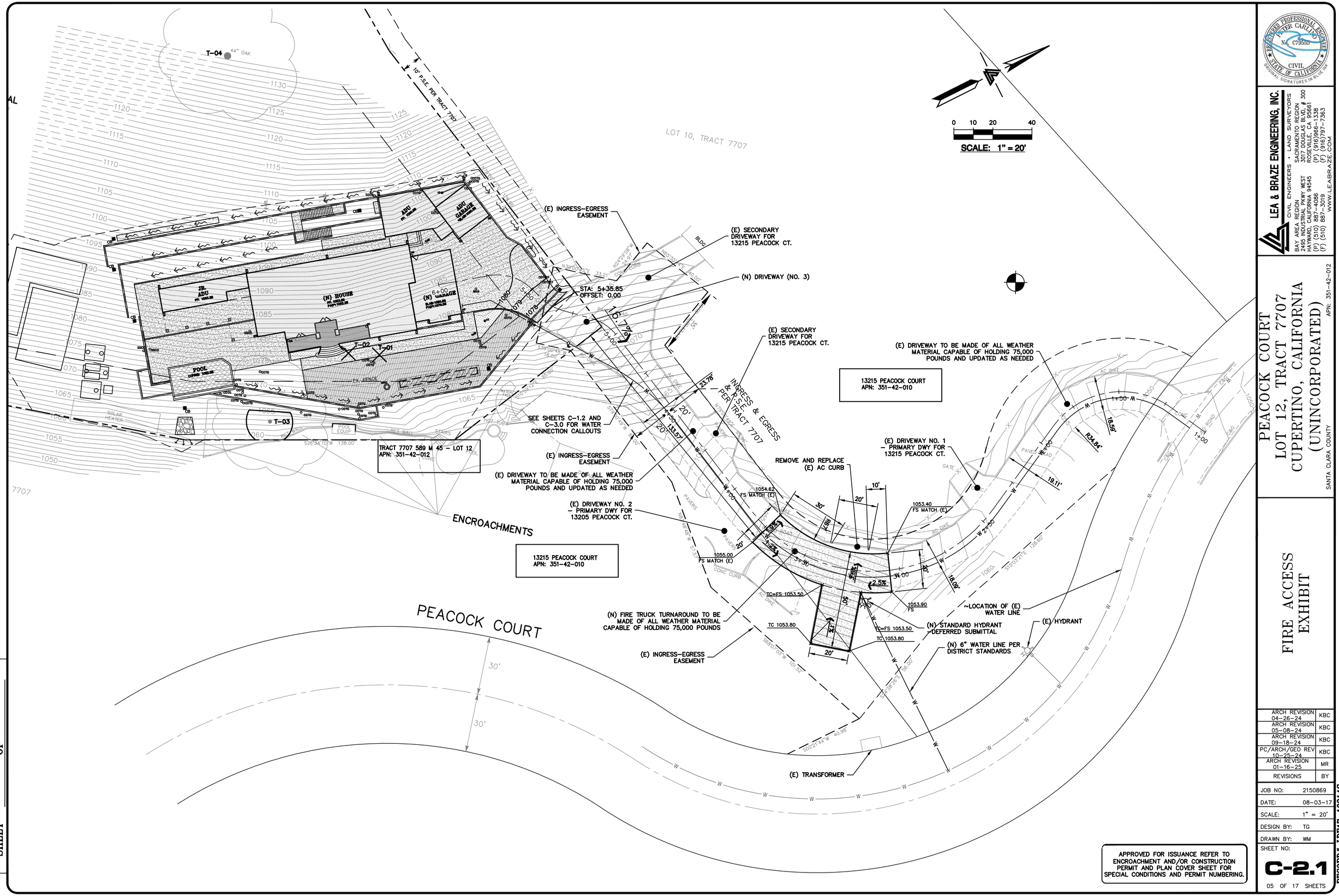
JOB NO:	2150869
DATE:	08-03-17
SCALE:	1" = 10'
DESIGN BY:	TG
DRAWN BY:	WM
SHEET NO:	C-2.0

04 OF 17 SHEETS

RECORD# LDE17-10914G

PLAN # ______ SHEET ______ OF ______



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JOB NO:	2150869
DATE:	08-03-17
SCALE:	1" = 20'
DESIGN BY:	TG
DRAWN BY:	WM

SHEET NO:

C-2.1

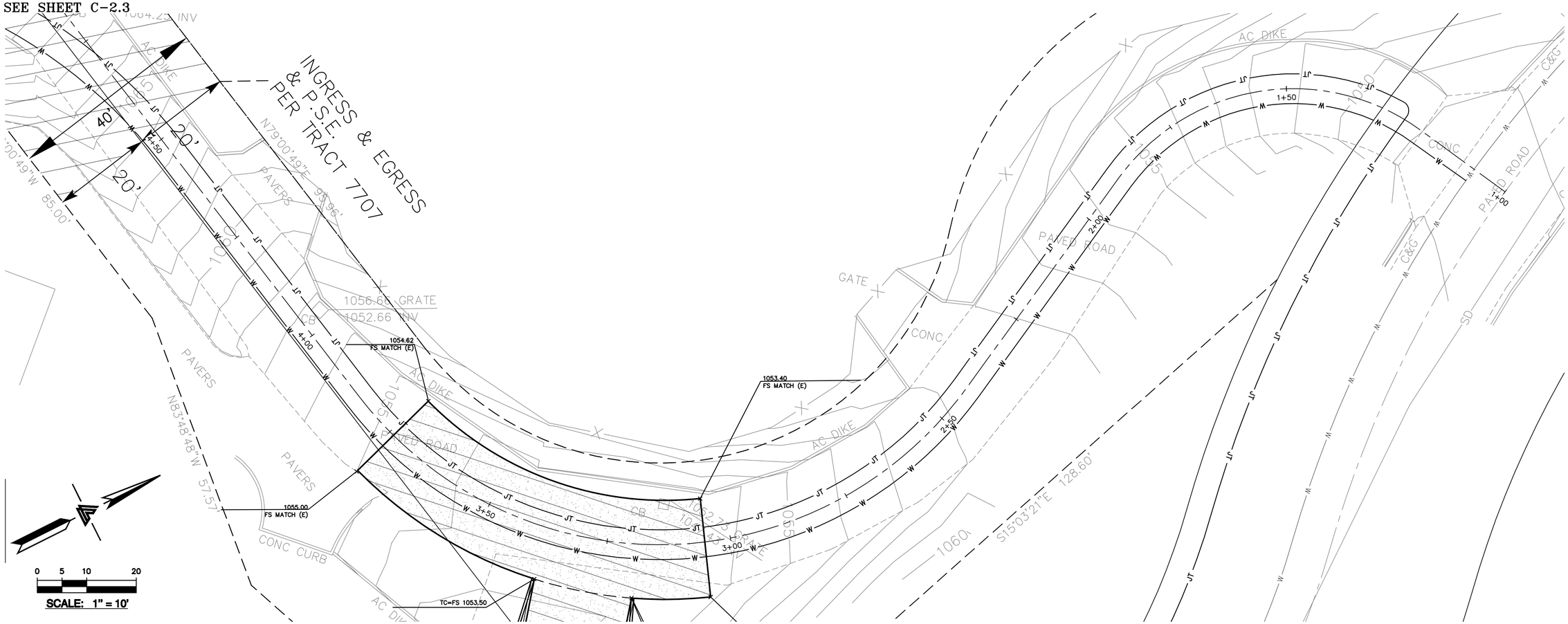
05 OF 17 SHEETS

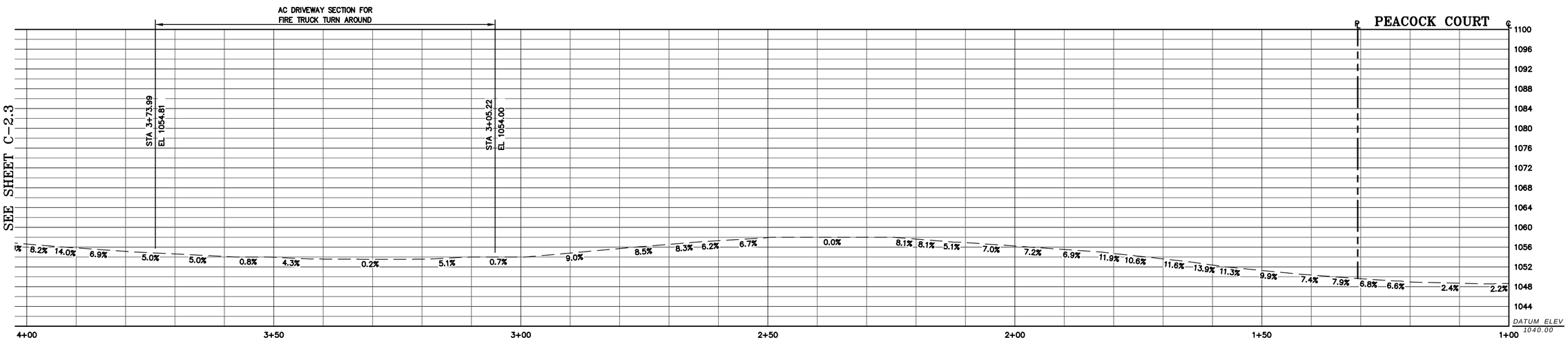
RECORD# LDE17-10914G

PLAN # _____ SHEET _____ OF _____

APPLICANT: KONDALA RAO BALUSU | ROAD NAME: PEACOCK COURT | RECORD# LDE17-10914G | PERMIT PLANS SUB #2

SEE SHEET C-2.3





SEE SHEET C-2.3

DRIVEWAY PROFILE

SCALE: 1" = 10' HORIZ & VERT

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PC/ARCH/GEO REV 10-29-24	KBC
ARCH REVISION 01-16-25	MR

JOB NO: 2150869
DATE: 08-03-17
SCALE: 1" = 10'
DESIGN BY: TG
DRAWN BY: WM
SHEET NO:

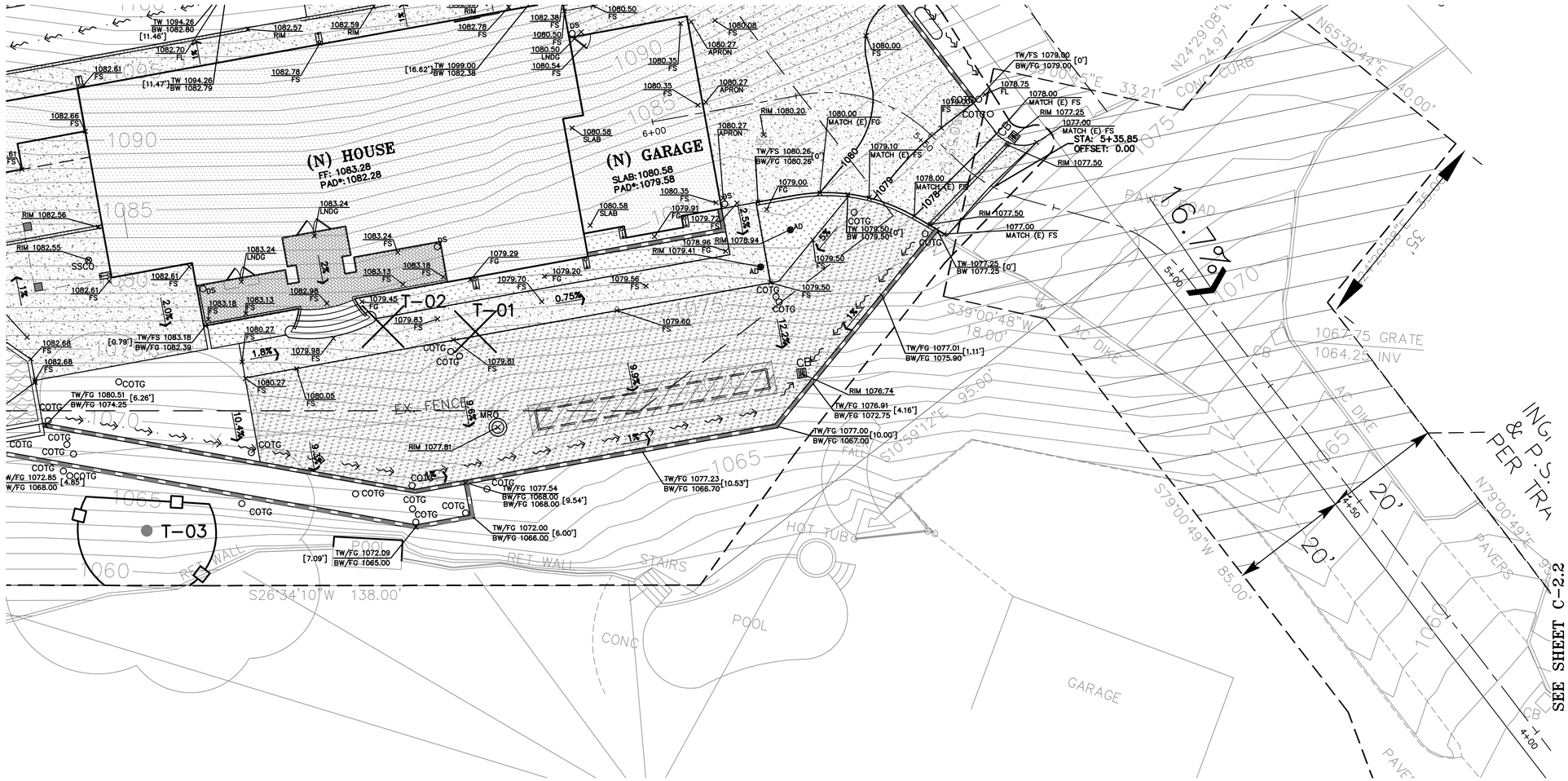
C-2.2

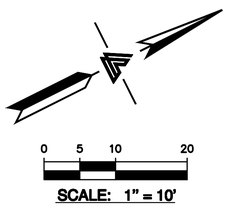
06 OF 17 SHEETS

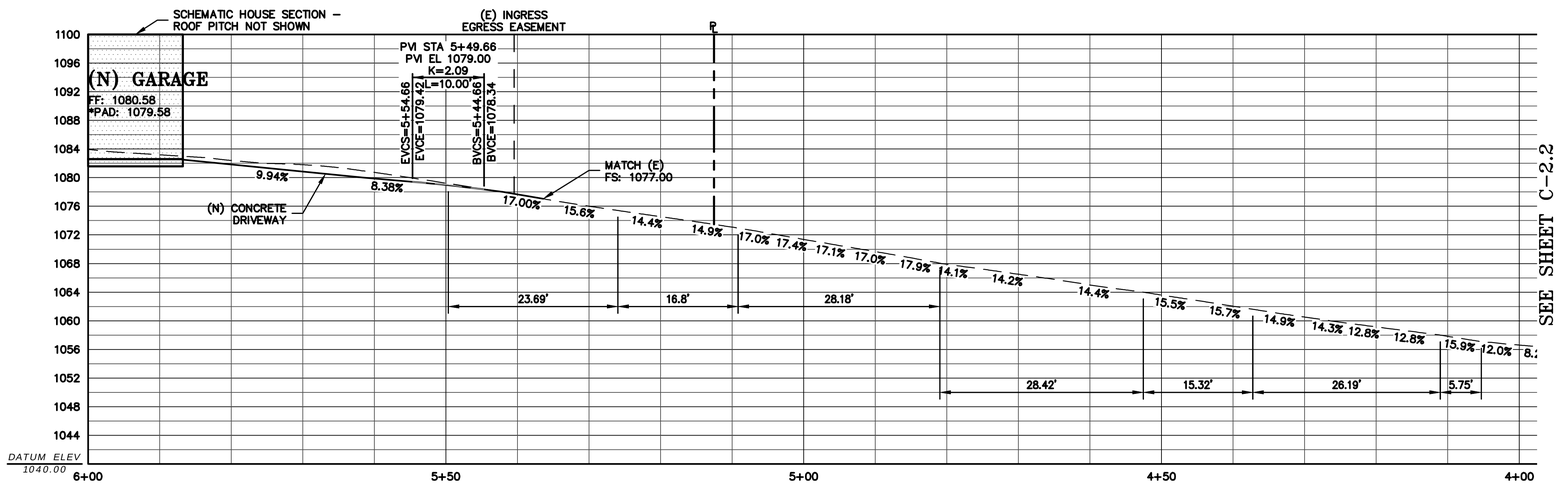
RECORD# LDE17-10914G

PLAN # _____ OF _____ SHEET

APPLICANT: KONDALA RAO BALUSU | ROAD NAME: PEACOCK COURT | RECORD# LDE17-10914G | PERMIT PLANS SUB #2







DRIVEWAY PROFILE
SCALE: 1" = 10' HORIZ & VERT

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DRIVEWAY PROFILE

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ARCH REVISION 01-16-25	MR
REVISIONS	BY

