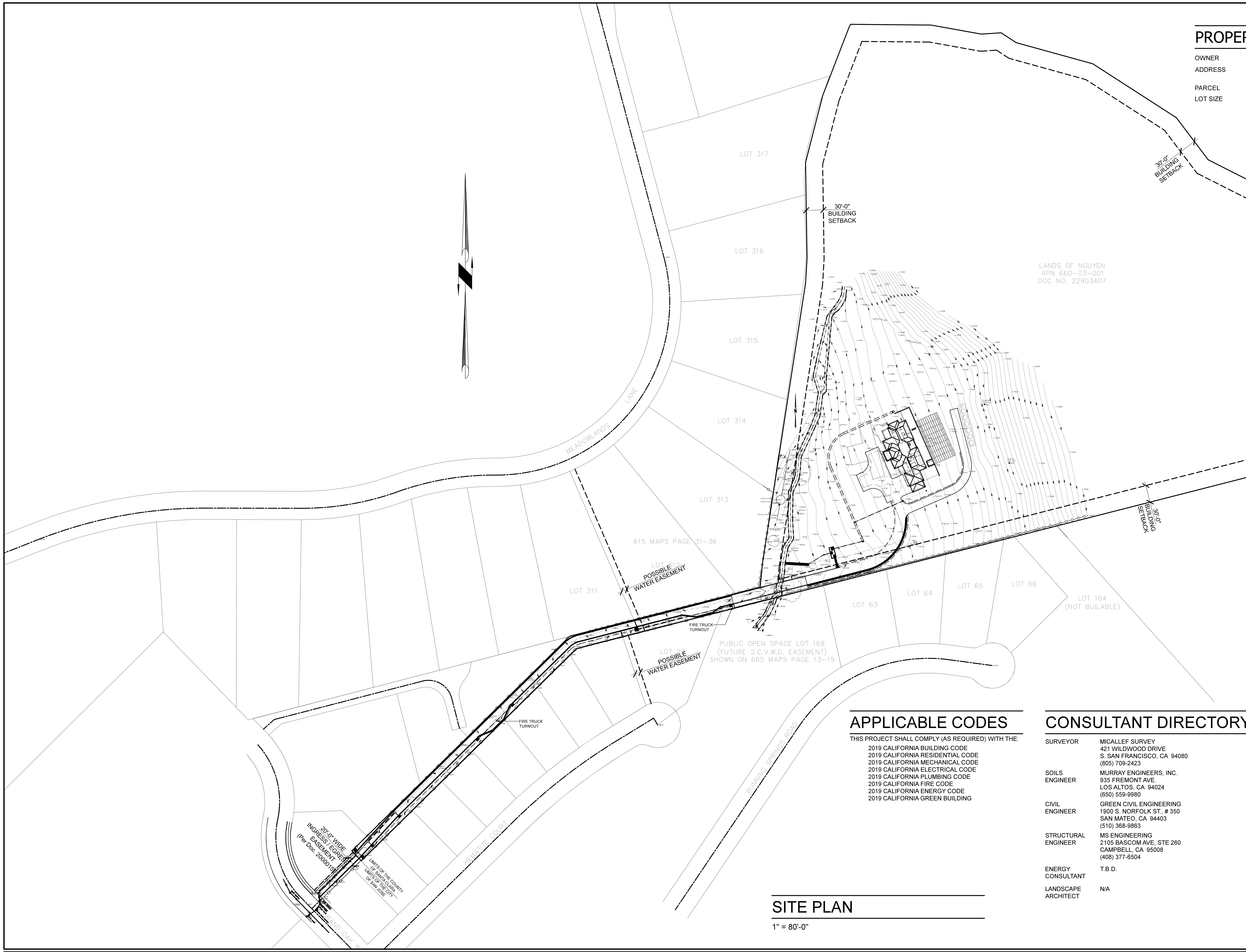


SITE PLAN

1" = 80'-0"

PROPERTY DESCRIPTION

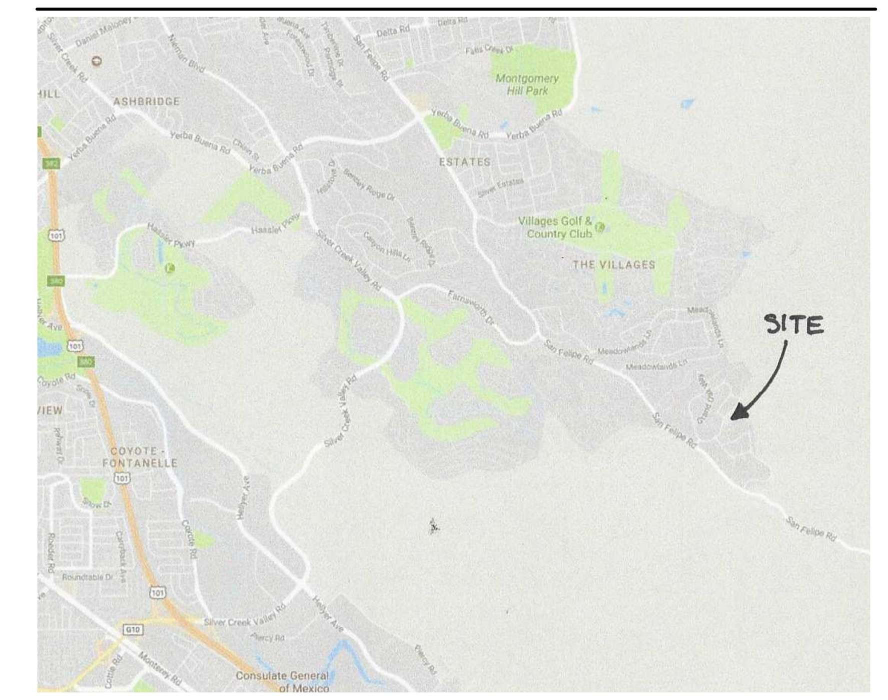
OWNER	NGUYEN RESIDENCE	ZONING	AR - d1
ADDRESS	GRAND OAK WAY SAN JOSE, CA 95121	GRADING	T.B.D.
		OCCUPANCY	R - 3 / U
PARCEL	660 - 03 - 001	CONSTR. TYPE	V - B
LOT SIZE	817,910.33 (Gross & Net) 18.77 acres	PROJECT DESCRIPTION	DEMOLITION OF AN EXISTING STRUCTURE AND CONSTRUCTION OF A NEW 2-STORY RESIDENCE

FLOOR AREA

PROPOSED RESIDENCE

MAIN FLOOR	4,354.53 s.f.
UPPER FLOOR	4,025.54 s.f.
GARAGE	880.63 s.f.
TOTAL	9,260.70 s.f.
GREENHOUSE	3,375.56 s.f.
TOTAL	12,636.26 s.f.

VICINITY MAP



APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING

CONSULTANT DIRECTORY

SURVEYOR	MICALLEF SURVEY 421 WILDWOOD DRIVE S. SAN FRANCISCO, CA 94080 (805) 709-2423
SOILS ENGINEER	MURRAY ENGINEERS, INC. 935 FREMONT AVE. LOS ALTOS, CA 94024 (650) 559-9980
CIVIL ENGINEER	GREEN CIVIL ENGINEERING 1900 S. NORFOLK ST., # 350 SAN MATEO, CA 94403 (510) 368-9863
STRUCTURAL ENGINEER	MS ENGINEERING 2105 BASCOM AVE, STE 260 CAMPBELL, CA 95008 (408) 377-6504
ENERGY CONSULTANT	T.B.D.
LANDSCAPE ARCHITECT	N/A

SHEET INDEX

ARCHITECTURAL SHEETS

A - 1	SITE PLAN & COVER SHEET
A - 1A	ENLARGED SITE PLAN
A - 1B	FLOOR AREA CALCULATIONS
A - 2	PROPOSED MAIN FLOOR PLAN
A - 3	PROPOSED UPPER FLOOR PLAN
A - 3A	GREEN HOUSE FLOOR PLAN
A - 4	PROPOSED ROOF PLAN
A - 5	EXTERIOR ELEVATIONS - FRONT & REAR
A - 5A	FRONT ELEVATION - GREENHOUSE EXTERIOR REAR ELEVATION WITH GREENHOUSE
A - 6	EXTERIOR ELEVATIONS - LEFT & RIGHT
A - 7	CROSS SECTIONS A - A & B - B

CIVIL SHEETS

C 1.0	COVER SHEET
C 1.1	OVERALL SITE PLAN
C 2.0	DRIVEWAY PLAN & PROFILE
C 2.1	DRIVEWAY PLAN & PROFILE
C 2.2	DRIVEWAY PLAN & PROFILE
C 2.3	SITE GRADING & DRAINAGE PLAN
C 3	CROSS SECTIONS
C 4.0	EROSION CONTROL PLAN
C 4.1	EROSION CONTROL PLAN
C 5.0	DETAIL SHEET #1
BMP - 1	BEST MANAGEMENT PRACTICES
BMP - 2	BEST MANAGEMENT PRACTICES

STRUCTURAL SHEETS

S - 1	NEW BRIDGE DESIGN

LANDSCAPE SHEETS

L - 1	LANDSCAPE PLAN
L - 2	LANDSCAPE DETAILS
L - 3	LANDSCAPE DETAILS
L - 4	LANDSCAPE DETAILS
L - 5	LANDSCAPE SPECIFICATIONS

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

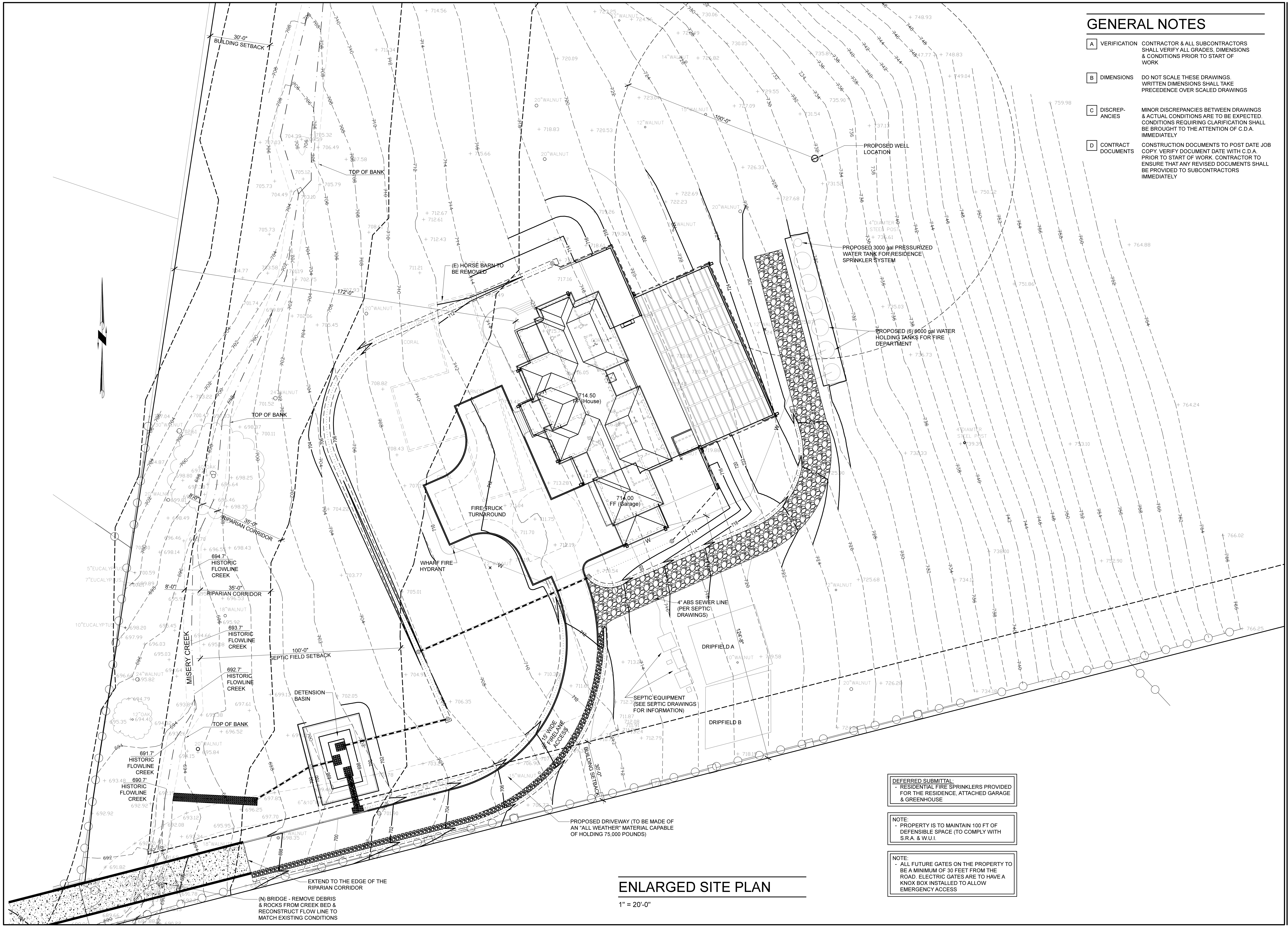
MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 1



GENERAL NOTES

A	VERIFICATION	CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
B	DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
C	DISCREP-ANCIES	MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
D	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

DEFERRED SUBMITTAL:
- RESIDENTIAL FIRE SPRINKLERS PROVIDED FOR THE RESIDENCE, ATTACHED GARAGE & GREENHOUSE

NOTE:
- PROPERTY IS TO MAINTAIN 100 FT OF DEFENSIBLE SPACE (TO COMPLY WITH S.R.A. & W.U.I.

