

General Construction Specifications

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY EARTH SYSTEMS PACIFIC, FILE NO. 302142-001 AND DATED APRIL 24th, 2020 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 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 SKULLS, REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY ENGINEER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 298-5730. 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.

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 FEET FROM BOUNDARY.
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.
5. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT (BUSINESS AND PROFESSIONS CODE) CHAPTER 15 SECTIONS 8771 AND 8725.1, CALIFORNIA PENAL CODE 605, AND CALIFORNIA GOVERNMENT CODE 27581, ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING ROADWAY/STREET MONUMENT, PROPERTY CORNER, OR ANY OTHER PERMANENT SURVEYED MONUMENT AND/OR AS SHOWN ON THIS TENTATIVE MAP SHALL ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY IS FILED WITH THE COUNTY ENGINEER'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS. ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8771.

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) 299-6866 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF CONSTRUCTION OF LAND 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 COMMENCEMENT OF THE BUILDING FOUNDATION.

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 PLAN
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

1. CONTRACTOR SHALL NOTIFY UTA (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 STRUCTURE SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPLIED 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 IN THE 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.

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 DRILLPIE 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 CLOSE OUT.
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.

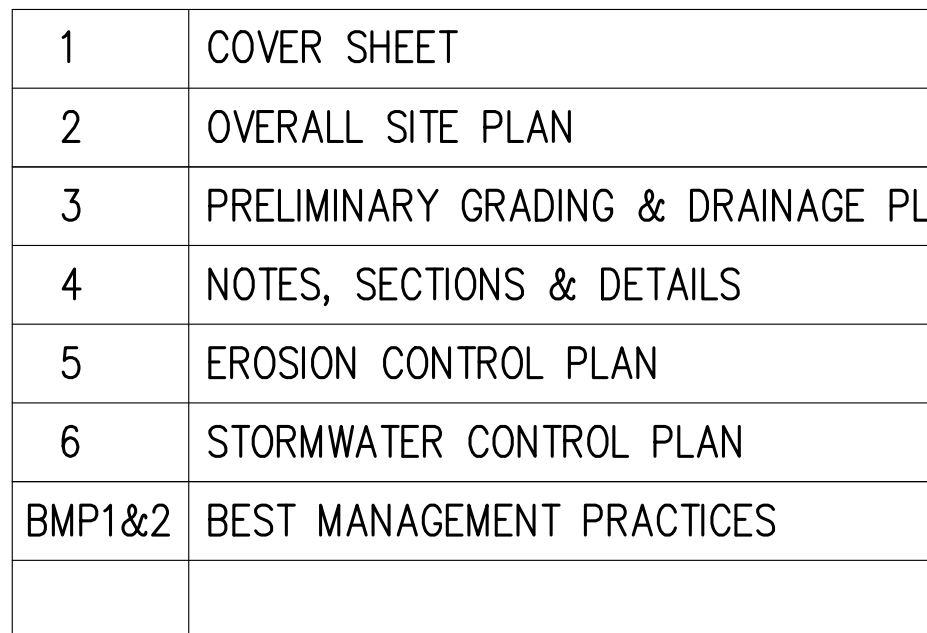
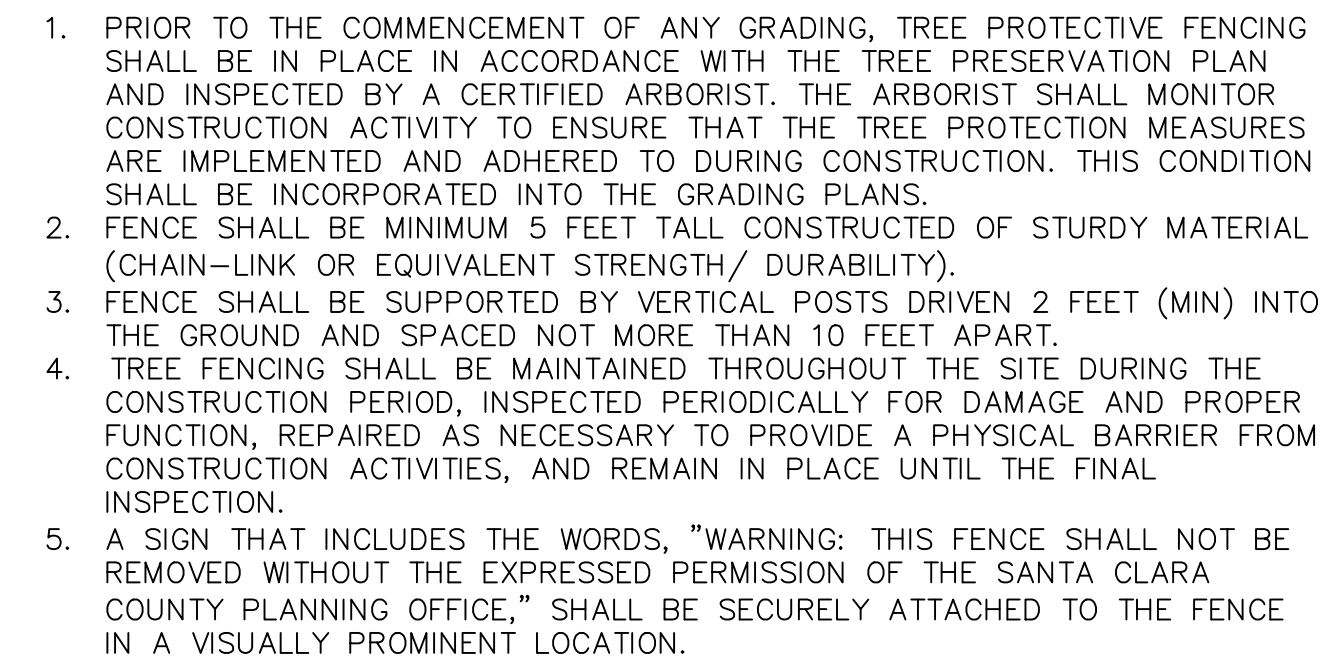
1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE 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 COUNTY 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.

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

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.

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

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.



IMPROVEMENT PLANS

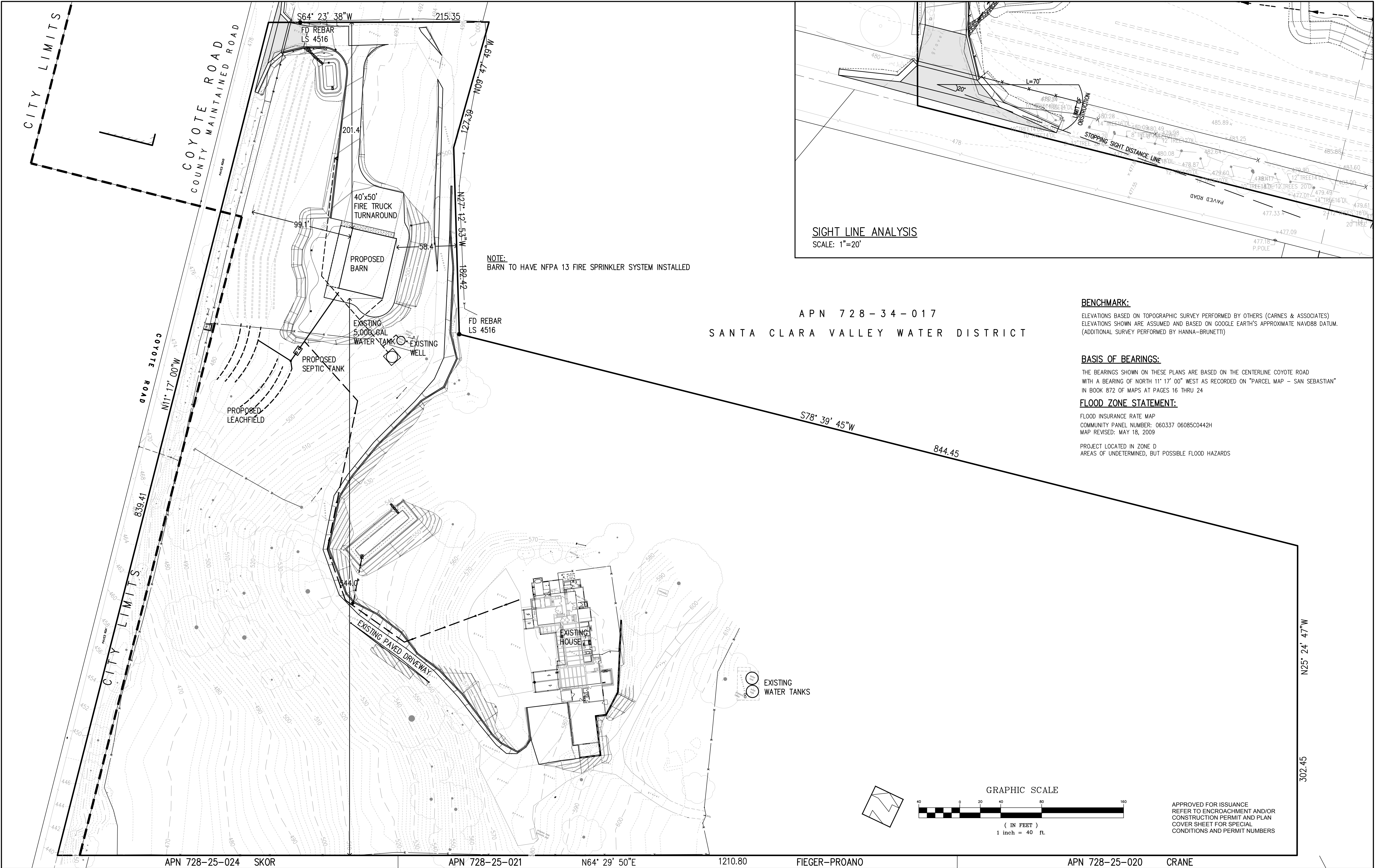
A PORTION OF LOT 128 AS SHOWN UPON THAT CERTAIN MAP ENTITLED

MORGAN HILL RANCH MAP NO. 1
BOOK G OF MAPS AT PAGES 2 AND 3 - JUNE 1, 1892
SANTA CLARA COUNTY, CALIFORNIA

APN: 728 34 013 & 014

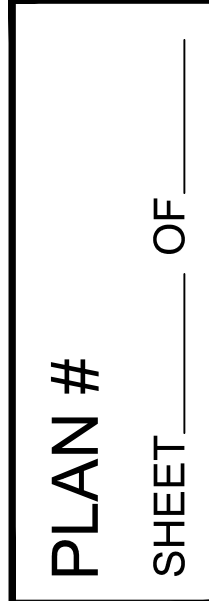
JUNE 2020		A.P. No. 728-34-013 & 014		NO SC	
Revision 1	Date	APN	728-34-013 & 014		Sheet
Revision 2	Date				of
Revision 3	Date	Co. File			8
		11438-18DRX-18G			