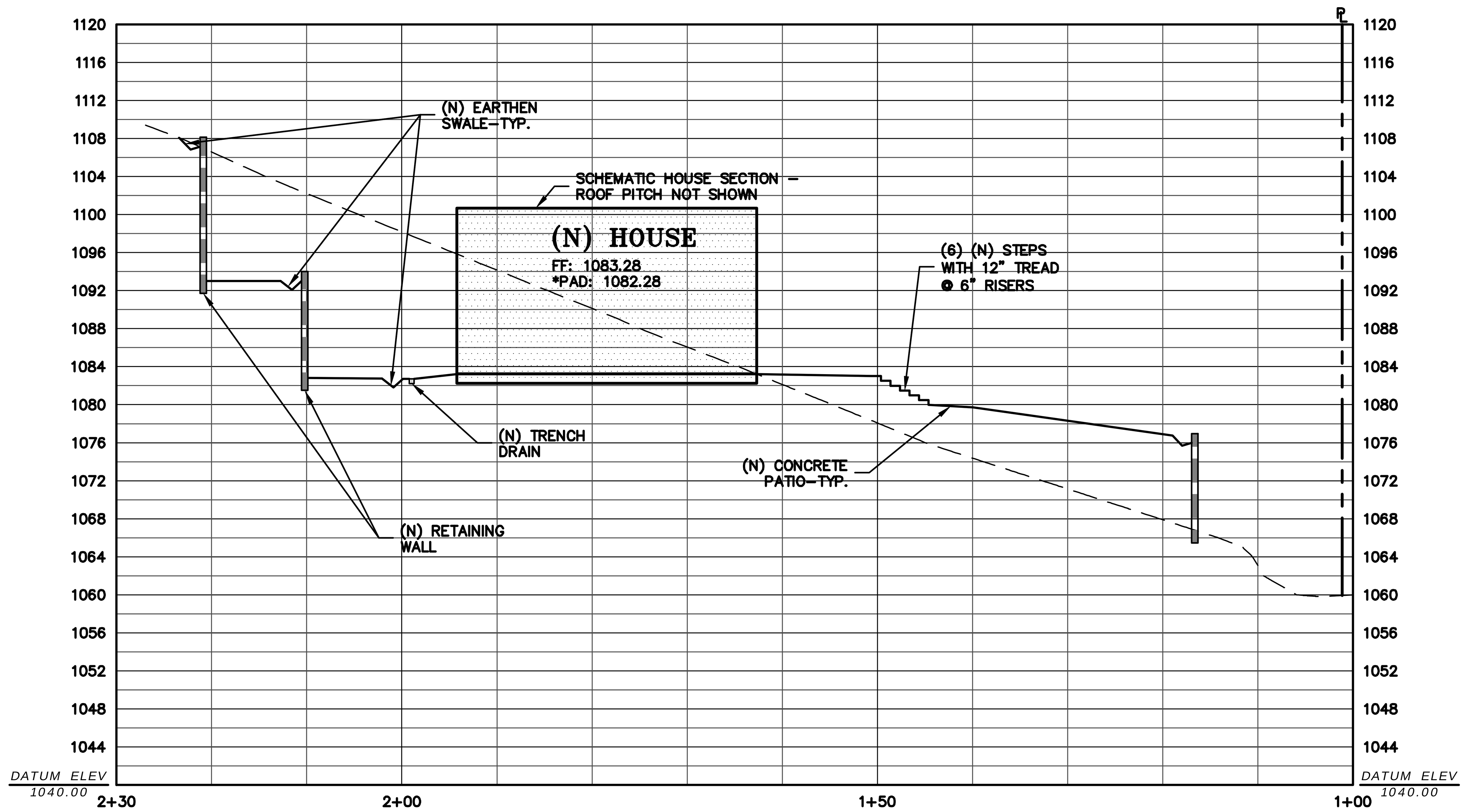
JOB NO:	2150869
DATE:	08-03-17
SCALE:	1" = 10'
DESIGN BY:	TG
DRAWN BY:	WM
SHEET NO:	C-2.3

07 OF 17 SHEETS

RECORD# LDE17-10914G

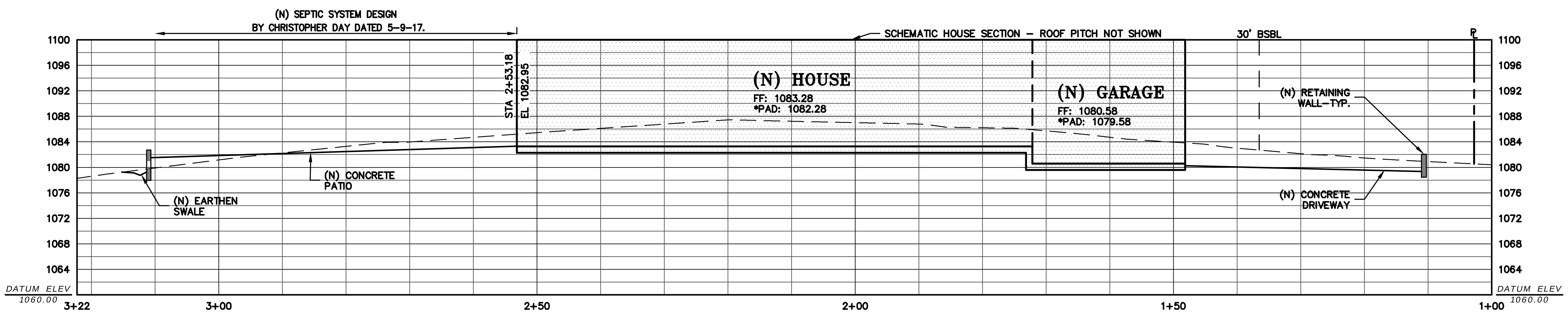
PLAN # ____ SHEET ____ OF ____

APPLICANT: KONDALA RAO BALUSU | ROAD NAME: PEACOCK COURT | RECORD# LDE17-10914G | PERMIT PLANS SUB #2



SITE SECTION A

SCALE: 1" = 10' HORIZ & VERT



SITE SECTION B

SCALE: 1" = 10' HORIZ & VERT

PLAN # ______ SHEET ______ OF

REGISTERED PROFESSIONAL ENGINEER
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CIVIL
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PEACOCK COURT LOT 12, TRACT 7707 CUPERTINO, CALIFORNIA (UNINCORPORATED)

SANTA CLARA COUNTY
APN: 351–42–012

SITE SECTIONS

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ARCH REVISION 01–16–25	MR

JOB NO:	2150869
DATE:	08–03–17
SCALE:	1" = 10'
DESIGN BY:	TG
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SHEET NO:
C-2.4
08 OF 17 SHEETS

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RECORD# LDE17-10914G

STORM DRAIN KEYNOTES 11 TO 23

11 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 8" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

12 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 5 ON C-4.0.

13 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 2 ON SHEET C-4.0.

14 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 7 ON SHEET C-4.0.

15 INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 3 ON C-4.0.

16 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 9 ON SHEET C-4.0.

STORM DRAIN KEYNOTES 11 TO 23

17 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.

18 INSTALL (N) RETENTION SYSTEM. SEE DETAIL 6 ON SHEET C-4.1.

19 INSTALL METERED RELEASE OUTLET. SEE DETAIL 11 SHEET C-4.1.

20 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 10 ON SHEET C-4.1.

21 CONNECT SUBDRAIN TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH STORM DRAIN LINES, HOWEVER, NOT CONNECT TO STORM DRAIN LINES. CONNECT TO BUBBLE UP DRAIN AS SHOWN ON PLAN. SEE DETAIL 6 SHEET C-4.0.

22 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 8 ON SHEET C-4.0.

23 INSTALL (N) CRAWLSPACE DRAINS AND PROVIDE 2" MINIMUM CONCRETE RAT SLAB. SEE DETAIL 13 & 14 ON SHEET C-4.1.

UTILITIES KEYNOTES 31 TO 33

31 (N) SEWER LATERAL TO SEPTIC TANK AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%. SEE SEWER PLANS FOR EXACT LOCATION.

32 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

0 5 10 20

SCALE: 1" = 10'

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

NOTE:
FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL FOR THE PROJECT SITE.

NOTE:
DRIPFIELDS MUST BE FENCED OFF DURING CONSTRUCTION TO PREVENT ANY DISTURBANCE TO THE SOIL.

NOTE:
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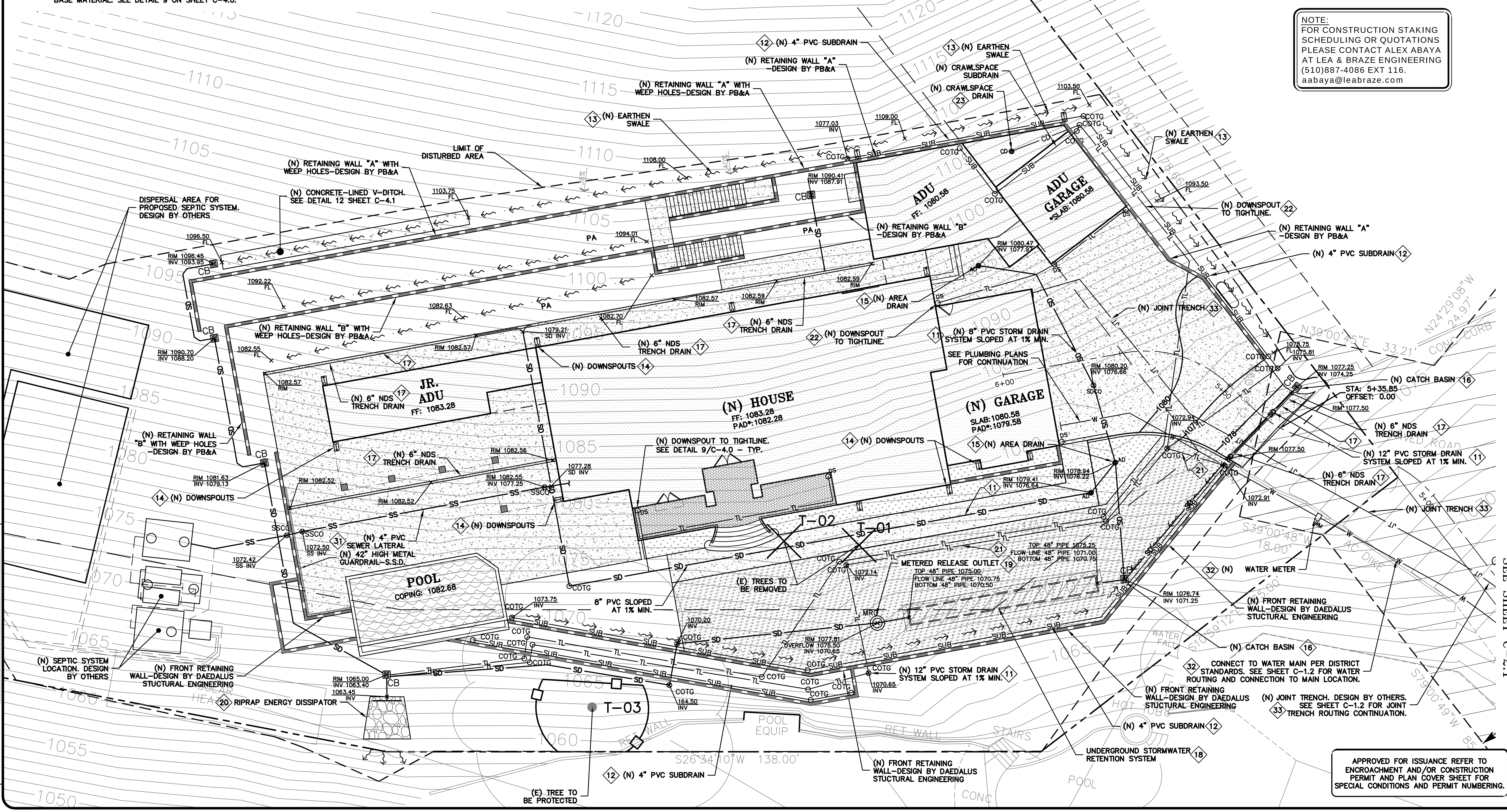

PEACOCK COURT
LOT 12, TRACT 7707
CUPERTINO, CALIFORNIA
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APN: 351-42-012

UTILITY PLAN

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ORIGINAL SIGNATURES IN BLUE INK

REVISIONS	BY
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DATE:	08-03-17
SCALE:	1" = 10'
DESIGN BY:	TG
DRAWN BY:	WM
SHEET NO:	C-3.0

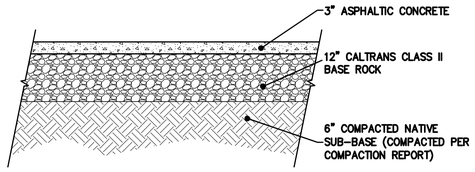
09 OF 17 SHEETS

RECORD# LDE17-10914G

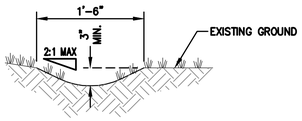
APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

PLAN # ____ SHEET ____ OF ____

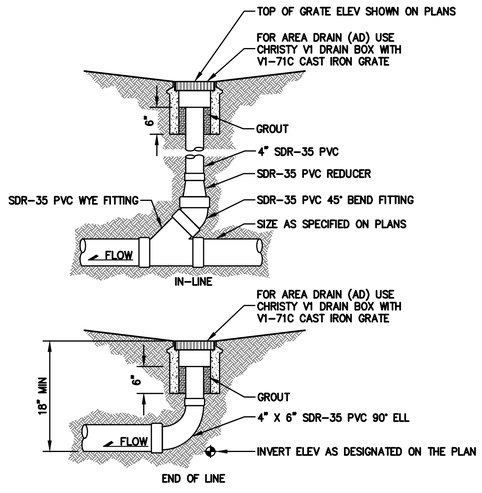
APPLICANT: KONDALA RAO BALUSU   ROAD NAME: PEACOCK COURT   RECORD# LDE17-10914G   PERMIT PLANS SUB #2



1 C-4.0 **AC PAVING**
NTS

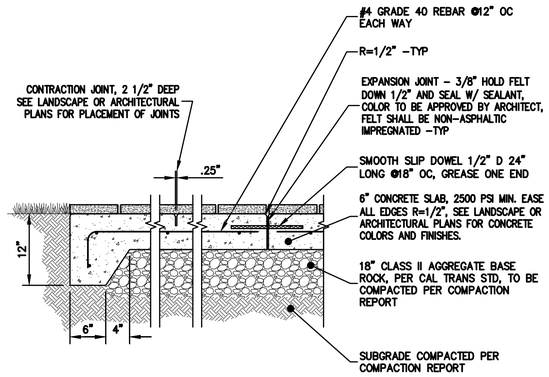


2 C-4.0 **EARTHEN SWALE DETAIL**
NTS

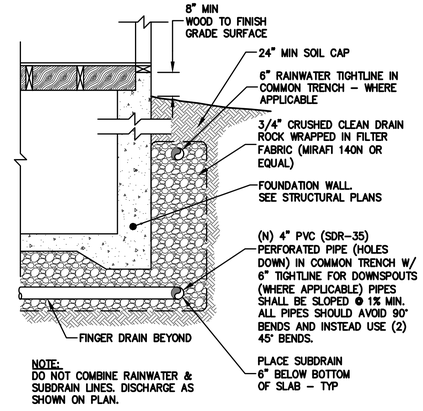


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

3 C-4.0 **AREA DRAIN**
NTS

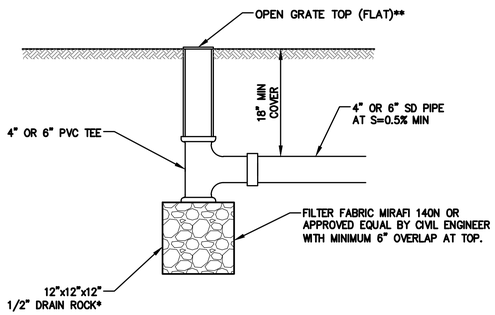


4 C-4.0 **DRIVEWAY CONCRETE SLAB**
NTS



NOTE:
DO NOT COMBINE RAINWATER & SUBDRAIN LINES. DISCHARGE AS SHOWN ON PLAN.

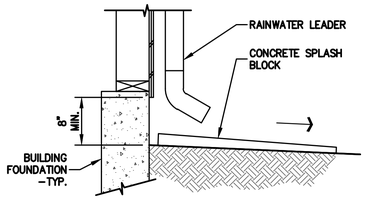
5 C-4.0 **SCHEMATIC SUBDRAIN**
NTS



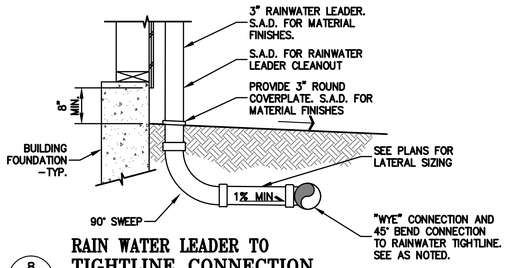
*USE CLASS II PERM IF USED TO DRAIN INTO TREATMENT AREAS. NO FABRIC WILL BE NEEDED IN THAT CASE.

**USE FLAT TOPS FOR LAWN AREAS & DOMED TOPS WHERE MOWING OR TRIPPING IS NOT A CONCERN.

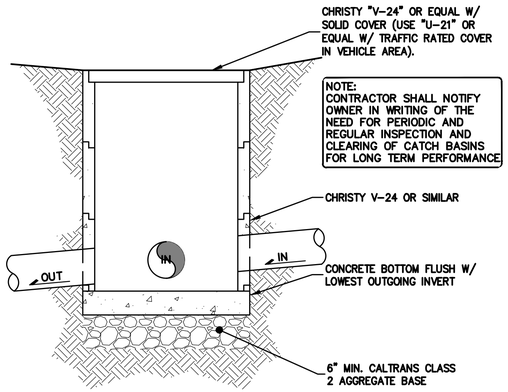
6 C-4.0 **BUBBLE UP DRAIN DETAIL**
NTS



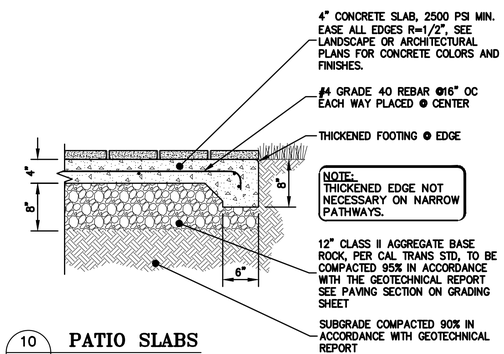
7 C-4.0 **SPLASHBLOCK AT RAIN WATER LEADER**
NTS



8 C-4.0 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS



9 C-4.0 **JUNCTION BOX**
NTS



10 C-4.1 **PATIO SLABS**
NTS

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

REGISTERED PROFESSIONAL ENGINEER CARLJAO No. C79559 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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PEACOCK COURT
LOT 12, TRACT 7707
CUPERTINO, CALIFORNIA
(UNINCORPORATED)
SANTA CLARA COUNTY
APN: 351-42-012

DETAILS

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ARCH REVISION 05-08-24	KBC
ARCH REVISION 09-18-24	KBC
PC/ARCH/GEO REV 10-25-24	KBC
ARCH REVISION 01-16-25	MR
REVISIONS	BY