NOTE:
- ALL FUTURE GATES ON THE PROPERTY TO BE A MINIMUM OF 30 FEET FROM THE ROAD. ELECTRIC GATES ARE TO HAVE A KNOX BOX INSTALLED TO ALLOW EMERGENCY ACCESS

ENLARGED SITE PLAN

1" = 20'-0"

NOTE *

11-07-18	SUBMITTED FOR SITE APPROVAL

JOB SITE ADDRESS

GRAND OAK WAY
SAN JOSE, CA XXXXX

CLIENT (JOB No. 21723)

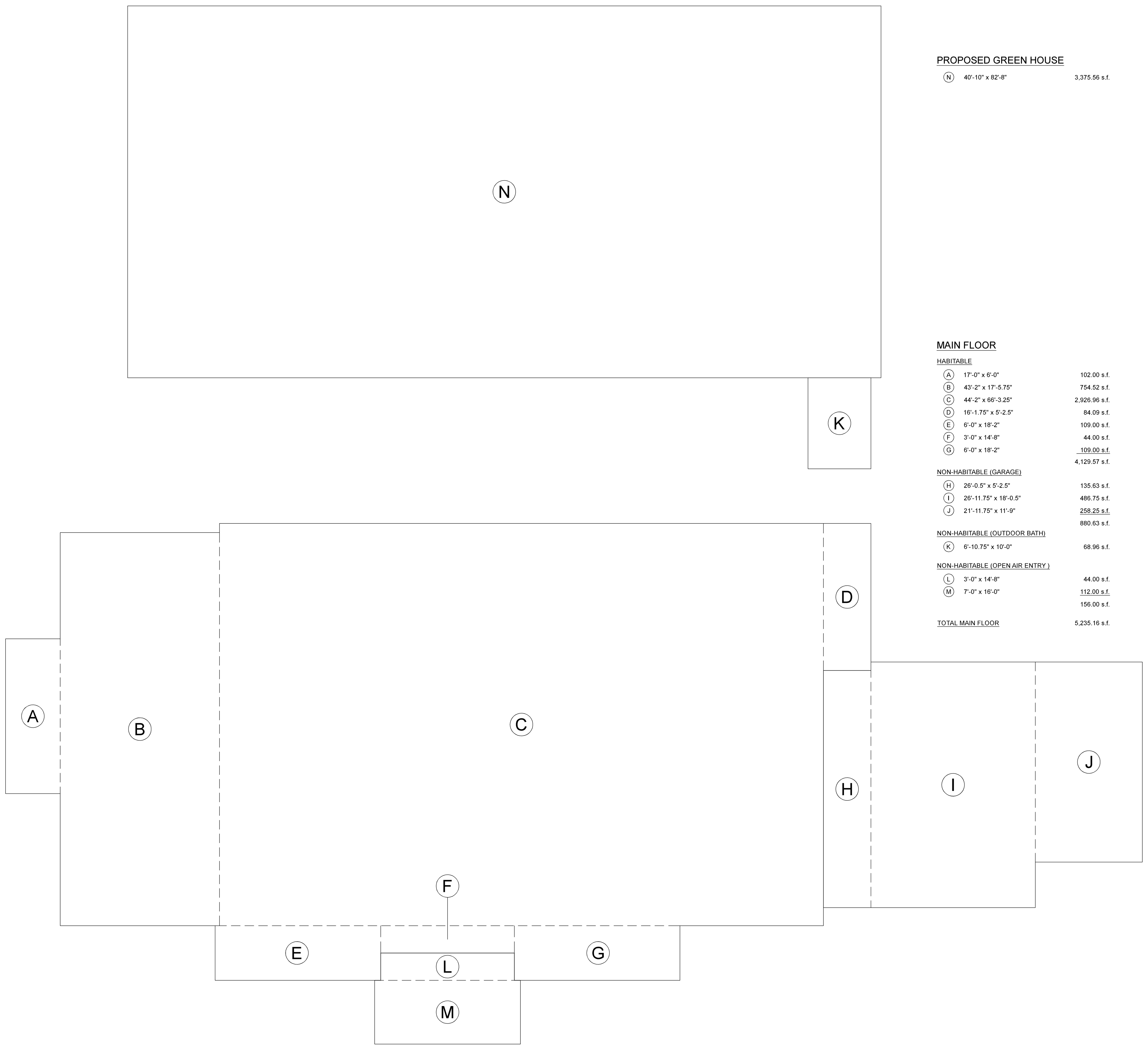
NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A - 1A



PROPOSED GREEN HOUSE

(N)	40'-10" x 82'-8"	3,375.56 s.f.

MAIN FLOOR

HABITABLE

(A)	17'-0" x 6'-0"	102.00 s.f.
(B)	43'-2" x 17'-5.75"	754.52 s.f.
(C)	44'-2" x 66'-3.25"	2,926.96 s.f.
(D)	16'-1.75" x 5'-2.5"	84.09 s.f.
(E)	6'-0" x 18'-2"	109.00 s.f.
(F)	3'-0" x 14'-8"	44.00 s.f.
(G)	6'-0" x 18'-2"	109.00 s.f.
		4,129.57 s.f.

NON-HABITABLE (GARAGE)

(H)	26'-0.5" x 5'-2.5"	135.63 s.f.
(I)	26'-11.75" x 18'-0.5"	486.75 s.f.
(J)	21'-11.75" x 11'-9"	258.25 s.f.
		880.63 s.f.

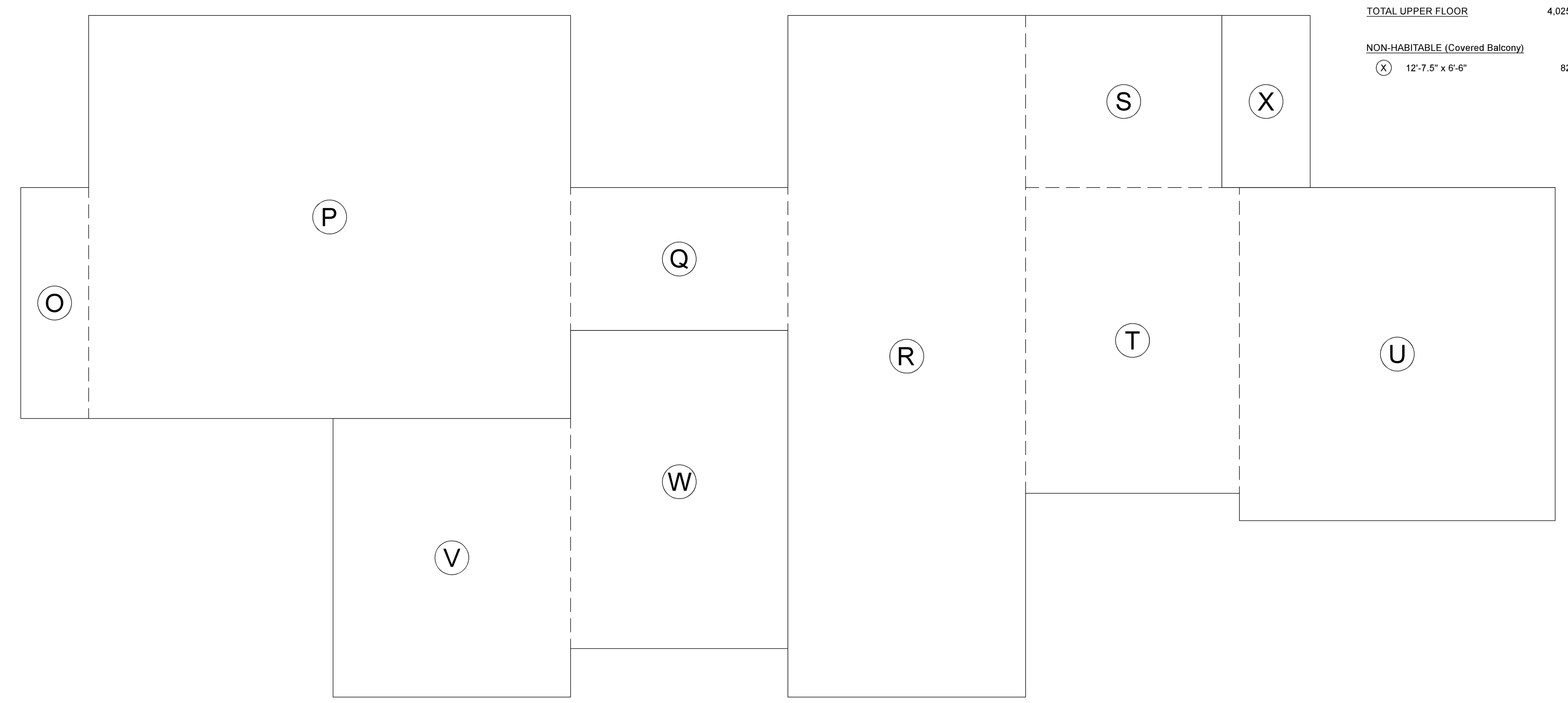
NON-HABITABLE (OUTDOOR BATH)

(K)	6'-10.75" x 10'-0"	68.96 s.f.

NON-HABITABLE (OPEN AIR ENTRY)

(L)	3'-0" x 14'-8"	44.00 s.f.
(M)	7'-0" x 16'-0"	112.00 s.f.
		156.00 s.f.

TOTAL MAIN FLOOR 5,235.16 s.f.



UPPER FLOOR

HABITABLE

(O)	17'-0" x 5'-0"	85.00 s.f.
(P)	29'-8" x 35'-6"	1,053.17 s.f.
(Q)	10'-6.25" x 16'-0"	168.33 s.f.
(R)	50'-2" x 17'-6"	877.92 s.f.
(S)	12'-8" x 14'-5.5"	183.14 s.f.
(T)	22'-6" x 15'-9"	354.45 s.f.
(U)	24'-6.25 x 23'-3"	570.11 s.f.
		3,292.12 s.f.

HABITABLE (2nd Story High Ceiling Area)

(V)	20'-6" x 17'-6"	358.75 s.f.
(W)	23'-5" x 16'-0"	374.67 s.f.
		733.42 s.f.

TOTAL UPPER FLOOR 4,025.54 s.f.

NON-HABITABLE (Covered Balcony)

(X)	12'-7.5" x 6'-6"	82.33 s.f.

FLOOR AREA DIAGRAMS

1/8" = 1'-0"

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 1B

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2016 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ½" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1⅜" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2016. USEABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2016. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2016. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2016, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2016 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2016
IX	WATER CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2016 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2016 CRC
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2016 CPC) SHALL CONFORM TO SEC. 402, 2016 CPC

MAIN FLOOR PLAN

1/4" = 1'-0"

LEGEND

#	WINDOW. SEE "WINDOW SCHEDULE" (SHEET ( ) FOR FURTHER SPECIFICATIONS
#	DOOR. SEE "DOOR SCHEDULE" SHEET ( ) FOR FURTHER SPECIFICATIONS

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 2

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2016 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
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UPPER FLOOR PLAN

1/4" = 1'-0"

LEGEND

\# WINDOW. SEE "WINDOW SCHEDULE" (SHEET (   ) FOR FURTHER SPECIFICATIONS

\# DOOR. SEE "DOOR SCHEDULE" SHEET (   ) FOR FURTHER SPECIFICATIONS

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

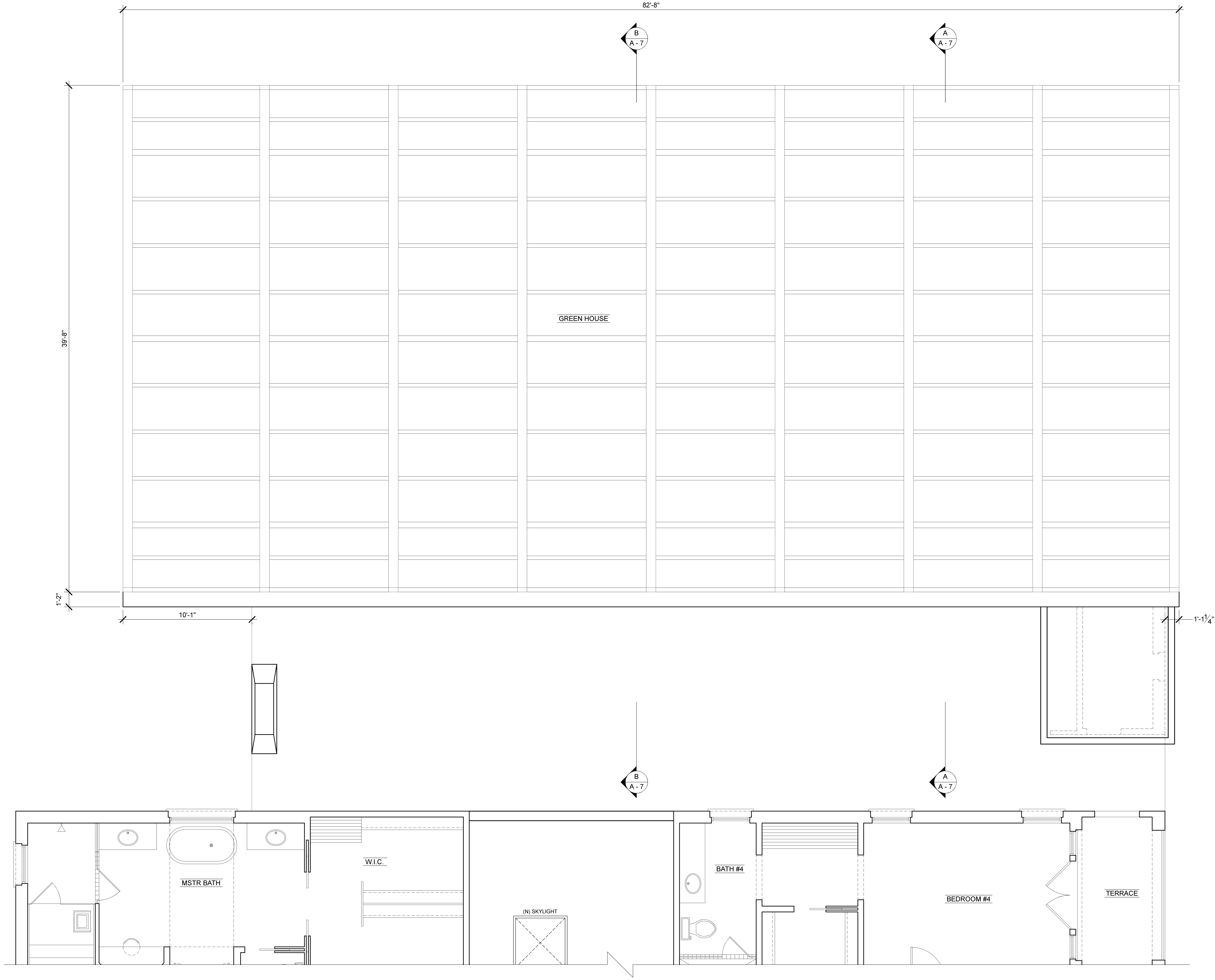
MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 3