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

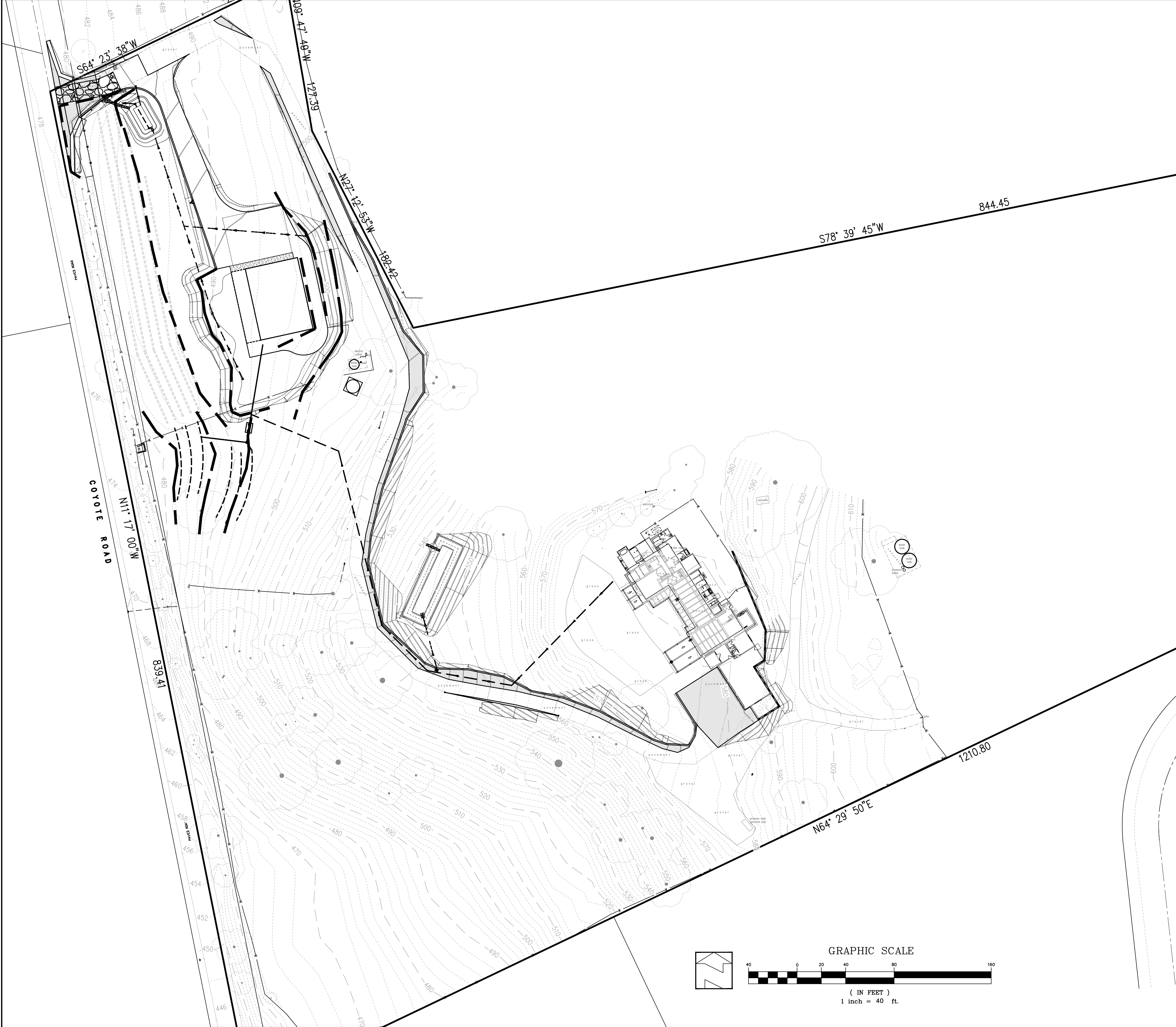


REVISIONS:			DATE: JUNE 2020			REFERENCES			<div>Overall Site Plan</div> <div>Lands of Lezotte - 18290 Coyote Road - apn 728-34-013 & 014</div> <div>UNINCORPORATED JUNE 2020</div> <div>SANTA CLARA COUNTY CALIFORNIA</div>			SHEET			
DATE	DESCRIPTION	BY:	<div><div><div><div></div><div></div></div><div>HANNA-BRUNETTI</div><div>EST. 1913</div><div><div>CIVIL ENGINEERS • LAND SURVEYORS</div><div>CONSTRUCTION MANAGERS</div></div><div>7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA</div><div>OFFICE (408) 842-2173 • FAX (408) 842-3662</div><div>EMAIL: ENGINEERING@HANNABRUNETTI.COM</div></div></div> <td colspan="3">HORIZ. SCALE: 1"=40'</td> <td colspan="3">date: _____ 20 Hanna - Brunetti</td> <td colspan="1">2</td>			HORIZ. SCALE: 1"=40'						date: _____ 20 Hanna - Brunetti			2
			VERT. SCALE: NONE			Amanda Joy Musy-Verdel						OF 8			
			DESIGNED BY: AM			R.C.E. # 69,278 expires: 6/30/22						JOB NO.			
			CHECKED BY: _____			REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 EXP. 6-30-22 CIVIL STATE OF CALIFORNIA						18010			
			DRAWN BY: SW												

PLAN # _____
SHEET _____ OF _____



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EROSION CONTROL NOTES

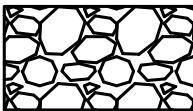
- EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
- NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
- A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
- ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
- THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
- PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF. OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.
- ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
- ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
- ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
- INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
- F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

- ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
- PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER 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 MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

LEGEND



PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1



PROVIDE FIBER ROLL SLOPE PROTECTION PER DETAIL SE-5

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

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1980
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: JUNE 2020
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: GW

date: _____ 20
Hanna - Brunetti

Amanda Joy Musy-Verdal
R.C.E. # 69,278
expires: 6/30/22



REFERENCES

UNINCORPORATED
JUNE 2020

Erosion Control Plan

Lands of Lezotte - 18290 Coyote Road - apn 728-34-013 & 014

COUNTY FILE NO.: 11438-18DRX-18G

SHEET

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OF 8

JOB NO.

18010

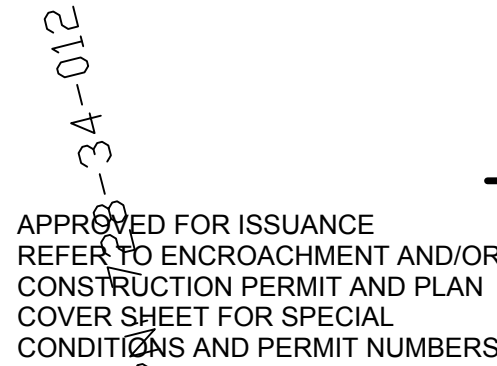
SANTA CLARA COUNTY
CALIFORNIA

JOB NO. 18010

APPLICANT: LEZOTTE

ROAD: 18290 COYOTE ROAD

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HANNA-BRUNETTI
EST. 1910

CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

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UNINCORPORATED
JUNE 2020

Lands of Lezotte - 18290 Coyote Road - apn 728-34-013 & 014

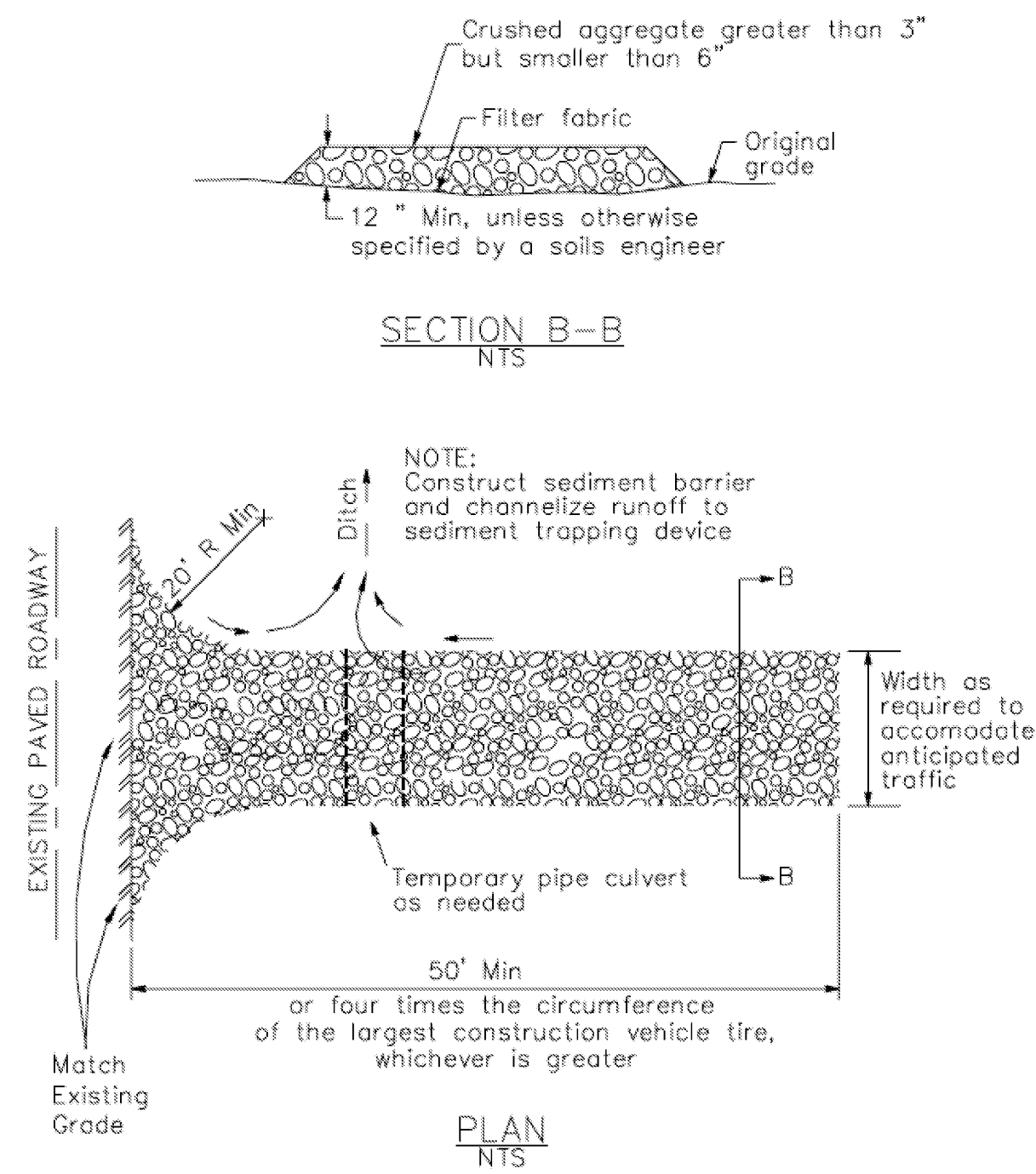
SANTA CLARA COUNTY
CALIFORNIA

1801C

JOB NO. 18010

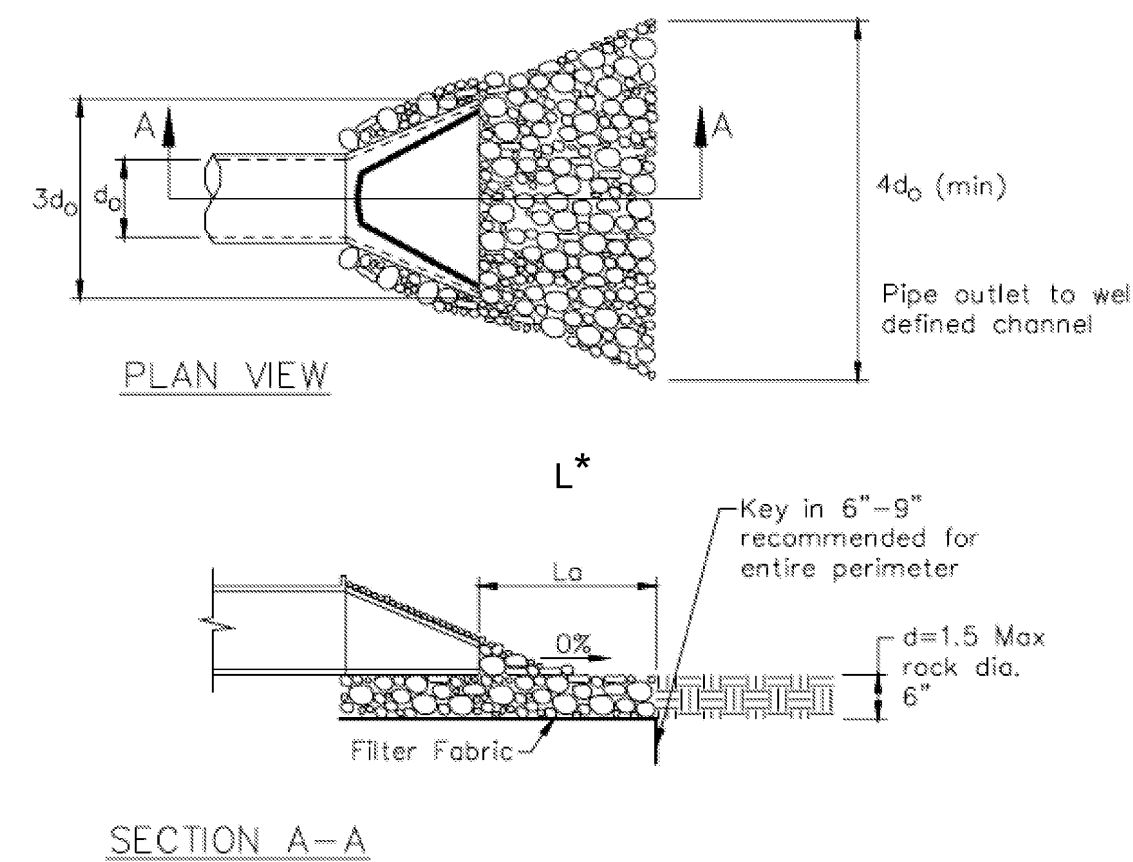
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

