

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 EARTH SYSTEMS PACIFIC... 2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS... 3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS... 4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED... 5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA... 6. 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... 2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR... 5. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT (BUSINESS AND PROFESSIONS CODE) CHAPTER 15 SECTIONS 8771 AND 8725.1, CALIFORNIA PENAL CODE 606, 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 ARE FILED WITH THE COUNTY SURVEYOR OFFICE PRIOR TO DISTURBING SAID MONUMENTS... 8. THE COUNTY ENGINEER SHALL REVIEW AND APPROVE THE CONSTRUCTION STAKING PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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... 4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE... 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.

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... 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... 3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES... 4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS... 5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%... 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... 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... 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.

Table with 4 columns: LOCATION, CUT (C.Y.), FILL (C.Y.), VERT. DEPTH. Rows include BARN PAD, LANDSCAPE, DRIVEWAY, POND, and TOTAL.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. 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... 9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%... 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... 15. VOID NO. N/A... 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 PLACE 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 FRAGING... 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 ELECTROLUER 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... 5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS... 6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES... 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... 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... 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... 12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB... 13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS... 14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE REVEGED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE... 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... 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... 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... 20. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN STAGING AREAS... 21. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY... 22. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY... 23. 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... 24. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS... 25. 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.

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... 2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED 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

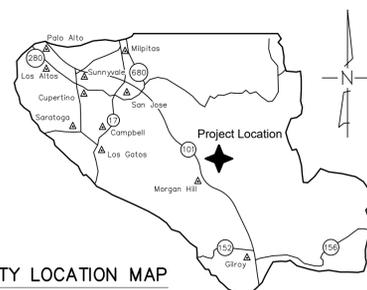
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL ("). THERE () WERE () WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITEE 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.

GEOTECHNICAL ENGINEER OBSERVATION

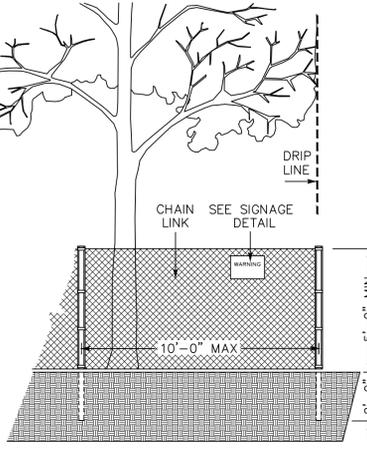
- 1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING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



COUNTY LOCATION MAP

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 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) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED... 10. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET... 11. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS... 12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB... 13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS... 14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE REVEGED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE... 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... 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... 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... 20. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN STAGING AREAS... 21. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY... 22. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY... 23. 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... 24. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS... 25. 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.



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... 2. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART... 3. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD... 4. 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.

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

COUNTY OF SANTA CLARA LAND DEVELOPMENT ENGINEERING & SURVEYING GRADING/DRAINAGE PERMIT NO. _____ ISSUED BY: _____ DATE: _____

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

PRELIMINARY PLANS NOT FOR CONSTRUCTION

ENGINEER'S STATEMENT

I HEARBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED _____

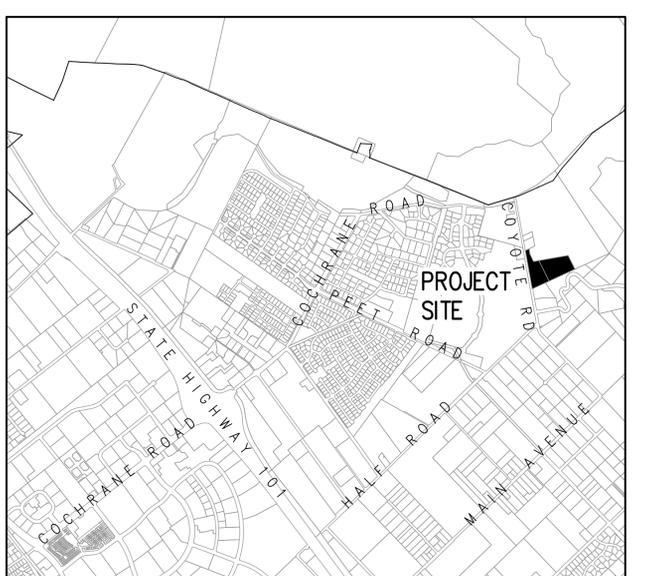
DATE _____ 69278 R.C.E. NO. _____ EXP 6-30-22

COUNTY ENGINEER'S NOTE

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DATE _____ CHRISTOPHER L. FREITAS

R.C.E. NO. 42107 EXPIRES 3/31/22



VICINITY MAP NO SCALE

SCOPE OF WORK

- 1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN... 2. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND... 3. CLEAR AND GRUB BUILDING PAD... 4. CONSTRUCT BUILDING PAD... 5. INSTALL WATER TANK, WHARF FIRE HYDRANT AND WATER LINES... 6. CONSTRUCT DRIVEWAY/FIRE TRUCK TURNAROUND AREA

SEPARATE BUILDING PERMIT

- 7. CONSTRUCT ASPHALT DRIVEWAY APPROACH... 8. INSTALL SEPTIC TANK AND LEACHFIELD

SHEET INDEX

Table with 2 columns: Sheet Number, Sheet Description. Rows include 1 COVER SHEET, 2 OVERALL SITE PLAN, 3 PRELIMINARY GRADING & DRAINAGE PLAN, 4 NOTES, SECTIONS & DETAILS, 5 EROSION CONTROL PLAN, BMP1&2 BEST MANAGEMENT PRACTICES

ENGINEER'S NAME: HANNA & BRUNETTI

ADDRESS: 7651 EGGLEBERRY STREET, GILROY CA 95020

PHONE NO. 408 842-2173 FAX NO. 408 842-3662

PRELIMINARY IMPROVEMENT PLANS

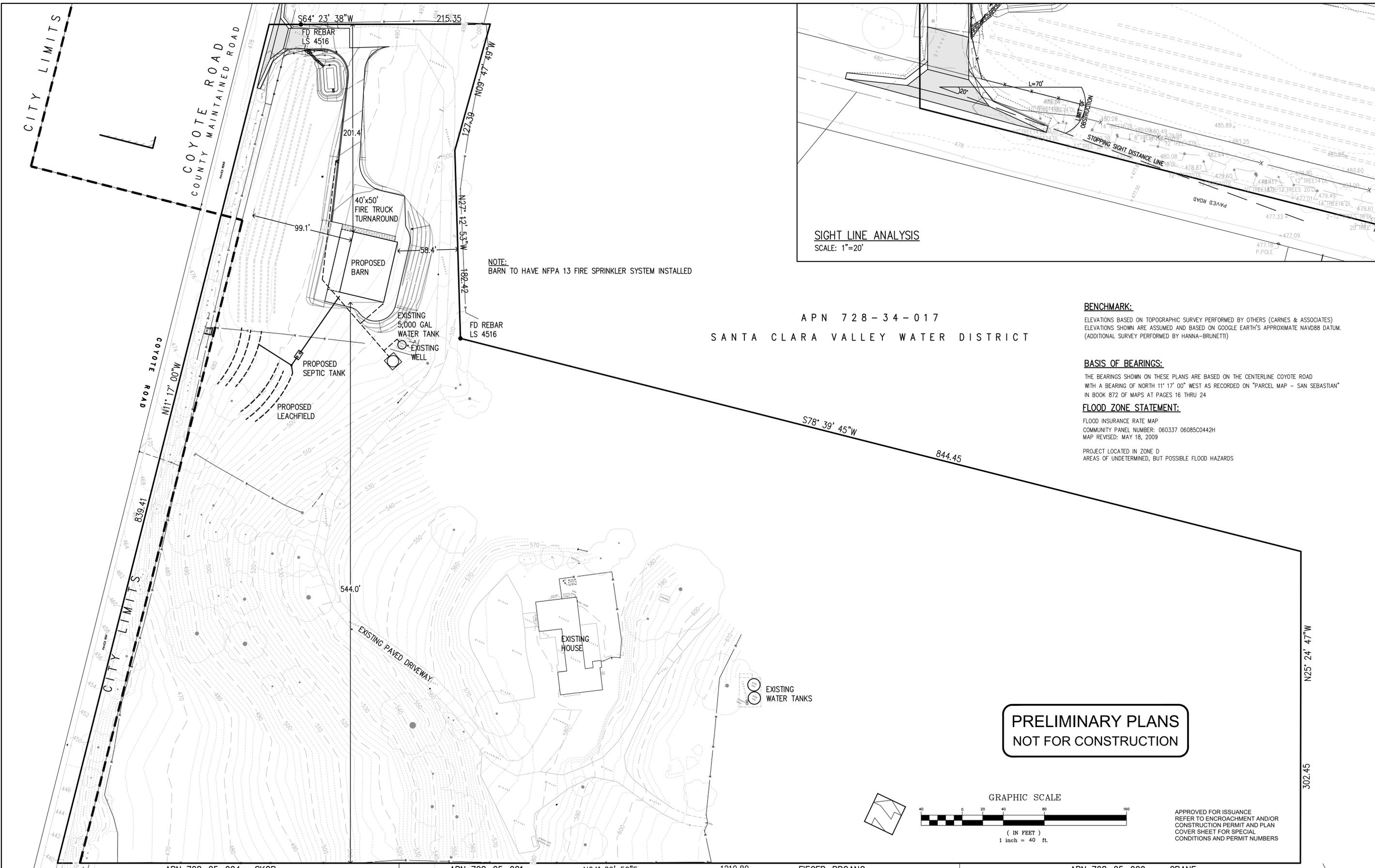
FOR THE ASSESSORY BUILDING GRADING AND DRAINAGE ON THE LANDS OF LEZOTTE 18290 COYOTE ROAD, MORGAN HILL A PORTION OF LOT 128 AS SHOWN UPON THAT CERTAIN MAP ENTITLED MORGAN HILL RANCH MAP NO. 1 BOOK G OF MAPS AT PAGES 2 AND 3 - JUNE 1, 1992 SANTA CLARA COUNTY, CALIFORNIA A.P.N.: 728-34-013 & 014

Table with 4 columns: Revision Number, Date, APN, Sheet. Rows include Revision 1, 2, 3 and Sheet 1, 1, 7.