GREEN HOUSE FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

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11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

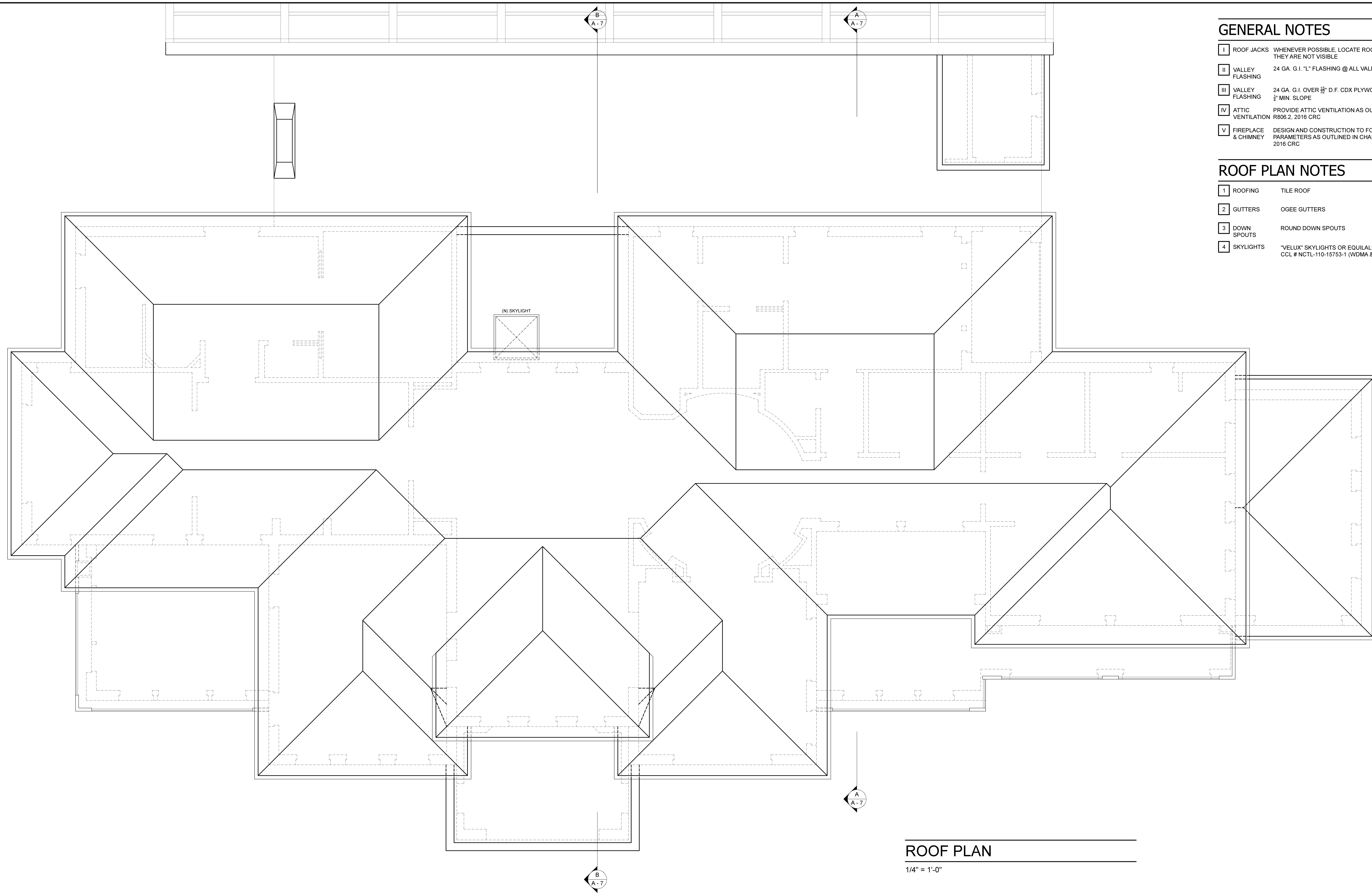
MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 3A



GENERAL NOTES

I	ROOF JACKS	WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
II	VALLEY FLASHING	24 GA. G.I. "L" FLASHING @ ALL VALLEYS
III	VALLEY FLASHING	24 GA. G.I. OVER $\frac{15}{32}$" D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$" MIN. SLOPE
IV	ATTIC VENTILATION	PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2016 CRC
V	FIREPLACE & CHIMNEY	DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2016 CRC

ROOF PLAN NOTES

1	ROOFING	TILE ROOF
2	GUTTERS	OGEE GUTTERS
3	DOWN SPOUTS	ROUND DOWN SPOUTS
4	SKYLIGHTS	"VELUX" SKYLIGHTS OR EQUILALENT - HALLMARK CCL # NCTL-110-15753-1 (WDMA & AMS, INC.)

ROOF PLAN

1/4" = 1'-0"

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 4

FRONT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

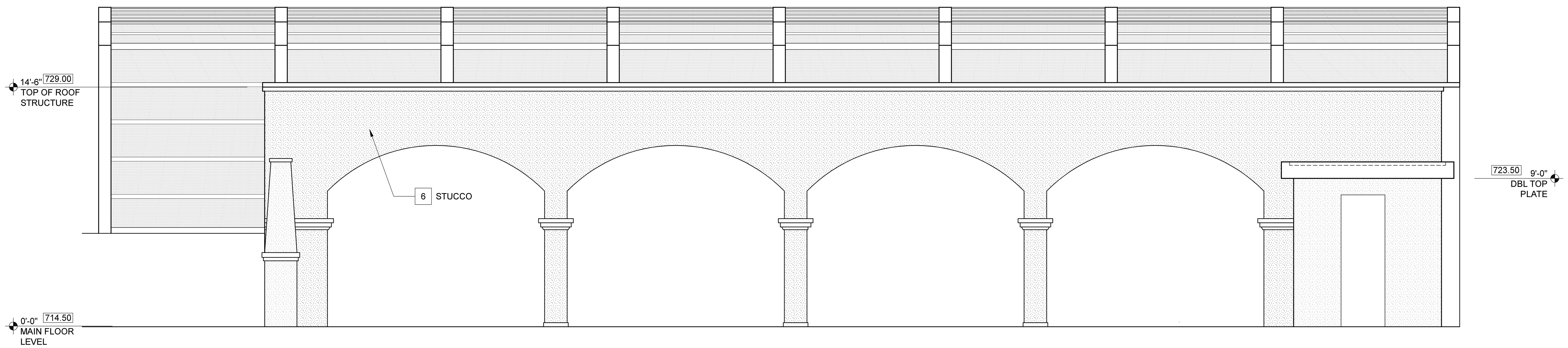
MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 5



FRONT ELEVATION - GREENHOUSE

1/4" = 1'-0"

REAR ELEVATION (WITH GREENHOUSE)

1/4" = 1'-0"

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

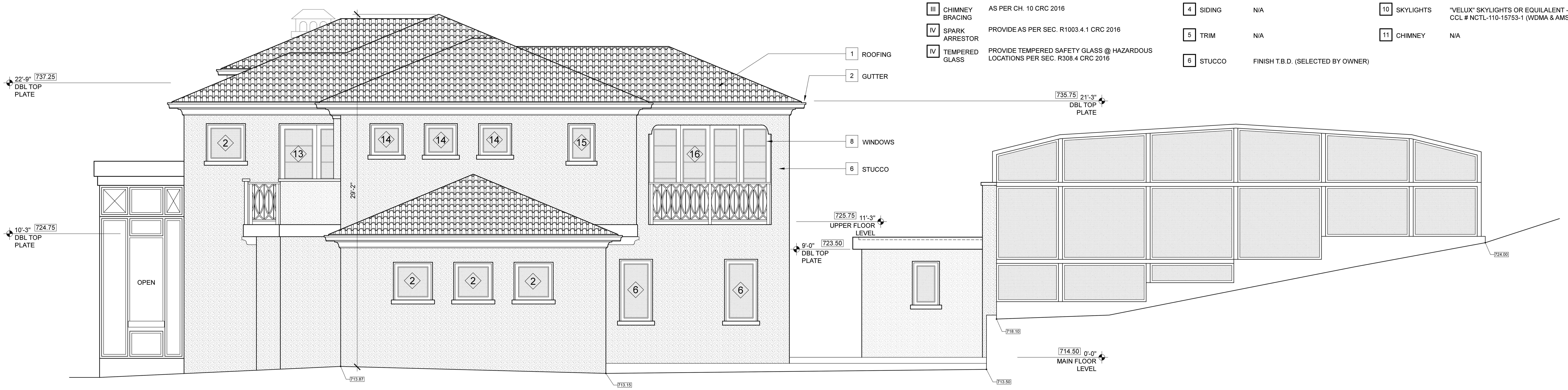
A - 5A

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & $\frac{7}{8}$" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2016
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2016. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2016
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2016
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016

EXTERIOR MATERIAL NOTES

1	ROOFING	TILE ROOF
2	GUTTER	OGEE GUTTERS
3	DOWN SPOUTS	ROUND DOWN SPOUTS
4	SIDING	N/A
5	TRIM	N/A
6	STUCCO	FINISH T.B.D. (SELECTED BY OWNER)
7	VENEER	N/A
8	WINDOWS	DUAL GLAZED (SELECTED BY OWNER)
9	WINDOW TRIM	STUCCO FOAM TRIM (SELECTED BY OWNER)
10	SKYLIGHTS	"VELUX" SKYLIGHTS OR EQUILALENT - HALLMARK CCL # NCTL-110-15753-1 (WDMA & AMS, INC.)
11	CHIMNEY	N/A



RIGHT ELEVATION

1/4" = 1'-0"

LEFT ELEVATION

1/4" = 1'-0"

LEGEND

# (diamond)	WINDOW. SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
# (hexagon)	DOOR. SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 6

CROSS SECTION A - A

1/4" = 1'-0"

CROSS SECTION B - B

1/4" = 1'-0"

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

A - 7

GENERAL:

1. PROPOSED CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH 2007 CALIFORNIA BUILDING CODE AS WELL AS ALL THE APPLICABLE LOCAL CITY AND COUNTY CODES.
2. ALL SHORING AND TEMPORARY BRACING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL OBTAIN ANY REQUIRED LOCAL, STATE OR FEDERAL PERMITS FOR ANY SHORING.
3. REFER TO ARCHITECTURAL PLANS FOR ALL ARCHITECTURAL LAYOUTS, COMPONENTS AND DIMENSIONS. THIS INCLUDES THE LOCATIONS AND SIZE OF DOORS AND WINDOWS
4. ALL THE BUILDING DIMENSIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION.
5. FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED IN ACCORDANCE WITH THE CONVENTIONAL CONSTRUCTION REQUIREMENTS OF 2007 CBC CODE.
6. ANY DEVIATIONS FROM THE PLANS, WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLAN, SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES, WHERE REQUIRED, IS ACCOMPLISHED.
7. DIMENSIONS SHOWN ON PLANS WOULD TAKE PRECEDENCE OVER SCALE INDICATED ON PLANS,
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
9. ALL OPENINGS AND CUTS FOR PLUMBING, DUCTS, VENTILATION, SHALL BE VERIFIED AND CHECKED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
10. ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION SHALL BE APPROVED AND CERIFIED BY GOVERNING AGENCIES AND/OR RECOGNIZED TESTING COMPANIES IN COMPLIANCE WITH ASTM STANDARDS AND OTHER QUALITY ASSURANCE REGULATIONS.
11. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE GIVEN.
12. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED FINISH MATERIAL AND/OR STRUCTURAL MEMBERS AS REQUIRED AND AS CONFIRMED BY THE BUILDING INSPECTOR AND STRUCTURAL ENGINEER.
13. MATERIAL NOTES AND SPECIFICATIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THE PROJECT SPECIFICATIONS.
14. THE CONTRACTOR AND/OR SUB-CONTRACTORS WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, OR LOCAL BUILDING CODES.
15. FOR BRIDGE DIMENSIONS, SEE CIVIL PLANS

POURED IN PLACE CONCRETE:

1. MINIMUM COMPRESSIVE STRENGTH SHALL BE 2,500 PSI FOOTINGS & 4,000 PSI FOR PIERS At 28 DAYS.
2. SLUMP FOR CONCRETE SHALL BE MINIMUM OF 4".
3. AGGREGATES SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33. WITH MAXIMUM AGGREGATE SIZE OF 3/4".
4. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE II.
5. USE MINIMUM CEMENT CONTENT SHALL BE 5 SACKS PER CUBIC YARD FOR 2500 PSI CONCRETE.
6. THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

   POURED AGAINST FORMS 2"
   POURED AGAINST EARTH 3"
7. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR FOOTING THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
8. DOWELS, ANCHOR BOLTS AND OTHER EMBEDDED ITEMS ARE TO BE SECURED IN PLACE BEFORE CONCRETE IS POURED.
9. REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO CONCRETE, CURBS AND SLAB DEPRESSIONS.
10. OPTIONAL COLD JOINTS MAY BE USED WHERE SHOWN, COLD JOINT EDGES SHALL BE CLEAN, FREE OF EXTRANEOUS AND INTENTIONALLY ROUGHENED.
11. PEA GRAVEL AGGEGATE IS NOT ALLOWED IN CONCRETE MIX.