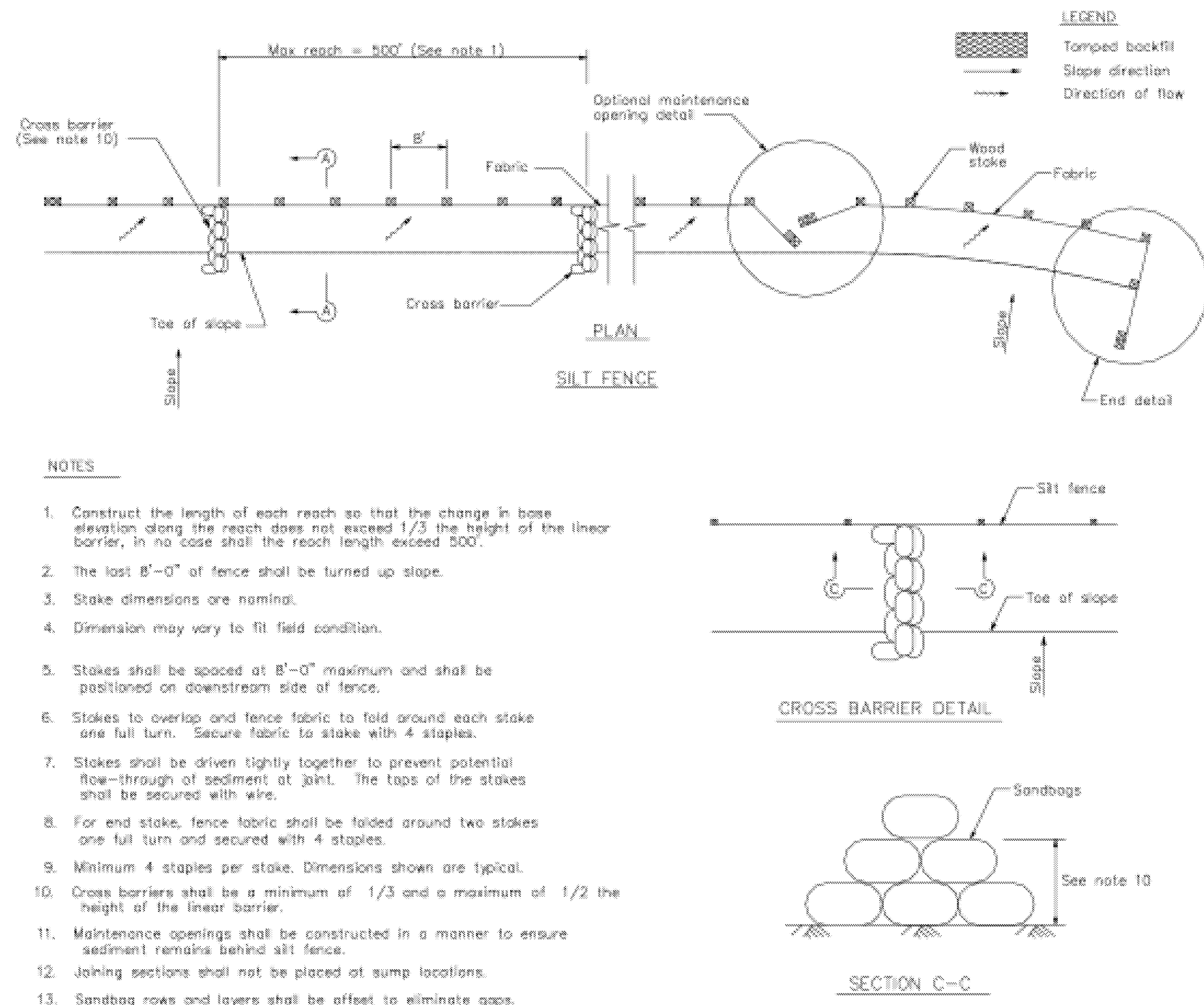


* Length per ABAG Design Standards

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

1 Silt Fence

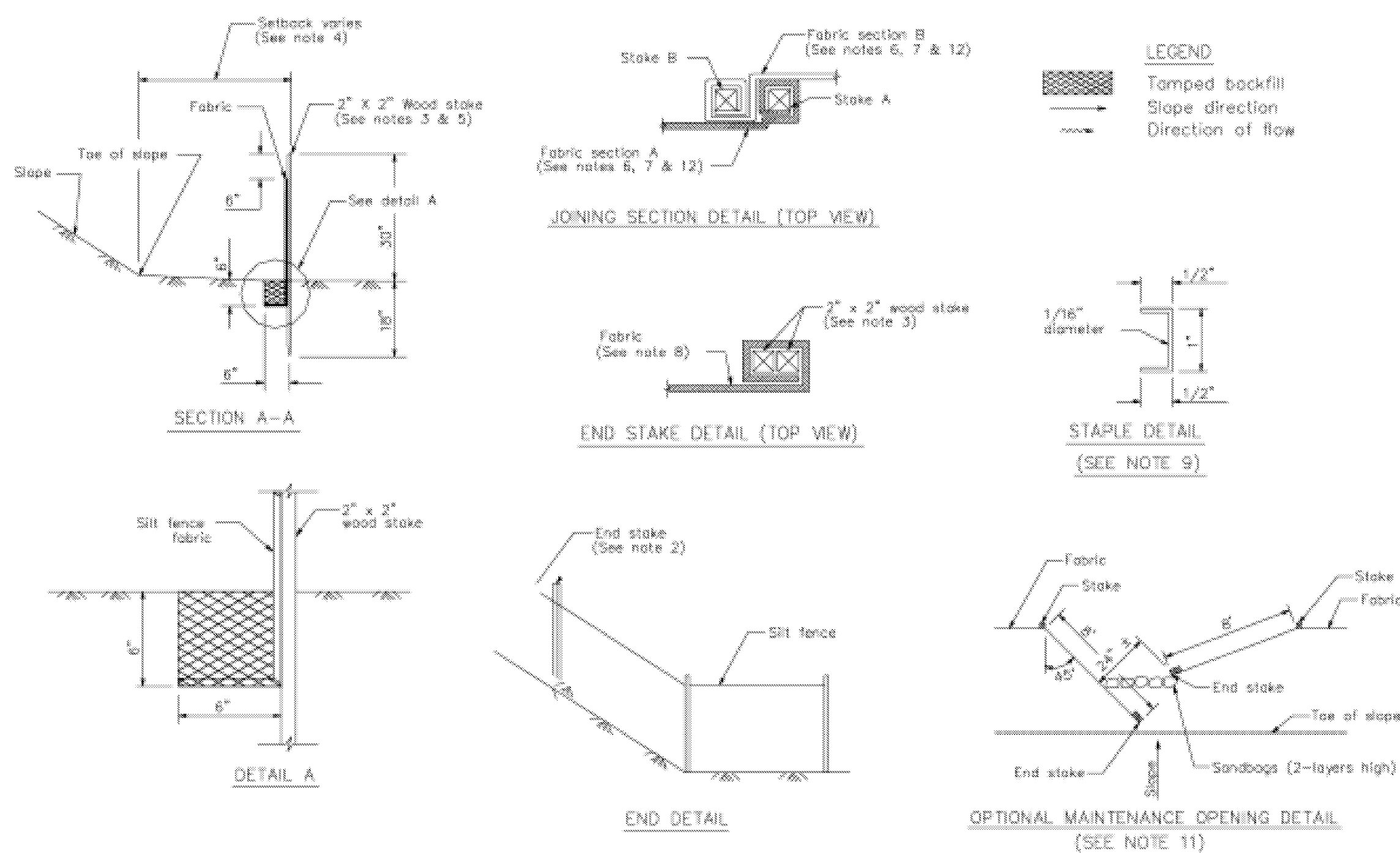
CASQA Detail SE-1



- NOTES
- 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'.
 - The last B'-0" of fence shall be turned up slope.
 - Stake dimensions are nominal.
 - Dimension may vary to fit field condition.
 - Stakes shall be spaced at B'-0" maximum and shall be positioned on downstream side of fence.
 - Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
 - 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.
 - For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
 - Minimum 4 staples per stake. Dimensions shown are typical.
 - Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
 - Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
 - Joining sections shall not be placed at sump locations.
 - Sandbag rows and layers shall be offset to eliminate gaps.

Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- 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.
- 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.
- 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.
- 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.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

IMPROVEMENT PLANS

FOR THE
ASSESSORY BUILDING GRADING AND DRAINAGE
ON THE LANDS OF LEZOTTE
18290 COYOTE ROAD, MORGAN HILL
A PORTION OF LOT 128 AS SHOWN UPON THAT CERTAIN MAP ENTITLED
MORGAN HILL RANCH MAP NO. 1
BOOK G OF MAPS AT PAGES 2 AND 3 - JUNE 1, 1992
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 728-34-013 & 014

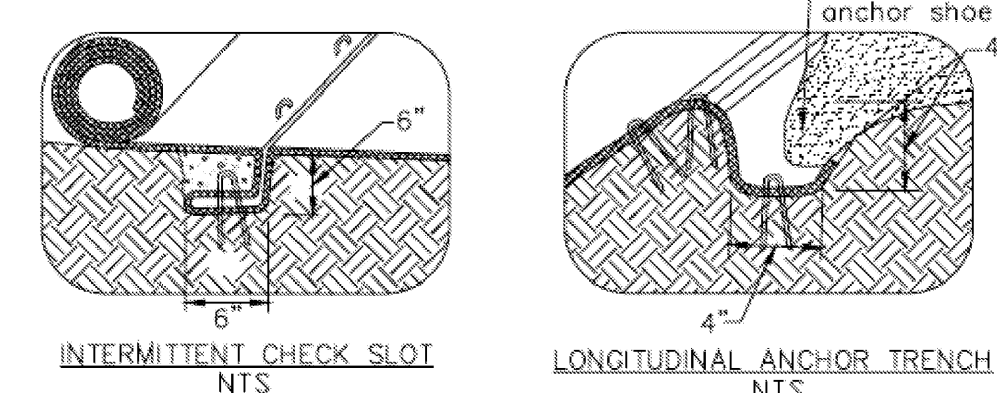
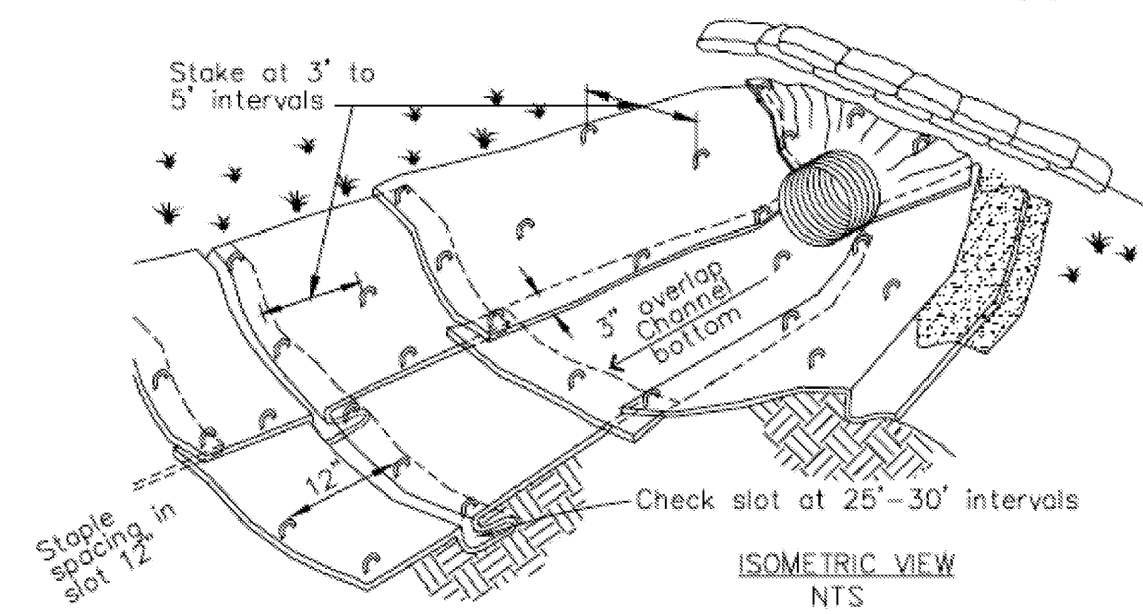
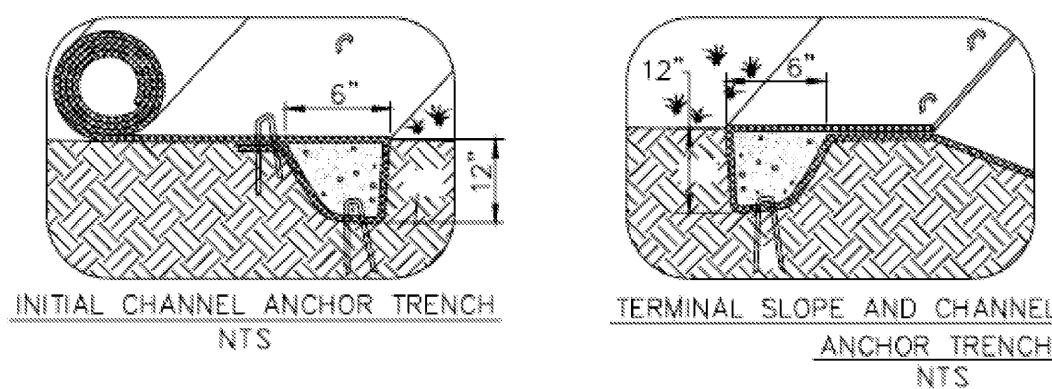
Project Information