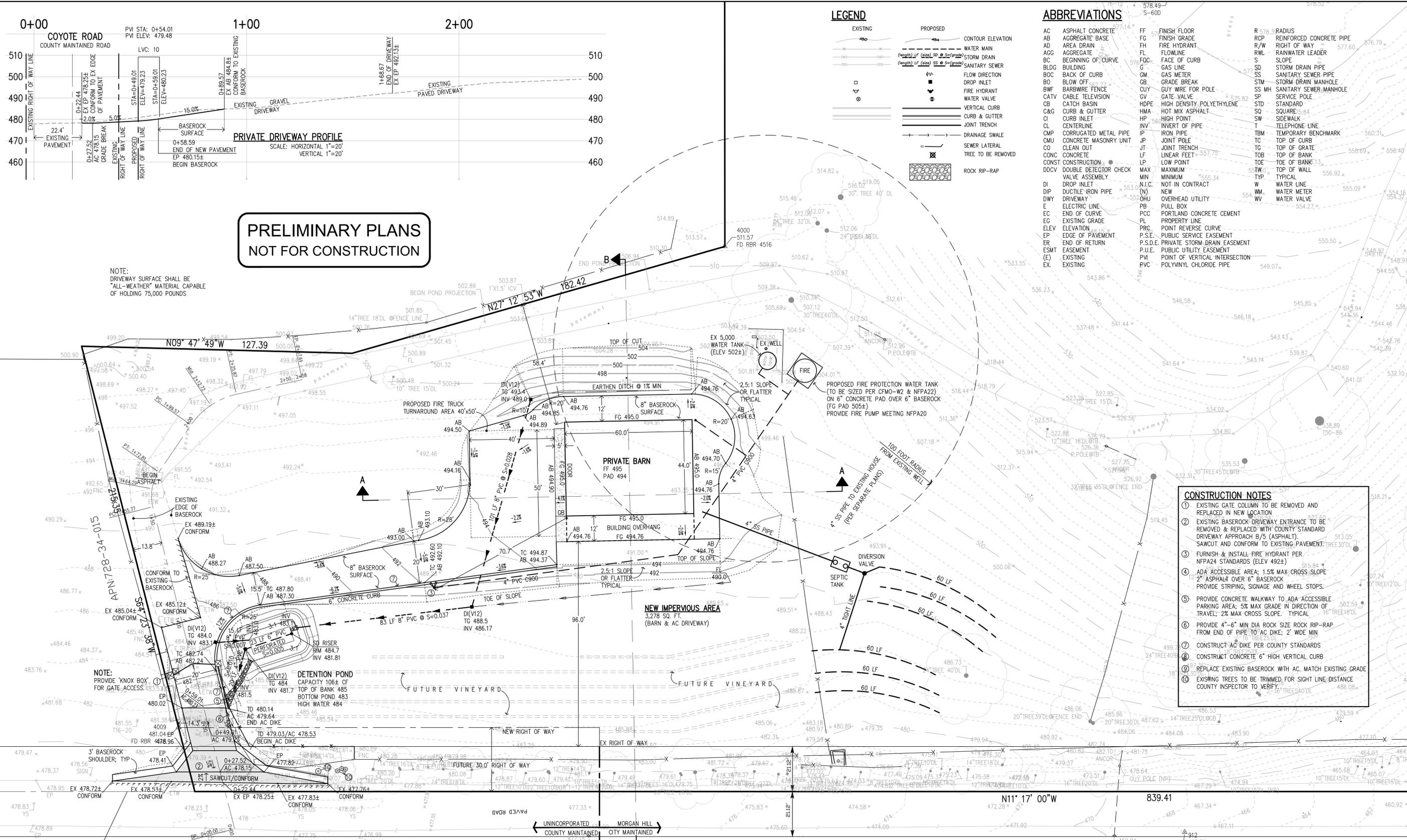
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER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

PLAN # _____ OF _____ SHEET



REVISIONS: DATE DESCRIPTION BY:			HANNA-BRUNETTI 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: SEPTEMBER 2020 HORIZ. SCALE: 1"=40' VERT. SCALE: NONE DESIGNED BY: AM CHECKED BY: DRAWN BY: SW			date: _____ 20 Hanna - Brunetti Amanda Joy Musy-Verdel R.C.E. # 69,278 expires: 6/30/22			REFERENCES			Overall Site Plan Lands of Lezotte - 18290 Coyote Road - apn 728-34-013 & 014			SHEET 2 OF 7 JOB NO. 18010																													
APN 728-25-024 SKOR			APN 728-25-021			N64° 29' 50"E 1210.80			FIEGER-PROANO			APN 728-25-020 CRANE			SANTA CLARA COUNTY CALIFORNIA																																
APPLICANT: LEZOTTE												ROAD: 18290 COYOTE ROAD												COUNTY FILE NO.: PLN18-11438 MOD												JOB NO. 18010											

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**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

NOTE:
DRIVEWAY SURFACE SHALL BE
"ALL-WEATHER" MATERIAL CAPABLE
OF HOLDING 75,000 POUNDS

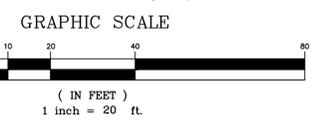
- CONSTRUCTION NOTES**
- 1 EXISTING GATE COLUMN TO BE REMOVED AND REPLACED IN NEW LOCATION
 - 2 EXISTING BASEROCK-DRIVEWAY ENTRANCE TO BE REMOVED & REPLACED WITH COUNTY STANDARD DRIVEWAY APPROACH B/5 (ASPHALT). SAWCUT AND CONFORM TO EXISTING PAVEMENT.
 - 3 FURNISH & INSTALL FIRE HYDRANT PER NFPA24 STANDARDS (ELEV 492±)
 - 4 ADA ACCESSIBLE AREA: 1.5% MAX. CROSS-SLOPE 2" ASPHALT OVER 6" BASEROCK PROVIDE STRIPING, SIGNAGE AND WHEEL STOPS.
 - 5 PROVIDE CONCRETE WALKWAY TO ADA ACCESSIBLE PARKING AREA; 5% MAX GRADE IN DIRECTION OF TRAVEL; 2% MAX-CROSS-SLOPE. TYPICAL
 - 6 PROVIDE 4" - 6" MIN DIA ROCK SIZE ROCK RIP-RAP FROM END OF PIPE TO AC DIKE; 2' WIDE MIN
 - 7 CONSTRUCT AC DIKE PER COUNTY STANDARDS
 - 8 CONSTRUCT CONCRETE 6" HIGH VERTICAL CURB
 - 9 REPLACE EXISTING BASEROCK WITH AC. MATCH EXISTING GRADE
 - 10 EXISTING TREES TO BE TRIMMED FOR SIGHT LINE. DISTANCE COUNTY INSPECTOR TO VERIFY

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	CONTOUR ELEVATION
(Symbol)	(Symbol)	WATER MAIN
(Symbol)	(Symbol)	STORM DRAIN
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	FLOW DIRECTION
(Symbol)	(Symbol)	DROP INLET
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	VERTICAL CURB
(Symbol)	(Symbol)	CURB & GUTTER
(Symbol)	(Symbol)	JOINT TRENCH
(Symbol)	(Symbol)	DRAINAGE SWALE
(Symbol)	(Symbol)	SEWER LATERAL
(Symbol)	(Symbol)	TREE TO BE REMOVED
(Symbol)	(Symbol)	ROCK RIP-RAP