JOB NO:	2150869
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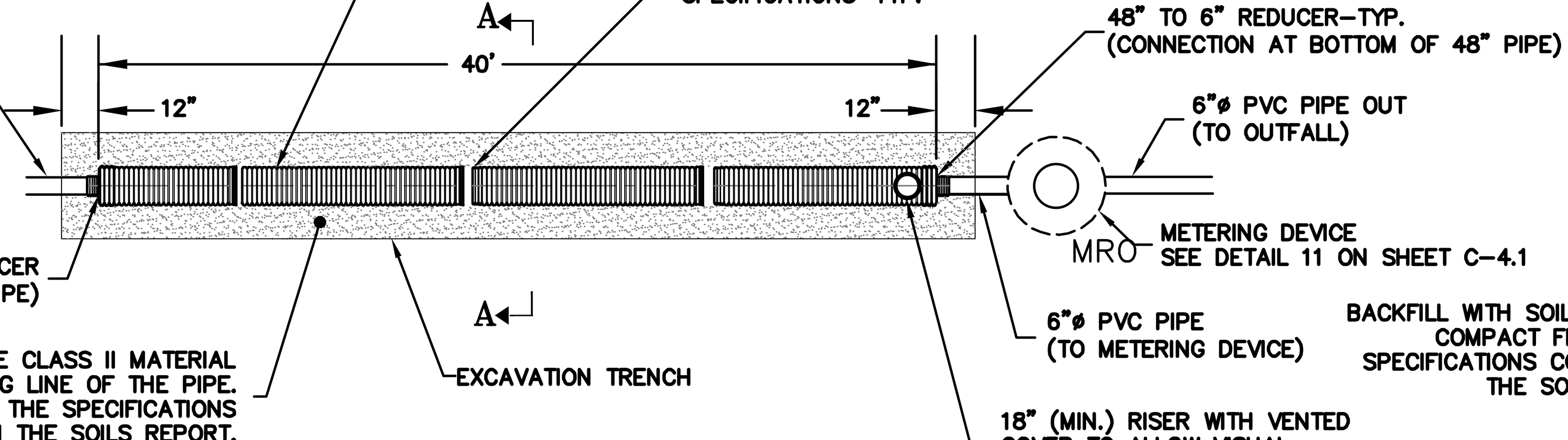
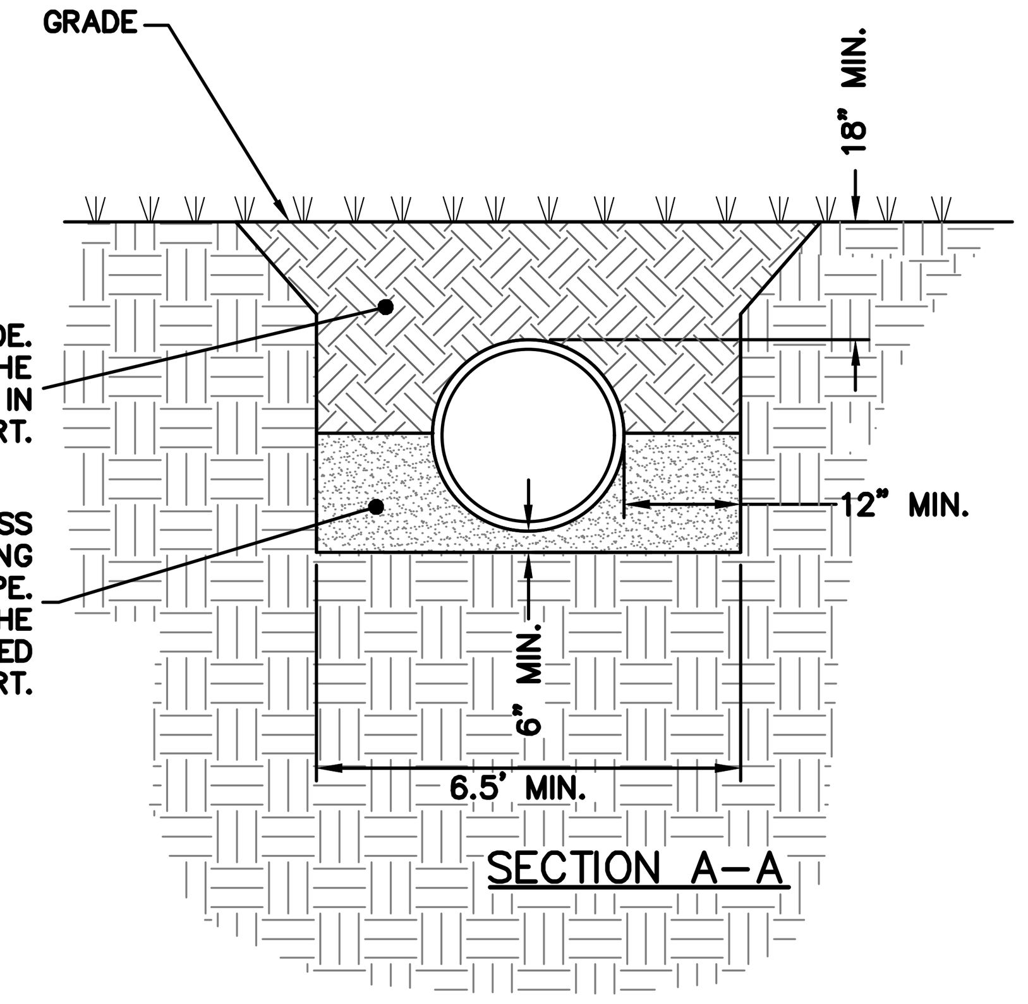
10 OF 17 SHEETS

RECORD# LDE17-10914G

PLAN # ____ OF ____ SHEET

APPLICANT: KONDALA RAO BALUSU | ROAD NAME: PEACOCK COURT | RECORD# LDE17-10914G | PERMIT PLANS SUB #2





STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	MIN. SIDE COVER
48" (1,200 MM)	54" (1,372 MM)	12" (292 MM)

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

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

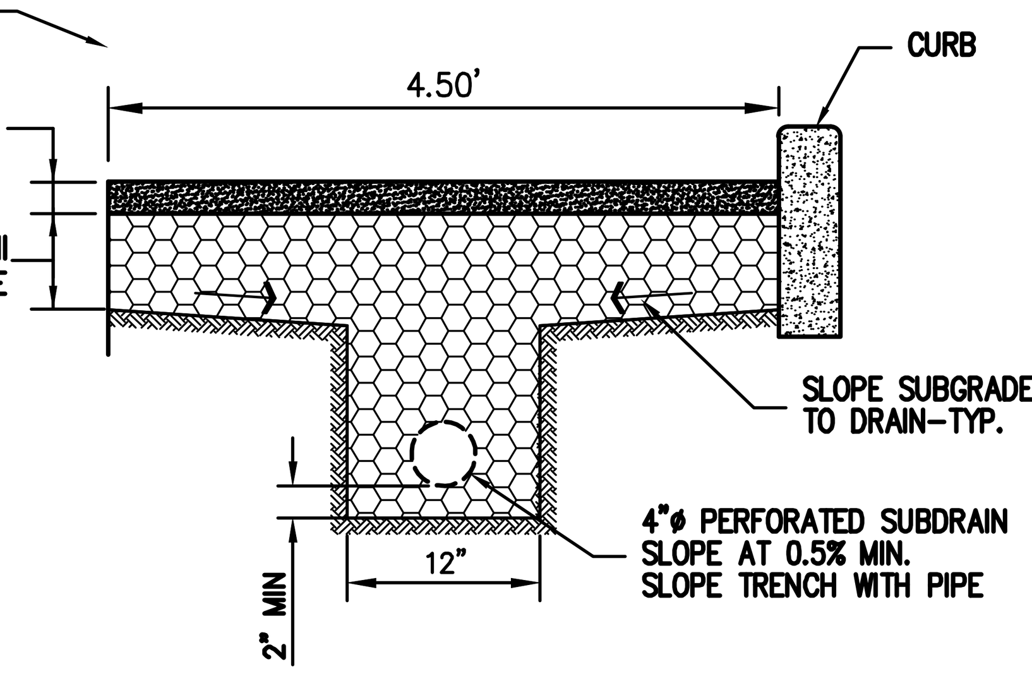
6. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm) COMPACTED TO 90% SPD.

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

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

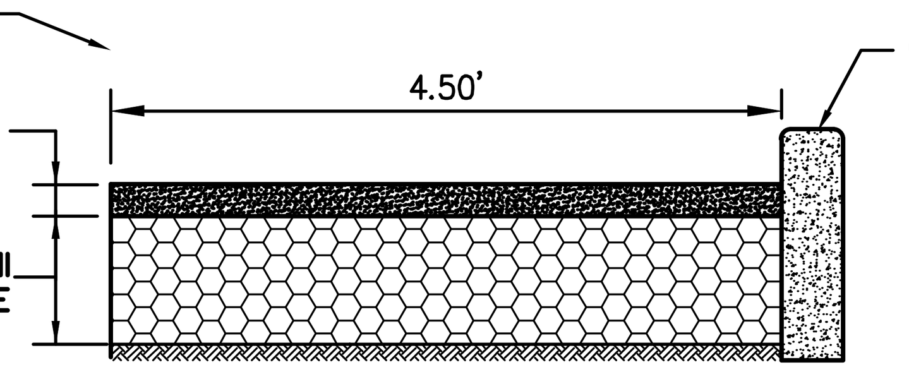
* CLASS I BACKFILL REQUIRED AROUND 36" DIAMETER FITTINGS.

6 C-4.1 TYPICAL RETENTION SYSTEM DETAILS
NTS



COMPACT BASE AND AGGREGATE PER THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT

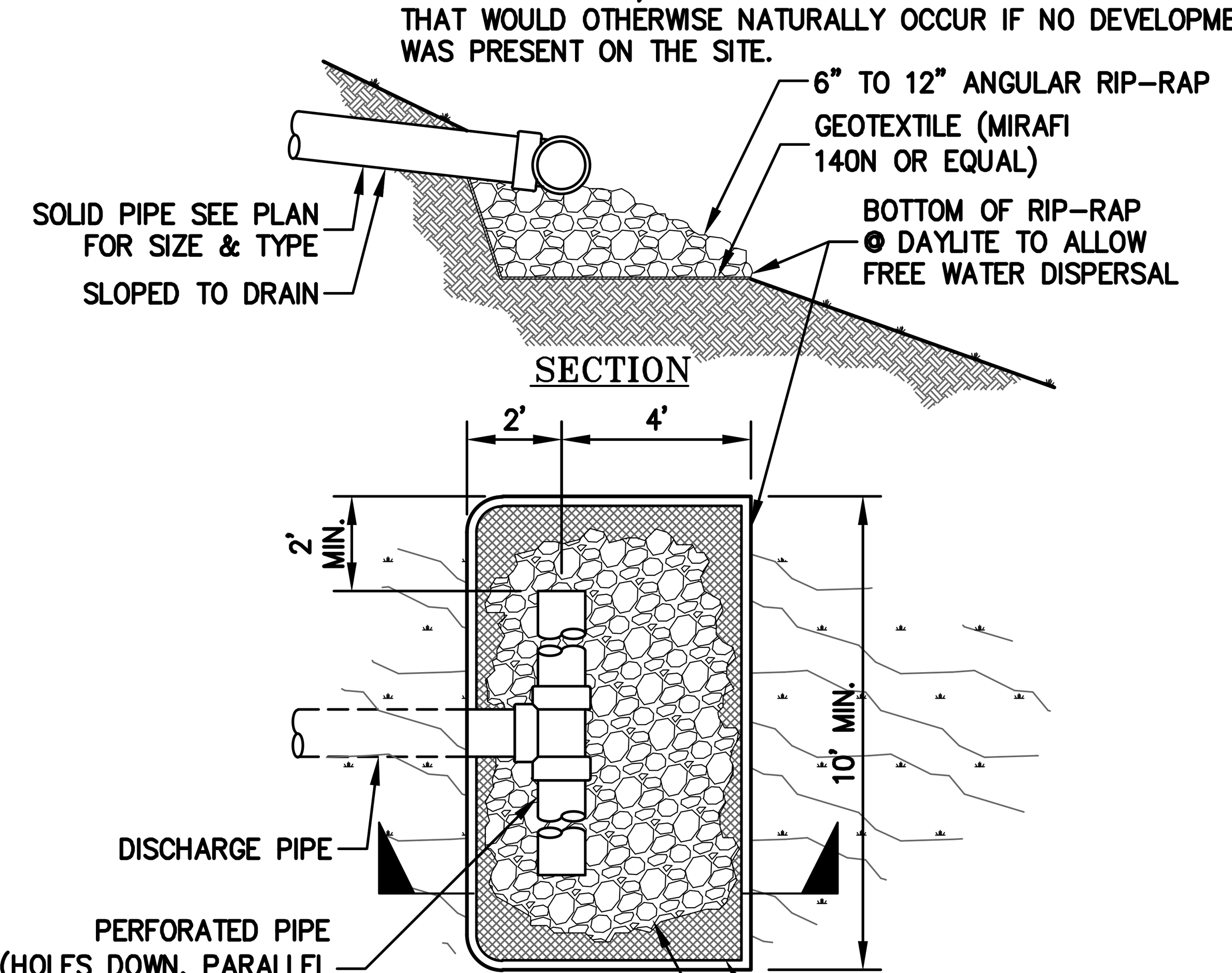
8 C-4.1 D.G. / GRAVEL WALKWAY DETAIL
NTS



COMPACT BASE AND AGGREGATE PER THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT

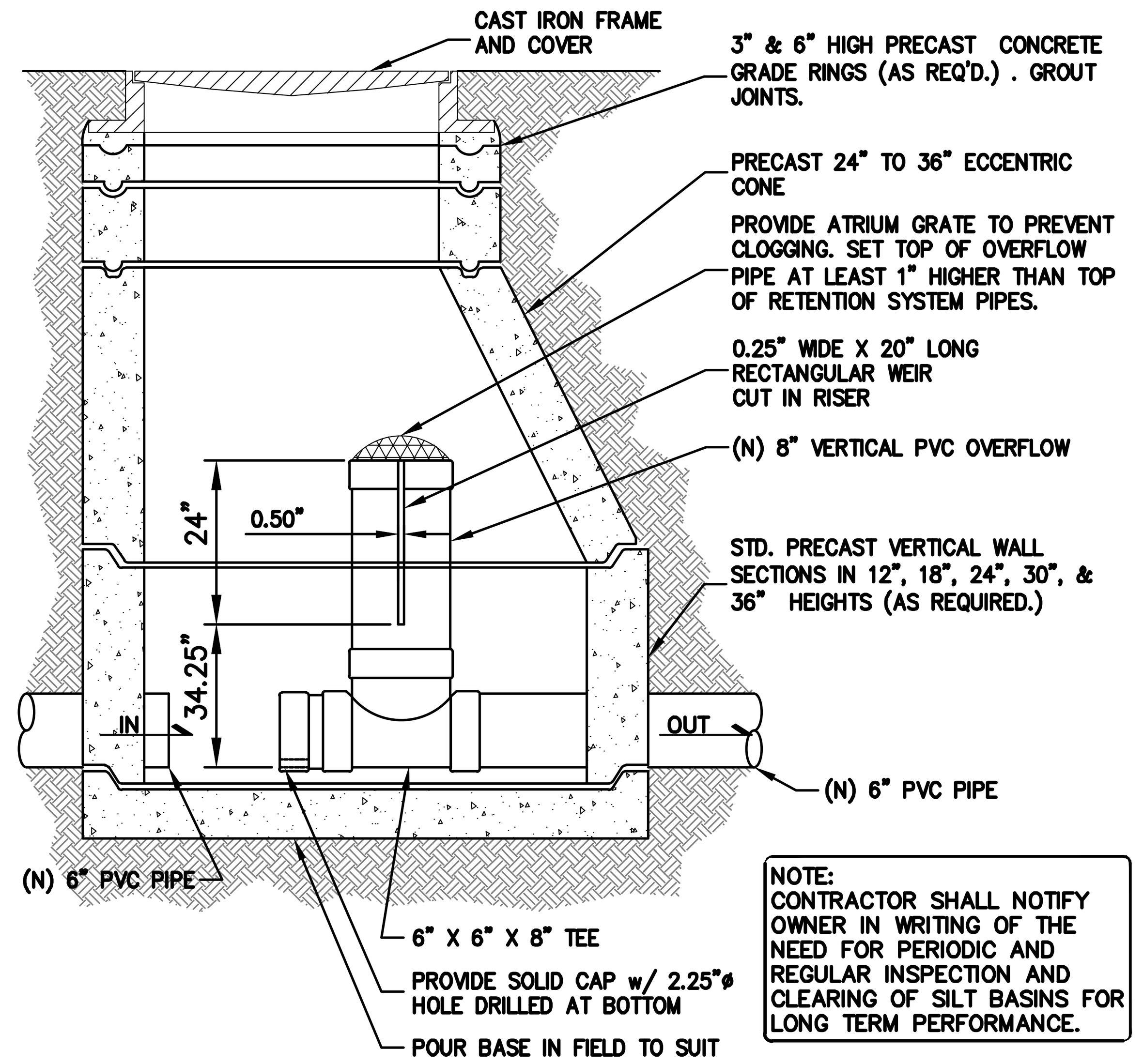
9 C-4.1 D.G. / GRAVEL WALKWAY DETAIL
NTS

THE INTENT OF AN ENERGY DISSIPATOR IS TO DISPERSE THE COLLECTED DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE, WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WAS PRESENT ON THE SITE.



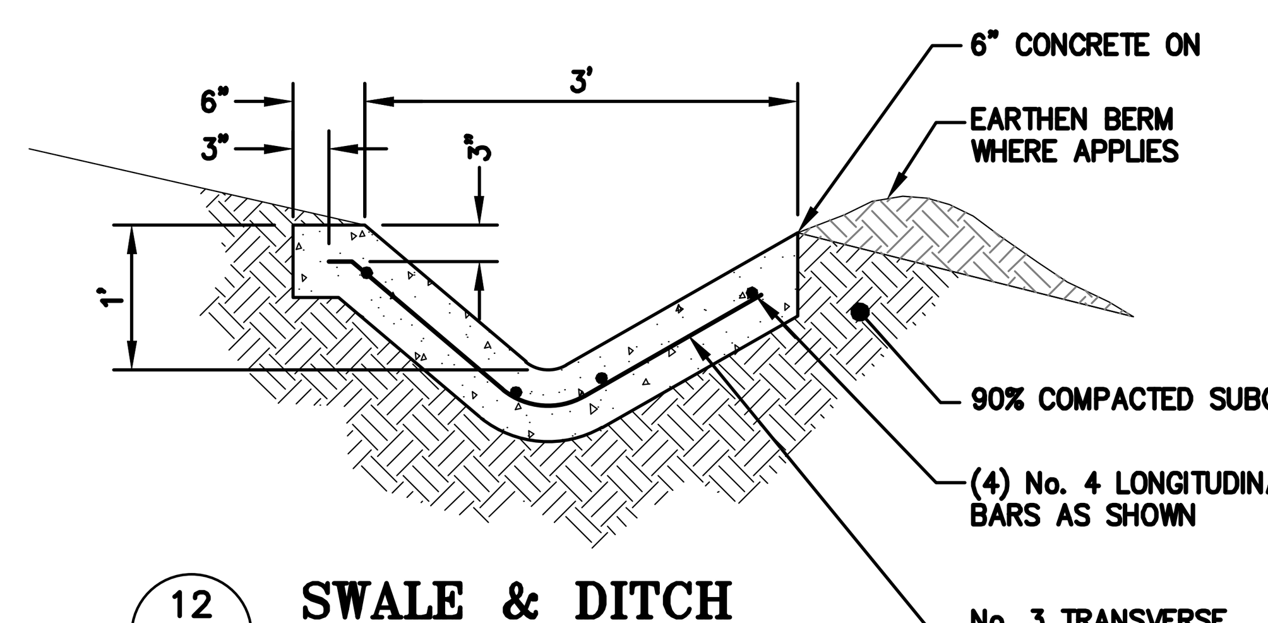
NOTE:
ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE.