7

Geotextiles and Mats

CASQA Detail EC-7



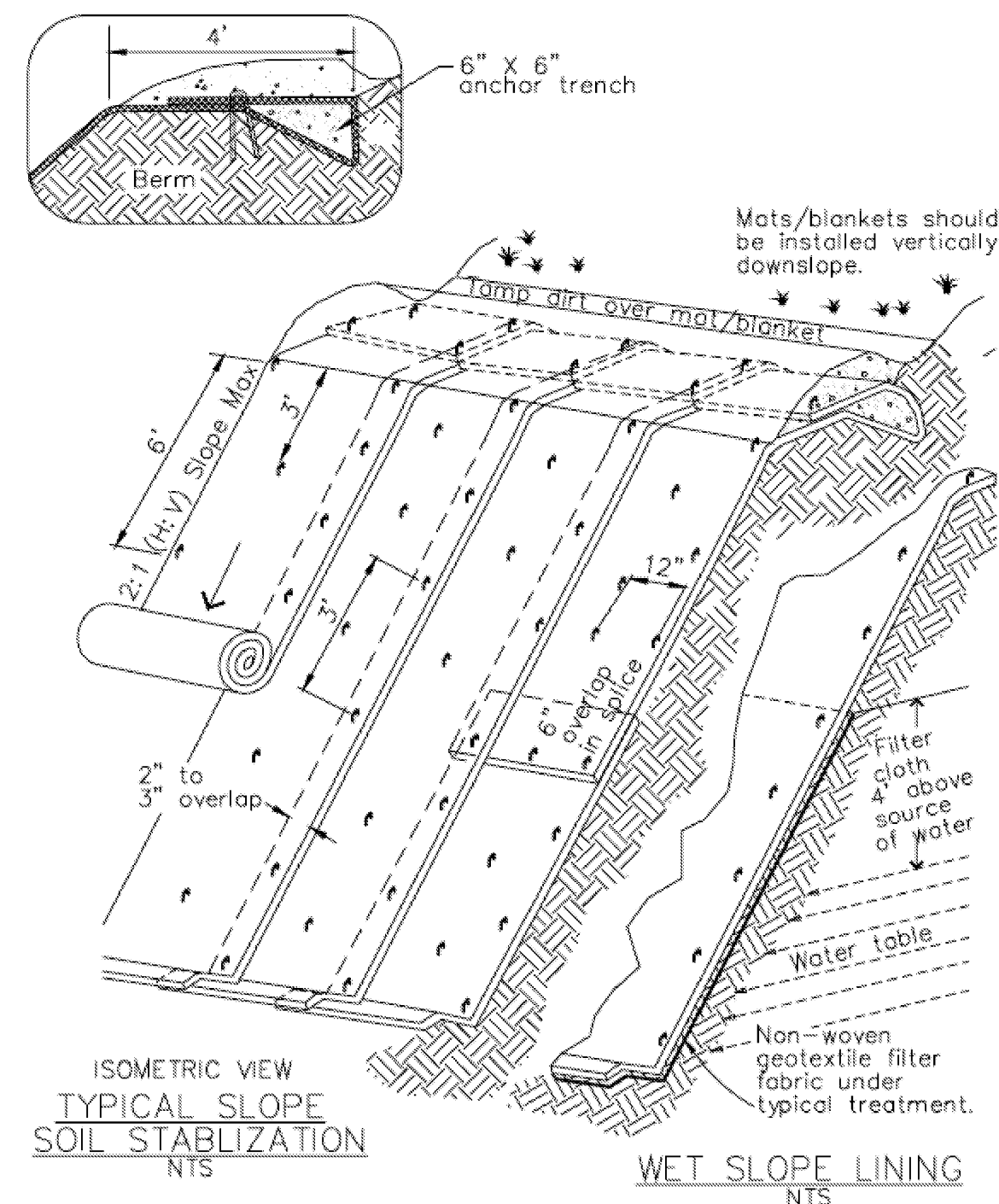
- NOTES:
1. Check slots to be constructed per manufacturers specifications.
 2. Staking or stapling layout per manufacturers specifications.
 3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5

Geotextiles and Mats

CASQA Detail EC-7



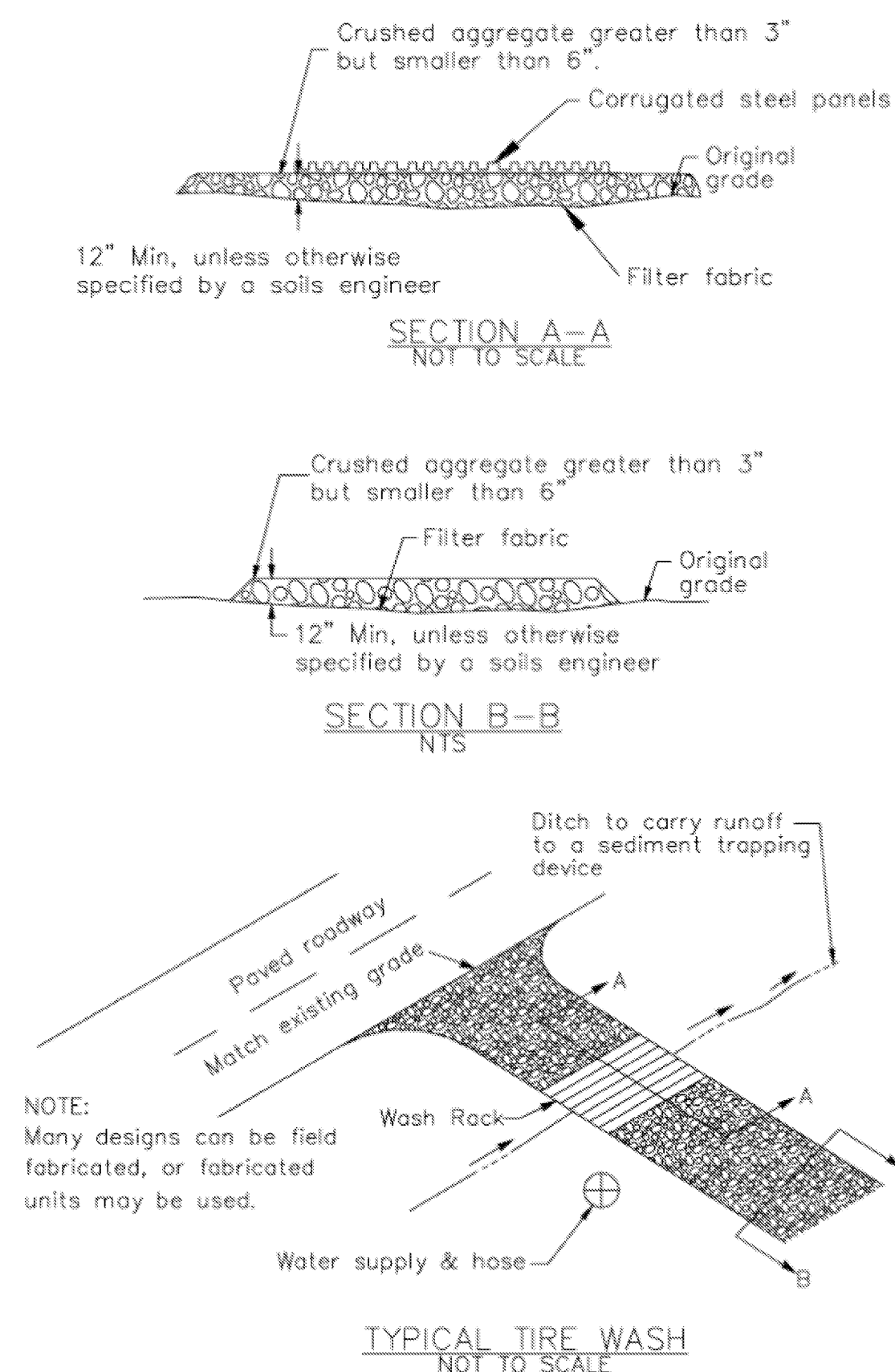
- NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
 2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
 3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