ABBREVIATIONS

AC	ASPHALT CONCRETE	FF	FINISH FLOOR	R	RADIUS
AB	AGGREGATE BASE	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	FH	FIRE HYDRANT	R/W	RIGHT OF WAY
AGG	AGGREGATE	FL	FLOWLINE	RWL	RAINWATER LEADER
BC	BEGINNING OF CURVE	G	GAS LINE	S	SLOPE
BLDG	BUILDING	GM	GAS METER	SD	STORM DRAIN PIPE
BOC	BACK OF CURB	GB	GRADE BREAK	SS	SANITARY SEWER PIPE
BO	BLOW OFF	CUY	GUY WIRE FOR POLE	STM	STORM DRAIN MANHOLE
BWF	BARBWARE FENCE	CV	GATE VALVE	SS MH	SANITARY SEWER MANHOLE
CATV	CABLE TELEVISION	HDPE	HIGH DENSITY POLYETHYLENE	SP	SERVICE POLE
CB	CATCH BASIN	HMA	HOT MIX ASPHALT	STD	STANDARD
C&G	CURB & GUTTER	HP	HIGH POINT	SO	SQUARE
CI	CURB INLET	INV	INVERT OF PIPE	SW	SIDEWALK
CL	CENTERLINE	IP	IRON PIPE	T	TELEPHONE LINE
CMP	CORRUGATED METAL PIPE	JP	JOINT POLE	TBM	TEMPORARY BENCHMARK
CMU	CONCRETE MASONRY UNIT	JC	JOINT TRENCH	TC	TOP OF CURB
CO	CLEAN OUT	JT	JOINT TRENCH	TG	TOP OF GRADE
CONC	CONCRETE	LF	LINEAR FEET	TOB	TOP OF BANK
CONST	CONSTRUCTION	LP	LOW POINT	TOE	TOE OF WALL
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	MAX	MAXIMUM	TYP	TYPICAL
DI	DUCTILE IRON PIPE	MIN	MINIMUM	W	WATER LINE
DIP	DRIVEWAY	N.I.C.	NOT IN CONTRACT	WM	WATER METER
DWY	DRIVEWAY	(N)	NEW	WV	WATER VALVE
E	ELECTRIC LINE	OBU	OVERHEAD UTILITY		
EC	END OF CURVE	PB	PULL BOX		
EG	EXISTING GRADE	PCC	PORTLAND CONCRETE CEMENT		
ELEV	ELEVATION	PL	PROPERTY LINE		
EP	EDGE OF PAVEMENT	PRC	POINT REVERSE CURVE		
ER	END OF RETURN	P.S.E.	PUBLIC SERVICE EASEMENT		
ESMT	EASEMENT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT		
EX	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT		
		PVI	POINT OF VERTICAL INTERSECTION		
		PVC	POLYVINYL CHLORIDE PIPE		



PLAN # _____ OF _____ SHEET

REVISIONS:

DATE	DESCRIPTION	BY:

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EST. 1990
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DATE: SEPTEMBER 2020
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: SW
DRAWN BY: SW



REFERENCES

UNINCORPORATED
SEPTEMBER 2020

Preliminary Grading & Drainage Plan

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

SANTA CLARA COUNTY
CALIFORNIA

SHEET **3**
OF 7
JOB NO. **18010**

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.

PROJECT NOTES:

- THE LOCATION OF THE BUILDING PADS AND/OR FOUNDATIONS ARE TO BE ESTABLISHED BY A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING. A LETTER SIGNED AND SEALED BY THAT AUTHORIZED PERSON, STATING THAT HE/SHE HAS LOCATED THE BUILDING CORNERS, AND THEIR LOCATIONS CONFORM TO COUNTY BUILDING SETBACK REQUIREMENTS PER THE APPROVED BUILDING PLANS IS REQUIRED TO BE SUBMITTED TO THE COUNTY ENGINEER.
- THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT 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.
- NO TREES ARE TO BE REMOVED
- 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 SITE.
- BOTH DRAINFIELDS MUST BE STAKED AND STRUNG PRIOR TO APPROVAL OF THE SEPTIC DESIGN TO VERIFY THAT THE PROPOSED SEPTIC DESIGN WILL ACTUALLY FIT INTO THE PROPOSED LEACHFIELD AREA, AND CONFORM TO ALL REQUIRED SETBACKS.
- IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
- ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
- IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHAEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS AREAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEEMED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY.
- IN THE EVENT THAT HUMAN SKELETAL REMAINS ARE ENCOUNTERED, THE APPLICANT IS REQUIRED BY COUNTY ORDINANCE NO. B6-18 TO IMMEDIATELY NOTIFY THE COUNTY CORONER. UPON DETERMINATION BY THE COUNTY CORONER THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION, PURSUANT TO SUBDIVISION (c) OF SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND THE COUNTY COORDINATOR OF INDIAN AFFAIRS. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY CHAPTER. IF ARTIFACTS ARE FOUND ON THE SITE A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED ALONG WITH THE COUNTY PLANNING OFFICE. NO FURTHER DISTURBANCE OF THE ARTIFACTS MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY PLANNING OFFICE.
- THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
- UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
- ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
- ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO 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.
- AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO-SP6 IS REQUIRED TO BE INSTALLED THROUGHOUT THE STRUCTURE.
- ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
- A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
- ALL ROOF RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR NATURAL AREAS AWAY FROM BUILDING FOUNDATIONS, TO ALLOW FOR STORM WATER INFILTRATION INTO THE SOIL AND SHEET FLOW.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

CONTRACTOR TO VERIFY:

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, THE STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION.

SEE SOILS REPORT AND/OR STRUCTURAL PLANS TO DETERMINE THE ELEVATION OF THE BUILDING FINISH FLOOR AND PAD.

THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE COUNTY A SEPERATED PERMIT SHALL BE REQUIRED.



SSD - SOUTHBOUND

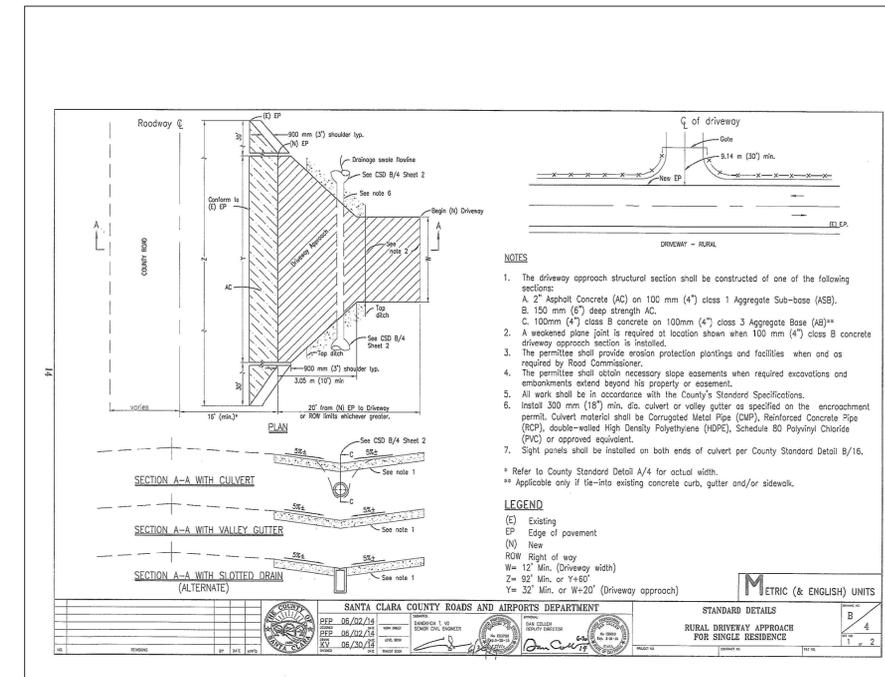
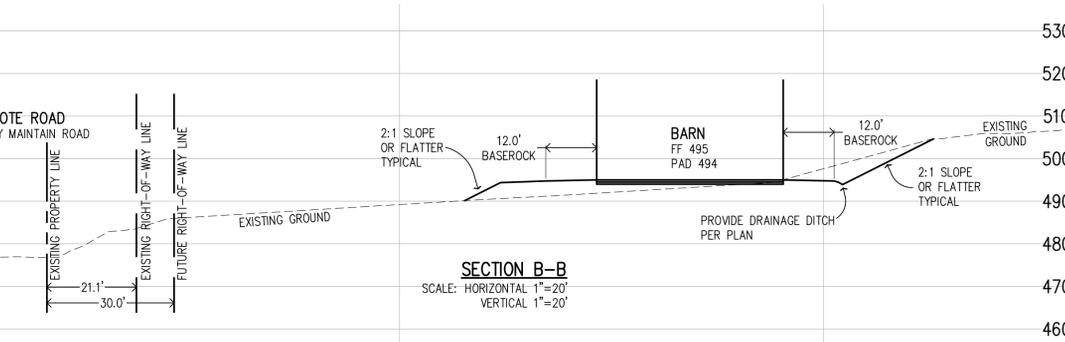
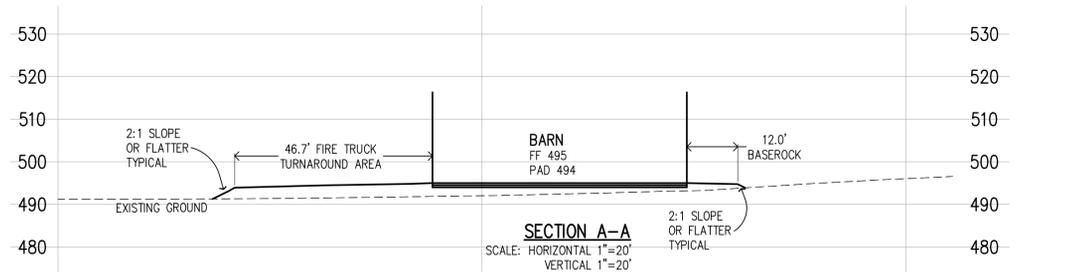
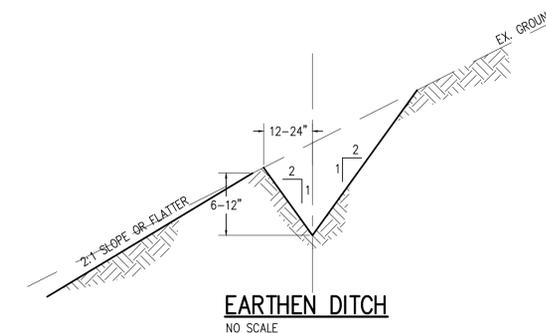