10 C-4.1 ENERGY DISSIPATOR DISCHARGE
NTS

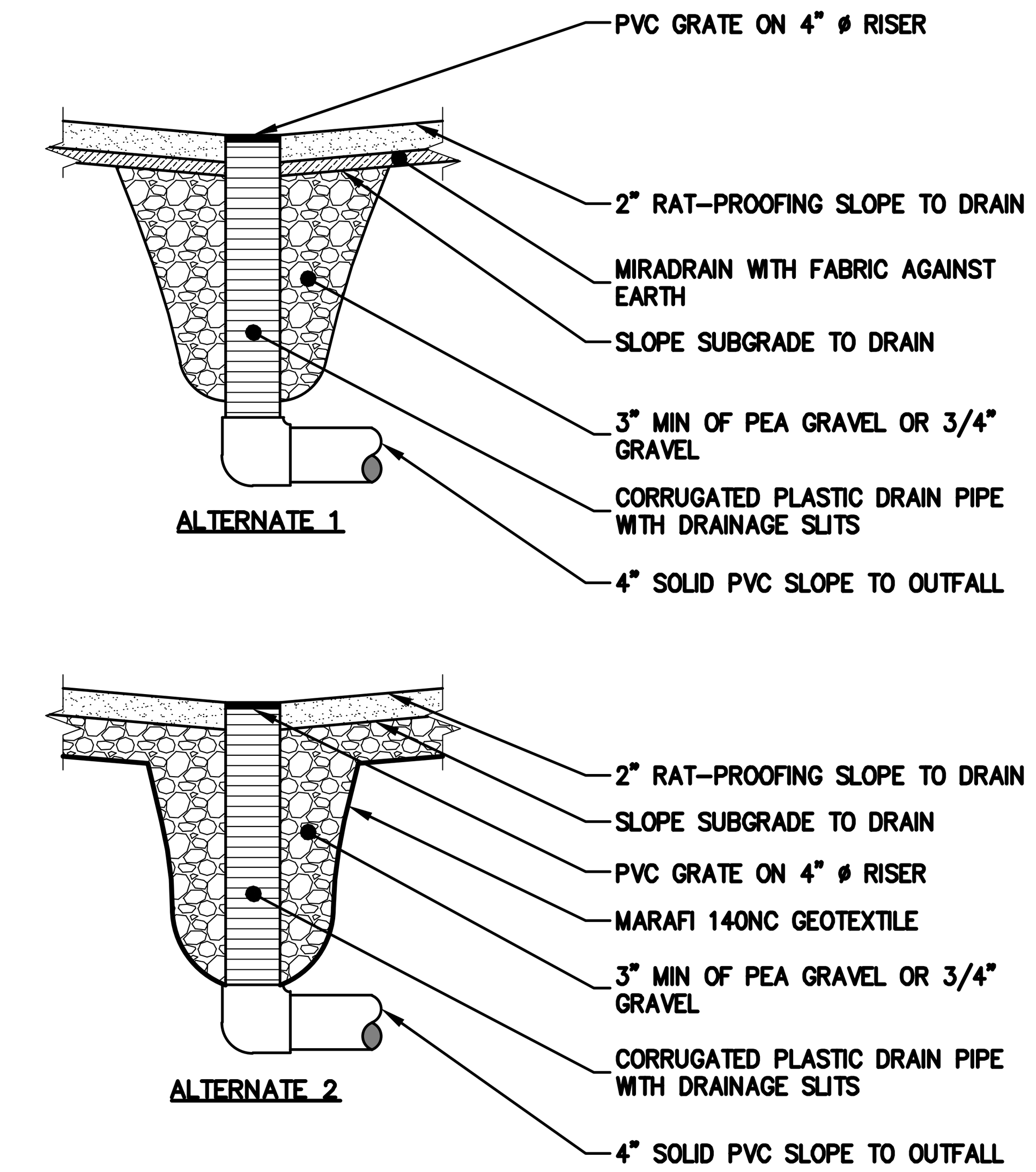


NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

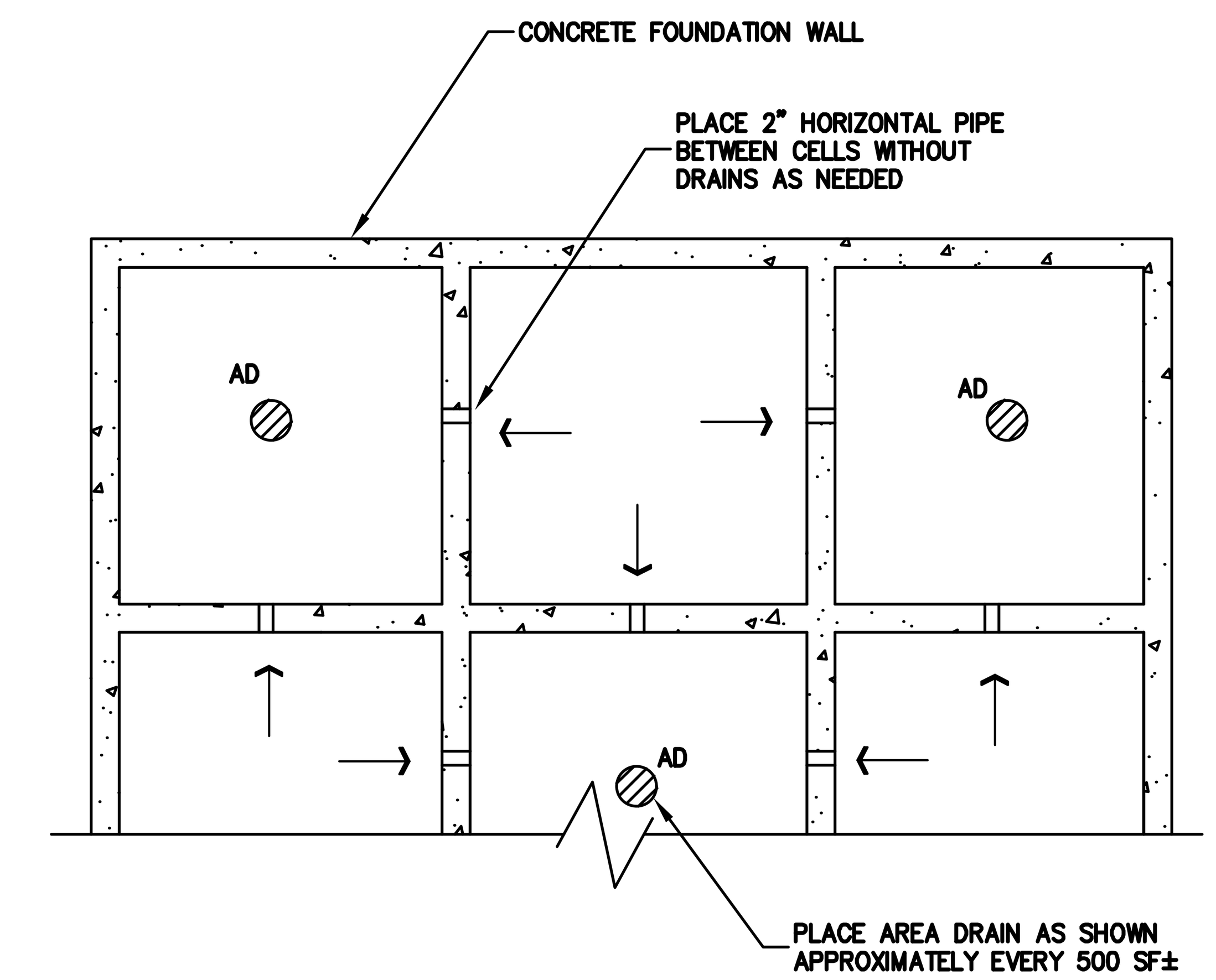
11 C-4.1 METERED RELEASE OUTLET
NTS



12 C-4.1 SWALE & DITCH
NTS



13 C-4.1 SUBFLOOR RAT-PROOF DRAIN DETAIL
NTS



14 C-4.1 SUBFLOOR RAT-PROOF DRAIN DETAIL
NTS

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11 OF 17 SHEETS

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PLAN # ____ SHEET ____ OF ____

APPLICANT: KONDALA RAO BALUSU   ROAD NAME: PEACOCK COURT   RECORD# LDE17-10914G   PERMIT PLANS SUB #2

GENERAL NOTES

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

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

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

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

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

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

WORK SEQUENCE

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

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

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

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

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

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

SITE PROTECTION

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

STORMWATER POLLUTION PREVENTION NOTES

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

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

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

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

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

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

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

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

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

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

SUPPLEMENTAL MEASURES

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

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

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

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

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

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

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT AND THE COUNTY OF SANTA CLARA.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

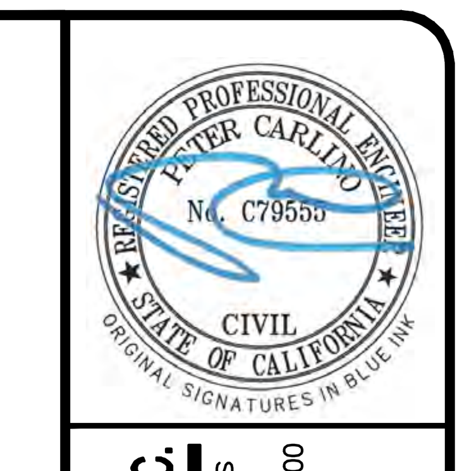
15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

PLAN # ______
SHEET ______ OF ______



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PEACOCK COURT
LOT 12, TRACT 7707
CUPERTINO, CALIFORNIA
(UNINCORPORATED)
SANTA CLARA COUNTY
APN: 351-42-012

GRADING SPECIFICATIONS

REVISIONS	BY
ARCH REVISION 04-26-24	KBC
ARCH REVISION 05-08-24	KBC
ARCH REVISION 09-18-24	KBC
PC/ARCH/GEO REV 10-25-24	KBC
ARCH REVISION 01-16-25	MR

JOB NO: 2150869
DATE: 08-03-17
SCALE: NO SCALE
DESIGN BY: TG
DRAWN BY: WM
SHEET NO: C-5.0
12 OF 17 SHEETS

RECORD# LDE17-10914G

PURPOSE:

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

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. 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 WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

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

EROSION CONTROL MEASURES:

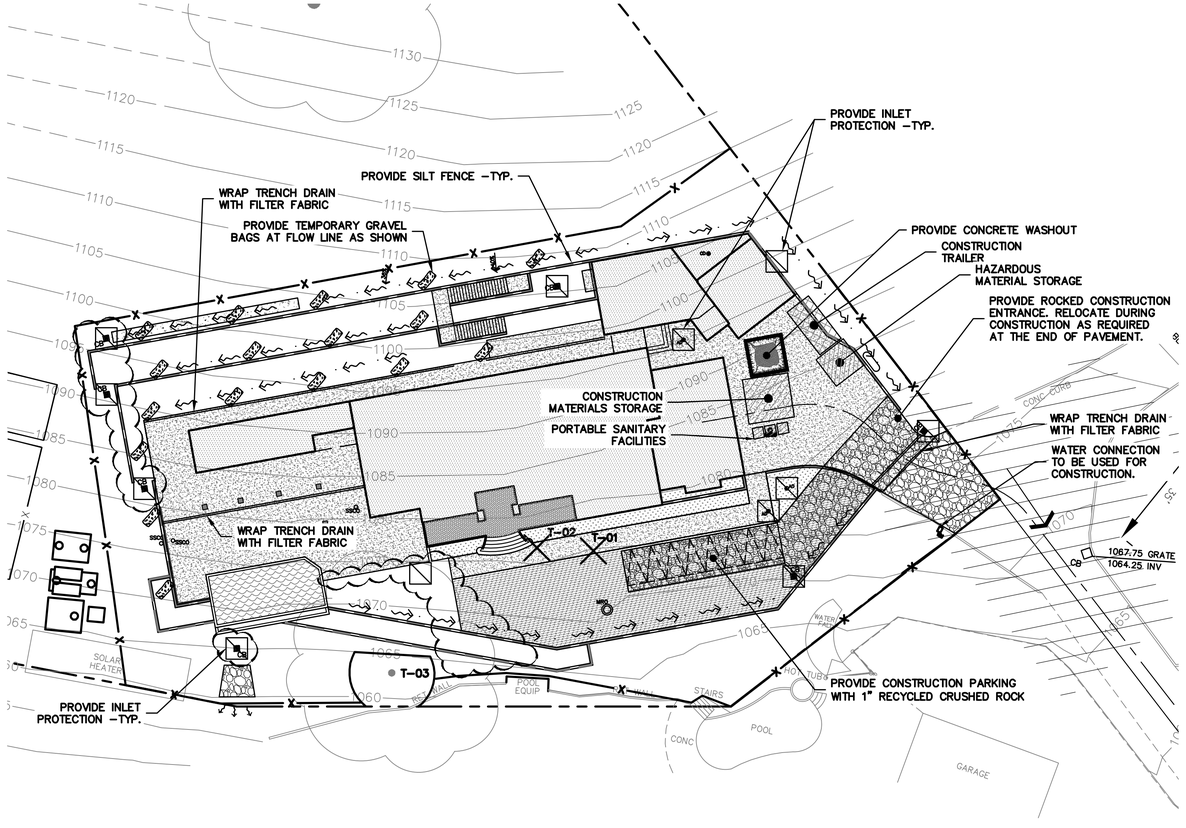
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED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

REFERENCES:

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

PERIODIC MAINTENANCE:

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



EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

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

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

HEATHER CARLSON PROFESSIONAL ENGINEER No. C79559 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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PEACOCK COURT
LOT 12, TRACT 7707
CUPERTINO, CALIFORNIA
(UNINCORPORATED)
SANTA CLARA COUNTY
APN: 351–42–012

EROSION CONTROL PLAN

REVISIONS	BY
ARCH REVISION 04–26–24	KBC
ARCH REVISION 05–08–24	KBC
ARCH REVISION 09–18–24	KBC
PC/ARCH/GEO REV 10–25–24	KBC
ARCH REVISION 01–16–25	MR