3

Entrance/Outlet Tire Wash

CASQA Detail TC-3



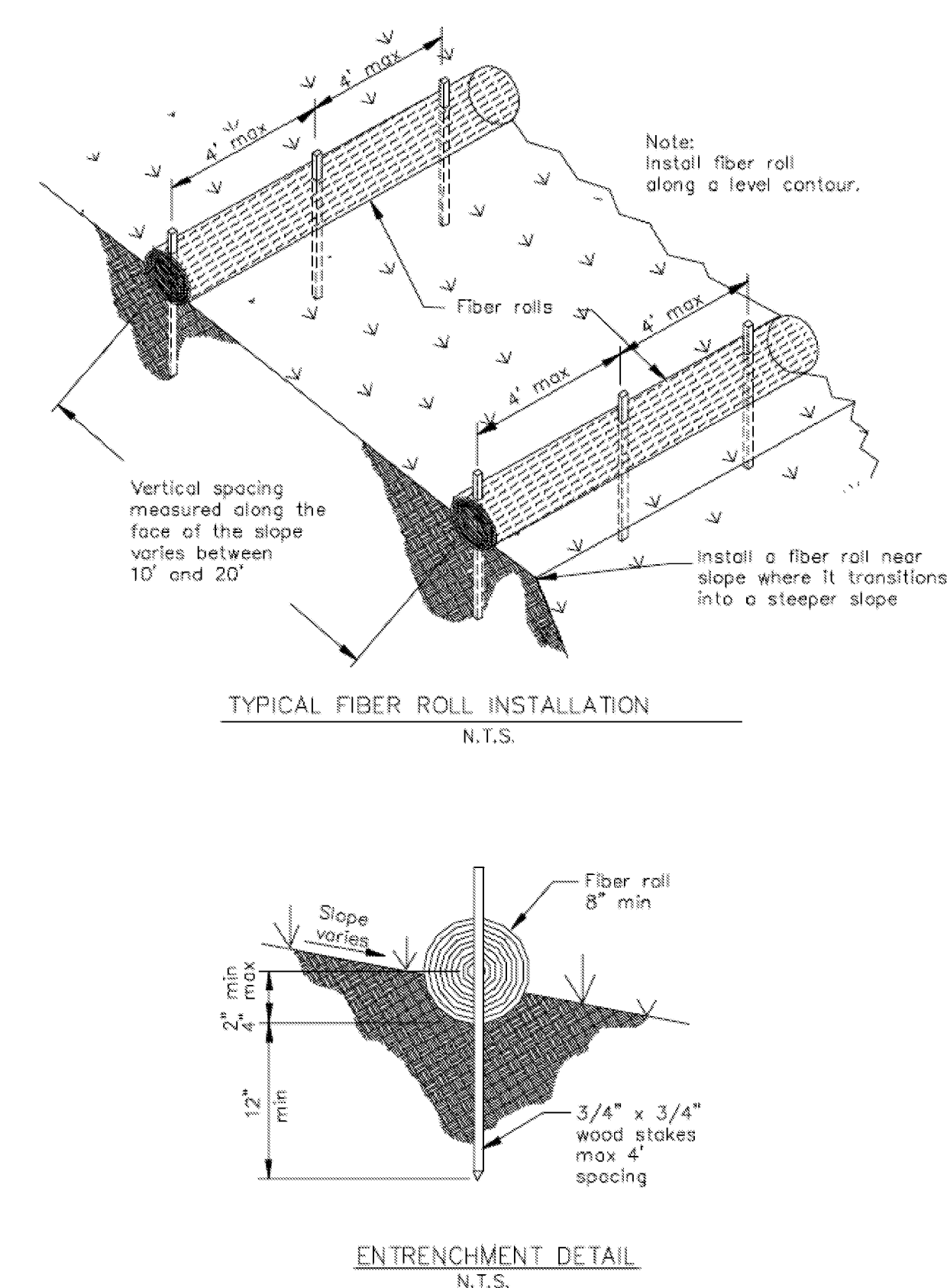
- NOTE:
- Many designs can be field fabricated, or fabricated units may be used.

TYPICAL TIRE WASH NOT TO SCALE

1

Fiber Rolls

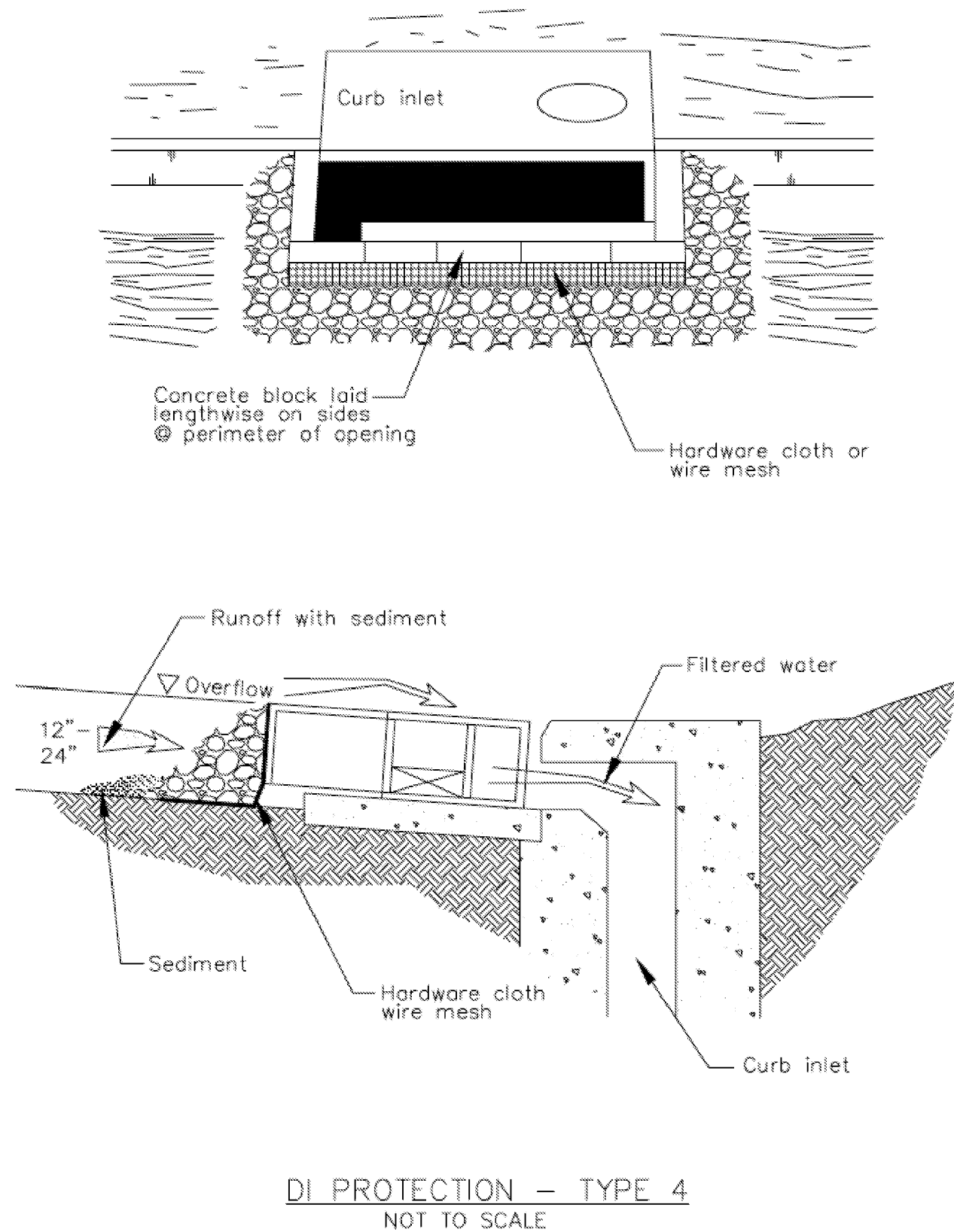
CASQA Detail SE-5



8

Storm Drain Inlet Protection

CASQA Detail SE-10

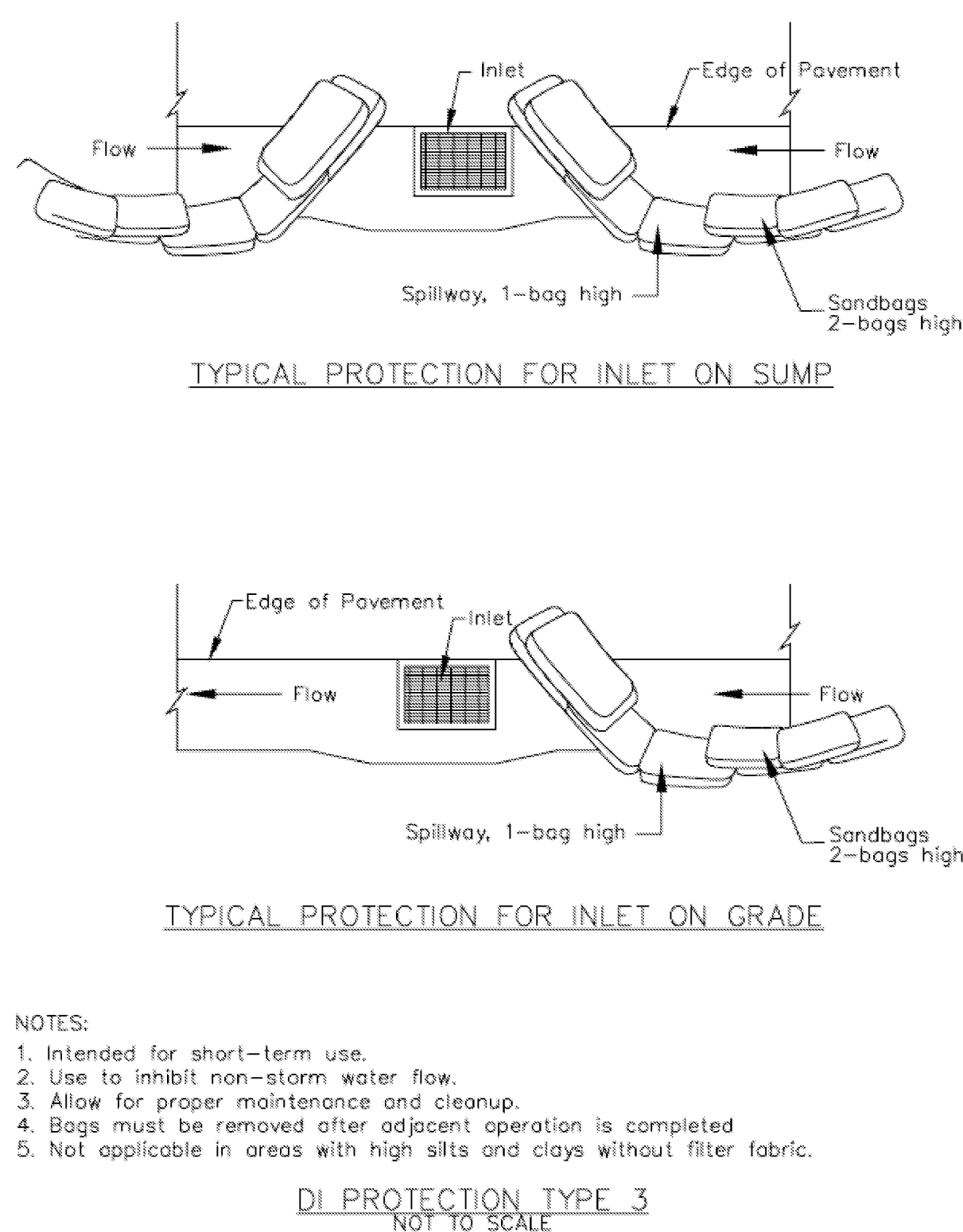


DI PROTECTION - TYPE 4 NOT TO SCALE

6

Storm Drain Inlet Protection

CASQA Detail SE-10



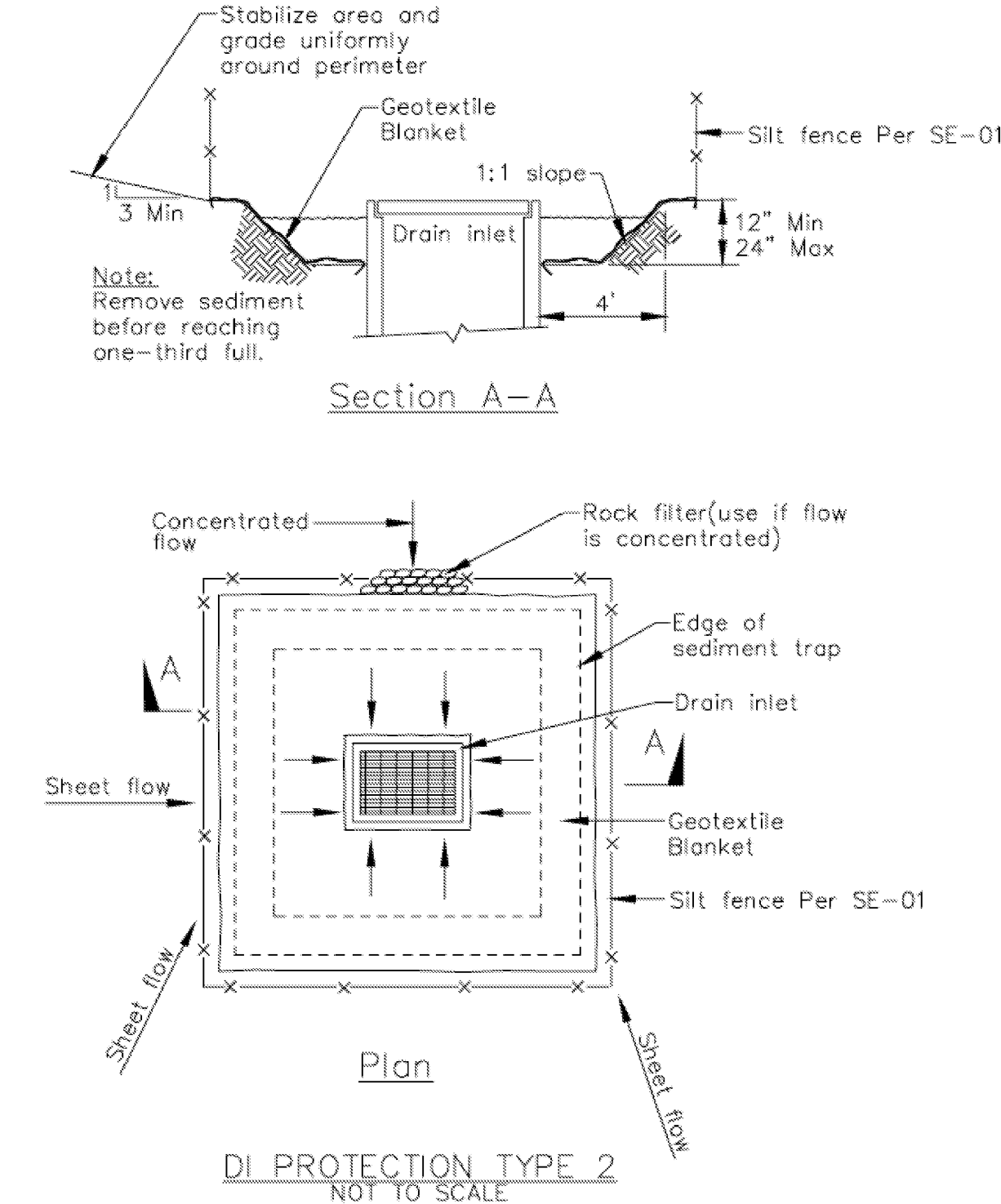
- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed
 5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3 NOT TO SCALE