SPECIAL INSPECTION :

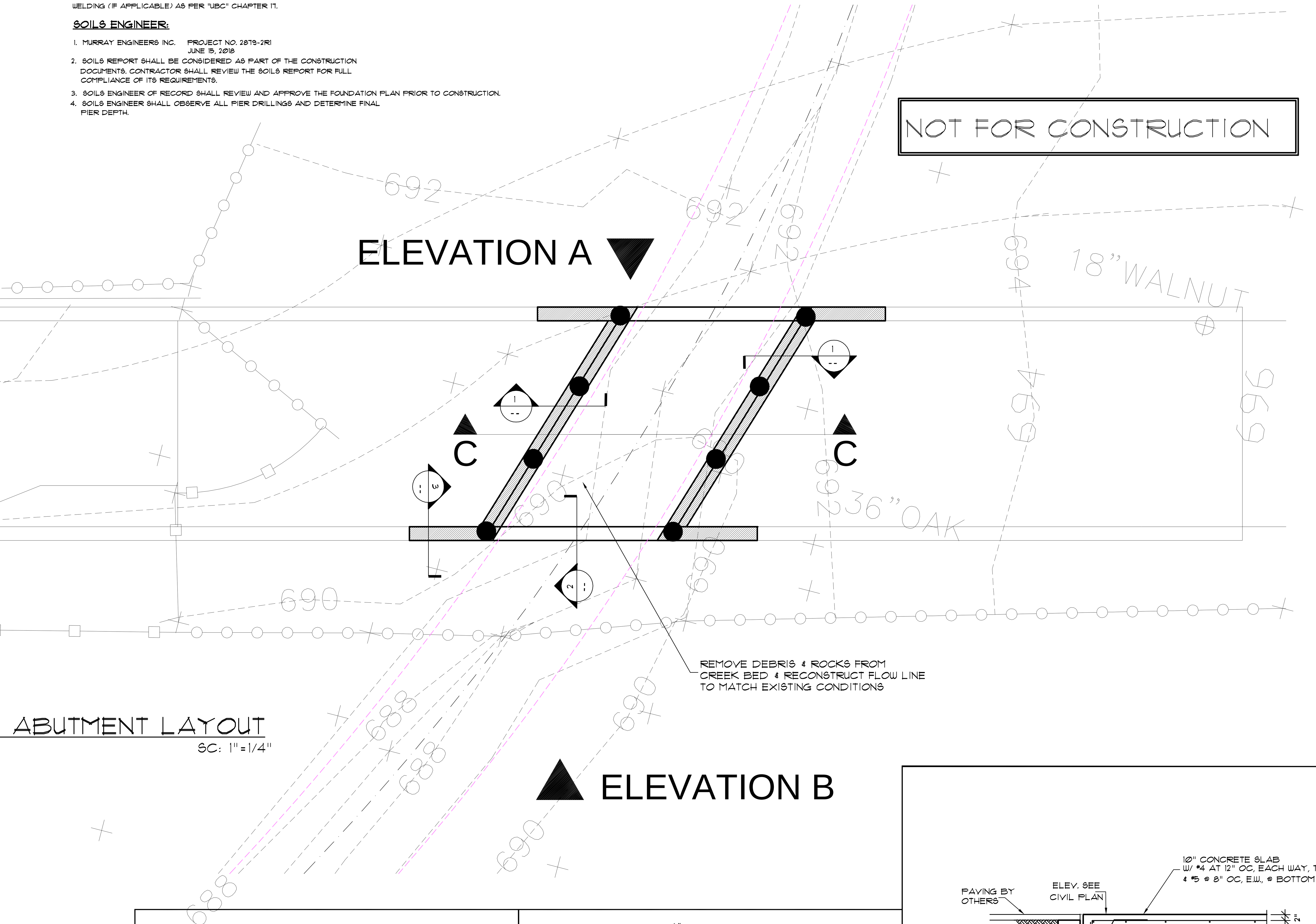
ALL REQUIRED SPECIAL INSPACTIONS SHALL BE CARRIED BY AN APPROVED TESTING AGENCY RECOGNIZED BY THE GOVERNING LOCAL ENFORCING AGENCY. CONTRACTOR SHALL CONTACT THE LOCAL CITY OR THE LOCAL EFORCING AGENCY FOR THE REQUIRED DETAILS.

PROVIDE SPECIAL INSPECTION FOR ALL FEILED AND SHOP WELDING (IF APPLICABLE) AS PER "UBC" CHAPTER 17.

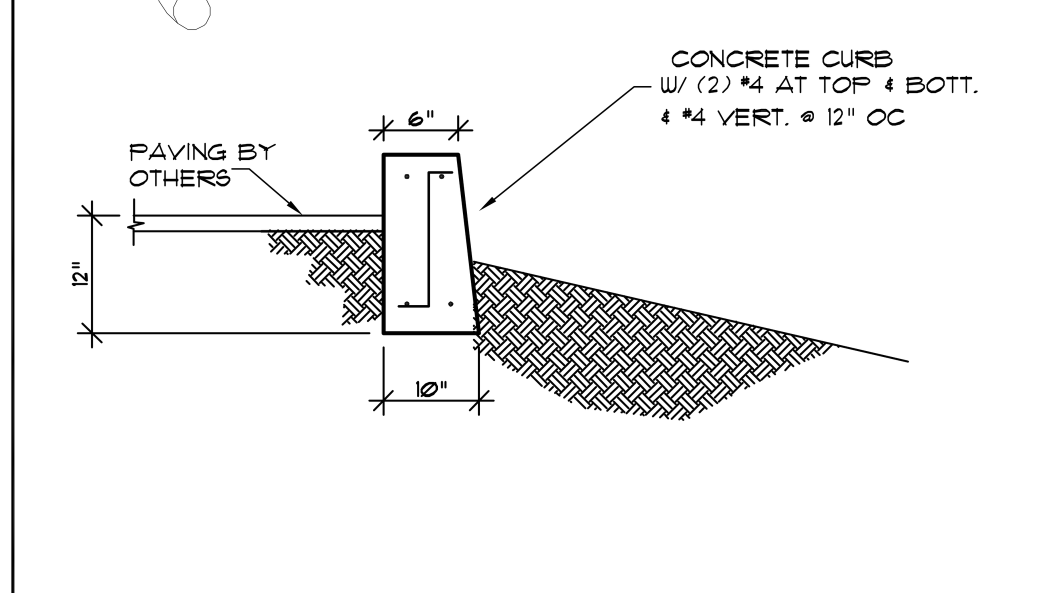
SOILS ENGINEER:

1. MURRAY ENGINEERS INC. PROJECT NO. 2879-2R1
   JUNE 15, 2018
2. SOILS REPORT SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REVIEW THE SOILS REPORT FOR FULL COMPLIANCE OF ITS REQUIREMENTS.
3. SOILS ENGINEER OF RECORD SHALL REVIEW AND APPROVE THE FOUNDATION PLAN PRIOR TO CONSTRUCTION.
4. SOILS ENGINEER SHALL OBSERVE ALL PIER DRILLINGS AND DETERMINE FINAL PIER DEPTH.

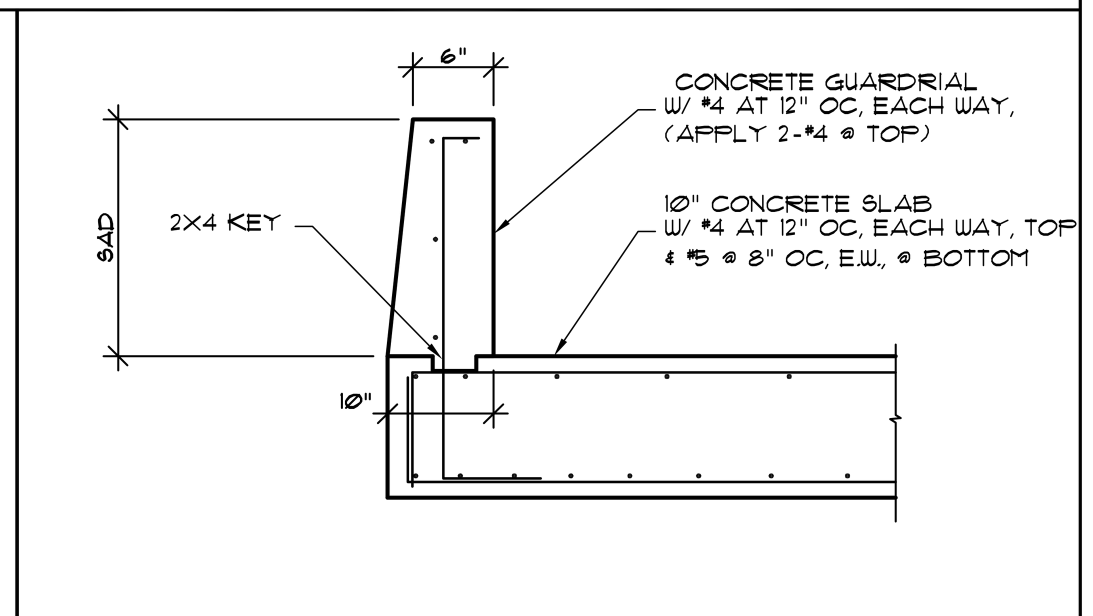
NOT FOR CONSTRUCTION



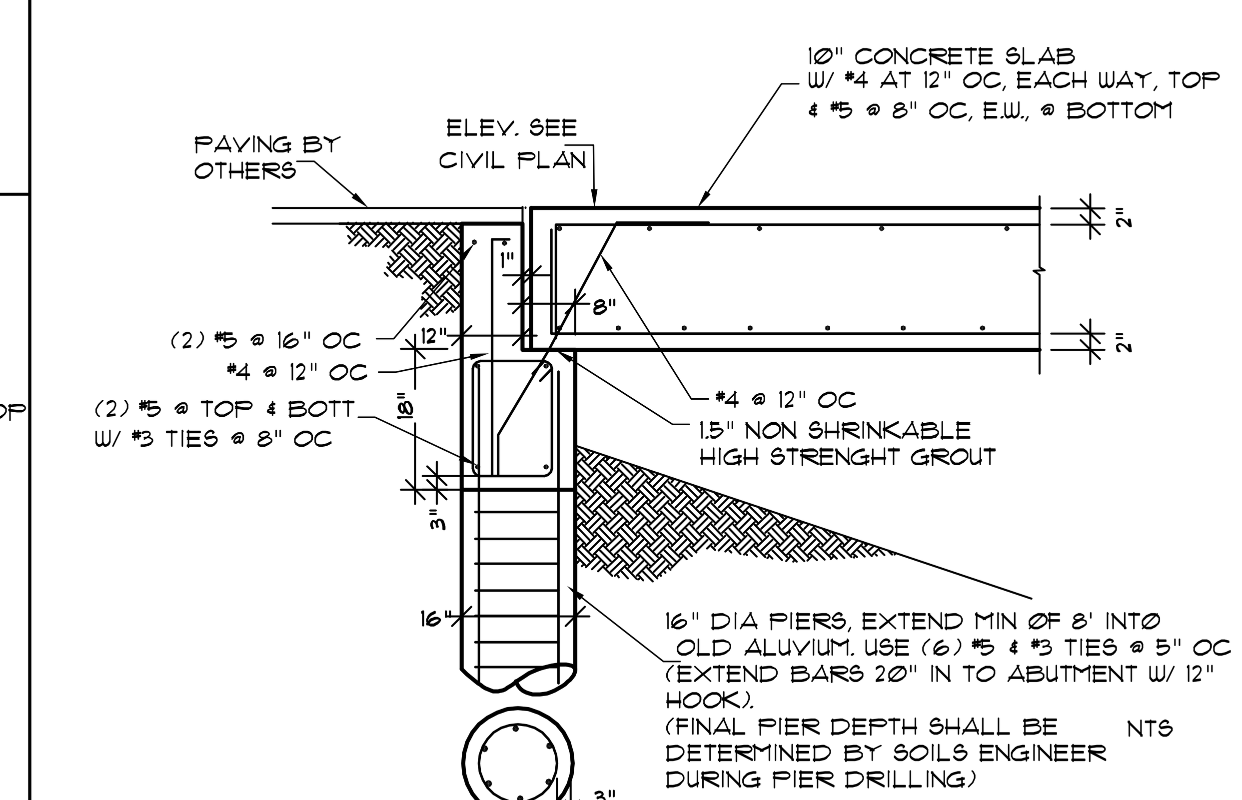
BRIDGE ABUTMENT LAYOUT
SC: 1"=1/4"



3 CURB DETAIL
NTS



2 BRIDGE GUARDRAIL DETAIL
NTS



1 ABUTMENT DETAIL

NO.	REVISIONS	BY

MS Engineering & Assoc., Inc.
Consulting Structural Engineering Services
5149 Moorpark Ave. Suite 108-b
San Jose, CA 95129

NEW BRIDGE
NGUYEN RESIDENCE
GRAND OAK WAY
SAN JOSE CA 95121

REGISTERED PROFESSIONAL ENGINEER
MAHMOUD SANATKHANI
No. 48545
Exp. 06/30/2020
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE

DRAWN	CHECKED
B.K.	M.S.
PROJECT NO. 19-021-B	DATE 07/22/19
CAD FILE NO.	