SSD - PLAN VIEW

NTS



SSD - NORTHBOUND



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

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
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CHECKED BY:
DRAWN BY: SW

date: 20
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69,278
expires: 6/30/22



REFERENCES

UNINCORPORATED
SEPTEMBER 2020

Notes, Sections, & Details

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

COUNTY FILE NO.: **PLN18-11438 MOD**

SHEET	4
OF 7	
JOB NO.	18010

APPLICANT: **LEZOTTE**

ROAD: **18290 COYOTE ROAD**

SANTA CLARA COUNTY
CALIFORNIA

JOB NO. **18010**

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PLAN # _____ OF _____ SHEET



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. 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.
13. 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

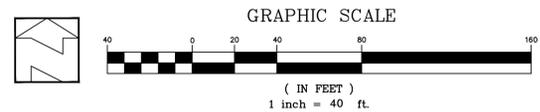
14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT 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:
 - A) REDUCTION 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 PUBLIC ROAD RIGHT OF WAY.
 - C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
17. 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
- PROVIDE STORM DRAIN INLET PROTECTION PER DETAIL SE-10

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

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



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DRAWN BY: SW.

date: _____ 20
Hanna - Brunetti
Amanda Joy Musy-Verdal
R.C.E. # 69,278
expires: 6/30/22



REFERENCES

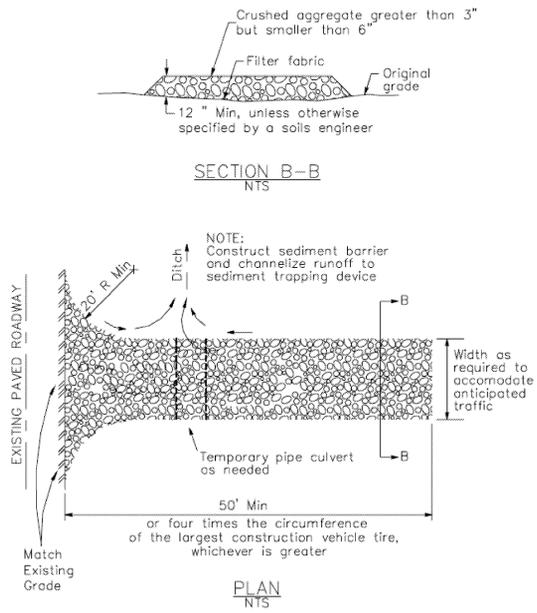
UNINCORPORATED
SEPTEMBER 2020

Erosion Control Plan
Lands of Lezotte - 18290 Coyote Road - apn 728-34-013 & 014
COUNTY FILE NO.: PLN18-11438 MOD

SHEET
5
OF 7
JOB NO.
18010

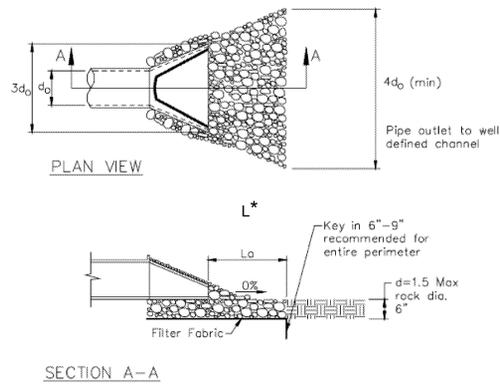
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

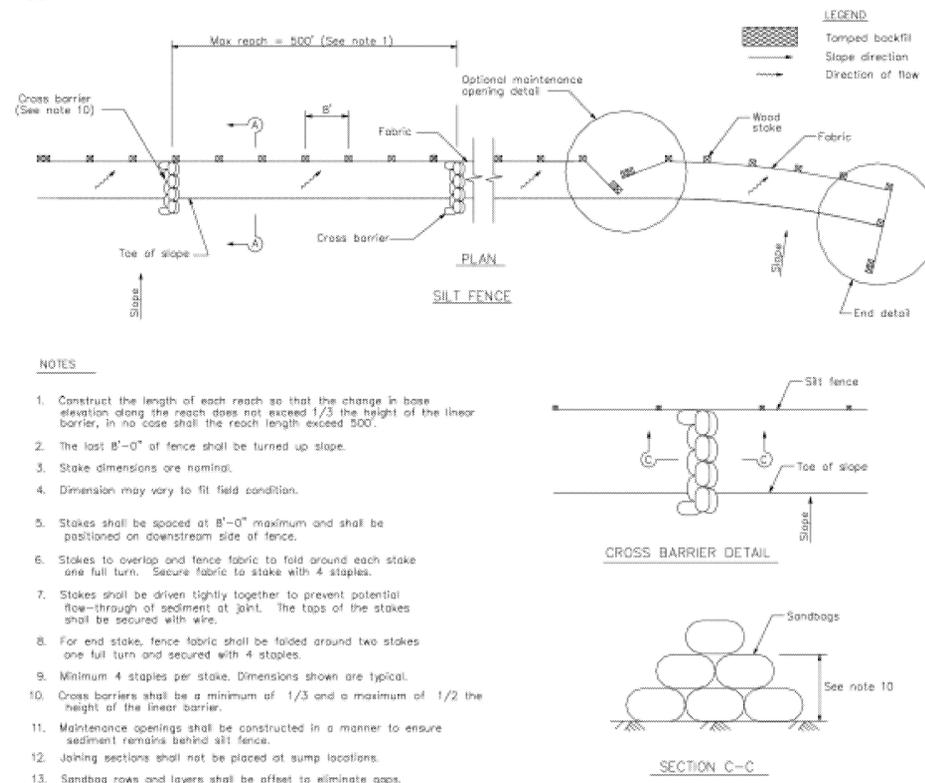


* Length per ABAG Design Standards

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

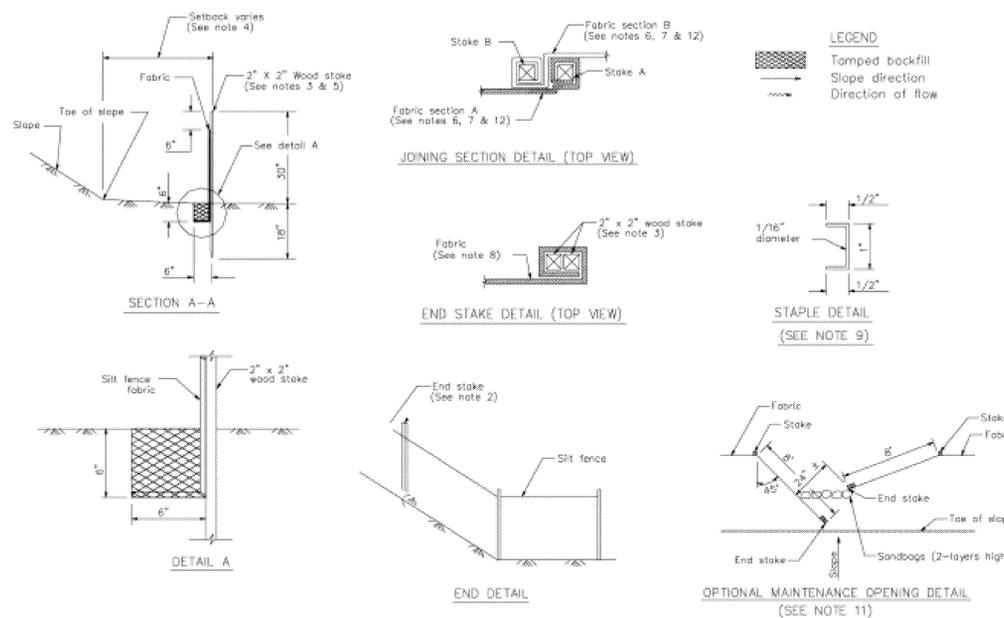
1 Silt Fence

CASQA Detail SE-1



2 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 rolls 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 6 OF MAPS AT PAGES 2 AND 3 - JUNE 1, 1992