4

Storm Drain Inlet Protection

CASQA Detail SE-10



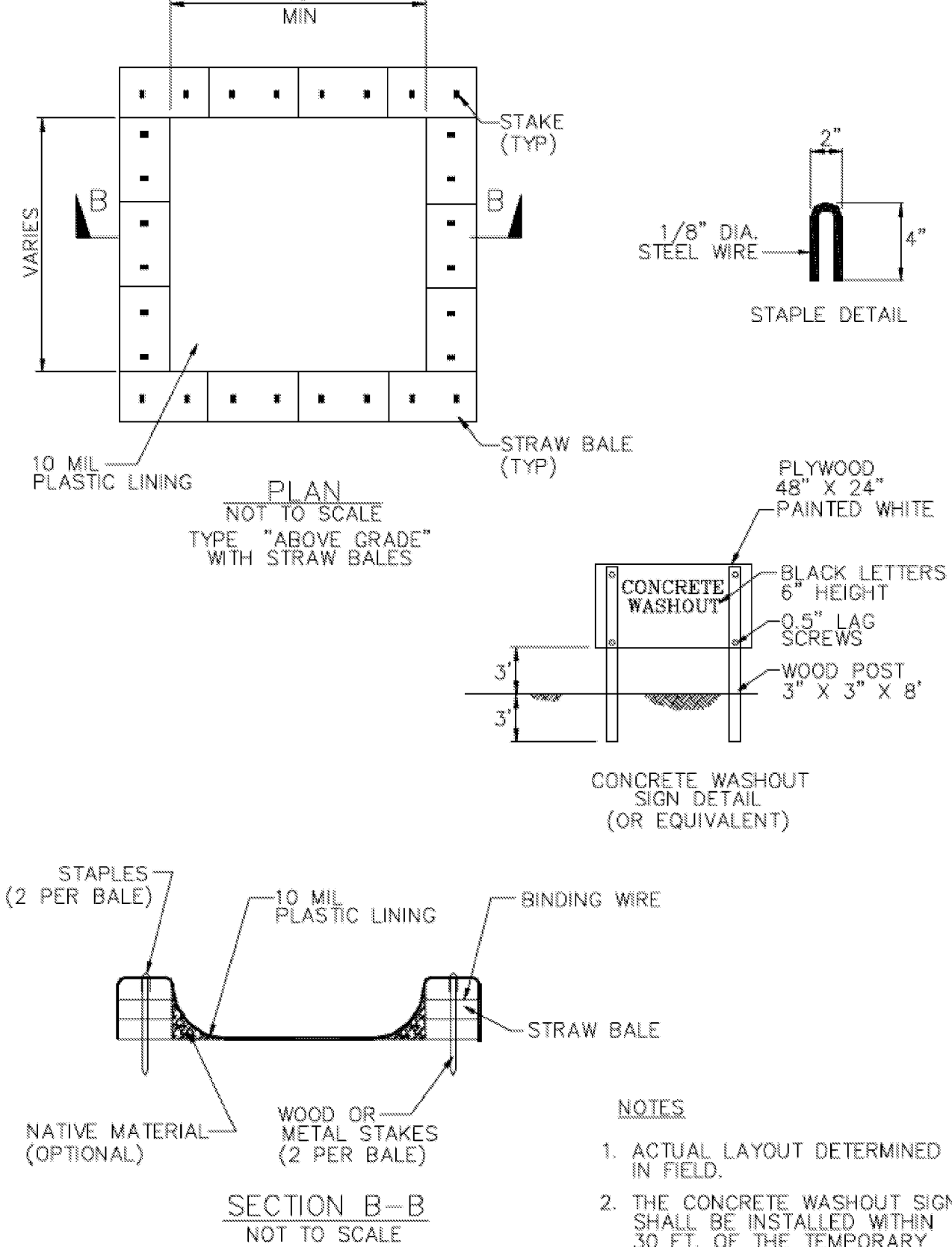
- Notes
1. For use in cleared and grubbed and in graded areas.
 2. Shape basin so that longest inflow area faces longest length of trap.
 3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

DI PROTECTION TYPE 2 NOT TO SCALE

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.

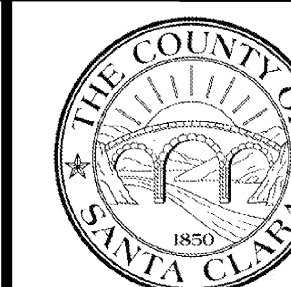
IMPROVEMENT PLANS

FOR THE
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18290 COYOTE ROAD, MORGAN HILL

A PORTION OF LOT 128 AS SHOWN UPON THAT CERTAIN MAP ENTITLED
MORGAN HILL RANCH MAP NO. 1
BOOK G OF MAPS AT PAGES 2 AND 3 - JUNE 1, 1892
SANTA CLARA COUNTY, CALIFORNIA

A.P.N.: 728-34-013 & 014

Project Information

FINISH GENERAL NOTES:

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.

ALL HEADERS SHALL BE SET AS NOTED ON FLOOR PLAN. ALL EXTERIOR DOORS SHALL BE AT LEAST $\frac{3}{4}$ " THICK. PROVIDE FOR DRAINAGE OF LIQUID PROPANE GAS TO EXTERIOR.

WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC:

- 1.) OVER A VAPOR RETARDER
- 2.) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY
- 3.) ON CEILING WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER.

PROVIDE BLOCKING IN WALL AT ALL TOWEL BAR AND GRAB BAR LOCATIONS.

PROVIDE BULLNOSE CORNERS AT ALL INTERIOR WALLS.

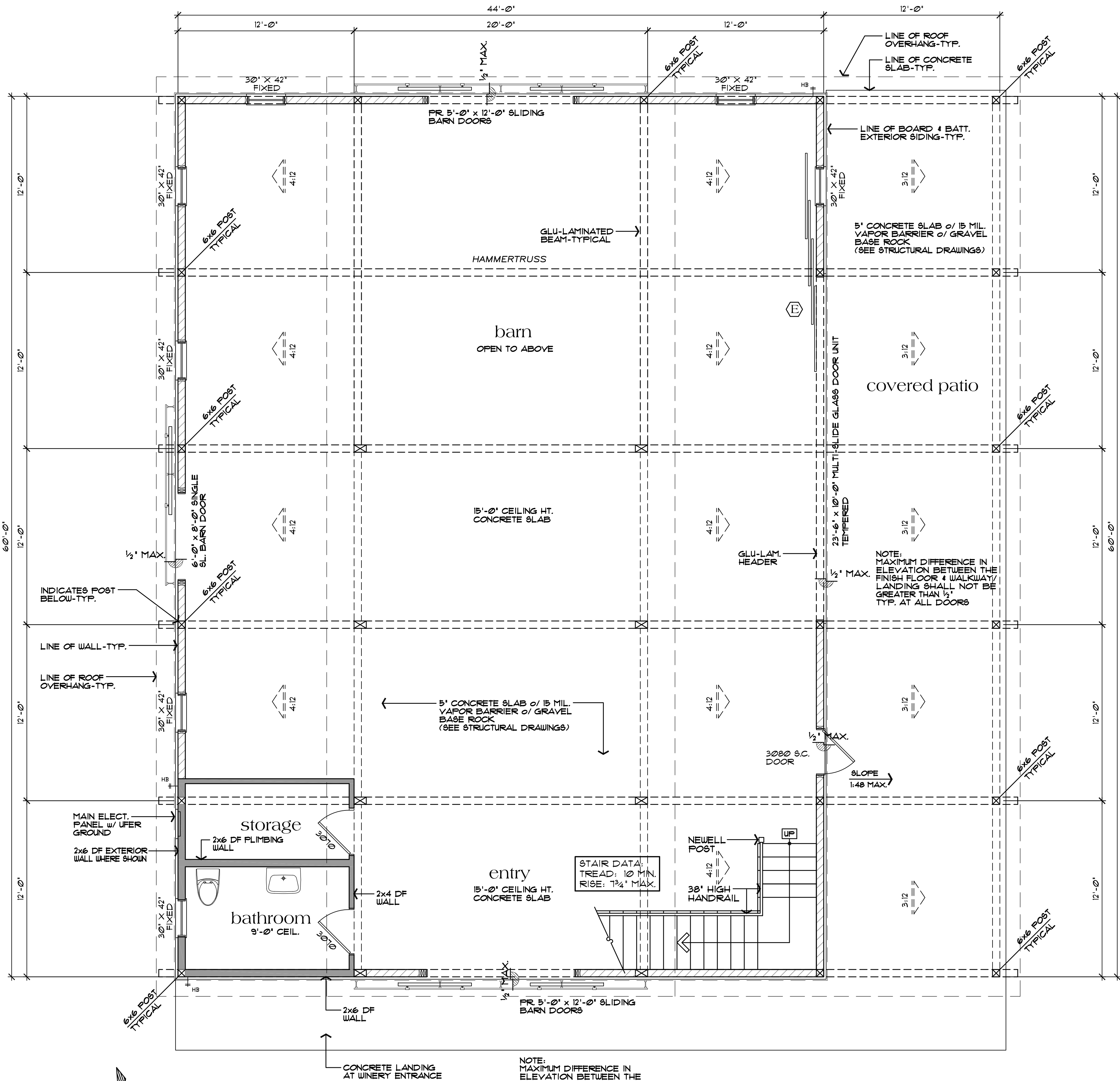
ALL WINDOWS TO BE VELD-WEN OR EQUAL, DUAL PANE w/ ALUMINUM CLAD EXTERIOR w/ BROWN FRAMES.

ALL INTERIOR DOORS TO BE 1'-0" HT.

ALL DOORS w/ GLASS TO HAVE DUAL PANE GLAZING w/ LOW 'E' AND TEMPERED GLASS.