JOB NO:	2150869
DATE:	08–03–17
SCALE:	AS NOTED
DESIGN BY:	TG
DRAWN BY:	WM

SHEET NO: ER–1
10 OF 17 SHEETS

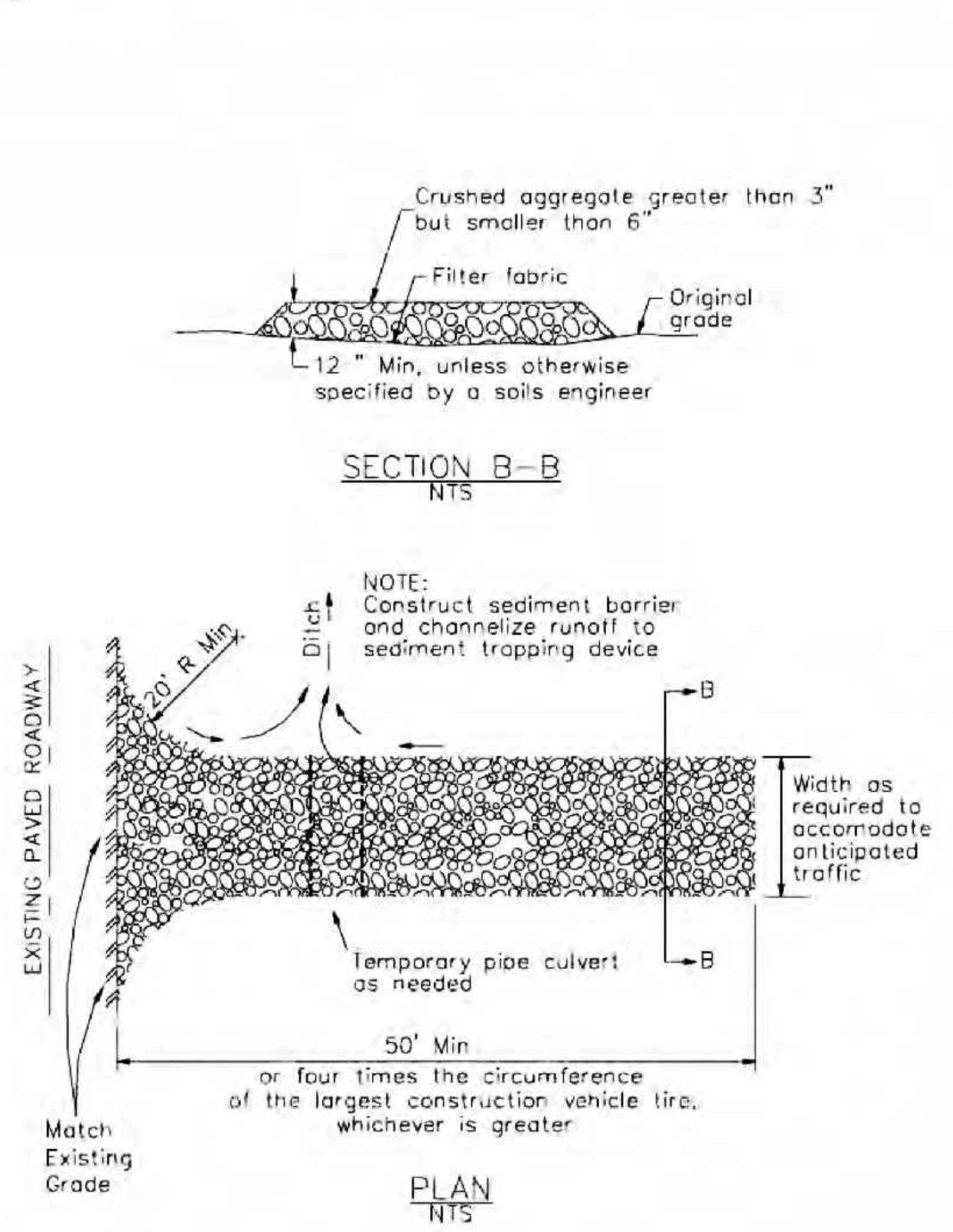
RECORD# LDE17–10914G

PLAN # ____ OF ____ SHEET

APPLICANT: KONDALA RAO BALUSU | ROAD NAME: PEACOCK COURT | RECORD# LDE17–10914G | PERMIT PLANS SUB #2

3 Stabilized Construction Entrance/Exit

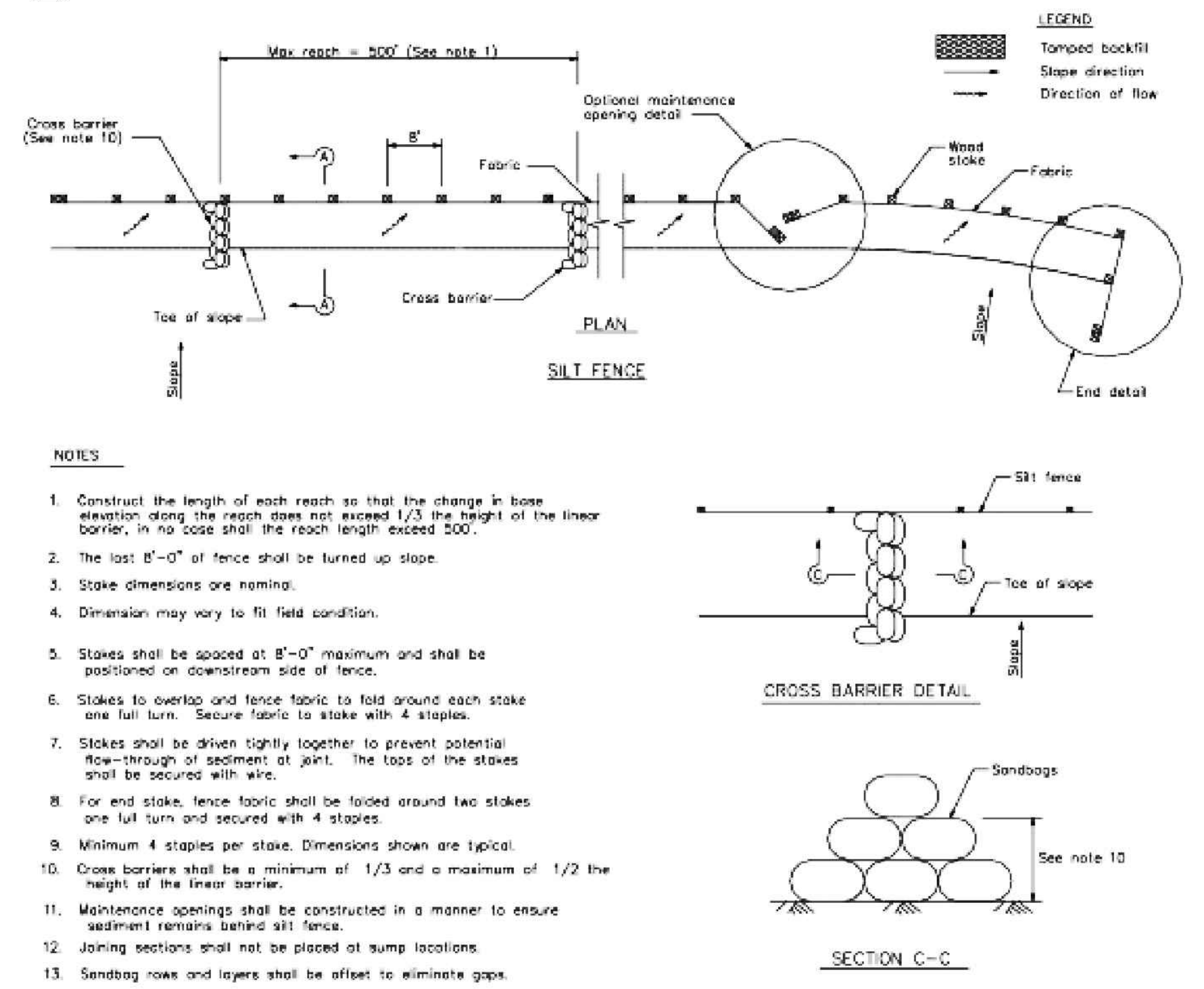
CASQA Detail TC-1



Crushed aggregate greater than 3" but smaller than 6"
Filter fabric
Original grade
12 " Min, unless otherwise specified by a soils engineer
SECTION B-B
NTS
NOTE:
Construct sediment barrier and channelize runoff to sediment trapping device
Ditch
20' R Min.
EXISTING PAVED ROADWAY
B
Width as required to accomodate anticipated traffic
Temporary pipe culvert as needed
50' Min
or four times the circumference of the largest construction vehicle tire, whichever is greater
Match Existing Grade
PLAN
NTS

1 Silt Fence

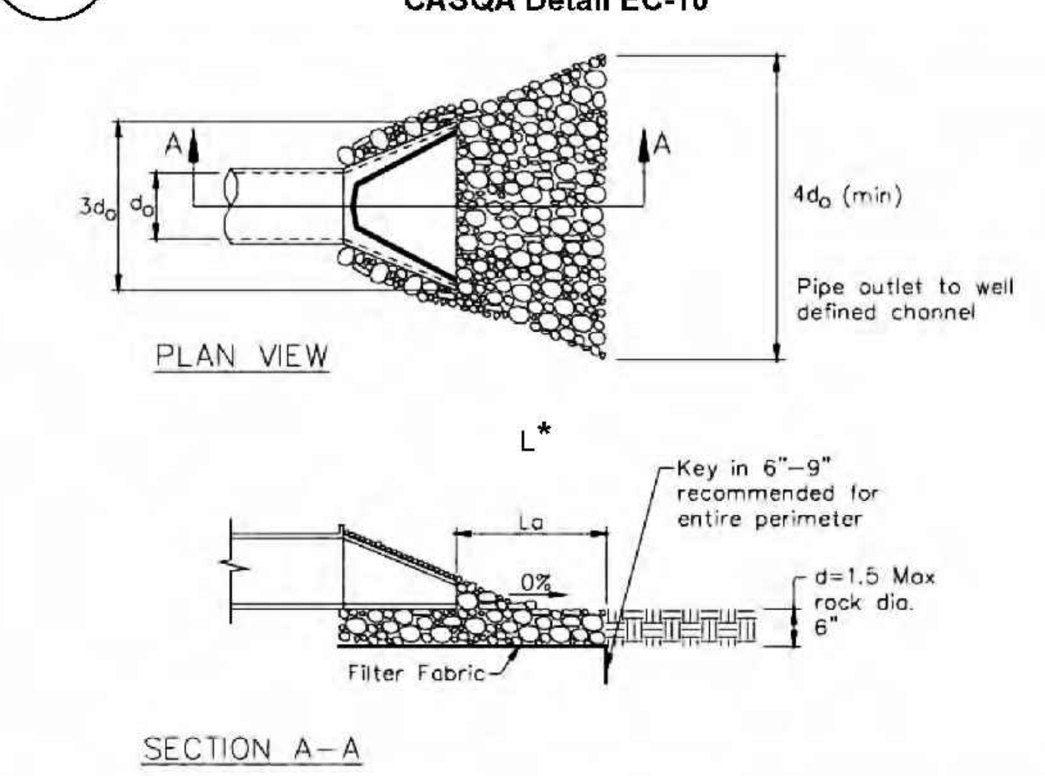
CASQA Detail SE-1



LEGEND
Tamped backfill
Slope direction
Direction of flow
Max reach = 500' (See note 1)
Cross barrier (See note 10)
Optional maintenance opening detail
8'
Fabric
Wood stake
Toe of slope
Cross barrier
Slope
PLAN
SILT FENCE
End detail
NOTES
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.
Silt fence
Toe of slope
CROSS BARRIER DETAIL
Sandbags
See note 10
SECTION C-C

4 Velocity Dissipation Devices

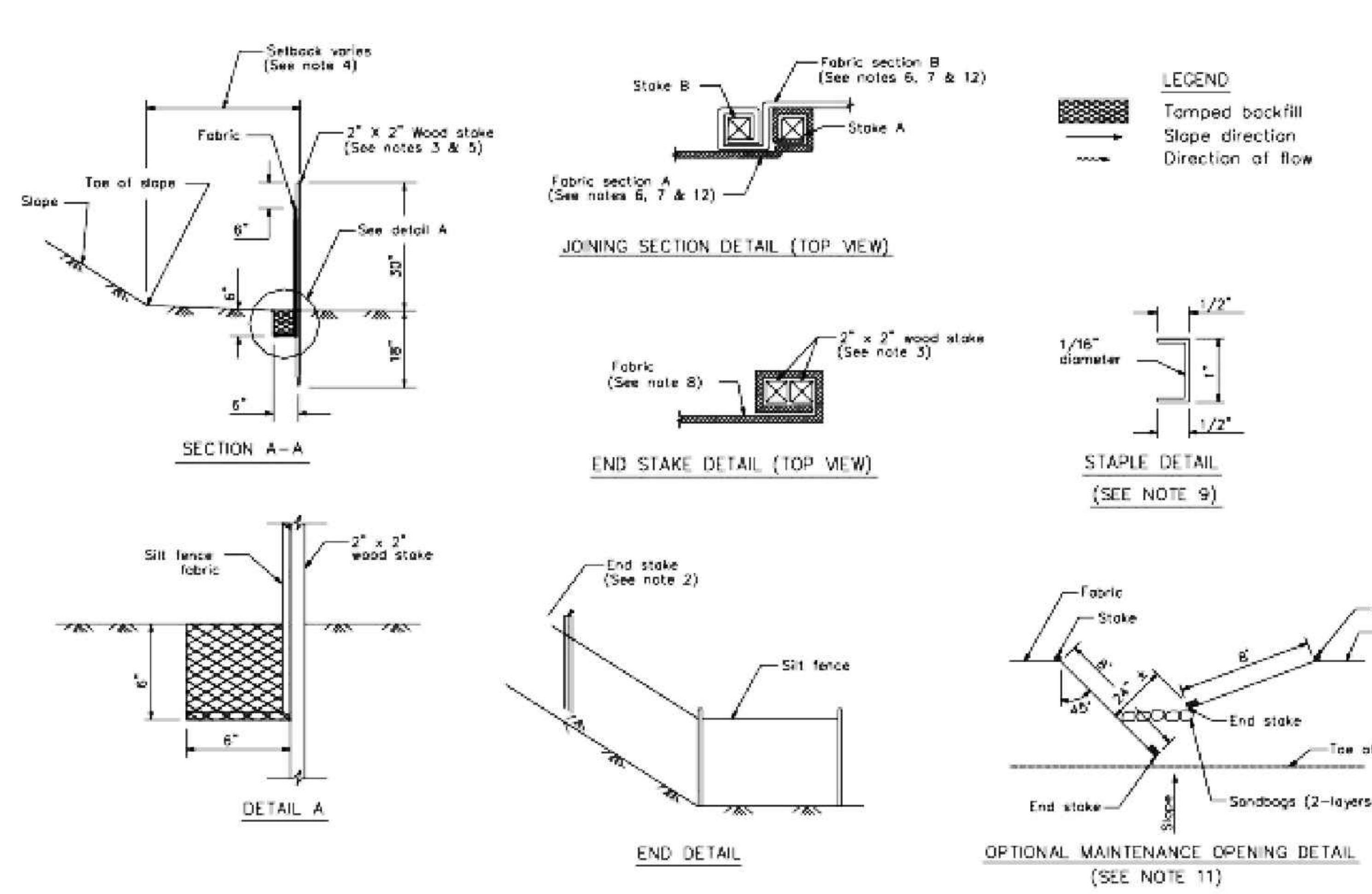
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



Setback varies (See note 4)
Fabric
2" X 2" Wood stake (See notes 3 & 5)
Toe of slope
Slope
See detail A
SECTION A-A
Stake B
Fabric section B (See notes 6, 7 & 12)
Stake A
Fabric section A (See notes 6, 7 & 12)
JOINING SECTION DETAIL (TOP VIEW)
LEGEND
Tamped backfill
Slope direction
Direction of flow
Fabric (See note 8)
2" x 2" wood stake (See note 3)
END STAKE DETAIL (TOP VIEW)
1/16" diameter
1/2"
STAPLE DETAIL
(SEE NOTE 9)
Silt fence fabric
2" x 2" wood stake
DETAIL A
End stake (See note 2)
Silt fence
END DETAIL
Fabric
Stake
End stake
Toe of slope
Sandbags (2-layers high)
OPTIONAL MAINTENANCE OPENING DETAIL
(SEE NOTE 11)

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

PEACOCK COURT, LOT 12, TRACT 7707
CUPERTINO, SANTA CLARA COUTNY, CALIFORNIA
(UNINCORPORATED)

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

BMP-1

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SANTA CLARA COUNTY
APN: 351-42-012

BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAILS SHEET 1

ARCH REVISION 04-26-24	KBC
ARCH REVISION 05-08-24	KBC
ARCH REVISION 09-18-24	KBC
PC/ARCH/GEO REV 10-25-24	KBC
ARCH REVISION 01-16-25	MR
REVISIONS	BY

JOB NO: 2150869
DATE: 08-03-17
SCALE:
DESIGN BY: TG
DRAWN BY: WM
SHEET NO:
BMP-1
12 OF 17 SHEETS

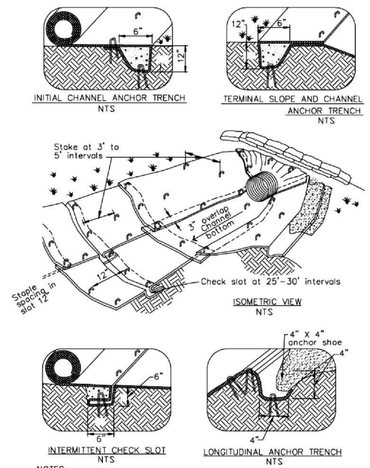
RECORD# LDE17-10914G

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

PLAN # ______
SHEET ______ OF

7 Geotextiles and Mats

CASQA Detail EC-7

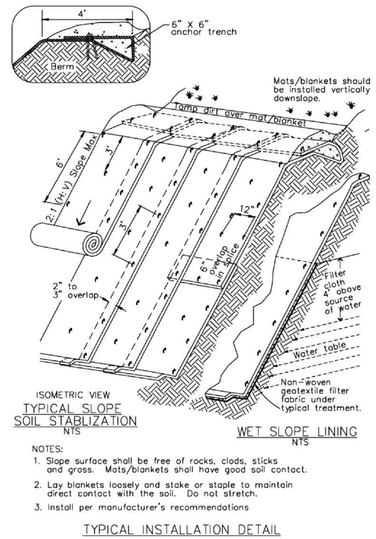


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

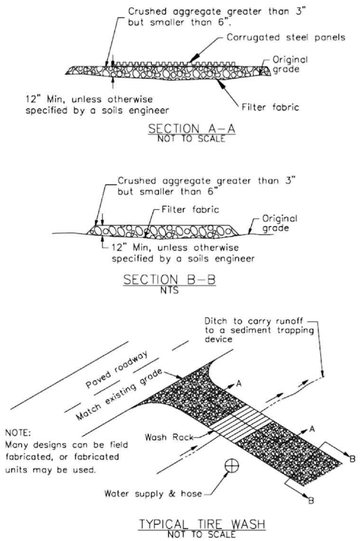


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

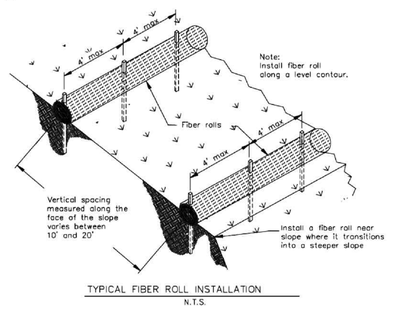
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



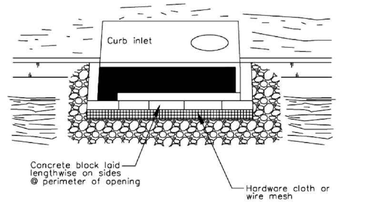
1 Fiber Rolls

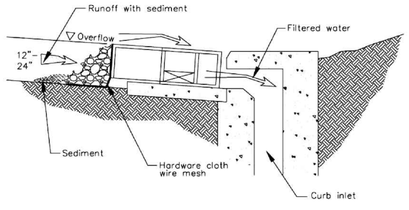
CASQA Detail SE-5



8 Storm Drain Inlet Protection

CASQA Detail SE-10

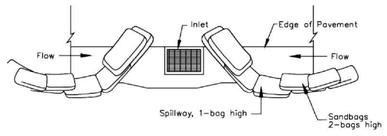




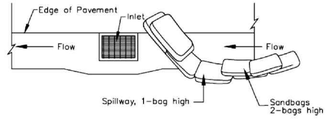
DI PROTECTION – TYPE 4
NOT TO SCALE

6 Storm Drain Inlet Protection

CASQA Detail SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



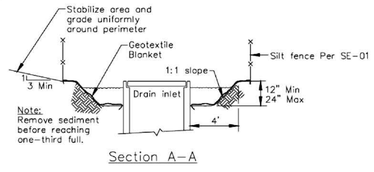
TYPICAL PROTECTION FOR INLET ON GRADE

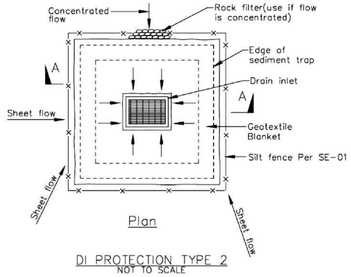
NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10



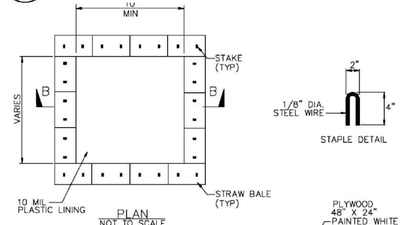


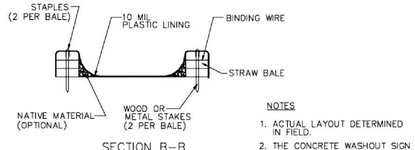
DI PROTECTION TYPE 2
NOT TO SCALE

Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2 Concrete Waste Management

CASQA Detail WM-8





NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

Project Information

PEACOCK COURT, LOT 12, TRACT 7707
CUPERTINO, SANTA CLARA COUTNY, CALIFORNIA
(UNINCORPORATED)

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

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ENRIC CARLAO
No. C79559
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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PEACOCK COURT
LOT 12, TRACT 7707
CUPERTINO, CALIFORNIA
(UNINCORPORATED)
SANTA CLARA COUNTY

BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAILS SHEET 2

ARCH REVISION 04-26-24	KBC
ARCH REVISION 05-08-24	KBC
ARCH REVISION 09-18-24	KBC
PC/ARCH/GEO REV 10-25-24	KBC
ARCH REVISION 01-16-25	MR
REVISIONS	BY

JOB NO:	2150869
DATE:	08-03-17
SCALE:	
DESIGN BY:	TG
DRAWN BY:	WM
SHEET NO:	BMP-2

13 OF 17 SHEETS

APN: 351-42-012

RECORD# LDE17-10914G

PLAN # _____
SHEET _____ OF _____

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

APPLICANT: KONDALA RAO BALUSU | ROAD NAME: PEACOCK COURT | RECORD# LDE17-10914G | PERMIT PLANS SUB #2

Heavy Equipment Operation

Best Management Practices for the

Vehicle and equipment operators
Site supervisors
General contractors
Home builders
Developers

What Can You Do?