DRAWING NO.
S-1
OF SHEET

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 AMERICAN SOIL TESTING,INC AND DATED JUNE 1ST,2015. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

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

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

REVISED 4/24/2015

GRADING

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	800	–	5
ACCESSORY STRUCTURE – GREEN HOUSE	800	–	9.5
POOL/HARDSCAPE	–	–	–
LANDSCAPE	670	160	2
PAVED DRIVEWAY	96	115	2
GRAVEL DRIVEWAY	4	6	0.08
OFF SITE IMPROVEMENTS	0	0	0
TOTAL	2,370	281	

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.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 8,200 SF.
15. WDID 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 PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

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

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS-BUILT PLANS STATEMENT

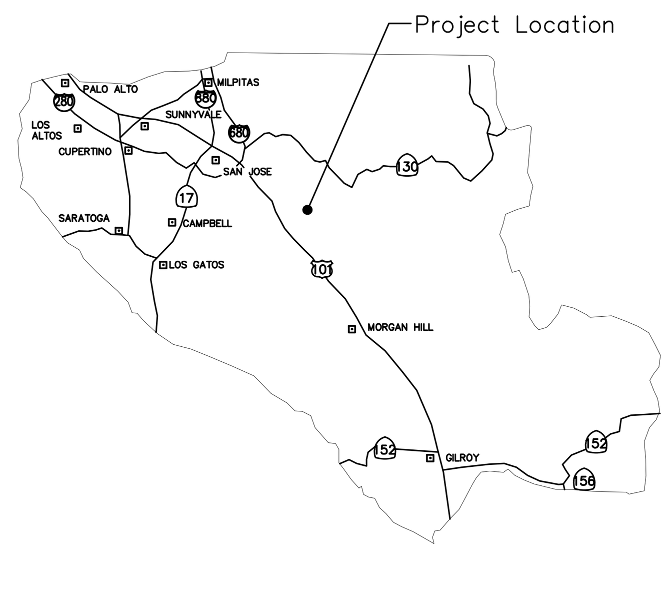
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (*). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE ____________ SIGNATURE ____________

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

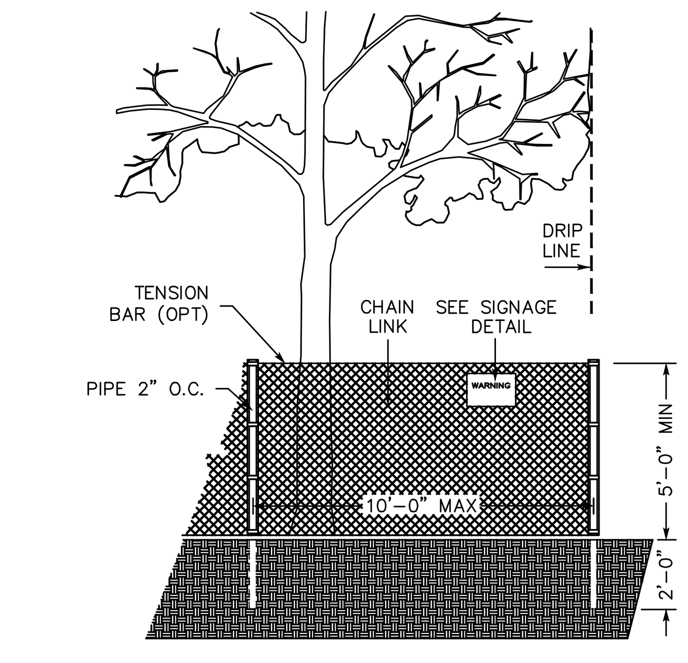
GEOTECHNICAL ENGINEER OBSERVATION

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



COUNTY LOCATION MAP

VICINITY MAP



EXISTING TREE PROTECTION DETAILS

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

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 CONTRACTOR SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

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

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

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

COUNTY SANITATION DISTRICT 2-3
ENGINEER'S SIGNATURE
APPROVED BY: ____________ DATE: ____________

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS

HON-CHEONG LEE
DATE 1/25/21 SIGNATURE
68629
R.C.E. NO.
9/30/2021
EXPIRATION DATE

REGISTERED PROFESSIONAL ENGINEER HON-CHEONG LEE No. 68629 Exp. 9/30/2021 CIVIL STATE OF CALIFORNIA

COUNTY ENGINEER'S NOTE

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

DATE ____________

– – R.C.E. NO. – EXPIRATION DATE

LANDS OF NGUYEN

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

SCOPE OF WORK

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. CONSTRUCTION OF A 15' DRIVEWAY
3. STORM WATER FACILITIES
4. CONSTRUCTION OF RURAL DRIVEWAY & FRONTAGE INTERIM CONDITION IN THE ROW
5. UTILITY TRENCHING

* ALL RETAINING WALL DESIGN WILL BE PERMITTED WITH A SEPARATE BUILDING PERMIT

◉ INDICATES FOUND IRON PIPE AS NOTED
○ INDICATES IRON PIPE TO BE SET

LEGEND

DESCRIPTION	PROPSED	EXISTING
FLOW DIRECTION	1%	
ELECTRIC LINE	E	
GAS LINE	G	
SANITARY SEWER	SS	SS
WATER LINE	W	
STORM DRAIN PIPE		
STORM DRAIN INLET		
SUB DRAIN PIPE		
CLEANOUT		
SILT FENCE	SF	
STRAW ROLL	SR	
TREE PROTECTION		

SHEET INDEX

C1.0	COVER SHEET
C1.1	OVERALL SITE PLAN
C2.0	DRIVEWAY PLAN & PROFILE
C2.1	DRIVEWAY PLAN & PROFILE
C2.2	DRIVEWAY PLAN & PROFILE
C2.3	SITE GRADING AND DRAINGE PLAN
C3	CROSS SECTIONS
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL PLAN
C5.0	DETAIL SHEET
BMP-1	BMP DETAIL #1
BMP-2	BMP DETAIL #2

ENGINEER'S NAME: HON-CHEONG LEE, P.E.

ADDRESS: 1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

PHONE NO. (650) 931-2514
FAX NO. N/A

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE 350
SAN MATEO, CA 94403

Revision 1	Date	APN 660-03-001	Sheet 1 of 12
Revision 2	Date	Co. File	
Revision 3	Date		

APPLICANT: NGUYEN ROAD: GRAND OAK WAY COUNTY FILE NO.: PLN18-11460

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

OVERALL:

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING	PROPOSED
TOTAL LOT AREA	817,910 SF	817,910
	18.777 ACRE	18.777 ACRE
NON LAND DISTURBANCE AREA	N/A	736,029
LAND DISTURBANCE AREA	N/A	97,000 SF

PANHANDLE DRIVEWAY:

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING	PROPOSED
DRIVEWAY	0	11,917
BRIDGE	0	2,278
TOTAL IMPERVIOUS AREA	0	14,195
DRIVEWAY SHOULDER	0	193
GRASSY SWALE	0	2,574
PERVIOUS AREA (HYDROSEED)	0	7,492
TOTAL PERVIOUS AREA	0	10,259
PANHANDLE DRIVEWAY LAND DISTURBANCE AREA	N/A	24,454

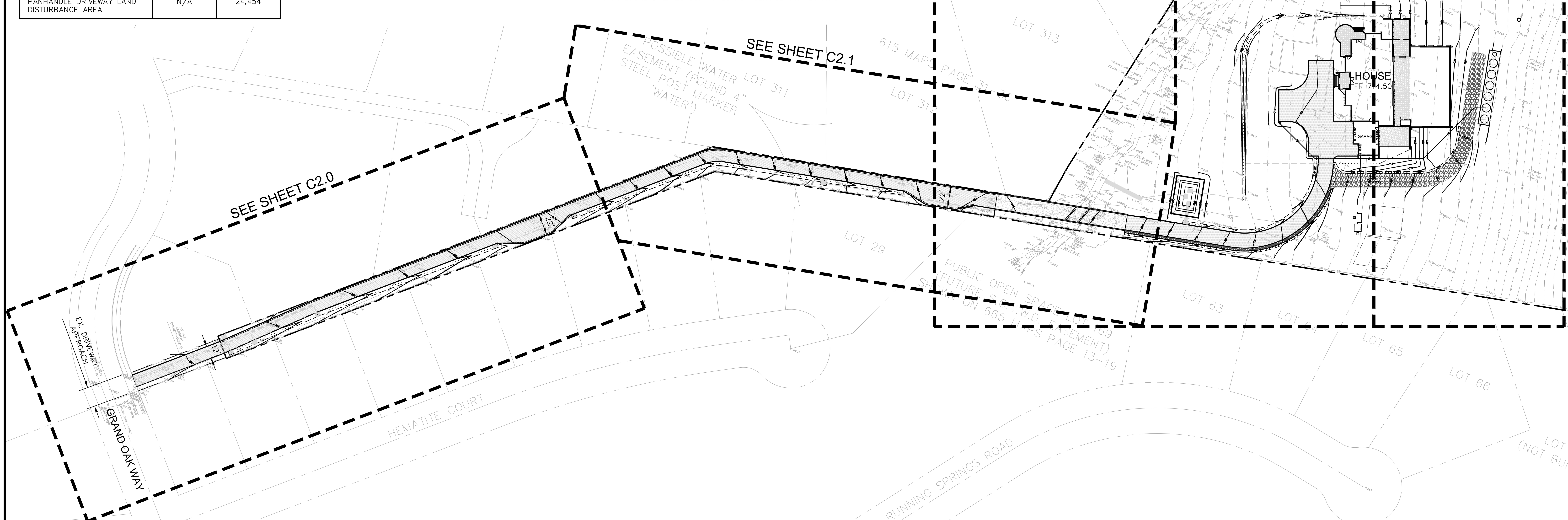
ONSITE:

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING	PROPOSED
HOUSE	0	6,052 *
GREEN HOUSE	0	3,345
PATIO/DECK/HARDCAPE	0	2,601
CONCRETE PAD (WATER TANKS)	0	874
DRIVEWAY (ONSITE PORTION)	0	8,331
TOTAL IMPERVIOUS AREA	0	21,203
GRAVEL ROAD	0	3,523
DRIVEWAY SHOULDER	0	509
GRASSY SWALE	0	2,280
DETENTION BASIN (ONSITE)	0	1,160
PERVIOUS AREA (HYDROSEED)	0	43,871 **
TOTAL PERVIOUS AREA	0	51,343
ONSITE LAND DISTURBANCE AREA	N/A	72,546

* TOTAL HOUSE AREA INCLUDES ROOF OVERHANG AREA
** CONSTRUCTION STAGING AREA TO BE RESTORED TO EXISTING CONDITION BY HYDROSEEDING.

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH **COUNTY OF SANTA CLARA** STANDARDS
10. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.



REV. | DATE | DESCRIPTION

OVERALL SITE PLAN
NGUYEN RESIDENCE
GRAND OAK WAY
SAN JOSE, CA 95121

GREEN CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER HON-CHEONG LEE No. 68629 Exp. 9/30/2021 CIVIL STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	10/30/2017
DESIGNED:	HCL
DRAWN:	HCL
REVIEWED:	HCL
JOB NO.:	17126027

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

SHEET
C1.1
2 OF 12 SHEET

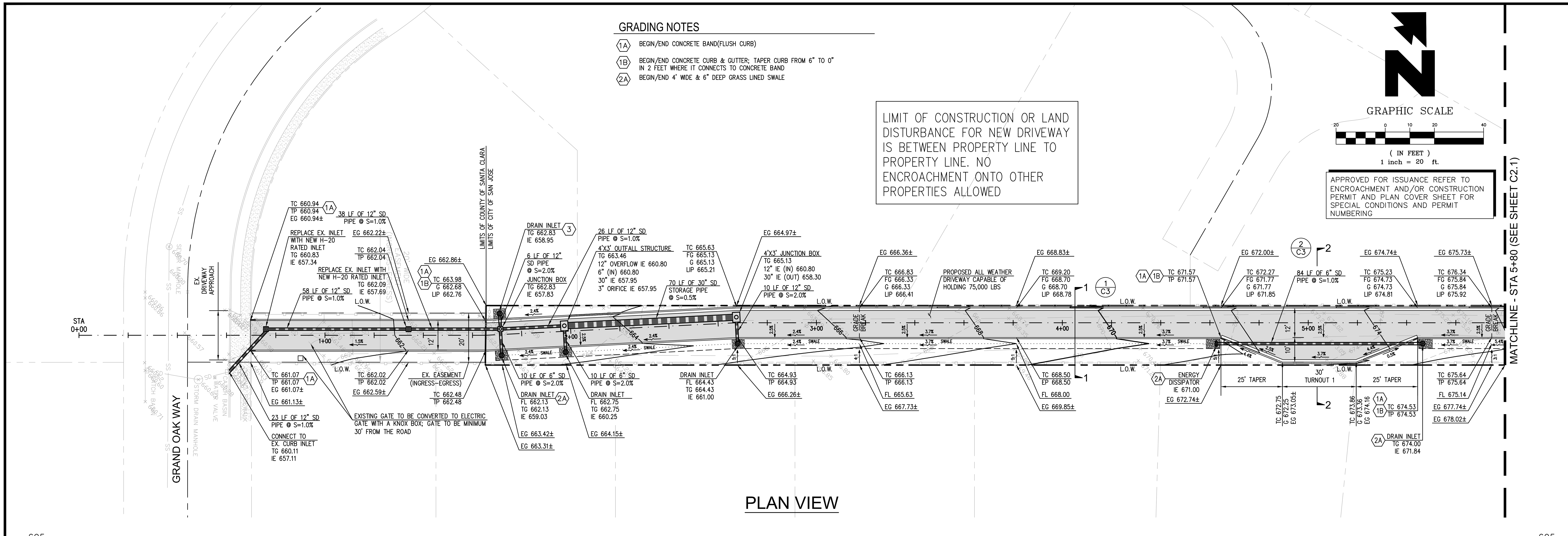
APPLICANT: NGUYEN ROAD: GRAND OAK WAY COUNTY FILE NO.: PLN18-11460