CAL Green Requirements

- 9.309.3.2 PLUMBING FIXTURES & FITTINGS SHALL COMPLY WITH THE FOLLOWING:
- 9.309.3.3.1 WATER CLOSETS: THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 128 GALLONS PER FLUSH.
- 9.309.3.3.2 URINALS: THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 6.5 GALLONS PER FLUSH.
- 9.309.3.3.3 SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM AT 80 PSI.
- 9.309.3.3.3.2 MULTIPLE SHOWERHEADS IN ONE SHOWER: THE MAXIMUM COMBINED FLOW RATE OF ALL SHOWERHEADS IS 2.0 GPM AT 80 PSI, OR ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
- 9.309.3.2.2 LAVATORY FAUCETS: LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.0 GPM AT 60 PSI.
- 9.309.3.2.2 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.0 GPM AT 60 PSI.
- 9.309.3.4 EACH BUILDING SHALL REDUCE BY 20 PERCENT WASTEWATER BY ONE OF THE FOLLOWING METHODS:
1. THE INSTALLATION OF WATER-CONSERVING FIXTURES OR
 2. UTILIZING NON-POTABLE WATER SYSTEMS.
- 9.309.3.6 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 9.409.1.2.2.1 PRIMARY EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EACH OPENING PLUS AT LEAST ONE OF THE FOLLOWING:
1. AN INSTALLED AWNING AT LEAST 4 FEET IN DEPTH.
 2. THE DOOR IS PROTECTED BY A ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
 3. THE DOOR IS RECESSED AT LEAST 4 FEET.
 4. OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION.
- 9.409.1.4 A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
- 9.409.1.11 PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN DETAILING RECYCLING PRACTICES AND IDENTIFYING DIVERSION FACILITIES.
- 9.409.1.4 PROVIDE DOCUMENTATION TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH RECYCLING REQUIREMENTS.
- 9.504.3 ALL DUCT & OTHER RELATED AIR INTAKE & DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- 9.504.4.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC LIMITS PER CALGREEN TABLE 9.504.4.1 AND TABLE 9.504.4.2.
- 9.504.4.3 PAINTS AND COATINGS SHALL BE COMPLIANT WITH VOC LIMITS PER CALGREEN TABLE 9.504.4.3.
- 9.504.4.3.1 AEROSOL PAINTS & COATINGS SHALL MEET THE MINIMUM LIMITS FOR VOC AND COMPLY WITH EPA AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION & RULE 45.
- 9.504.4.3.2 VERIFICATION OF COMPLIANCE WITH EMISSION LIMITS SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.
- 9.504.4.4 ALL CARPET INSTALLED SHALL MEET ONE OF THE FOLLOWING TESTING & PRODUCT REQUIREMENTS:
1. CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 2. CALIFORNIA DEPT. OF PUBLIC HEALTH VOC TESTING & EVALUATION
 3. NSF/ANSI 140 - GOLD LEVEL OR HIGHER
 4. SCIENTIFIC CERTIFICATIONS SYSTEM'S SUSTAINABLE CHOICE
 5. CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS PRODUCT DATABASE.
- 9.504.4.4.1 ALL CARPET CUSHION TO MEET CARPET & RUG INSTITUTE'S GREEN LABEL PROGRAM.
- 9.504.4.4.2 ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 9.504.4.2.
- 9.504.4.5 HARDWOOD, PLYWOOD, PARTICLEBOARD & MEDIUM DENSITY FIBER BOARD COMPOSITE WOOD PRODUCTS SHALL MEET THE LIMITS FOR FORMALDEHYDE IN AIR & AIR TOXIC CONTROLS REQUIRE FOR COMPOSITE WOOD OR THE EMISSION LIMITS IN TABLE 9.504.4.5.
- 9.504.4.6 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET AT LEAST ONE OF THE FOLLOWING:
1. CERTIFIED BY RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSOURCE PROGRAM
 2. CALIFORNIA DEPT. OF PUBLIC HEALTH VOC TESTING & EVALUATION
 3. COMPLIANT WITH CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS & LISTED IN CHPS HIGH PERFORMANCE PRODUCT DATABASE
 4. COMPLIANT WITH CDPH CRITERIA AS CERTIFIED UNDER THE GREENGUARD CHILDREN'S & SCHOOLS PROGRAM.
- 9.504.4.6.1 DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.
- 9.504.5.3 MERV 8 FILTERS SHALL BE PROVIDED IN REGULARLY OCCUPIED AREAS OF MECHANICALLY VENTILATED BUILDINGS FOR OUTSIDE AND RETURN AIR FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY.
- 9.507.1 WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS AND WITHIN THE BUILDING AS PROHIBITED.
- 9.507.1.4 ACOUSTICAL CONTROL: EMPLOY BUILDING ASSEMBLIES AND COMPONENTS WITH STC VALUES DETERMINED IN ACCORDANCE WITH ASTM E 90 AND ASTM E 413.
- 9.507.1.4.1 EXTERIOR NOISE TRANSMISSION: WALL AND FLOOR-CEILING ASSEMBLIES MAKING UP THE BUILDING ENVELOPE SHALL HAVE AN STC OF AT LEAST 50 AND EXTERIOR WINDOWS SHALL HAVE A MINIMUM STC OF 30 FOR ANY OF THE BUILDING LOCATIONS LISTED IN ITEMS 1 THROUGH 3 IN SECTION 9.507.1.
- 9.507.1.2 INTERIOR SOUND: WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC SPACES SHALL HAVE AN STC OF AT LEAST 40.



Main Level Barn Plan

2632 sq. ft. Main Level
685 sq. ft. Upper Level
3317 sq. ft. Total Barn Area
728 sq. ft. Covered Patio

scale: 1/4"=1'-0"

NO./ DATE/ REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF DAZ. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAZ. ANY REUSE OR MODIFICATION OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF DAZ. DAZ ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THESE PLANS OR FOR THE RESULTS THEREOF. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE ATTENTION OF THE LOCAL BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF THE PROJECT. DAZ ASSUMES NO LIABILITY FOR THE RESULTS THEREOF. PRECEDENCE OVER SCALED DIMENSIONS.

LD Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7045 Fax: (408) 778-7004
Email: info@ldaz.com

Main Level Barn Plan
Lezotte Barn
Accessory Structure (Barn)
18290 Coyote Road
Morgan Hill, California

DATE
JUNE 19, 2020
SCALE
1/4"=1'-0"
PROJECT MANAGER
SCOTT ZAZULETA
DRAWN
GZ
JOB NO.
DZ4517
SHEET

A2.1

GENERAL NOTES:

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ALL EXTERIOR HEADERS SHALL BE AS NOTED ON PLANS
ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK

ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED PER RS028.4

WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 1 & CFC CHAPTER 5.

WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4 INCHES FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18 INCHES MIN. ABOVE FF. - TYPICAL PER CMC & CBC.

OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED.

ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.

PLUMBING CONTRACTOR SHALL PROVIDE T & P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR. CBC 602.4 & 602.5

PLUMBING DRAIN WASTE AND VENT AND/OR MECHANICAL DUCTING ALONG WITH ELECTRICAL PANEL/WIRING SIZING CALCULATIONS MAY BE REQUIRED TO BE PROVIDED IF THE FIELD INSPECTOR REQUESTS THESE ITEMS.

IF STRUCTURE IS TO HAVE PROPANE GAS-PROVIDE FOR DRAINAGE OF L.P. GAS TO EXTERIOR (TYPICAL)

WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC:

- 1) OVER A VAPOR RETARDER
- 2) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY
- 3) ON CEILING WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER.

PROVIDE BLOCKING IN WALL AT ALL TOWEL BAR LOCATIONS. VERIFY LOCATIONS w/ OWNER IN FIELD.

ALL WINDOWS TO BE WELD-WEN OR EQUAL, DUAL PANE w/ MIN. (1) TEMPERED PANE w/ ALUMINUM CLAD EXTERIOR w/ BROWN FRAMES.

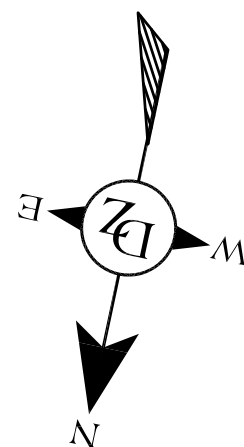
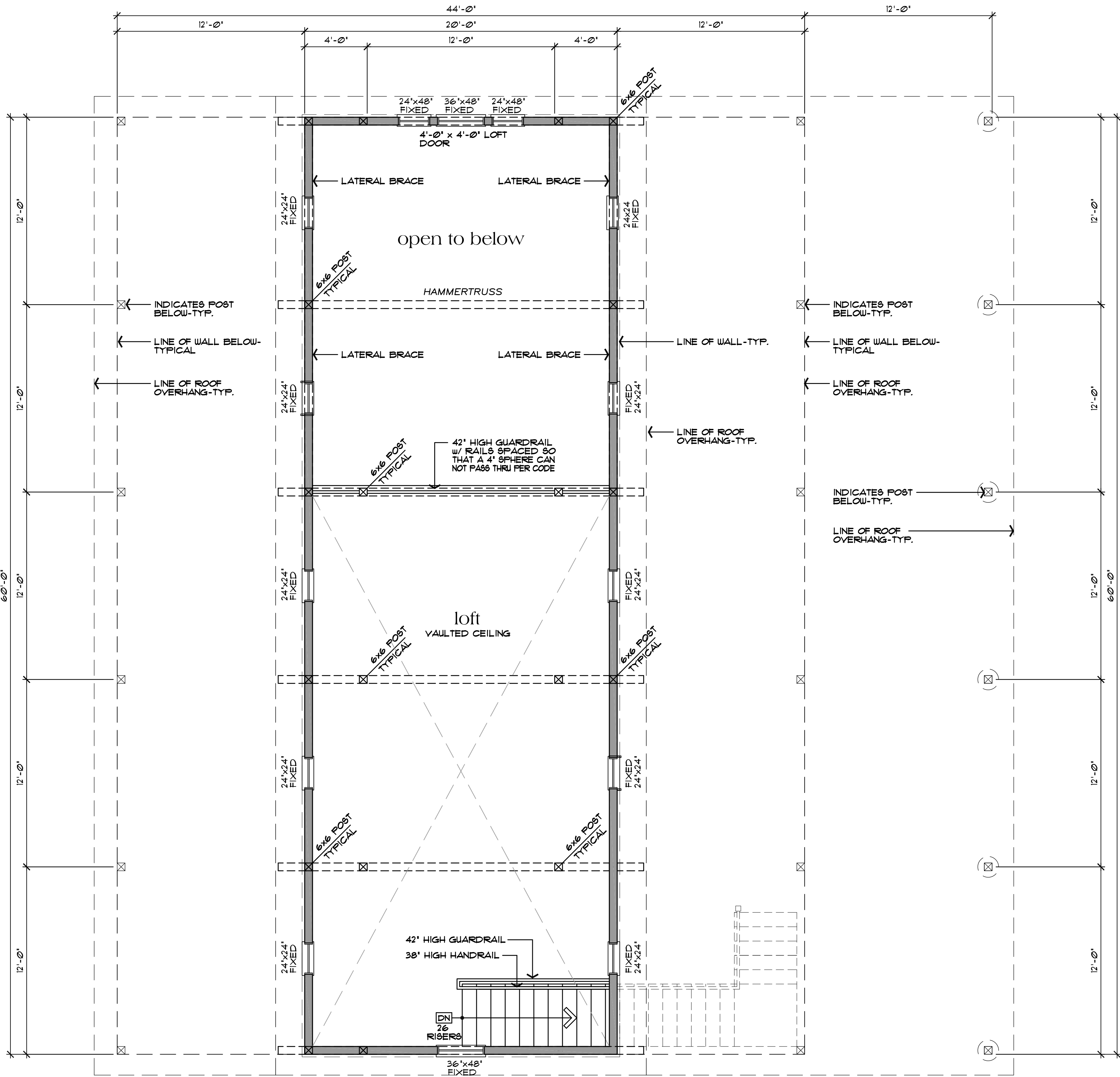
ALL INTERIOR DOORS TO BE AS NOTED ON BARN PLANS

ALL DOORS w/ GLASS TO HAVE DUEL PANE GLAZING w/ LOW 'E' AND TEMPERED GLASS.

ALL WALLS TO BE 2x D.F. STUDS SPACED AT 16" O.C. (SEE BARN PLANS). ALL EXTERIOR WALLS TO HAVE R-19 INSULATION.