Site Planning and Preventive Vehicle Maintenance

- ☐ Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- ☐ Do not use diesel oil to lubricate equipment or parts.

Storm Drain Pollution from Heavy Equipment on the Construction Site

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

Clean up spills immediately when they happen.

- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ 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.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate spill response agencies immediately. (See reverse.)

Roadwork and Paving

Best Management Practices for the

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

Storm Drain Pollution from Roadwork

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

What Can You Do?

General Business Practices

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

During Construction

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- ☐ Use check dams, ditches, or berms to divert runoff around excavations.
- ☐ Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ☐ Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking old pavement, be sure to remove all chunks and pieces.
- ☐ Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- ☐ Never hose down streets to clean up tracked dirt.

Fresh Concrete and Mortar Application

Best Management Practices for the

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

What Can You Do?

General Business Practices

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

Storm Drain Pollution from Masonry and Paving

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems — and is prohibited by law.

During Construction

- ☐ Don't mix up more fresh concrete or cement than you will use in a day.
- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ☐ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ☐ Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- ☐ When breaking up paving, be sure to pick up all the pieces and dispose properly.
- ☐ Recycle large chunks of broken concrete at a landfill.
- ☐ Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never bury waste material.

Storm Drain Pollution Prevention: It's Up to Us

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution. We hope you will join us, by using the practices described in this sheet.

Spill Response Agencies

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

Local Pollution Control Agencies

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

Santa Clara Valley Water District
(408) 927-0710

Palo Alto Regional Water Quality Control Plant
(650) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

City of Los Altos

Building Department
(650) 948-0226

Engineering Department
(650) 948-1491

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the

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

What Can You Do?

General Business Practices

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects for dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with hay bales or other erosion controls.
- ☐ Revegetation is an excellent form of erosion control for any site.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Pool/ Fountain/Spa Maintenance

- ☐ Never discharge pool or spa water to a street or storm drain.
- ☐ When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.

  OR,
- ☐ Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- ☐ Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

Landscaping/Garden Maintenance

- ☐ Use up pesticides. Rinse containers, and use rinsewater as product. Dispose of rinsed containers in the trash.
- ☐ Dispose of unused pesticide as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- ☐ Do not place yard waste in gutters.
- ☐ Do not blow or rake leaves, etc. into the street.

Painting and Application of Solvents and Adhesives

Best Management Practices for the

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

What Can You Do?

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

Storm drain pollution from paints, solvents, and adhesives

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

Paint Removal

- ☐ Chemical paint stripping residue is a hazardous waste.
- ☐ Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

Painting Cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- ☐ For oil-based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Recycle/reuse leftover paints whenever possible.

- ☐ Recycle excess water-based paint, or use up. Dispose of excess liquid; including sludges, as hazardous waste.
- ☐ Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Section 5-5.639 Storm Drains; threatened discharges

a) Unlawful Discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharges from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, sawcutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

b) Threatened Discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 5-5.643 Requirements for construction operations.

a) A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than five acres of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

b) A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than five acres of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

c) Prior approval shall be obtained form the city engineer or designee to discharge water pumped form construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated ground water or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 5-5.624 are met and the approval of the superintendent is obtained prior to discharge.

d) No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system.

Los Altos Municipal Code Section 5-5.645 Enforcement; criminal penalties.

As provided in Chapter 1-2 of this code, violations of the provisions of this title shall be subject to criminal penalties. the following designated employee positions may enforce the provisions of this title by the issuance of citations: Persons employed in such positions are authorized to exercise the authority provided in Penal Code Section 836.5 and are authorized to issue citations for violations of this chapter. The designated employee positions are: Peace officers, community service officers, Chief Building Official, Director of Public Works, associate engineer, industrial waste inspector, industrial waste investigator, environmental control programs, supervisor, industrial waste; and manager, environmental compliance division.

Los Altos Municipal Code Section 5-5.646 Enforcement; judicial civil penalties.

Any person who intentionally or negligently violates any provision of this title or any provision of any permit issued pursuant to this title shall be civilly liable to the City in a sum of not to exceed twenty-five thousand dollars ($25,000) per day for each day in which such violation occurs. The City may petition the Superior Court pursuant to Government Code Sotion 54740 to impose, assess, and recover such sums. the remedy provided in this section is cumulative and not exclusive, and shall be in addition to the penalty provisions of Chapter 5-5.647 of this code and all other remedies available to the City under state and federal law.

General Construction and Site Supervision

Advance Planning to Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or drainage ditches to divert water flow around the site.
- ☐ Train your employees and subcontractors. Make this sheet available to everyone who works on the site. Inform subcontractors about the new storm water requirements and their own responsibilities. Refer to *Blueprint for a Clean Bay*, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program.

Good housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain — prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- ☐ Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster.

Storm Drain Pollution from Construction Activities

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

- ☐ Never clean out a dumpster by hosing it down on the construction site.
- ☐ Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/ Waste/ Handling

- ☐ Practice Source Reduction — minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the reference list of recyclers at the back of *Blueprint for a Clean Bay*) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Painting and paint cleanup

All paints, solvents, and adhesives contain chemicals that are harmful to aquatic animals and other wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues on rags. It is especially important not to clean brushes or painting equipment (buckets, pans, hoses, etc.) in an area where paint or paint cleanup water can flow to a gutter, street, or storm drain.

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes on scrap material to the extent possible, and rinse to the sanitary sewer.
- ☐ For oil-based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess paint and thinner through your local household hazardous waste disposal program.

General construction
Landscaping/foundation work
Painting and paint cleanup
Masonry and tile work

- ☐ When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash. Leave the lids off paint cans so the refuse collector can see that they are empty.
- ☐ Dispose of empty aerosol paint cans as household hazardous waste.

Paint removal

- ☐ Chemical paint stripping residue, including saturated rags, is a hazardous waste and should be taken to a household hazardous waste collection event.
- ☐ Chips and dust from marine paints or paints containing lead or tributyl tin are also hazardous wastes. Sweep up and save for household hazardous waste event.

Reuse/recycle leftover paints whenever possible.

- ☐ Use up excess water-based paint or give it to a neighbor, or take to a household hazardous waste event. Most household hazardous waste collection programs recycle latex paint.
- ☐ Use up leftover oil-based paint if possible. Paint residues are a hazardous waste and must be taken to collection events.

General construction

- ☐ Keep all construction debris away from the street, gutter, and storm drain.
- ☐ During cleanup, check the street and gutters for refuse or debris. Look around the corner or downstream for material that may have already traveled away from your property.
- ☐ If you or your contractor keep a dumpster at your site, be sure it is securely covered with a lid or tarp when not in use.
- ☐ Paint the inside of galvanized rain gutters to reduce corrosion.

Home Repair and Remodeling

Santa Clara Valley Nonpoint Source Pollution Control Program

Landscaping/ foundation work

Intensive gardening, landscaping, and all excavation projects such as foundation repair or pool construction expose soils and increase the likelihood that garden chemicals and earth will wash into the storm drains. Be careful to control erosion and minimize runoff to all driveways, gutters, and storm drains.

- ☐ Schedule grading and excavation projects for dry weather.
- ☐ Cover excavated material and stockpiles of asphalt, sand, etc. with plastic tarps during the rainy season.
- ☐ Replant as soon as possible, with temporary vegetation such as annual grass seed if necessary. Revegetation provides excellent erosion control.
- ☐ Take care not to over-apply pesticides, and use up leftover supply. Rinse empty containers, and use rinse-water as you would use the product.
- ☐ Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Many cities and landfills have yard waste composting programs. Check with your local recycling program.
- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders.
- ☐ In unincorporated areas and communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers.

Concrete, masonry, and tile work

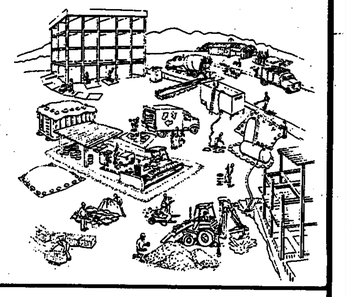
- ☐ Don't mix up more fresh concrete or cement than you will use in a day.
- ☐ Cover and protect bags of cement and plaster after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- ☐ Wash down exposed aggregate concrete only when wash water can flow onto a dirt area, or be collected, pumped, and disposed of properly. Make sure runoff does not reach gutters or storm drains.
- ☐ Never wash excess material from bricklaying or patio or driveway construction into a street or storm drain. Empty mixing container onto a dirt area, or allow material to dry and put in trash.
- ☐ Dispose of small amounts of excess dry concrete, grout, and mortar in the trash. Call your local refuse hauler for weight and size limits.
- ☐ Collect and reuse excess gravel and sand.
- ☐ Never hose down driveways, sidewalk, or streets.

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry

Santa Clara Valley
Urban Runoff Pollution
Prevention Program



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REGISTERED PROFESSIONAL ENGINEER — PETER CARLTON — No. C79559 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

PEACOCK COURT
LOT 12, TRACT 7707
CUPERTINO, CALIFORNIA
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APN: 351-42-012

BLUEPRINT FOR A CLEAN BAY

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REVISIONS	BY

JOB NO:	2150869
DATE:	08-03-17
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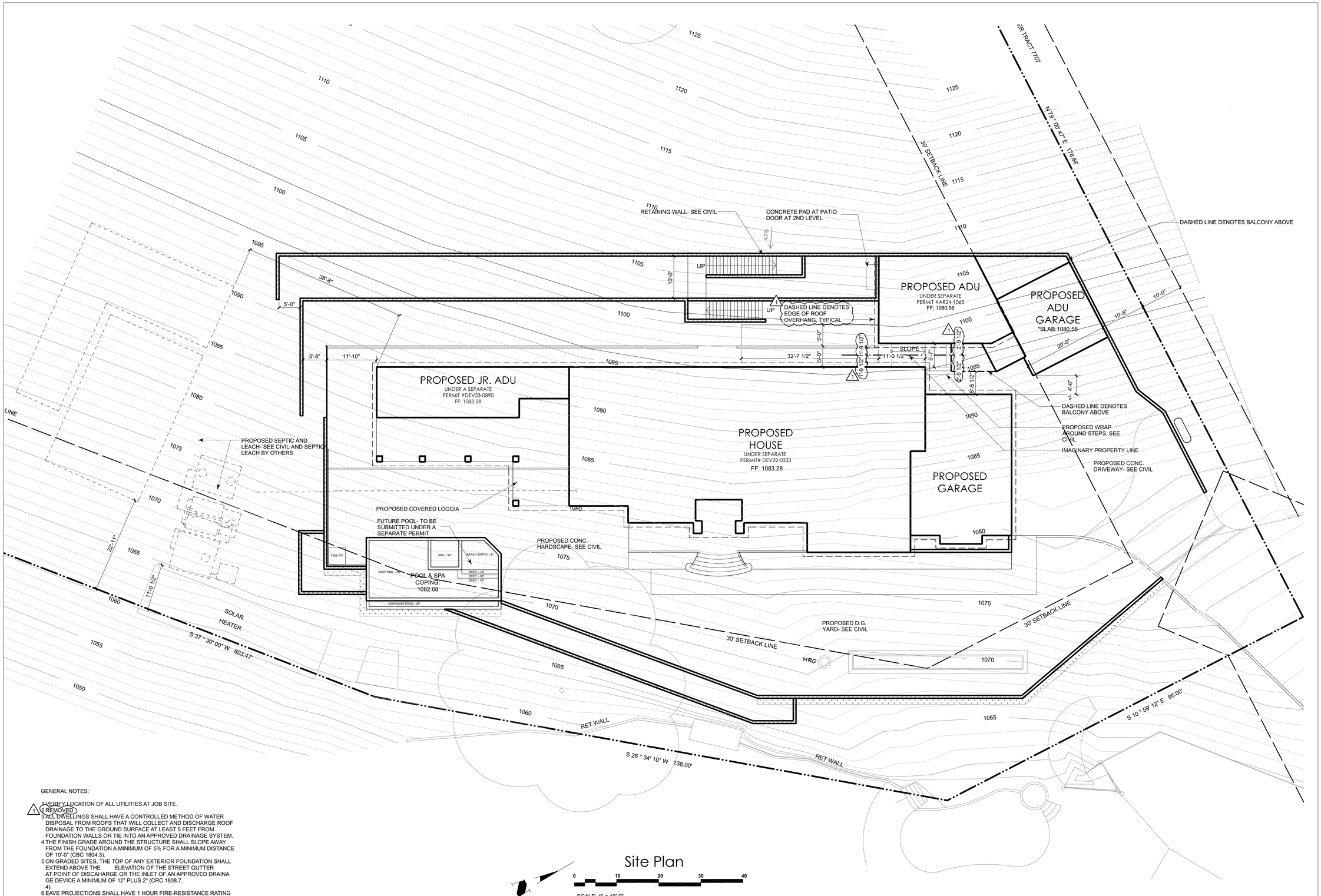
SHEET NO:	SW-1
	17 OF 17 SHEETS

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING.

PLAN # ____ OF SHEET

RECORD# LDE17-10914G

APPLICANT: KONDALA RAO BALUSU | ROAD NAME: PEACOCK COURT | RECORD# LDE17-10914G | PERMIT PLANS SUB #2



GENERAL NOTES:

1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2 REMOVED
3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCAHARGE OR THE INLET OF AN APPROVED DRAINA GE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7. 4).
6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

Site Plan

0 10 20 30 40

SCALE: 1" = 10'-0"

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

PRIVATE RESIDENCE
DETACHED ADU
13209 PEACOCK COURT
CUPERTINO CALIFORNIA

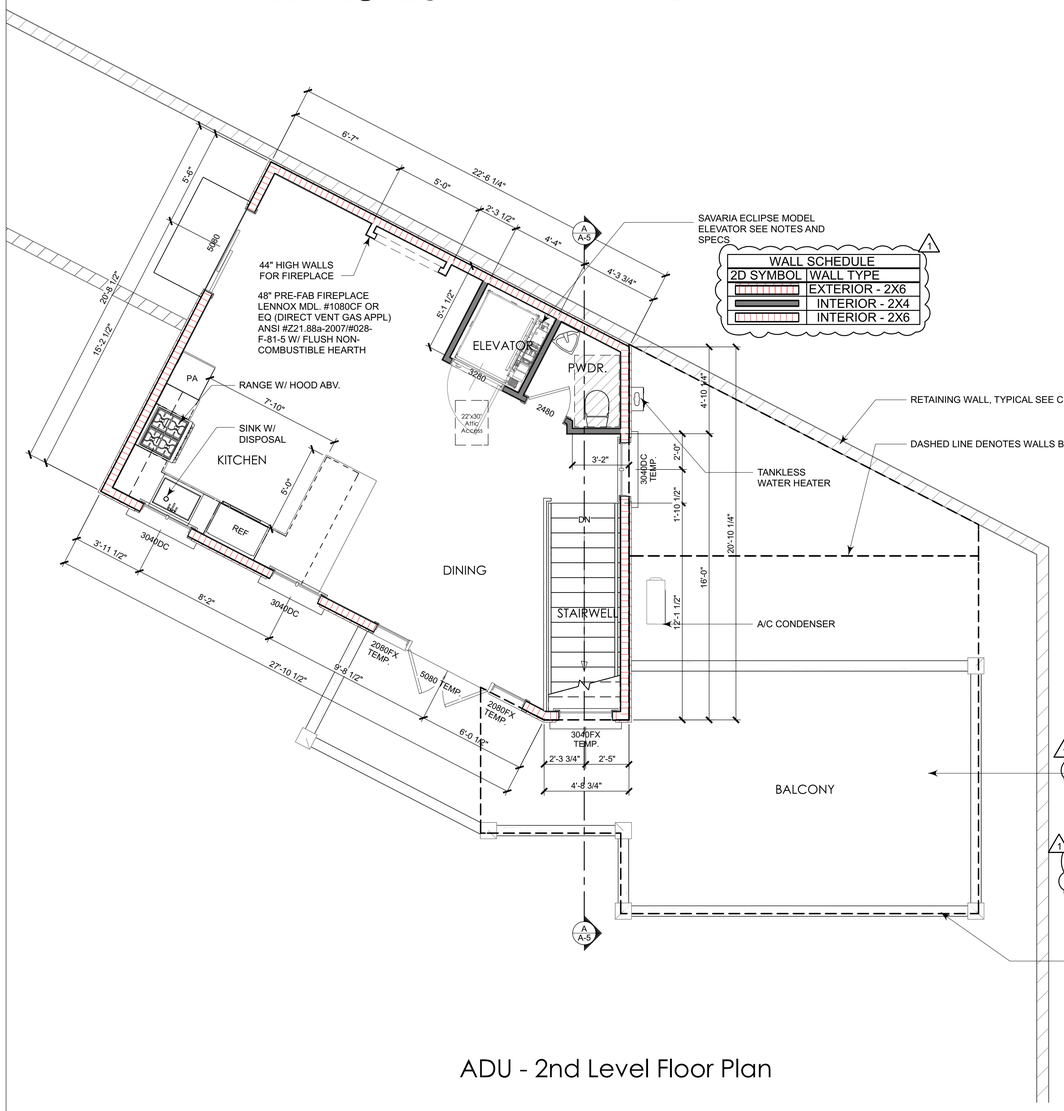
Date: 02/28/2024
Drawn By: ACJ
Revisions:
1 12/20/24 PLAN CHECK

SITE PLAN

Project No: 1919

Sheet No: A-1

1 WILDLAND-URBAN INTERFACE NOTES:
THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING PER CRC R337.7.6
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. 1 LAYER OF 5/8" TYPE "X" GYP. SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
D. THE EXTERIOR PORTION OF A ONE (1) HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYP. PANE & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOC. FIRE RESISTANT DESIGN MANUAL
E. PORCH CEILING ASSEMBLIES W/A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE W/ TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
THE UNDER FLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE w/ THE REQUIREMENTS OF THIS CHAPTER OF THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING PER CRC R327.7.6
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. 1 LAYER OF 5/8" TYPE "X" GYP. SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
D. THE EXTERIOR PORTION OF A ONE (1) HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYP. PANE & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOC. FIRE RESISTANT DESIGN MANUAL
E. PORCH CEILING ASSEMBLIES W/A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE W/ TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSE TO GRADE IN ACCORDANCE W/ THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING PER CRC R337.7.6
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. 1 LAYER OF TYPE "X" GYP. SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
D. THE EXTERIOR PORTION OF A ONE (1) HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYP. PANE & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOC. FIRE RESISTANT DESIGN MANUAL
E. PORCH CEILING ASSEMBLIES W/ A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE W/TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
EXTERIOR WINDOWS & EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY W/ONE OF THE FOLLOWING REQUIREMENTS PER CRC 337.8.2.1.
A. A. BE CONSTRUCTED OF MULTI-PANE GLAZING W/A MIN. OF ONE TEMP. PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
B. B. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
C. C. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
D. D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
EXTERIOR DOORS SHALL COMPLY W/ ONE OF THE FOLLOWING PER CRC 327.8.3.
A. A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
I. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
II. STILES & RAILS SHALL NOT BE LESS THAT 1 3/8" THICK.
B. B. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4" THICK, EXCEPT FOR THE EXT. PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
C. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
D. D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2