GRADING NOTES

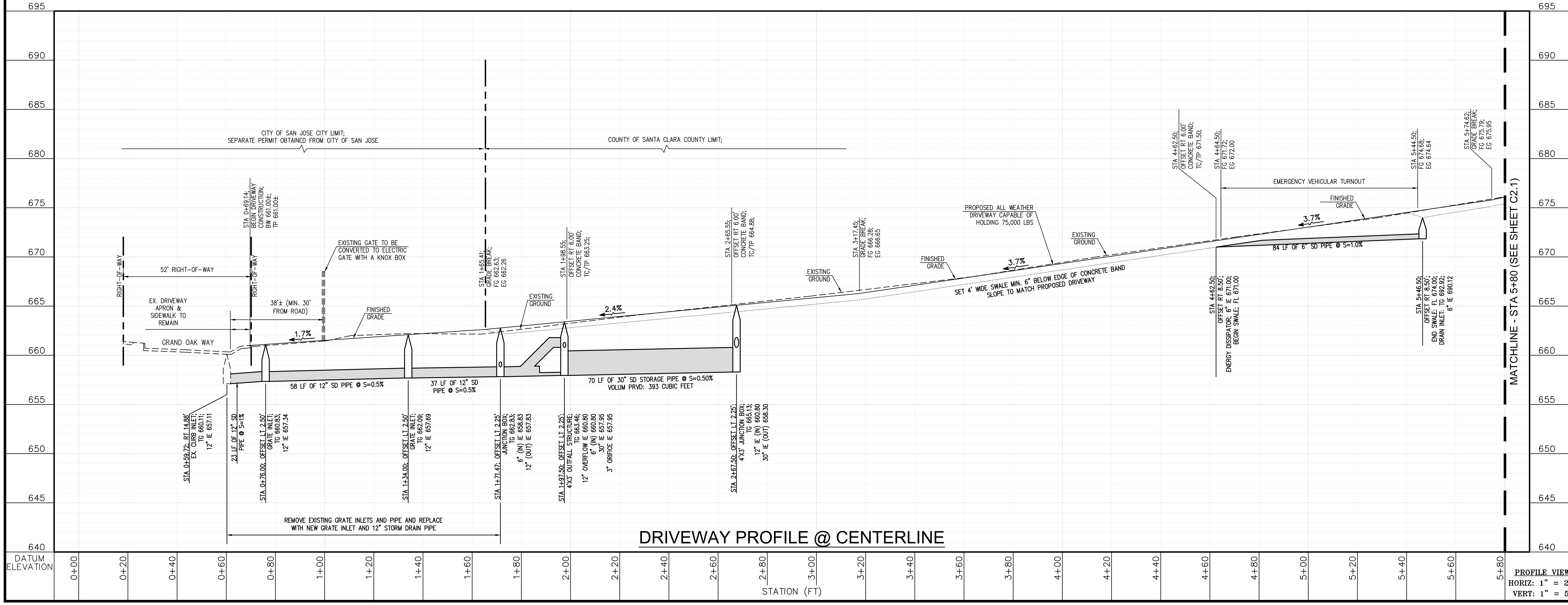
- (1A) BEGIN/END CONCRETE BAND(FLUSH CURB)
- (1B) BEGIN/END CONCRETE CURB & GUTTER; TAPER CURB FROM 6" TO 0" IN 2 FEET WHERE IT CONNECTS TO CONCRETE BAND
- (2A) BEGIN/END 4' WIDE & 6" DEEP GRASS LINED SWALE

LIMIT OF CONSTRUCTION OR LAND DISTURBANCE FOR NEW DRIVEWAY IS BETWEEN PROPERTY LINE TO PROPERTY LINE. NO ENCROACHMENT ONTO OTHER PROPERTIES ALLOWED

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



PLAN VIEW



DRIVEWAY PROFILE @ CENTERLINE

PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

REV.	DATE	DESCRIPTION

DRIVEWAY PLAN & PROFILE BETWEEN STA 0+00 - 5+80
NGUYEN RESIDENCE
GRAND OAK WAY
SAN JOSE, CA 95121

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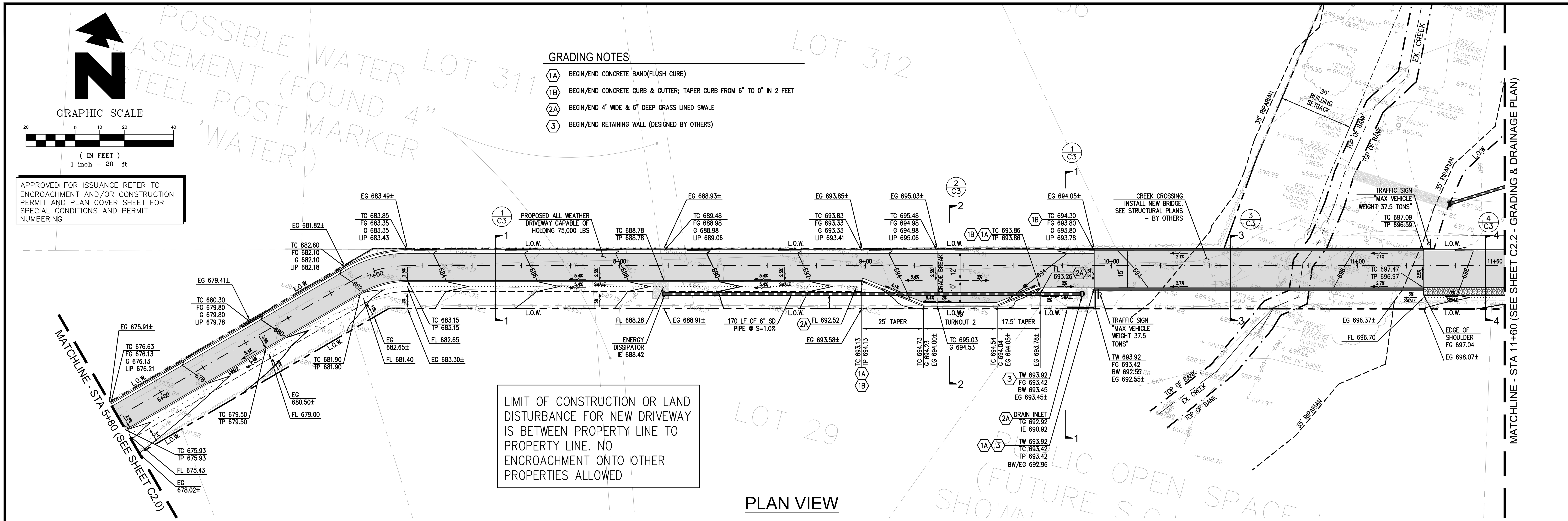
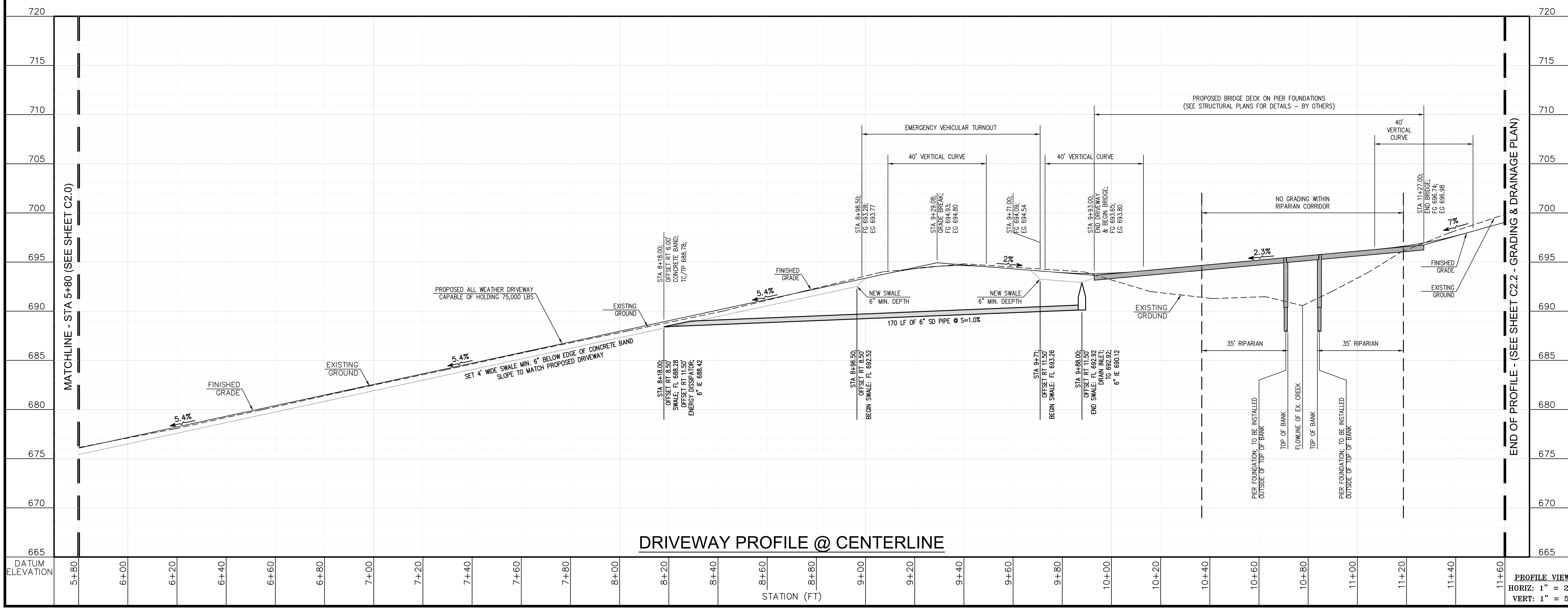
SHEET
C2.0
3 OF 12 SHEET

APPLICANT: NGUYEN ROAD: GRAND OAK WAY COUNTY FILE NO.: PLN18-11460





REV.	DATE	DESCRIPTION

DRIVEWAY PLAN & PROFILE BETWEEN STA 5+80 - 11+60
NGUYEN RESIDENCE
GRAND OAK WAY
SAN JOSE, CA 95121

GREEN CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

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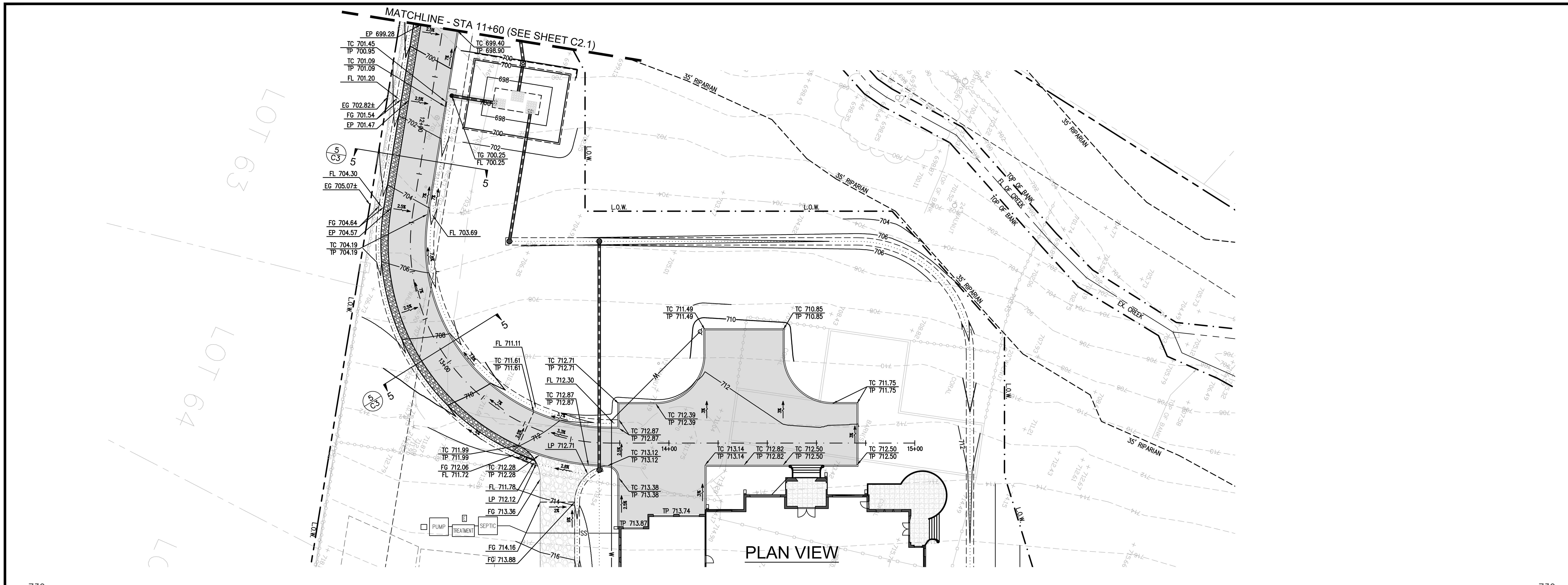
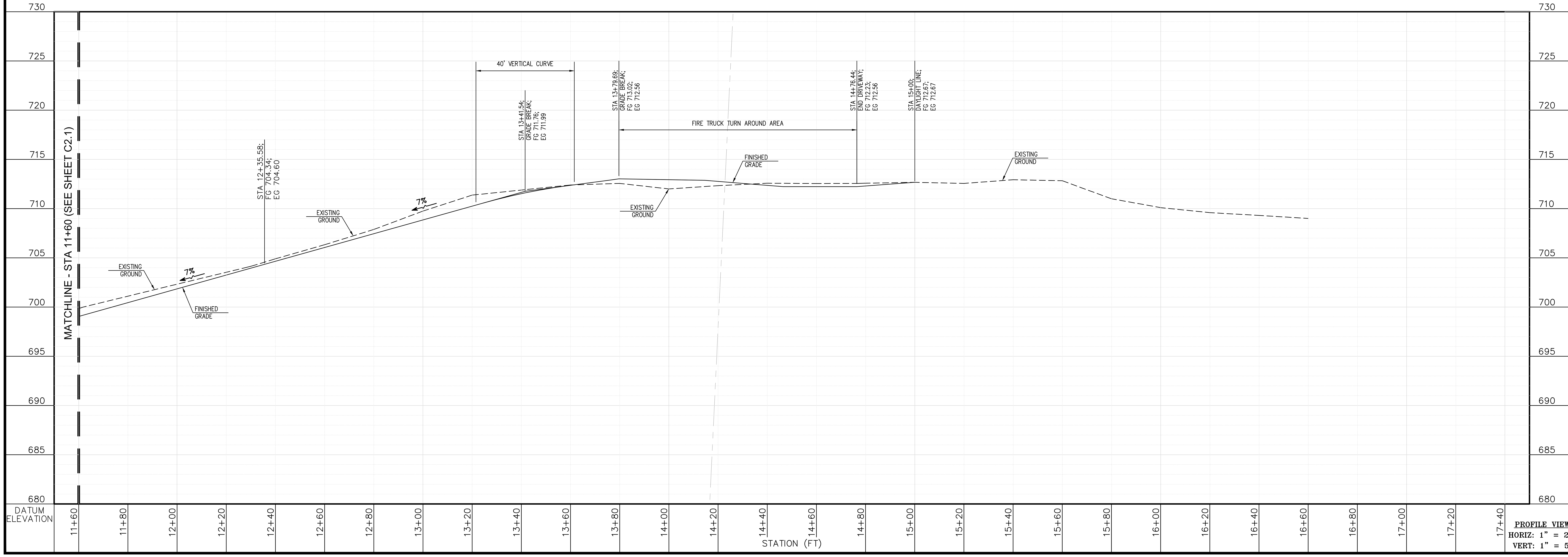
SHEET
C2.1
4 OF 12 SHEET