CAL Green Requirements

- 4.303.1 PLUMBING FIXTURES & FITTINGS SHALL COMPLY WITH THE FOLLOWING:
- 4.303.1.1 TOILETS: INSTALL ONLY TOILETS THAT USE NO MORE THAN 128 GALLONS PER FLUSH.
- 4.303.1.2 URINALS: INSTALL ONLY URINALS THAT USE NO MORE THAN 25 GALLONS PER FLUSH.
- 4.303.1.3.1 SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.
- 4.303.1.3.2 MULTIPLE SHOWERHEADS IN ONE SHOWER: THE MAXIMUM COMBINED FLOW RATE OF ALL SHOWERHEADS IS 1.8 GPM AT 80 PSI, OR ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
- 4.303.1.4.1 LAVATORY FAUCETS: LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM AT 60 PSI.
- 4.303.1.4.4 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM AT 60 PSI.
- 4.303.2 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 4.402.1 RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 4.402.1 A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
- 4.503.1 INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE, OR A SEALED WOODSTOVE.
- 4.504.1 ALL DUCT & OTHER RELATED AIR INTAKE & DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- 4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS PER CALGREEN CODE 4.504.2.1.
- 4.504.2 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- 4.504.2.3 AEROSOL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC & OTHER TOXIC COMPOUNDS.
- 4.504.3 ALL CARPET INSTALLED SHALL MEET ONE OF THE FOLLOWING TESTING & PRODUCT REQUIREMENTS:
1. CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 2. CALIFORNIA DEPT. OF PUBLIC HEALTH VOC TESTING & EVALUATION.
 3. NSF/ANSI 140 - GOLD LEVEL
 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
- 4.504.3.1 ALL CARPET CUSHION TO MEET CARPET & RUG INSTITUTE'S GREEN LABEL PROGRAM
- 4.504.3.2 ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1
- 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-EMISSION MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM
- 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), & HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS
- SEE EMISSION LIMITATION TABLES ON SHEET



Loft Level Barn Plan

680 sq. ft. Loft Level

scale: 1/4"= 1'-0"

NO./ DATE/ REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF DAZ. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DAZ. ANY REUSE, MODIFICATION, OR ALTERATION OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF DAZ. DAZ ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY ARISING FROM THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF THE PROJECT. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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Loft Level Barn Plan
Lezotte Barn
Accessory Structure (Barn)
18290 Coyote Road
Morgan Hill, California

DATE
JUNE 19, 2020
SCALE
1/4" = 1'-0"
PROJECT MANAGER
SCOTT ZAZULETA
DRAWN
GZ
JOB NO.
DZ4517
SHEET

A2.2



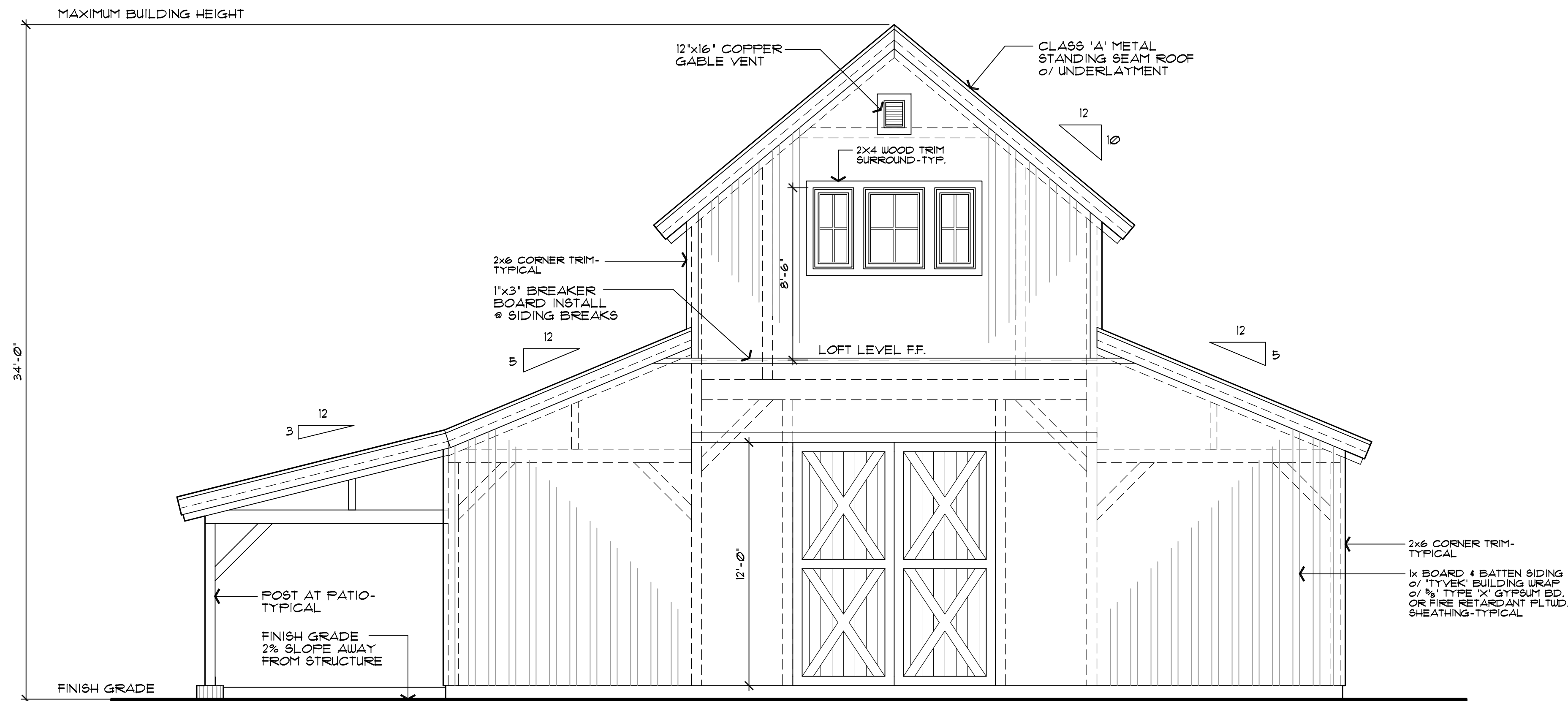
FRONT ELEVATION



RIGHT ELEVATION

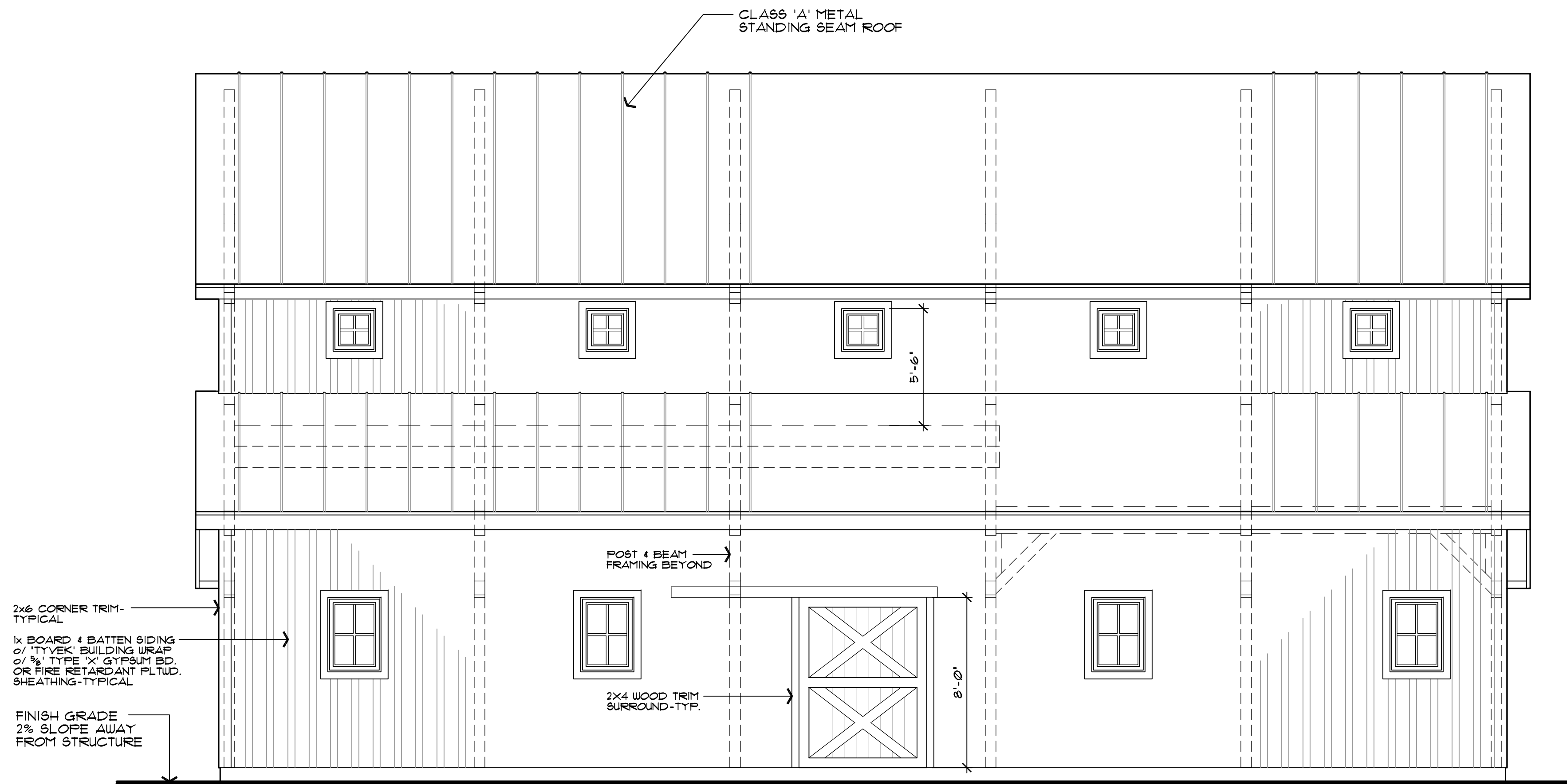
A3.1

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BARN MANUFACTURER
SAND CREEK POST & BEAM
116 W. 1ST STREET
WAYNE, NE 68787

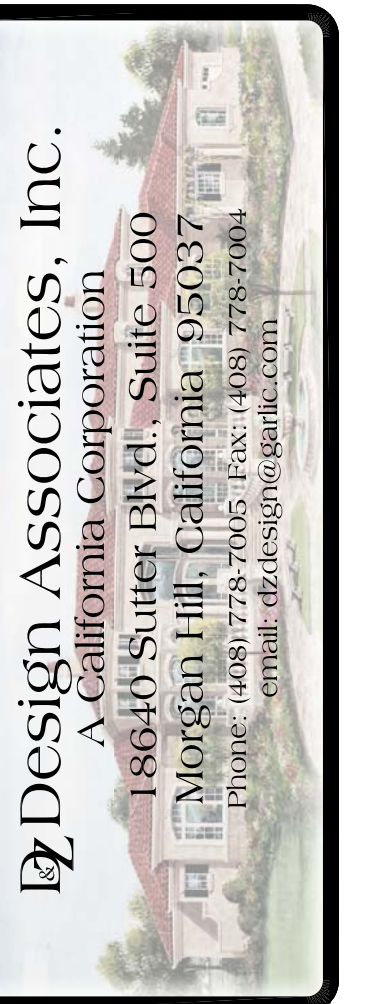
E3 *REAR ELEVATION*
SCALE: 1/4" = 1'



E4 *LEFT ELEVATION*
SCALE: 1/4" = 1'

NO./ DATE/ REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF DAZ. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAZ. NO OTHER SITES ARE TO BE CONSIDERED FOR THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR THE ATTENTION OF THE DAZ DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE ATTENTION OF THE DAZ DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE ATTENTION OF THE DAZ DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE PROJECT.



DRAWING TITLE	Proposed Barn Elevations
JOB TITLE	Lezotte Barn Accessory Structure (Barn)
JOB ADDRESS	18290 Coyote Road Morgan Hill, California

DATE	JUNE 19 2020
SCALE	1/4" = 1'-0"
PROJECT MANAGER	SCOTT ZAZULETA
DRAWN	G. NERMAN
JOB NO.	DZ4517
SHEET	A3.2