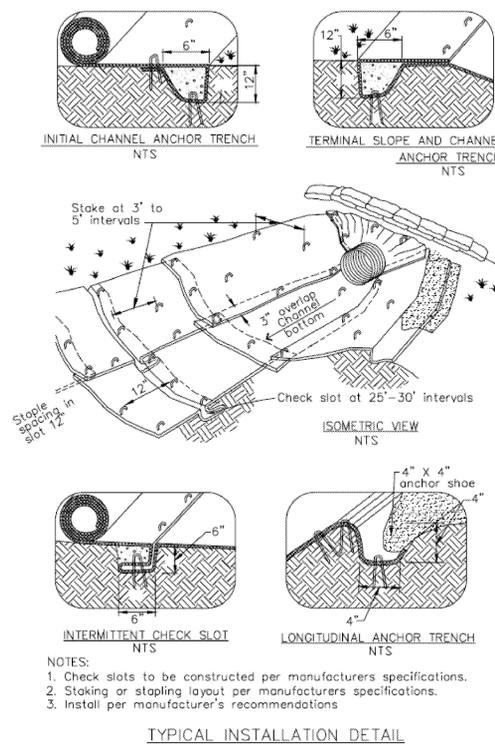
SANTA CLARA COUNTY, CALIFORNIA

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

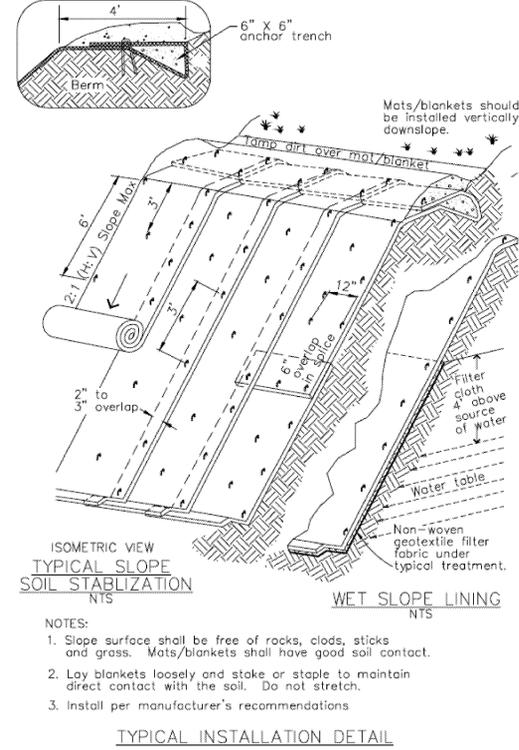
Project Information



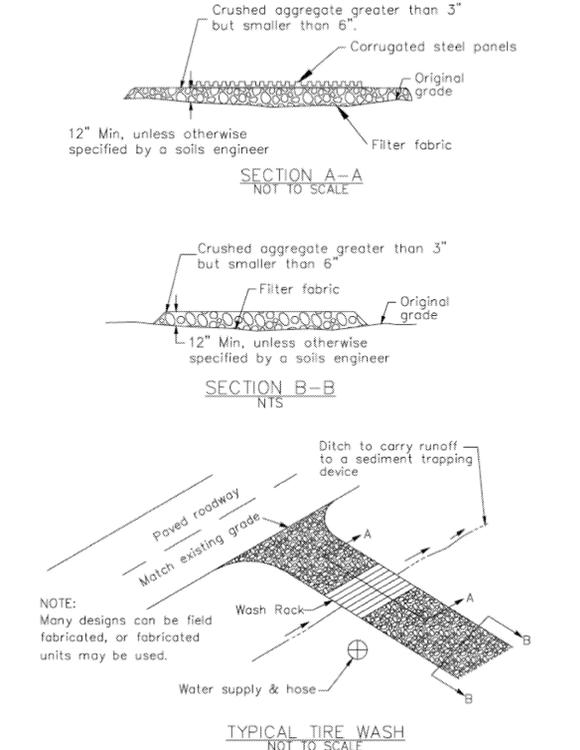
7 Geotextiles and Mats
CASQA Detail EC-7



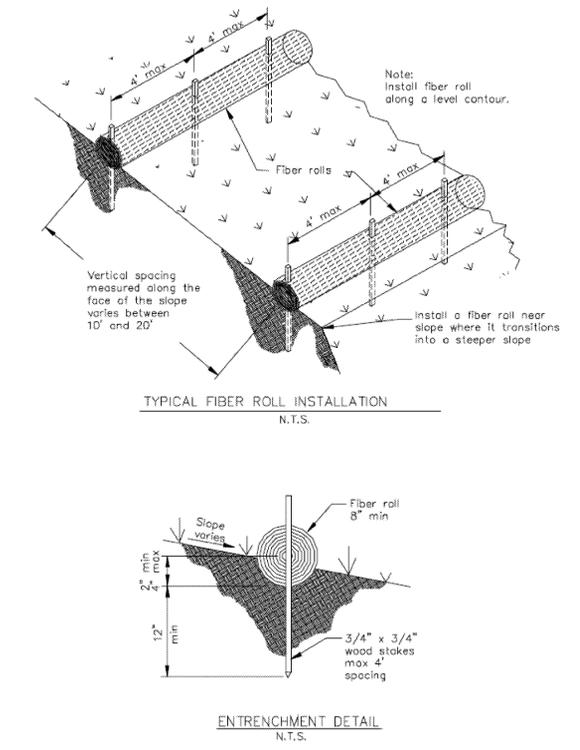
5 Geotextiles and Mats
CASQA Detail EC-7



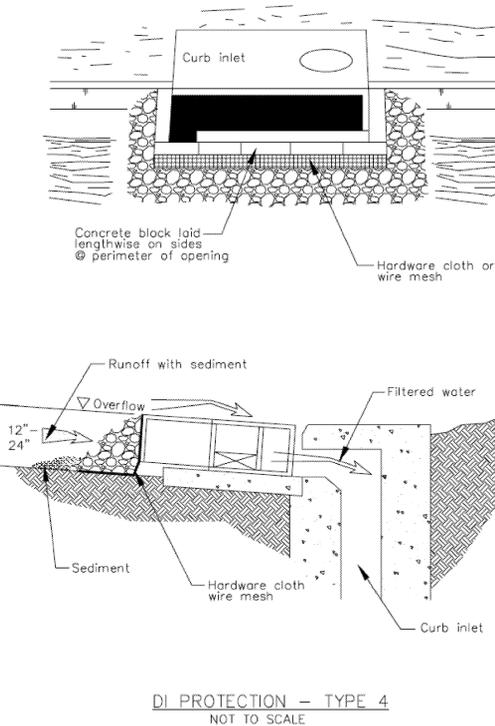
3 Entrance/Outlet Tire Wash
CASQA Detail TC-3



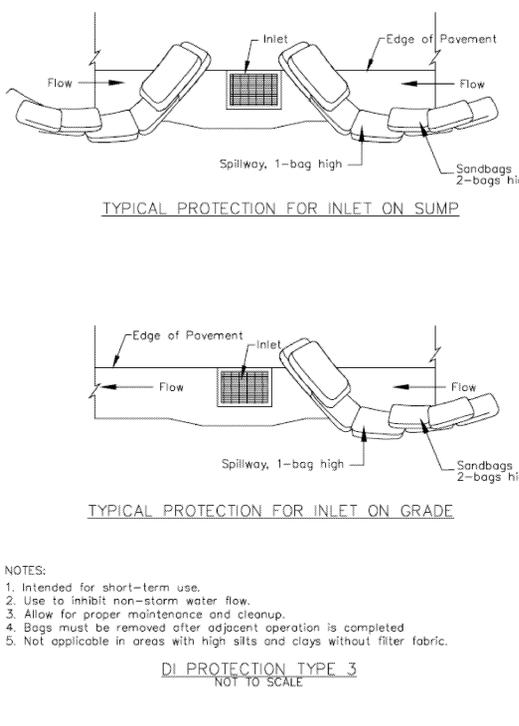
1 Fiber Rolls
CASQA Detail SE-5



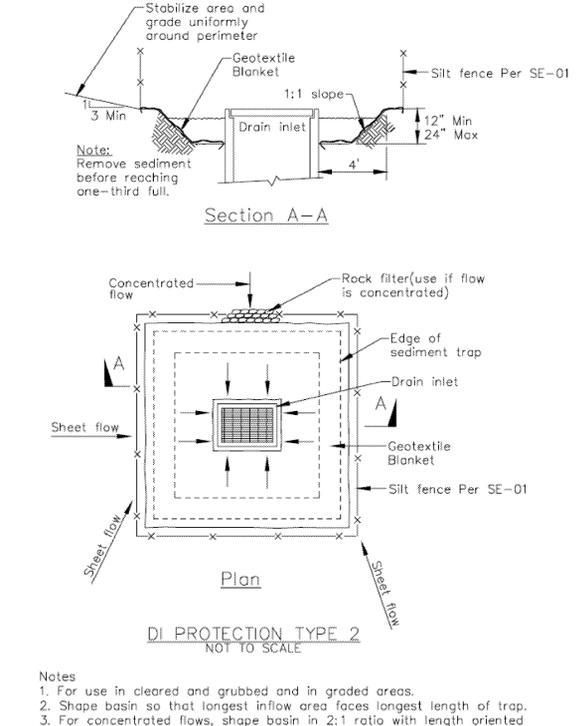
8 Storm Drain Inlet Protection
CASQA Detail SE-10



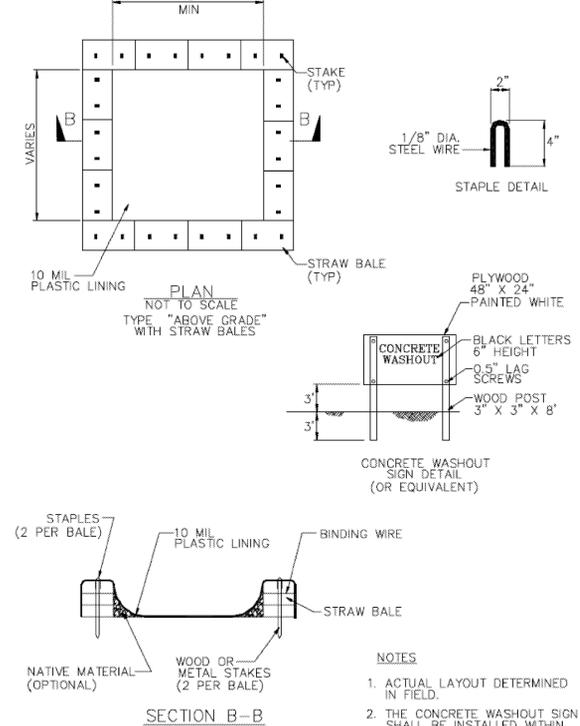
6 Storm Drain Inlet Protection
CASQA Detail SE-10