APPLICANT: NGUYEN ROAD: GRAND OAK WAY COUNTY FILE NO.: PLN18-11460





DRIVEWAY PLAN & PROFILE
BETWEEN STA 11+60 - 15+00
NGUYEN RESIDENCE
GRAND OAK WAY
SAN JOSE, CA 95121

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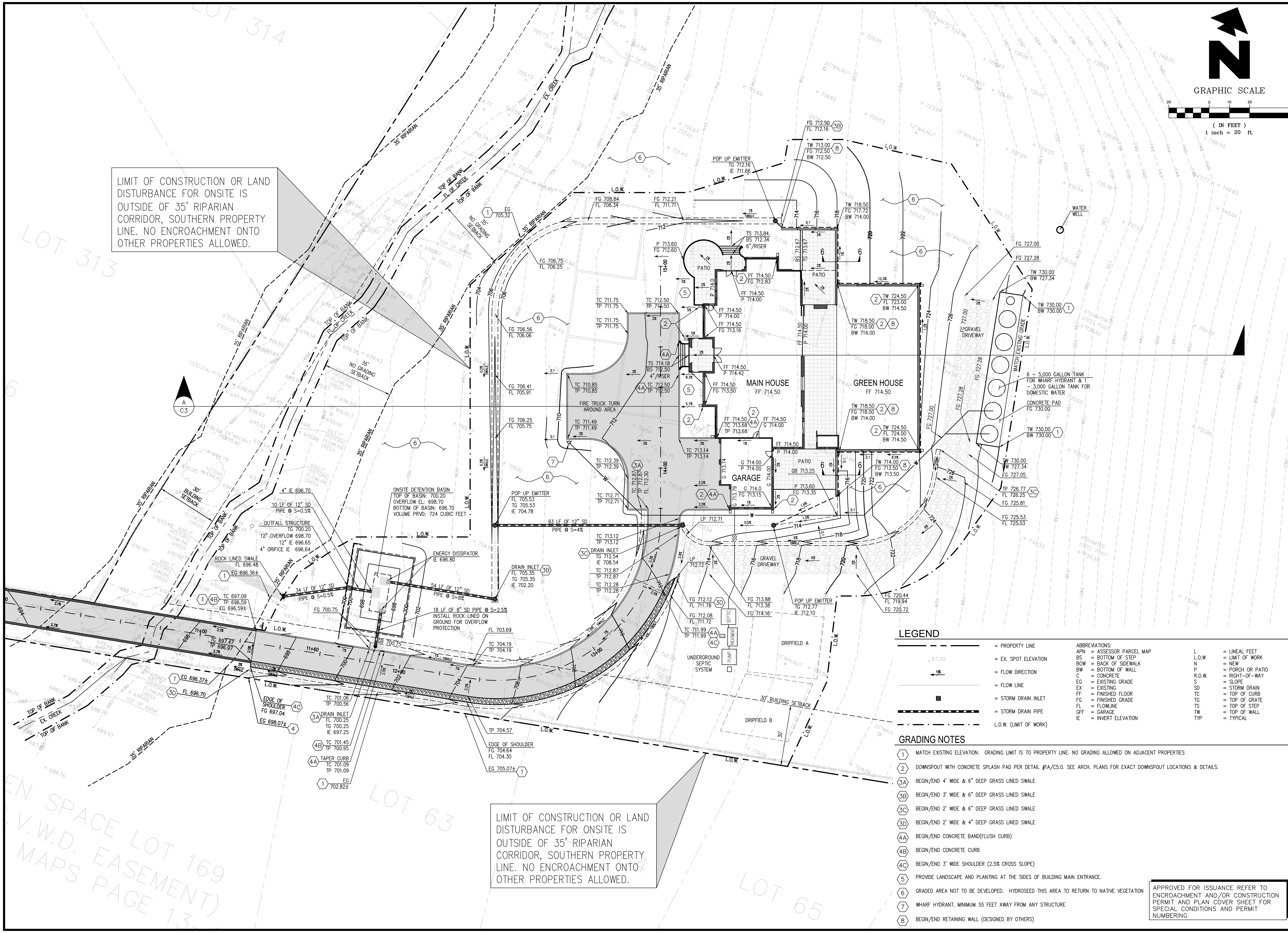
SHEET
C2.2
5 OF 12 SHEET

APPLICANT: NGUYEN ROAD: GRAND OAK WAY COUNTY FILE NO.: PLN18-11460



LEGEND

	= PROPERTY LINE
97.20	= EX. SPOT ELEVATION
1%	= FLOW DIRECTION
	= FLOW LINE
	= STORM DRAIN INLET
	= STORM DRAIN PIPE
	L.O.W. (LIMIT OF WORK)

ABBREVIATIONS:

APN	= ASSESSOR PARCEL MAP	L	= LINEAL FEET
BS	= BOTTOM OF STEP	L.O.W	= LIMIT OF WORK
BOW	= BACK OF SIDEWALK	N	= NEW
BW	= BOTTOM OF WALL	P	= PORCH OR PATIO
C	= CONCRETE	R.O.W.	= RIGHT-OF-WAY
EG	= EXISTING GRADE	S	= SLOPE
EX	= EXISTING	SD	= STORM DRAIN
FF	= FINISHED FLOOR	TC	= TOP OF CURB
FG	= FINISHED GRADE	TG	= TOP OF GRATE
FL	= FLOWLINE	TS	= TOP OF STEP
GFF	= GARAGE	TW	= TOP OF WALL
IE	= INVERT ELEVATION	TYP	= TYPICAL

GRADING NOTES

1. MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
2. DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C5.0. SEE ARCH. PLANS FOR EXACT DOWNSPOUT LOCATIONS & DETAILS.
3A. BEGIN/END 4' WIDE & 6" DEEP GRASS LINED SWALE
3B. BEGIN/END 3' WIDE & 6" DEEP GRASS LINED SWALE
3C. BEGIN/END 2' WIDE & 6" DEEP GRASS LINED SWALE
3D. BEGIN/END 2' WIDE & 4" DEEP GRASS LINED SWALE
4A. BEGIN/END CONCRETE BAND(FLUSH CURB)
4B. BEGIN/END CONCRETE CURB
4C. BEGIN/END 3' WIDE SHOULDER (2.5% CROSS SLOPE)
5. PROVIDE LANDSCAPE AND PLANTING AT THE SIDES OF BUILDING MAIN ENTRANCE.
6. GRADED AREA NOT TO BE DEVELOPED. HYDROSEED THIS AREA TO RETURN TO NATIVE VEGETATION
7. WHARF HYDRANT. MINIMUM 55 FEET AWAY FROM ANY STRUCTURE
8. BEGIN/END RETAINING WALL (DESIGNED BY OTHERS)

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

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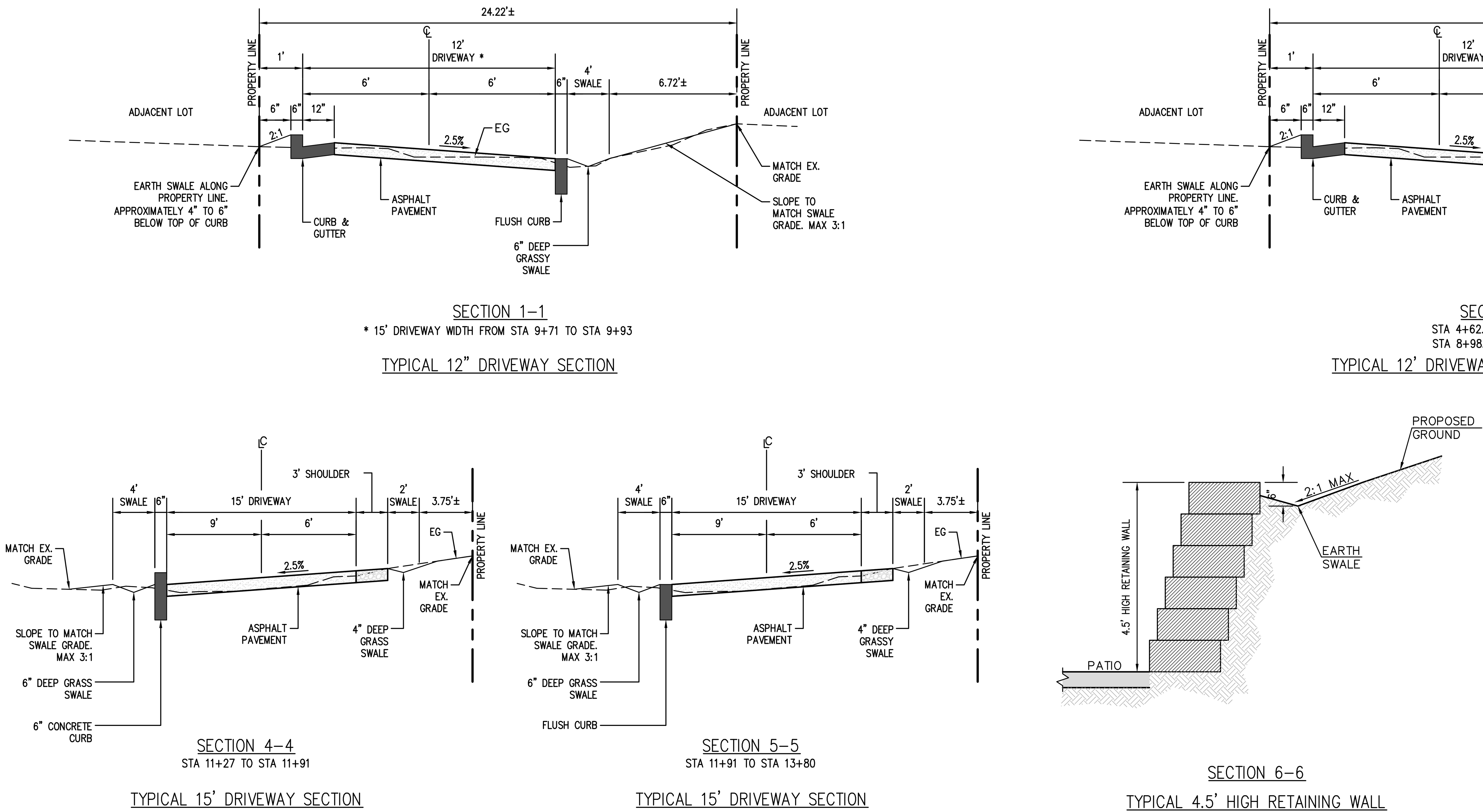
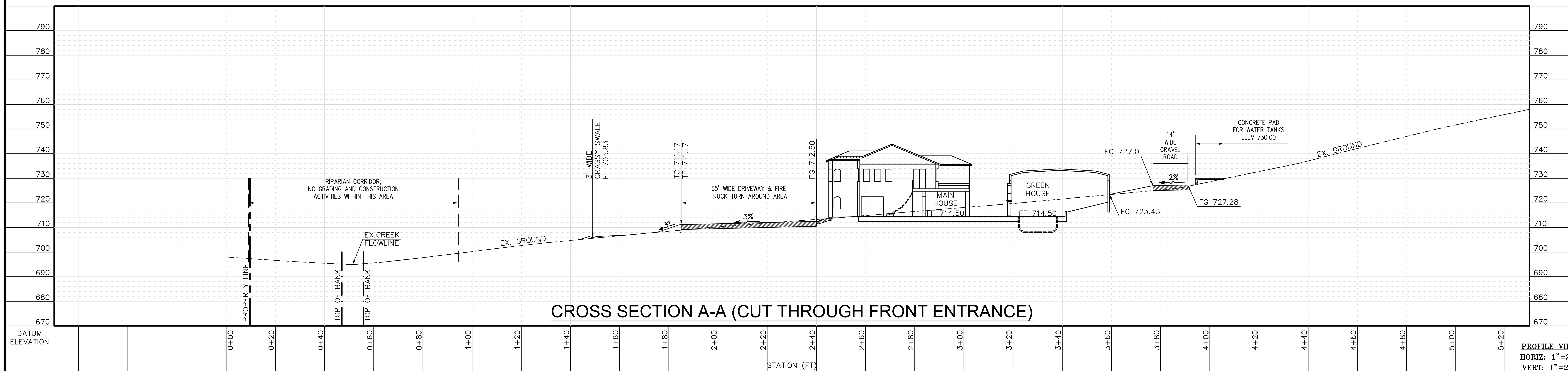
SHEET
C2.3
6 OF 12 SHEET





DESCRIPTION | DATE | REV.