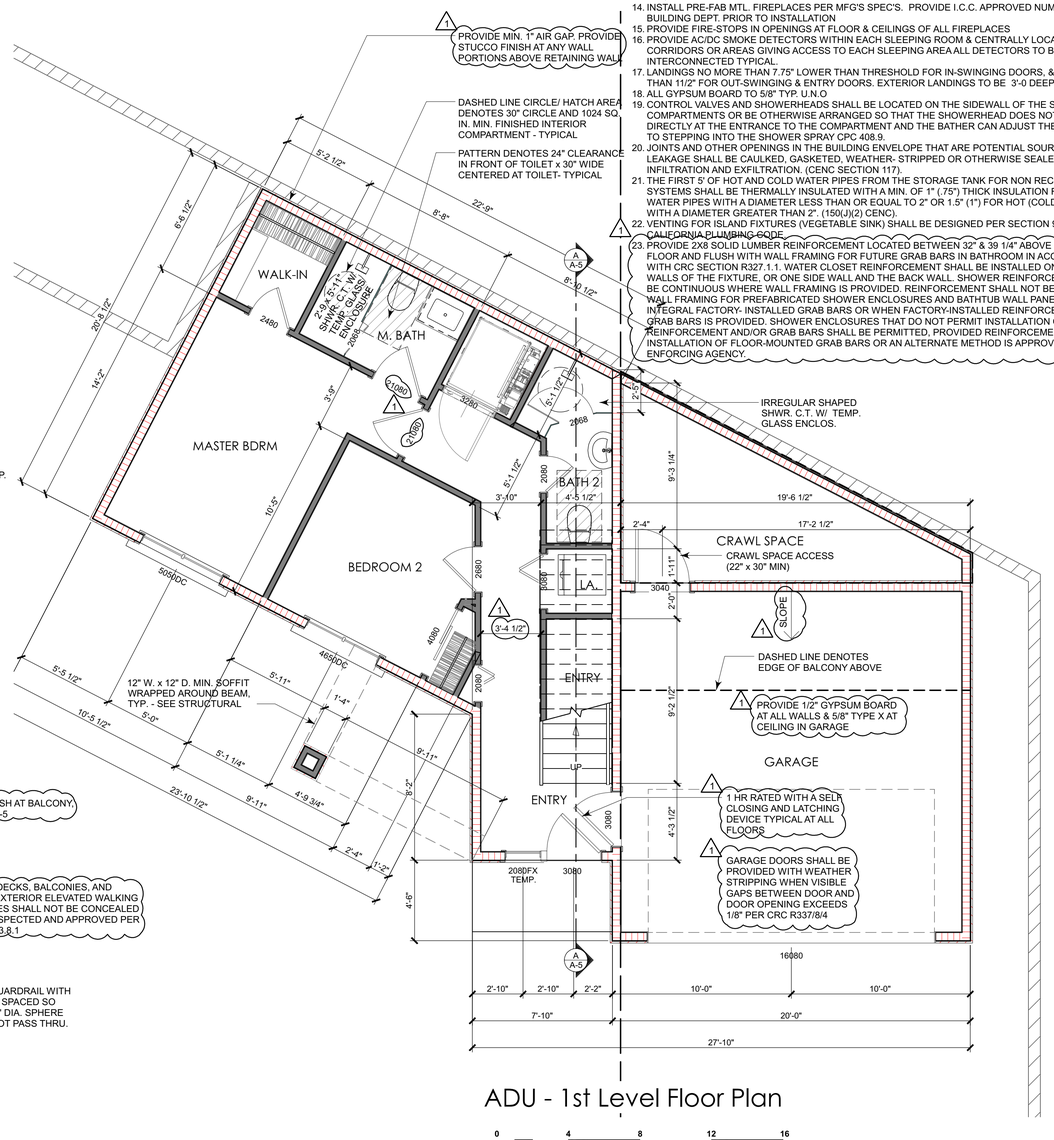
ADU - 2nd Level Floor Plan

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	EXTERIOR - 2X6
	INTERIOR - 2X4
	INTERIOR - 2X6

1 TILE FINISH AT BALCONY, SEE 15/A-5

1 RAISED DECKS, BALCONIES, AND OTHER EXTERIOR ELEVATED WALKING SURFACES SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED PER CBC 110.3.8.1

42" HI. GUARDRAIL WITH PICKETS SPACED SO THAT A 4" DIA. SPHERE SHALL NOT PASS THRU.



ADU - 1st Level Floor Plan

0 4 8 12 16
SCALE: 1/4 = 1'-0"

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 1-3/4" THICK AND SOLID CORE
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH TO THE BOTTOM OF THE CLEAR OPENING, NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQUARE FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES. BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS SHALL BE ONE OF THE FOLLOWING: GLASS MAT GYPSUM PANEL, FIBER REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACK BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL./ FLUSH	1.28 GAL./ FLUSH
SHOWER HEAD	2.5 GAL./ MINUTE	1.8 GAL./ MINUTE
LAVATORY FAUCET	2.2 GAL./ MINUTE	1.2 GAL./ MINUTE
KITCHEN FAUCET	2.2 GAL./ MINUTE	1.8 GAL./ MINUTE
URINAL	1.0 GAL./FLUSH	.125 GAL./ FLUSH

9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
16. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
17. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
18. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CENC SECTION 117).
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(J)(2) CENC).
22. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2022 CALIFORNIA PLUMBING CODE.
23. PROVIDE 2X8 SOLID LUMBER REINFORCEMENT LOCATED BETWEEN 32" & 39 1/4" ABOVE FINISHED FLOOR AND FLUSH WITH WALL FRAMING FOR FUTURE GRAB BARS IN BATHROOM IN ACCORDANCE WITH CRC SECTION R327.1.1. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PREFABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.

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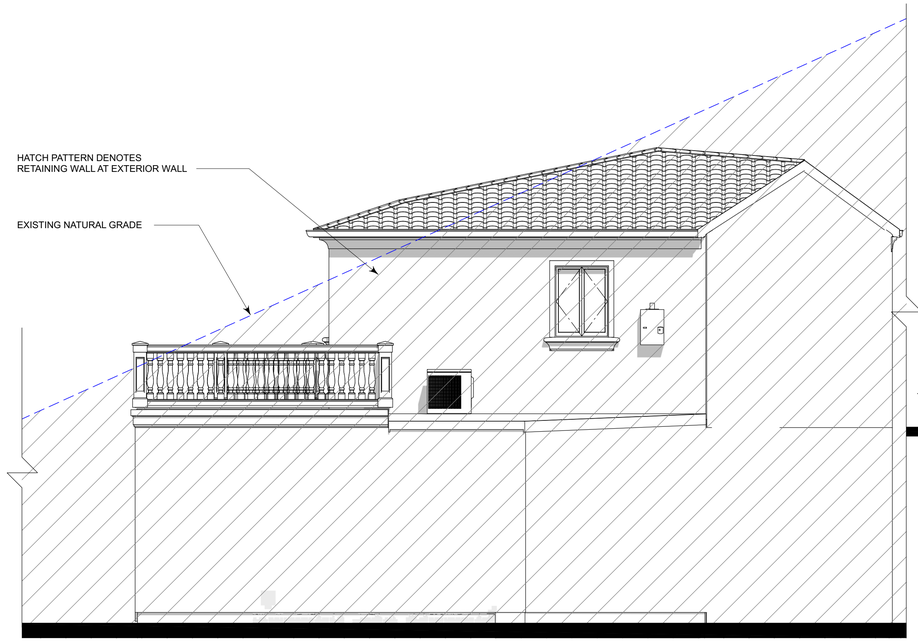
FIRST LEVEL & SECOND LEVEL FLOOR PLANS

Project No: 1919
Sheet No: A-2



ADU - Right Elevation

BODY, ROOF AND TRIM COLOR SHALL BE 45.0 LRV OR LESS

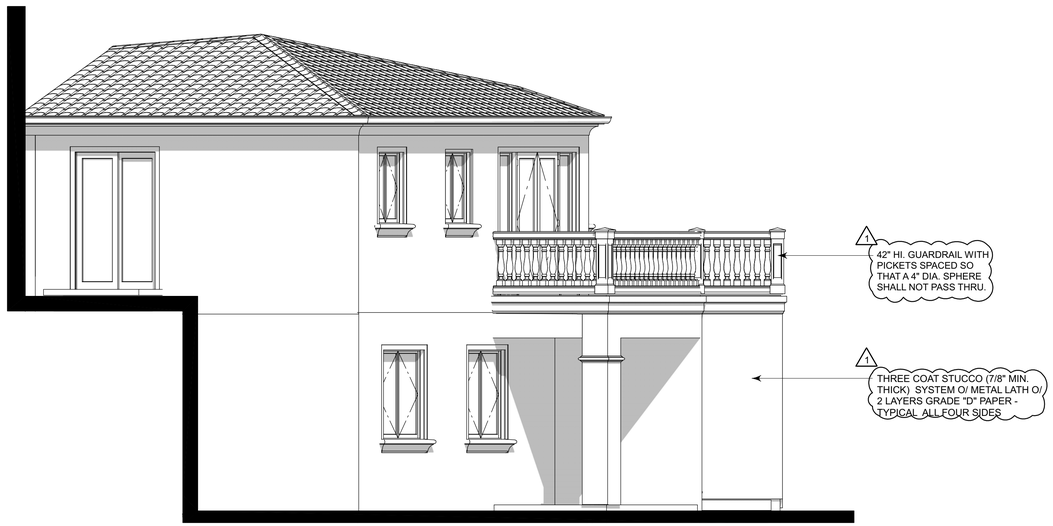
ADU - Front Elevation

0 4 8 12 16

SCALE: 1/4 = 1'-0"

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
EXTERIOR WINDOWS AND DOORS.
AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.AT WALL AND ROOF INTERSECTIONS.
AT BUILT-IN GUTTERS.



ADU - Left Elevation

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EXTERIOR ELEVATIONS

Project No: 1919

Sheet No: A-3

ROOF PLAN NOTES:

ROOF SLOPE IS TO BE 4:12.
ARROWS INDICATE DIRECTION OF ROOF SLOPE.
OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.
ALL MATERIALS BELOW BFE SHALL BE RESISTANT TO FLOOD DAMAGE.

1

ATTIC VENTILATION:

571.13 S.F. OF ATTIC SPACE / 300 = 1.9 S.F.
1.9 S.F. x 144 SQ. INCHES = 273.6 SQ. INCHES REQ'D
273.6 S.F. / 2 = 136.8

136.8 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" O'HAGIN FLAT ROOF VENTS.
136.8 SQ. INCHES REQ'D / 9 SQ. INCHES = 15 FREEZE BLOCKS REQUIRED.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

GARAGE ATTIC VENTILATION:

245 S.F. OF ATTIC SPACE / 150 = 1.63 S.F.
1.63 S.F. x 144 SQ. INCHES = 234.72 SQ. INCHES REQ'D
234.72 S.F. / 2 = 117.36

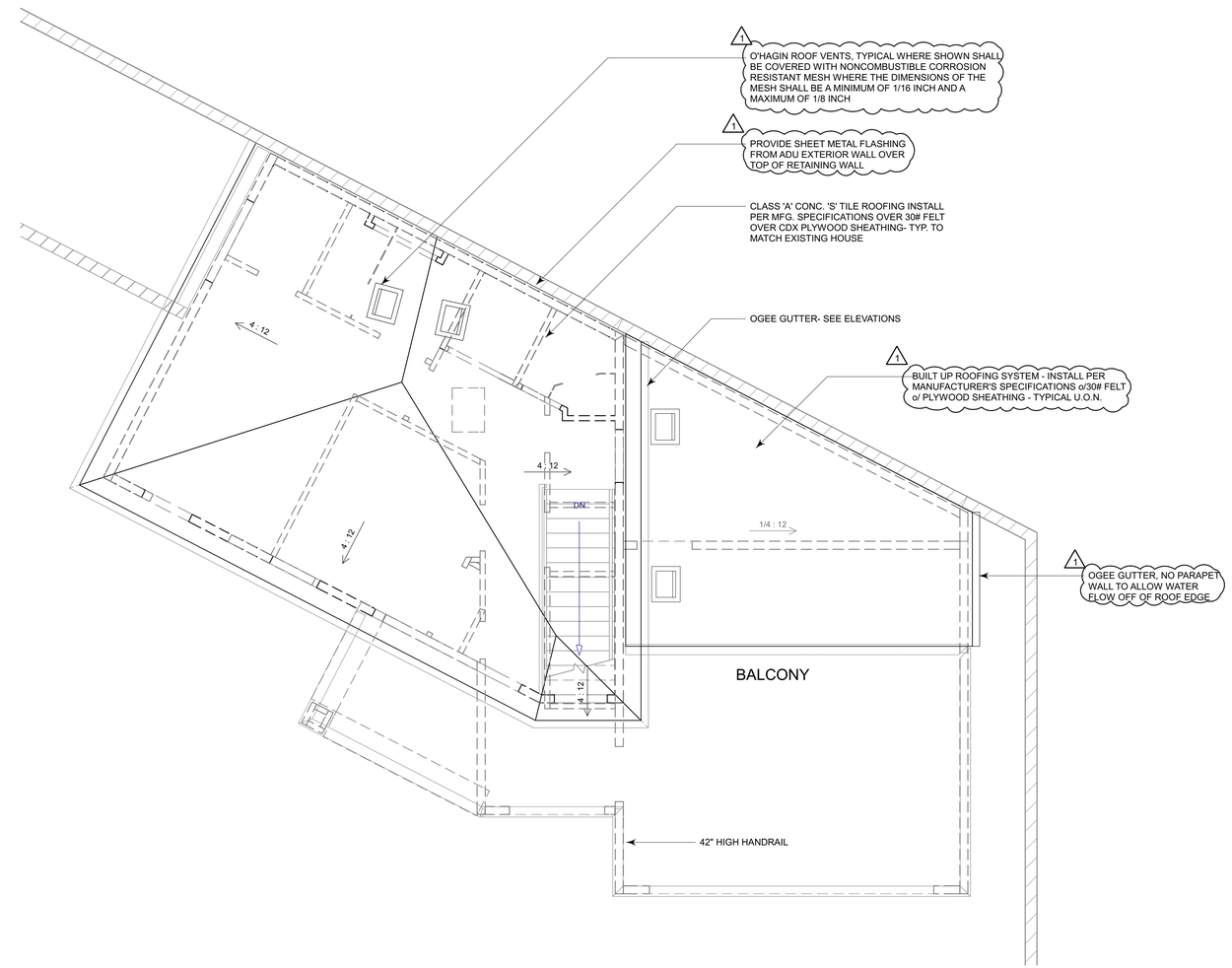
117.36 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" O'HAGIN FLAT ROOF VENTS.
117.36 SQ. INCHES REQ'D / 9 SQ. INCHES = 13 FREEZE BLOCKS REQUIRED.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE
AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

FOUNDATION VENTILATION:
NOT REQUIRED FOR CONCRETE FOUNDATION

1

WUI NOTES PER CBC 17A:
1. EXTERIOR WALL COVERING SHALL EXTEND FROM TOP OF THE FOUNDATION TO THE ROOF & TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT ENCLOSURE PER CBC 704A.3.1.1.
2. EXTERIOR WALL VENT OPENINGS SHALL RESIST THE INSTRUSION OF FLAME & EMBERS OR MUST BE 1/8" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQ. PER CBC 704A.3.2.1.
3. TILE ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS, OR SHALL HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
4. ROOF VALLEYS SHALL HAVE NOT LESS THAN 26 GAGE SHEET METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT OF NO. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
5. PROVIDE SCREENS ON GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
6. UNDER-FLOOR AREAS TO BE ENCLOSED TO GRADE WITH EXTERIOR WALLS IN ACCORDANCE TO SECTION 704A.3 OR PROVIDE EXPOSED FLOORS, EXPOSED STRUCTURAL BEAMS & SUPPORTING WALL TO BE PROTECTED WITH EXTERIOR IGNITION-RESISTANT MATERIAL OR BE HEAVY TIMBER PER CBC 704A.4.2.2.