4 Storm Drain Inlet Protection
CASQA Detail SE-10



2 Concrete Waste Management
CASQA Detail WM-8



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

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, 1892
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 728-34-013 & 014

Project Information

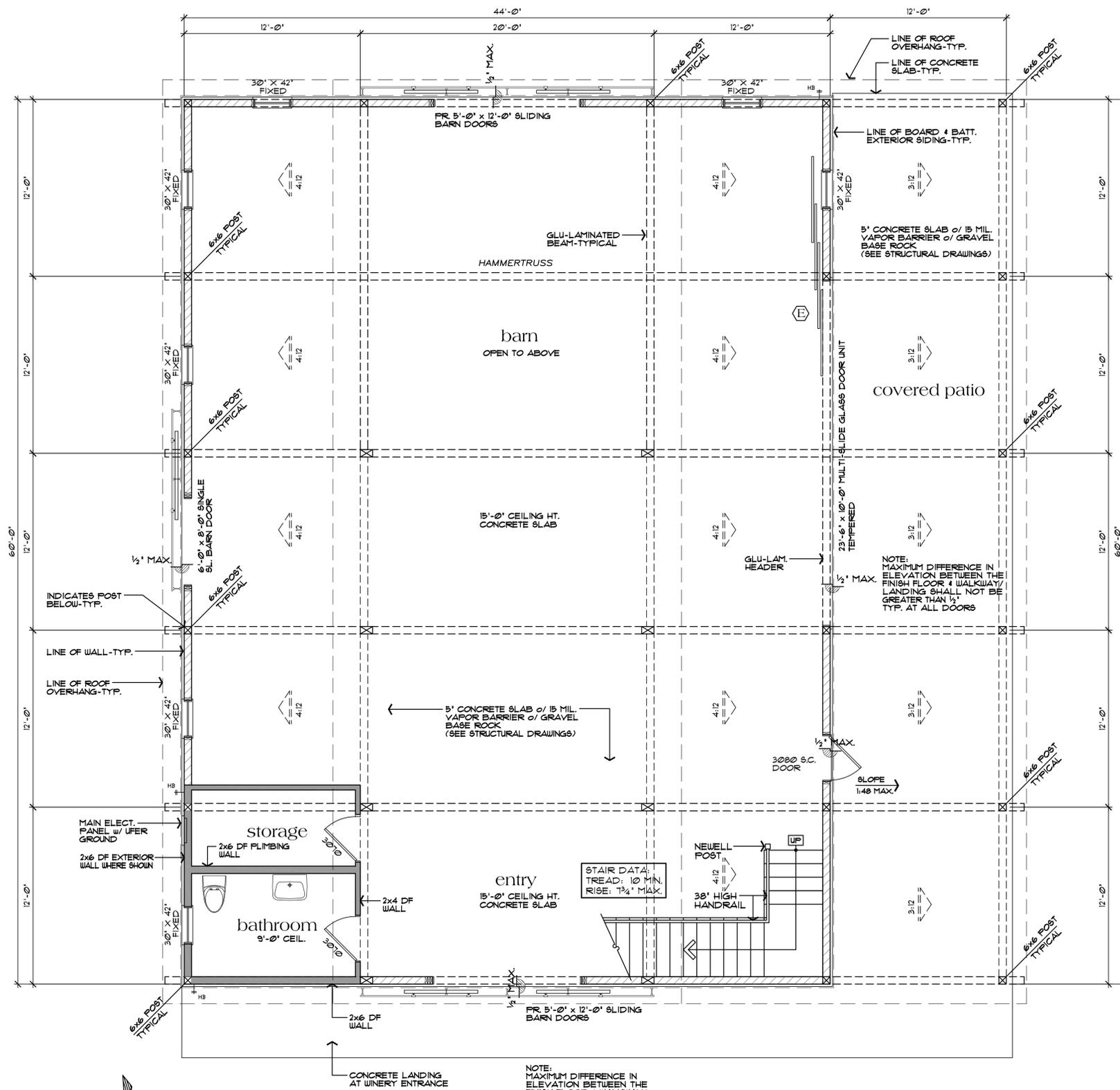


FINISH GENERAL NOTES:

- 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 1 1/4" 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

- 9.303.2 PLUMBING FIXTURES & FITTINGS SHALL COMPLY WITH THE FOLLOWING:
 - 9.303.3.1 WATER CLOSETS: THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 120 GALLONS PER FLUSH.
 - 9.303.3.2 URINALS: THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 60 GALLONS PER FLUSH.
 - 9.303.3.3 SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM AT 80 PSI.
 - 9.303.3.3.2 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.
- 9.303.2.2 LAVATORY FAUCETS: LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.
- 9.303.2.3 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.
- 9.303.4 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.
- 9.303.6 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 9.401.2.1 PRIMARY EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NON-ABSORBENT FLOORING AND WALL FINISHES WITHIN AT LEAST 7 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.
- 9.408.1 A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
- 9.408.1.1 PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN DETAILING RECYCLING PRACTICES AND IDENTIFYING DIVERSION FACILITIES.
- 9.408.1.4 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 & CALKS 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 PPMR LIMITS FOR VOC AND COPMR 1 WITH THE AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 8 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. COMPLIANT WITH CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS & LISTED IN CHPS HIGH PERFORMANCE PRODUCT DATABASE
 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.
- 9.504.4.5 HARDWOOD PLYWOOD, PARTICLEBOARD & MEDIUM DENSITY FIBER BOARD COMPOSITE WOOD PRODUCTS SHALL MEET THE LIMITS FOR FORMALDEHYDE IN CARBON AIR TOXICITY EQUIVALENT (CARB) 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) FLOORSCORE 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.
- 9.504.7 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.
- 9.507.4 ACoustical CONTROL: EMPLOY BUILDING ASSEMBLIES AND COMPONENTS WITH STC VALUES DETERMINED IN ACCORDANCE WITH ASTM E 90 AND ASTM E 413.
- 9.507.4.1 EXTERIOR NOISE TRANSMISSION: WALL AND FLOOR-CEILING ASSEMBLIES MAKING UP THE BUILDING ENVELOPE SHALL HAVE AN STC OF AT LEAST 30 AND EXTERIOR WINDOWS SHALL HAVE A MINIMUM STC OF 30 FOR ANY OF THE BUILDING LOCATIONS LISTED IN ITEM 9.1 THROUGH 9.3 IN SECTION 9.507.3.
- 9.507.4.2 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, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAZ. PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF DAZ. DAZ ASSOCIATES SHALL BE HELD HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THESE PLANS. DAZ ASSOCIATES SHALL BE HELD HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THESE PLANS. DAZ ASSOCIATES SHALL BE HELD HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THESE PLANS.

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DRAWING TITLE	Main Level Barn Plan
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	GZ
JOB NO.	DZ4517
SHEET	

A2.1

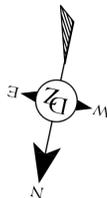
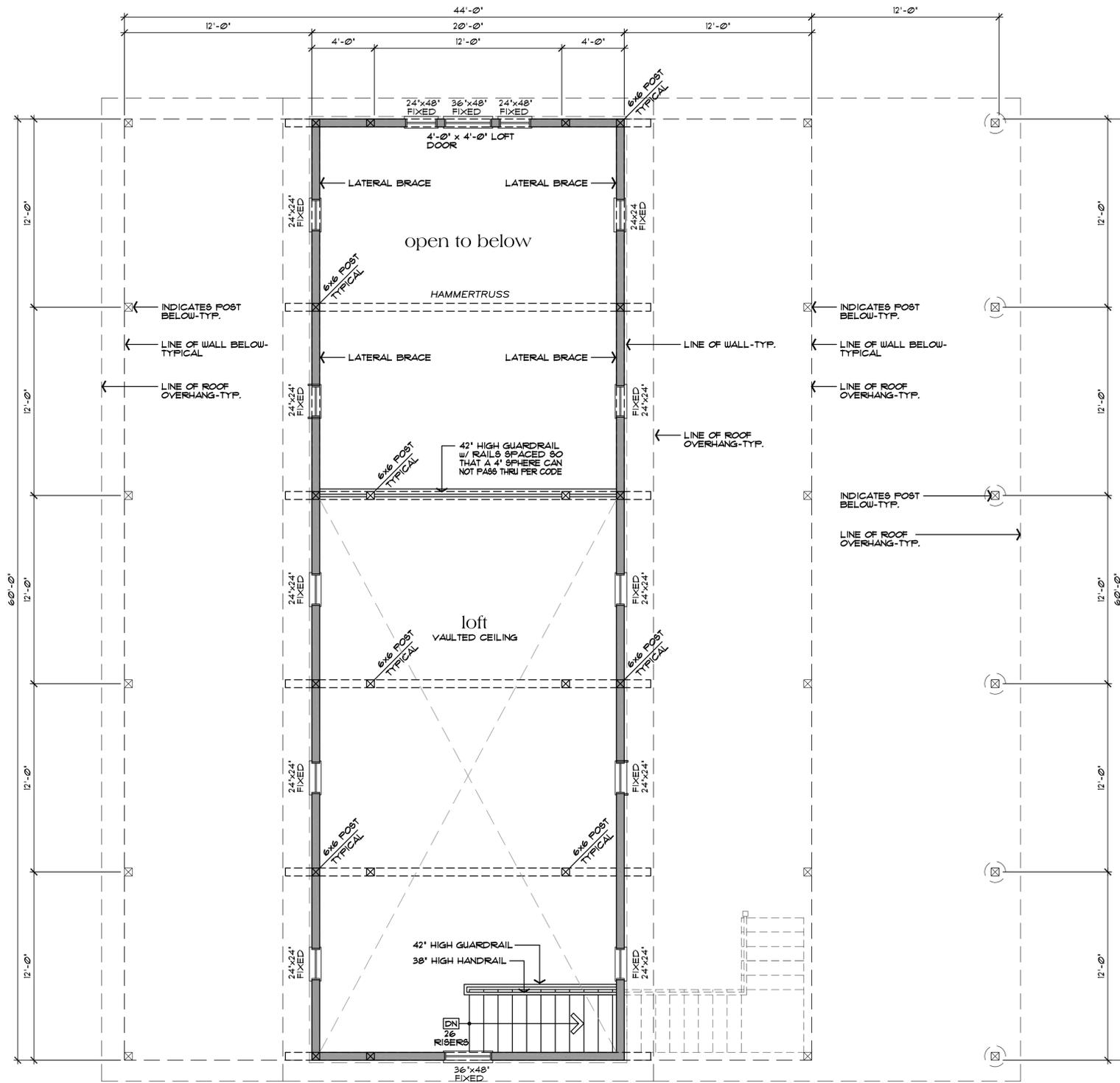
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GENERAL NOTES:

- 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. WINDOWS TO BE DUAL-PANED w/ MIN. (1) TEMP. PANE (U.N.O.)
- 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 RSQ28.4
- 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 F.F. - 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 JELD-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 SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 18 GPM AT 80 PSI.
 - 4.303.1.3.1 MULTIPLE SHOWERHEADS IN ONE SHOWER: THE MAXIMUM COMBINED FLOW RATE OF ALL SHOWERHEADS IS 18 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 12 GPM AT 60 PSI.
 - 4.303.1.4.2 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 15 GPM AT 60 PSI.
- 4.303.2 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 4.406.1 RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM FLATES 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.
- 4.408.1 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.
- 4.504.2.2 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-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFICI) FLOORSCORE 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"

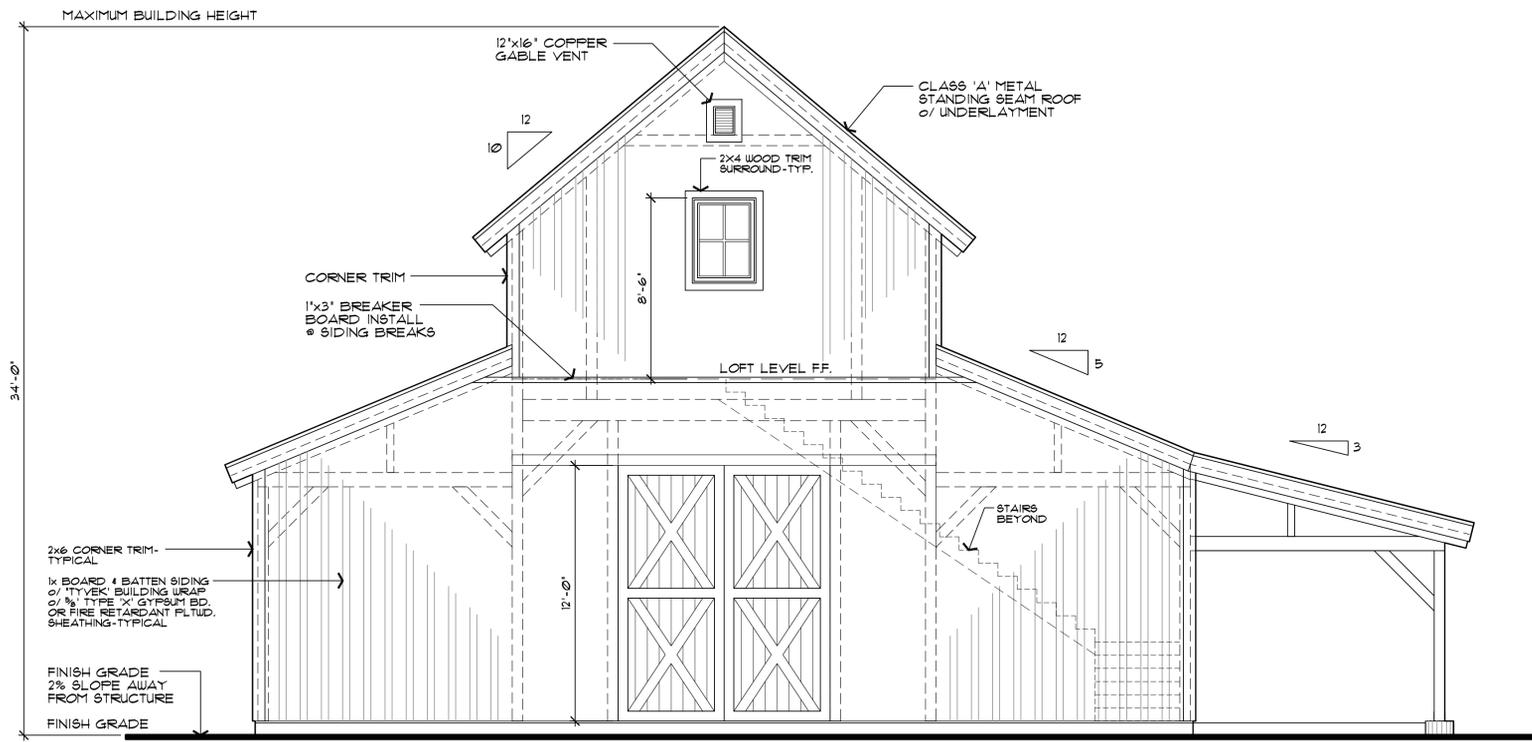
NO. / DATE / REVISION

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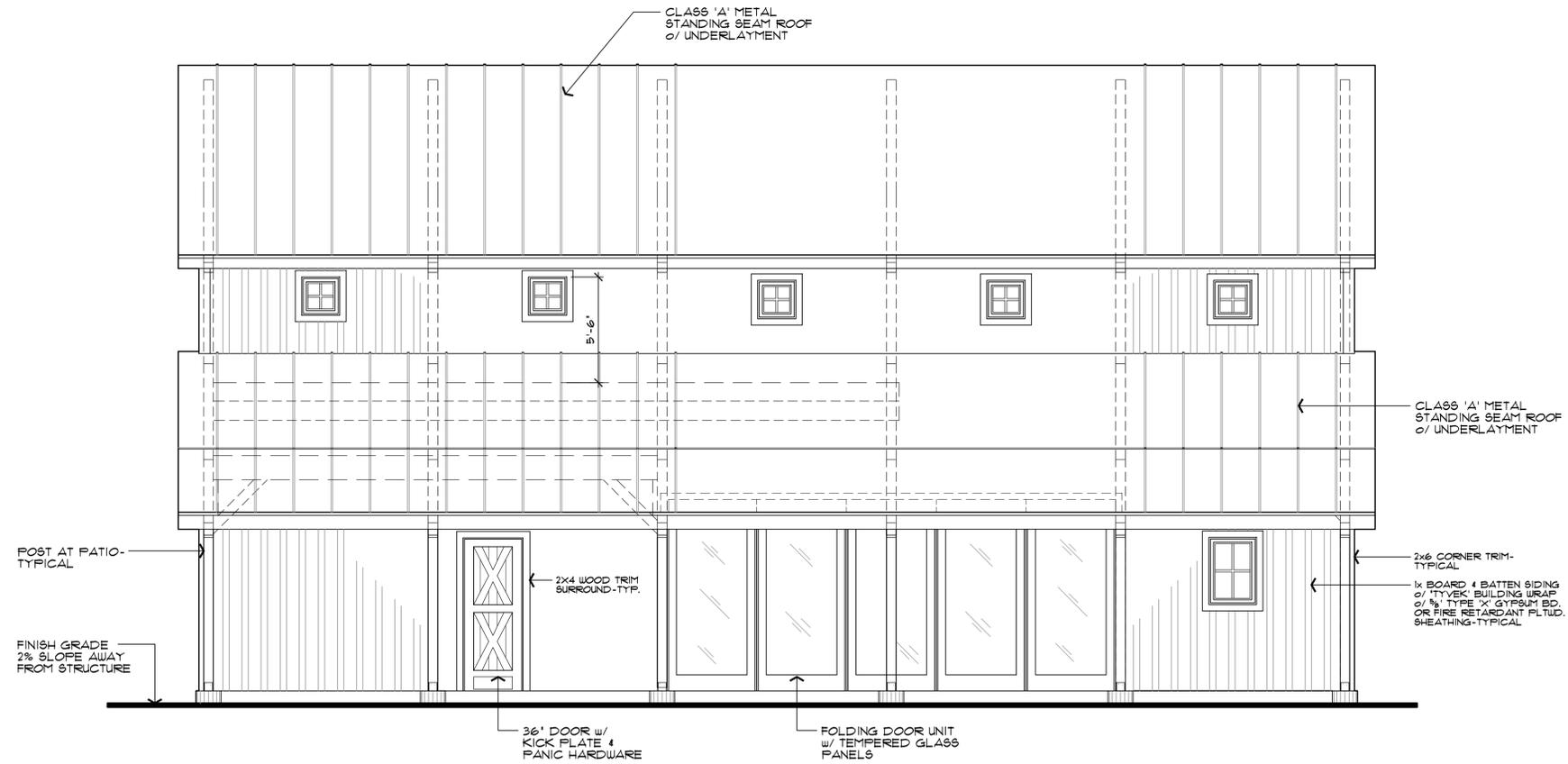
DRAWING TITLE	Loft Level Barn Plan
JOB TITLE	Lezotte Barn Accessory Structure (Barn)
JOB ADDRESS	18290 Coyote Road Morgan Hill, California