ADU Roof Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

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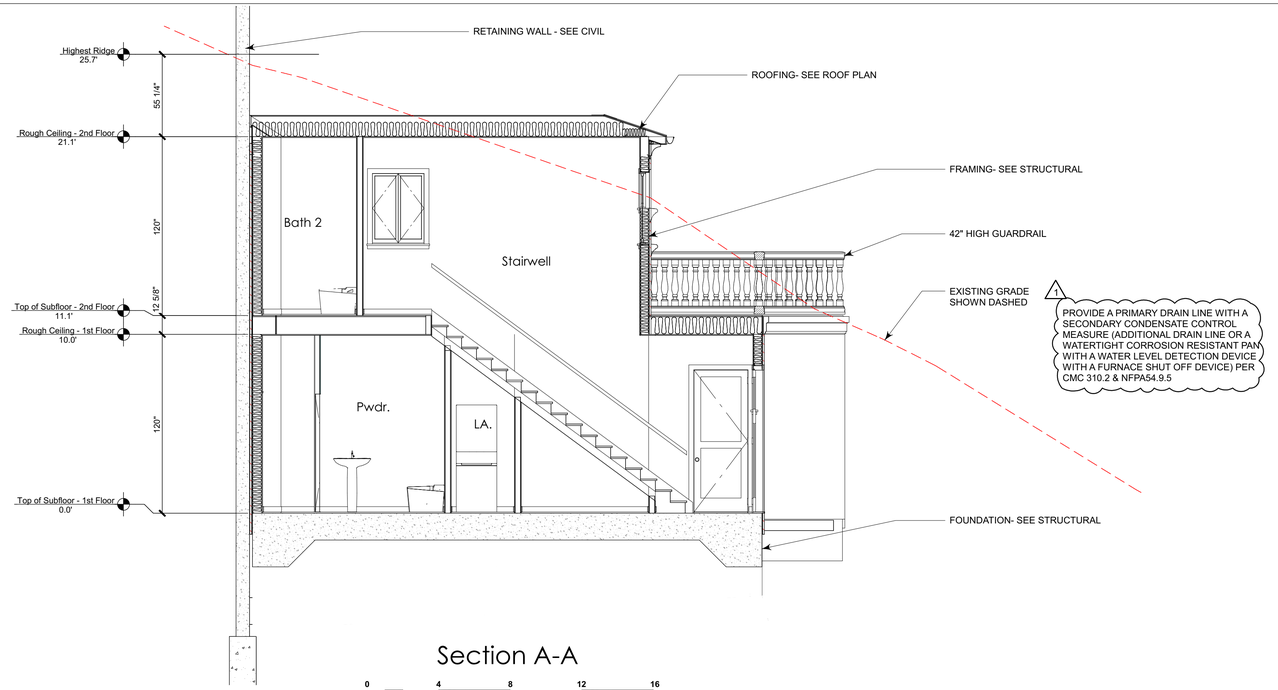
ADU ROOF PLAN

Project No: 1919

Sheet No: A-4



Section A-A

0 4 8 12 16

SCALE: 1/4 = 1'-0"

1 PROVIDE A PRIMARY DRAIN LINE WITH A SECONDARY CONDENSATE CONTROL MEASURE (ADDITIONAL DRAIN LINE OR A WATERTIGHT CORROSION RESISTANT PAN WITH A WATER LEVEL DETECTION DEVICE WITH A FURNACE SHUT OFF DEVICE) PER CMC 310.2 & NFPA54.9.5

GENERAL NOTES:

1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC
2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL
2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

INSULATION REQUIREMENTS:
WALL INSULATION: R-15/R21
FLOOR INSULATION: R-19
ATTIC INSULATION: R-38

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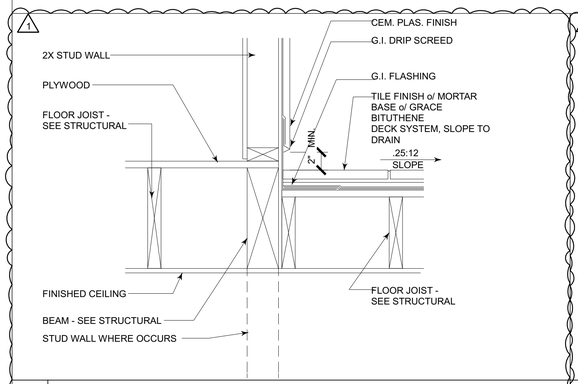
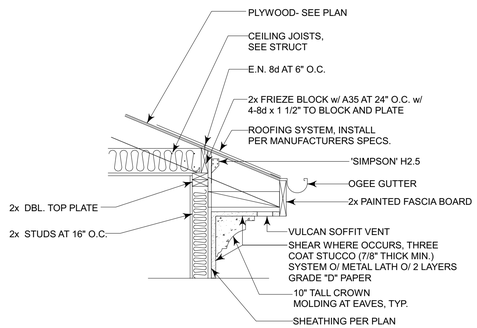
SECTIONS

Project No: 1919

Sheet No: A-5

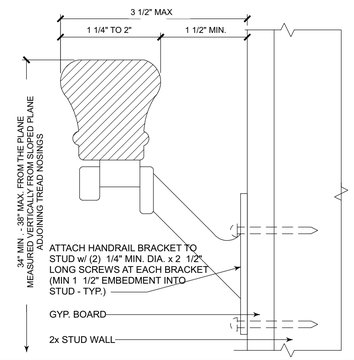


15 BALCONY FINISH SCALE: N.T.S.

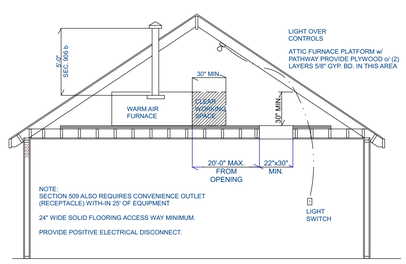


11 EAVE DETAIL SCALE: N.T.S.

TYPE I - HANDRAIL
PERIMETER DIMENSION NOT TO EXCEED 6 -1/4" W/ MAX. CROSS SECTION DIMENSION OF 2 -1/4". EDGES SHALL HAVE A MIN. RADIUS OF .01 INCH



7 HAND RAIL SCALE: N.T.S.



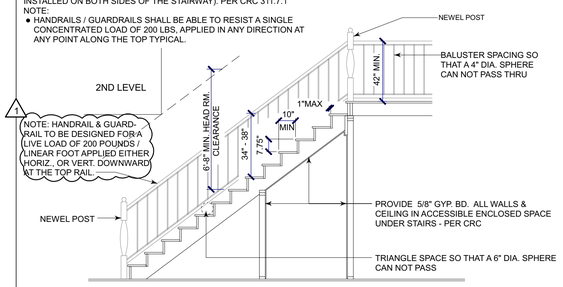
RELATED CODE SECTIONS: 509, 708

CENTRAL WARM-AIR FURNACES INSTALLED IN AN ATTIC MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICES AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSION, AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

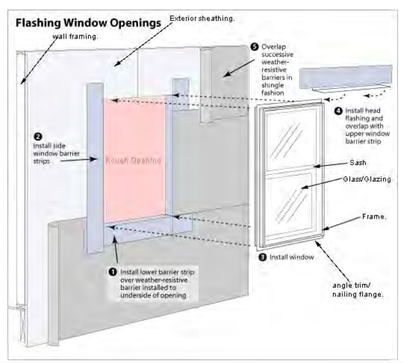
16 ATTIC FURNACE PLATFORM SCALE: N.T.S.

STAIRS SHALL BE MIN. 36" CLR. WIDTH AT ALL POINTS ABV. THE PERMITTED HANDRAIL HEIGHT, WITH HANDRAILS PROJECTING A MAX. OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY (NOT LESS THAN 31 1/2" MIN. WIDTH WHERE HANDRAIL INSTALLED ON ONE SIDE AND 27" MIN. WIDTH WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES OF THE STAIRWAY). PER CRC 311.7.1

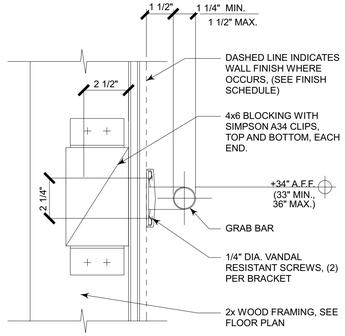
NOTE:
- HANDRAILS / GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP TYPICAL.



12 TYPICAL STAIR SCALE: N.T.S.



8 WINDOW FLASHING SCALE: N.T.S.



NOTE:
1 AT SHOWER LOCATIONS (IF ANY) SEAL FASTENER PENETRATIONS WITH SILICONE SEALANT.
2 GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
3 GRAB BARS AND ANY WALL OR OTHER SURFACE ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
4 THERE SHALL BE NO PROJECTING ELEMENTS MOUNTED TO WALLS WITHIN 12" ABOVE OR 1-1/2" BELOW GRAB BARS.

10 28-B-WS_1

4 TYP. GRAB BAR ANCHORAGE 3" = 1'-0"

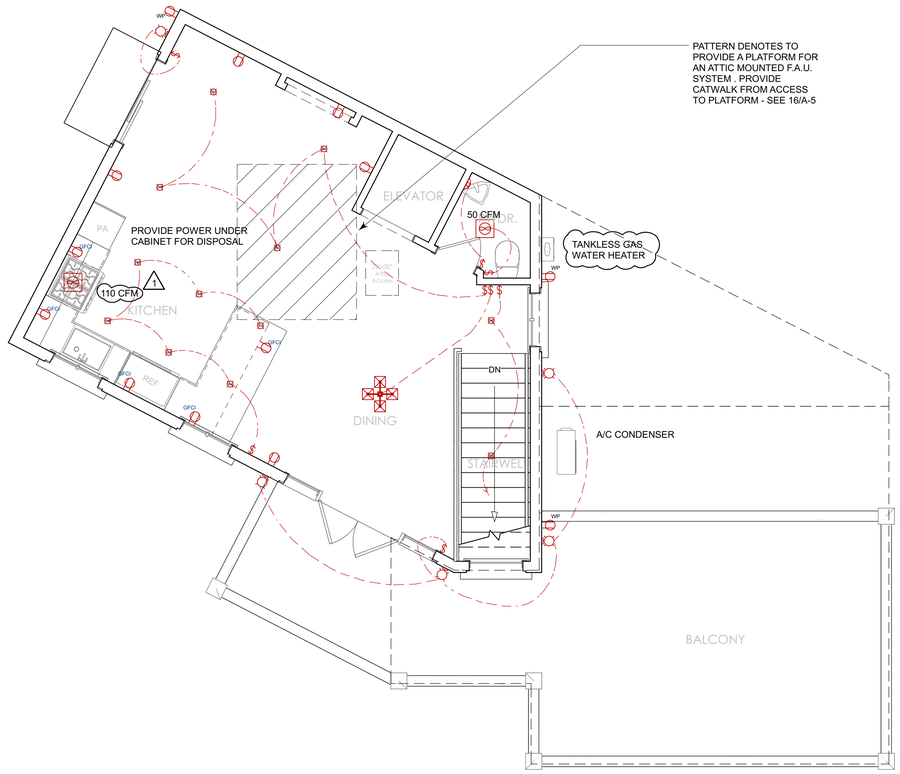
ELECTRICAL GENERAL NOTES:

1. PROVIDE AT LEAST (1)-20 AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
2. PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220-4(B) & 210-52(B).
3. ARC FAULT (AFCI) ARE REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) ARE REQUIRED AT BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/ GFCI ARE REQUIRED IN KITCHENS, AND LAUNDRY AREAS. 2022 CEC 210.8 & 210.12
4. ALL RECESSED LED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL.
5. PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.52.
6. ALL MULTIWIRE BRANCH CIRCUITS, (DISHWASHER & GARBAGE DISPOSAL CIRCUITS) WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2022 CEC 210.4
7. PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2022 CEC 422.12.
8. BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTOR-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2022 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLING UNIT LOADS AS SPECIFIED FOR 2022 CEC ARTICLE 210.11. (C) BRANCH CIRCUITS REQUIRED.
9. THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2022 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
10. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION - WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) CEC 210.11(C)(3) AND 210.52.
11. ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.
12. SEE OWNER FOR LOW VOLTAGE SWITCHING.
13. VERIFY PHONE & T.V. JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL
14. ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.
15. ALL DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES".
16. LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL
17. LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC
18. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. SMOKE ALARMS SHALL BE PLACED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER PER CRC R314.3 ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL). SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER CBC. APPROVED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
19. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC
20. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC
21. ALL RECESSED FIXTURES IN CEILINGS THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
22. ALL NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY COMPLIANT TO TABLE 150.0A CEC, INCLUDING NON- SCREW-BASED WHICH MUST CONTAIN JA8 COMPLAINT LAMPS. JA8 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
23. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS.
24. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, WALK - IN CLOSET AND UTILITY ROOM/AREA(S) MUST BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEnC 150.0(k)2E.i.
25. NEW OUTDOOR LIGHTING MUST BE HIGH-EFFICACY AND INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR PER ENERGY 110.9. IN ADDITION TO THE MANUAL ON/OFF SWITCH NEW OUTDOOR LIGHTING SHALL ALSO BE CONTROLLED BY PHOTOCELL AND MOTION SENSOR.
26. DELETED
27. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING
28. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR
29. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.
30. RECESSED LIGHTS SHALL BE COMPLY WITH JA8-2022-E PER CENC TABLE 150.0-A #7. SCREW BASES ARE NOT ALLOWED FOR LUMINAIRES RECESSED IN CEILINGS PER CENC 150.0(K)1C.I
31. IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE OR TWO DWELLINGS, EACH DWELLING UNIT SHALL BE PROVIDED WITH DEDICATED RACEWAYS, DESIGNATED BRANCH CIRCUITS AND ISOLATION DEVICES FOR ENERGY STORAGE SYSTEMS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). ADDITIONALLY, THE PANELBOARDS SHALL BE PROVIDED WITH THE MINIMUM BUSBAR RATING AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). ALTERNATIVELY, AN ENERGY STORAGE SYSTEMS (ESS) SHALL BE INSTALLED WITH MINIMAL BACKUP CAPACITY AND ESS SUPPLIED BRANCH CIRCUITS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S).
32. ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.12

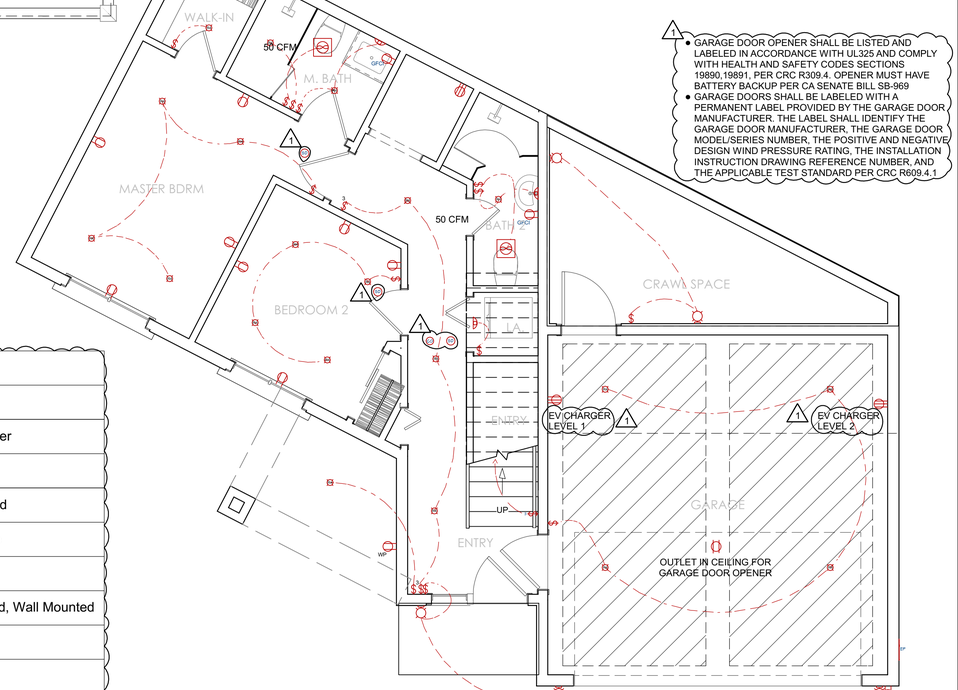
MECHANICAL GENERAL NOTES:

1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATH FANS, DOMESTIC RANGE VENT, ETC.) SHALL BE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING (CMC SEC. 504.5)
2. THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14'-0", MIN. OF 4" DIAMETER WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE WITHOUT SCREWS. DUCT SHALL TERMINATE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING.
3. MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.
4. MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.
5. PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER C.M.C.
6. ALL VENT TERMINATIONS MUST BE 4' AWAY HORIZONTAL AND VERTICAL FROM ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.2)
7. BATHROOM REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
8. THE VENT TERMINAL OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 10,000 BTU/H OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AND SUCH AN APPLIANCE WITH AN INPUT OVER 10,000 BTU/H BUT NOT OVER 50,000 BTU/H SHALL BE INSTALLED WITH A 9" OF VENT TERMINATION CLEARANCE, AND AN APPLIANCE WITH AN INPUT OVER 50,000 BTU/H SHALL HAVE AT LEAST A 12" OF VENT TERMINATION CLEARANCE. THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.3)
9. KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MANUFACTURER'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.
10. THE SCOPE OF THIS PROJECT TRIGGERS THE REQUIREMENTS FOR A HERS HVAC TESTING.
11. HEATING VENTILATION AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 13 FILTERS OR BETTER. CEC 150.0(m)12c.

PROVIDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL NOT BE LESS THAN 1" (INSIDE DIAMETER) AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUB--PANEL AND SHALL TERMINATE INTO A LISTED CABINET OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED EV CHARGER. RACEWAY IS REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREA AND SPACES. THE SERVICE OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT OVER-CURRENT PROTECTIVE DEVICE. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS " EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL ALSO BE PERMANENTLY AND CLEARLY MARKED AS "EV CAPABLE".



2nd Level Electrical Floor



1. • GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL325 AND COMPLY WITH HEALTH AND SAFETY CODES SECTIONS 19890,19891, PER CRC R309.4. OPENER MUST HAVE BATTERY BACKUP PER CA SENATE BILL SB-969
   • GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD PER CRC R609.4.1

1st Level Electrical Floor

SCALE: 1/4 = 1'-0"

1

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Ceiling Fan	VC DM T	Switches: Vacancy Sensor, Dimmer, Timer
		AV Control A	Audio Video: Control Panel, Switch
	Ventilation Fans: Ceiling Mounted, Wall Mounted	SP	Speakers: Ceiling Mounted, Wall Mounted
R	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage	CS CS/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce		Telephone Jack
	Chandelier Light Fixture	CO	Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted
	LED Light Fixture		Gas
	240V Receptacle		Door Chime, Door Bell Button
WP GFCI	110V Receptacles: Duplex AFCI TYP. U.O.N., Weather Proof (WP), GFCI	SD	Smoke Alarm: Ceiling Mounted, Wall Mounted
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way	EP	Electrical Breaker Panel

THIS PLAN IS A CONCEPTUAL DESIGN. THE CONTRACTOR SHALL CONFIRM THE DESIGN IS TO MEET THE MINIMUM REQUIREMENTS. CONTRACTOR SHALL MAKE ANY REQUIRED DESIGN CHANGES TO MEET THE MINIMUM REQUIREMENTS

FLOOR PLAN

ASHRAE Standard 62.2 Equation 4.1(a)
The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4
1(a) below:

= 0.03A +7.5 (N+1)	Q = 0.03 (1117 ft) +7.5 (2+1)
Where:	Q = 33.51 + 7.5(3)
Q_{fan} = fan flow rate	Q = 33.51 + 22.5
A_{br} = conditioned floor area. ft	Q = 56.01 cfm
N_{br} = number of bedrooms; not to be less than one	

WHOLE-BUILDING VENTILATION RATE SUMMARY

CONTINUOUS FAN FLOW (cfm) = 112.47

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

LOCAL VENTILATION RATE SUMMARY

BATHROOM FAN FLOW (cfm) = 50 (# of Bathrooms=3)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM THE TABLE 7.1

DUCT SIZE = 4'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

WHOLE BUILDING VENTILATION WILL BE PROVIDED FROM MASTER BATHROOM AND BATHROOM 2 WITH 50 CFM VENTS WITH 6" FLEX DUCT TO EXTERIOR TO MEET THE 56.01 CFM REQUIRED. THE SWITCHES FOR THESE FANS WILL BE LABELED "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR". CEnC SECTION 150.0(o)1

LOCAL VENTILATION RATE SUMMARY

KITCHEN FAN FLOW (cfm) = 100 (# of Kitchens = 1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 35'

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

PRIVATE RESIDENCE
DETACHED ADU
13209 PEACOCK COURT
CUPERTINO CALIFORNIA

Date: 02/28/2024
Drawn By: ACJ
Revisions:
1 12/20/24 PLAN CHECK

1ST AND 2ND LEVEL ADU ELECTRICAL PLANS

Project No: 1919

Sheet No: E-1