DATE	JUNE 19 2020
SCALE	1/4" = 1'-0"
PROJECT MANAGER	SCOTT ZAZULETA
DRAWN	GZ
JOB NO.	DZ4517
SHEET	A2.2



BARN MANUFACTURER
SAND CREEK POST & BEAM
116 W. 1ST STREET
WAYNE, NE 68101

E1 FRONT ELEVATION
SCALE: 1/4" = 1'



E2 RIGHT ELEVATION
SCALE: 1/4" = 1'

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NO./ DATE/ REVISION

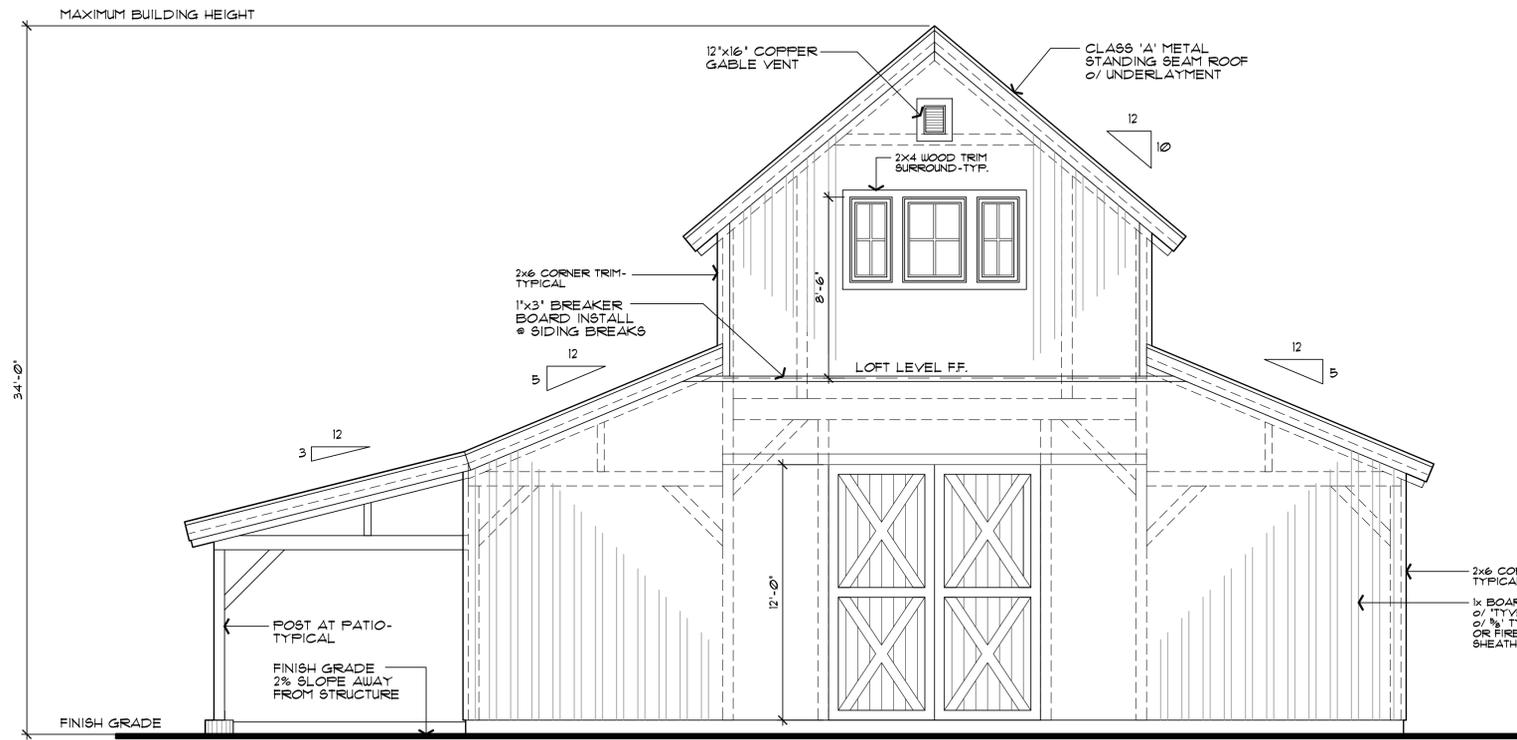
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DRAWING TITLE	Proposed Barn Elevations
JOB TITLE	Lezotte Barn Accessory Structure (Barn)
JOB ADDRESS	18290 Coyote Road Morgan Hill, California

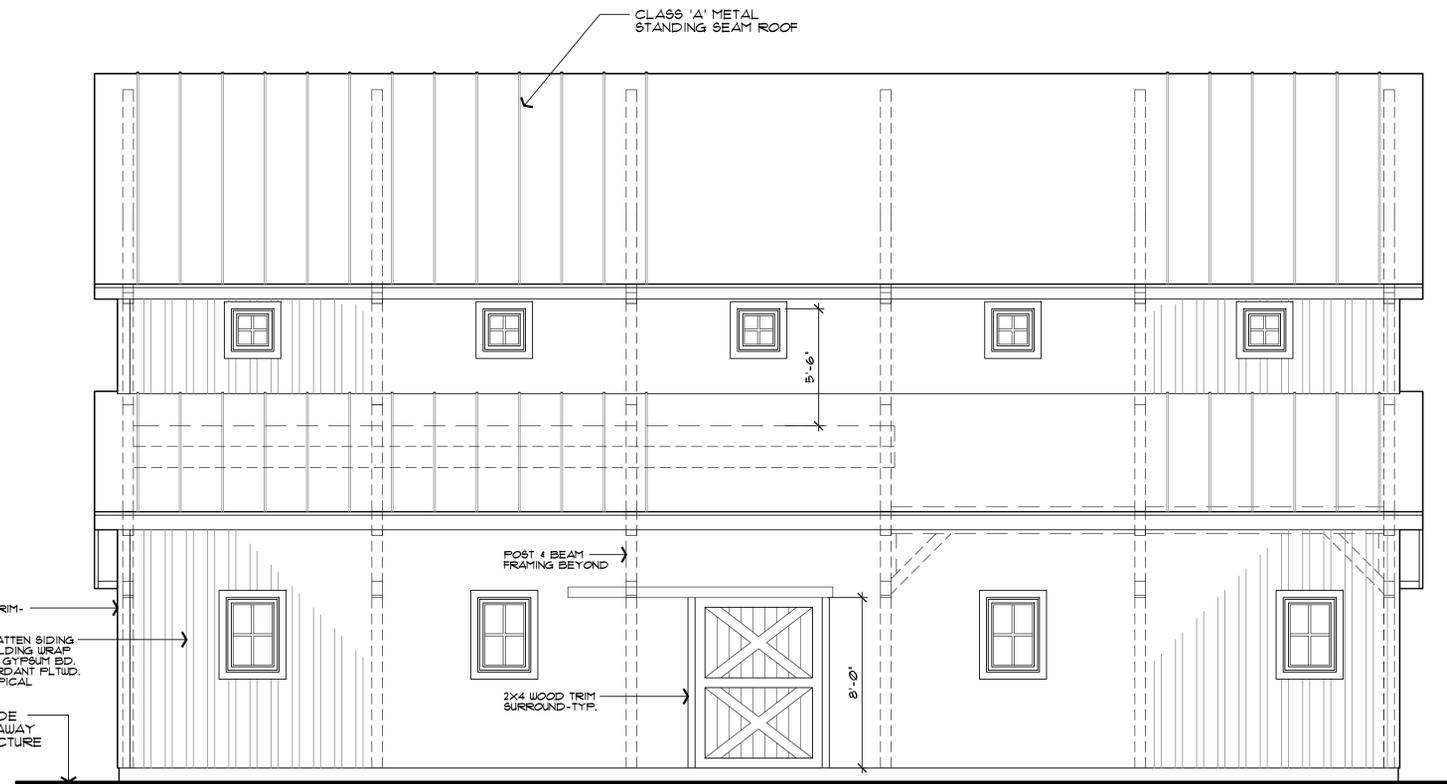
DATE	JUN 19 2020
SCALE	1/4" = 1'-0"
PROJECT MANAGER	SCOTT ZAZULETA
DRAWN	G. ZERMAN
JOB NO.	DZ4517
SHEET	

A3.1



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

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



2x6 CORNER TRIM-TYPICAL
1x BOARD & BATTEN SIDING
O/ TYVEK® BUILDING WRAP
O/ 5/8" TYPE X GYPSUM BD.
OR FIRE RETARDANT PLTWD.
SHEATHING-TYPICAL

FINISH GRADE
2% SLOPE AWAY
FROM STRUCTURE

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

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PROJECT MANAGER	SCOTT ZAZULETA
DRAWN	G. NERMAN
JOB NO.	DZ4517
SHEET	A3.2

A3.2