TYPICAL CROSS SECTIONS
NGUYEN RESIDENCE
GRAND OAK WAY
SAN JOSE, CA 95121

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
HON-CHEONG LEE
No. 68629
Exp. 9/30/2021
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

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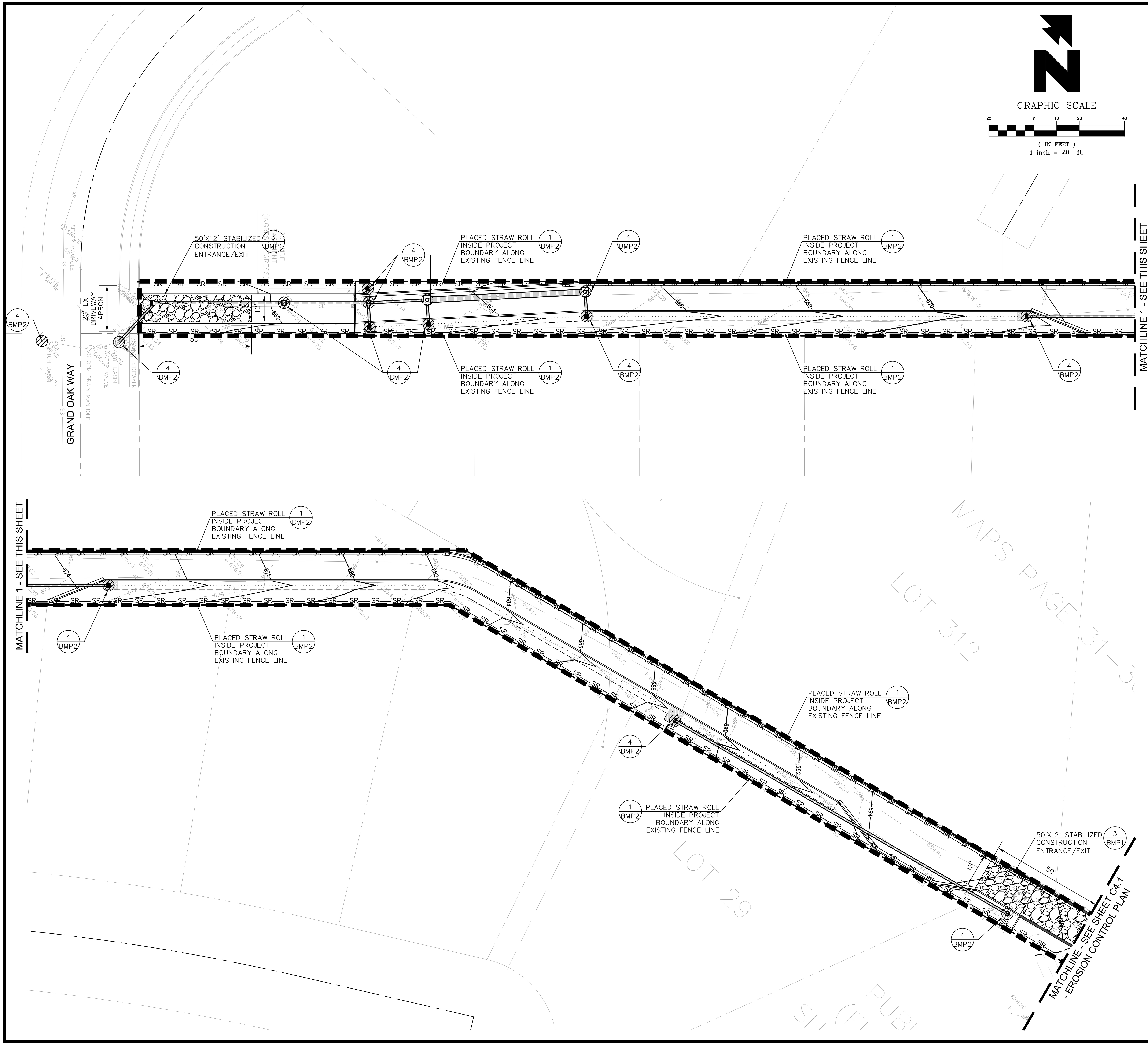
JOB NO.:	17126027

SHEET
C3
7 OF 12 SHEET

APPLICANT: NGUYEN ROAD: GRAND OAK WAY COUNTY FILE NO.: PLN18-11460



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES:

GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF **SANTA CLARA COUNTY** GRADING OFFICIAL. REFER TO **COUNTY**'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.

A. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN **SANTA CLARA COUNTY** ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WE USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:

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ii. PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
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	INLET PROTECTION
	GRAVEL STABILIZED ENTRANCE/EXIT
	TREE PROTECTION

ABBREVIATIONS:
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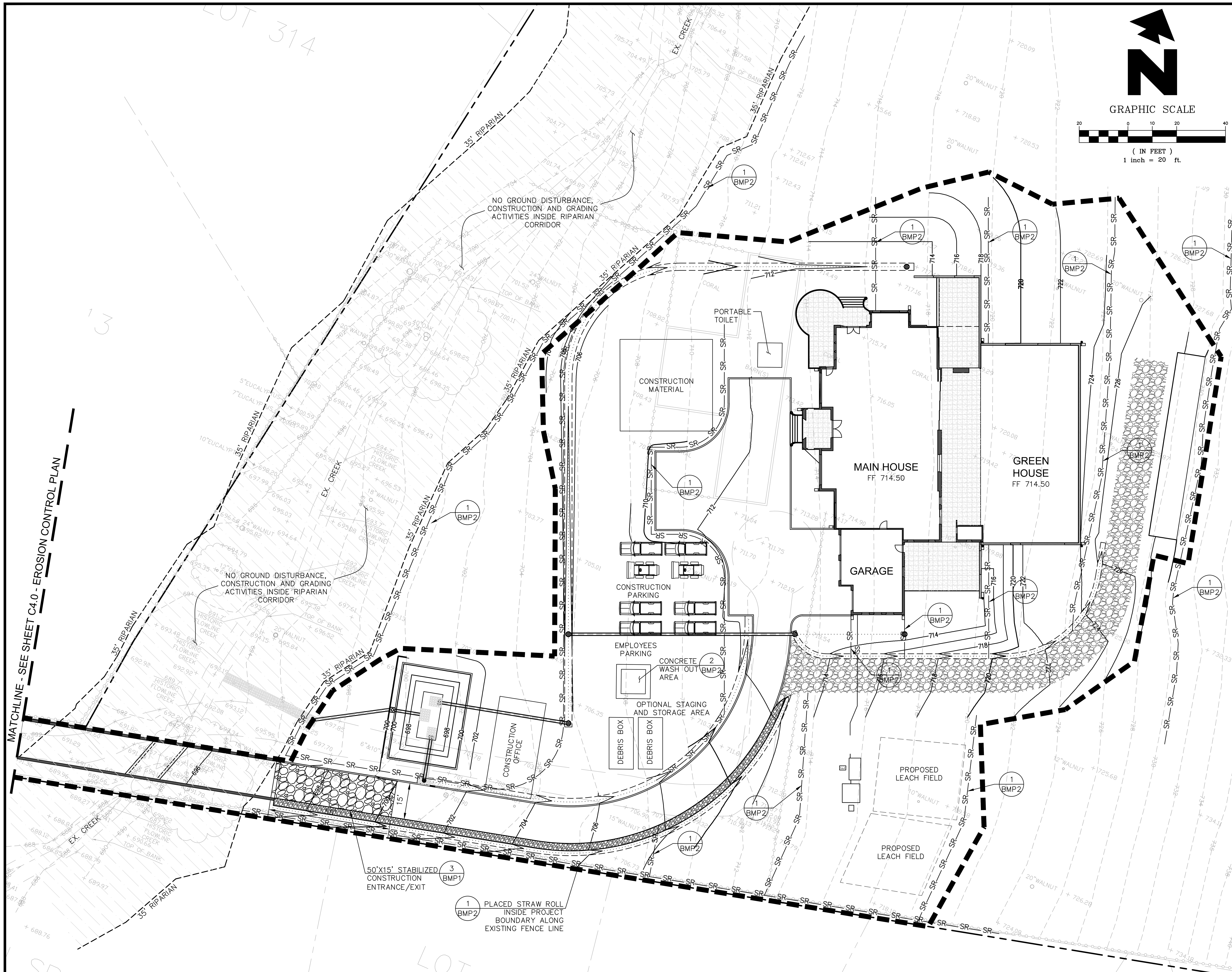

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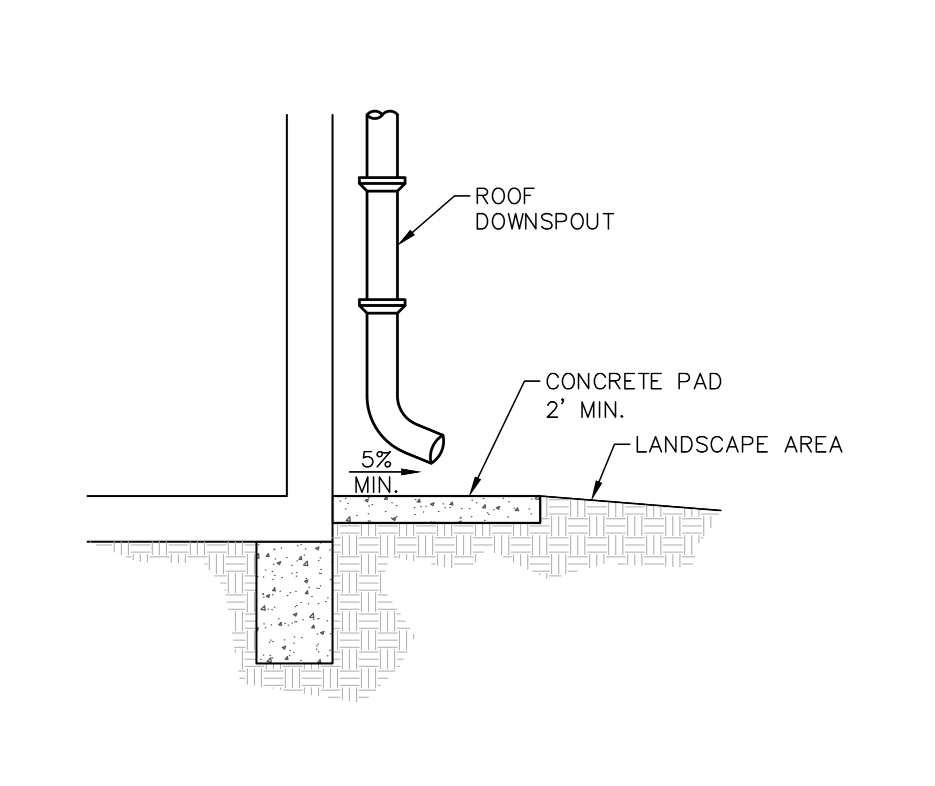
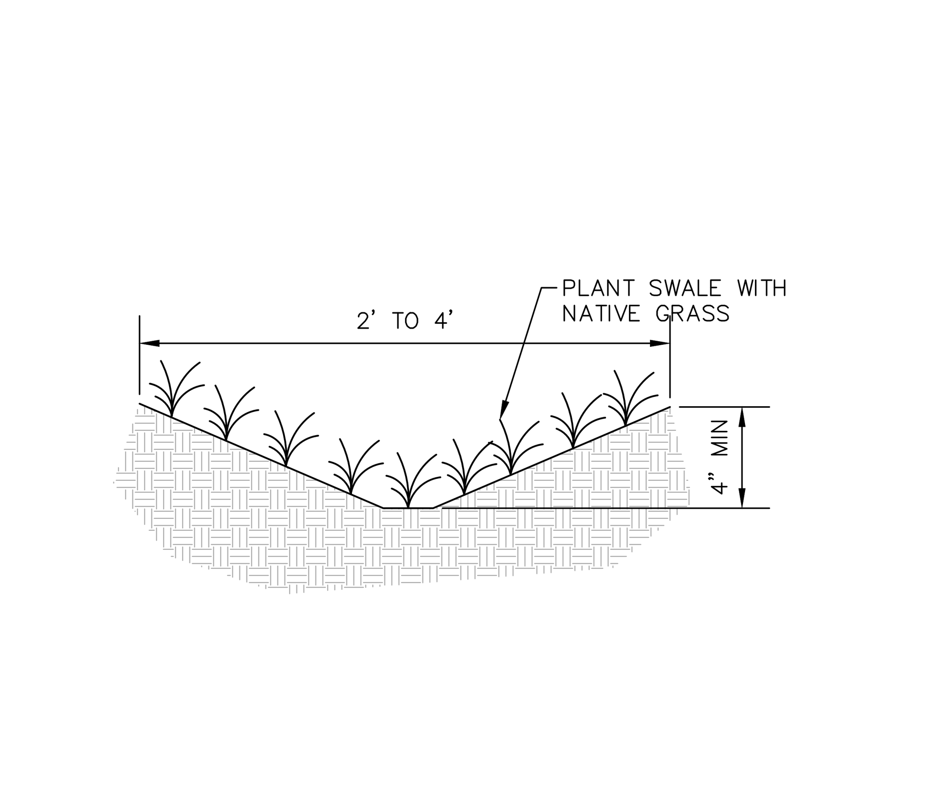
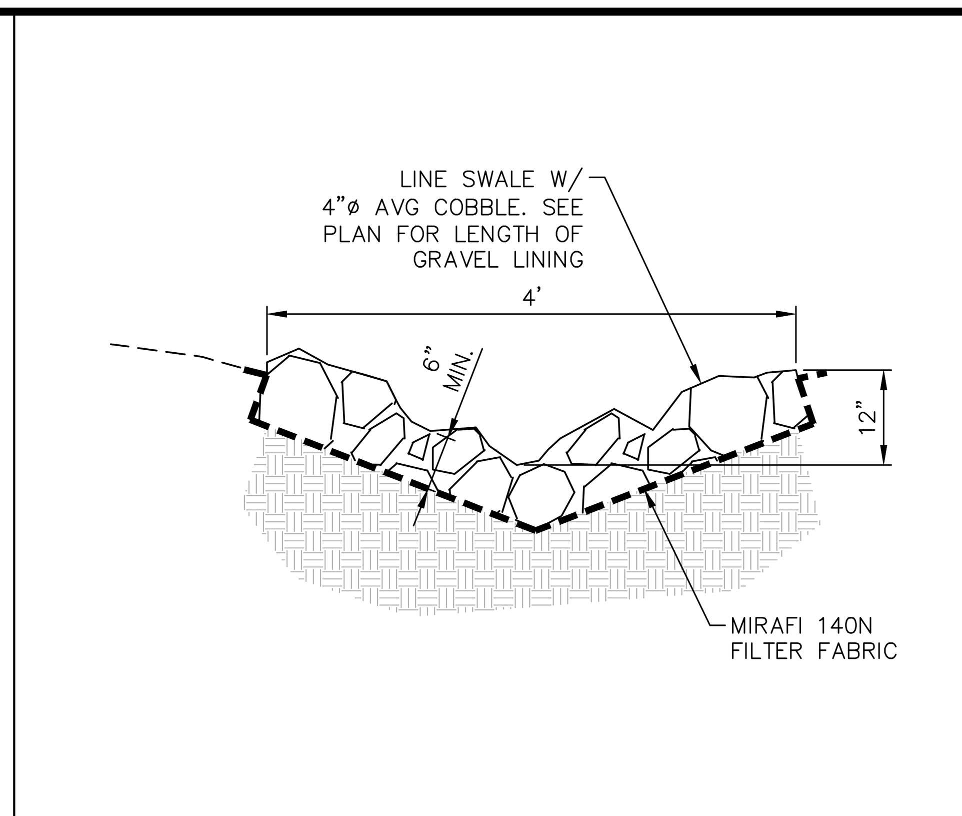
APPLICANT: NGUYEN   ROAD: GRAND OAK WAY   COUNTY FILE NO.: PLN18-11460



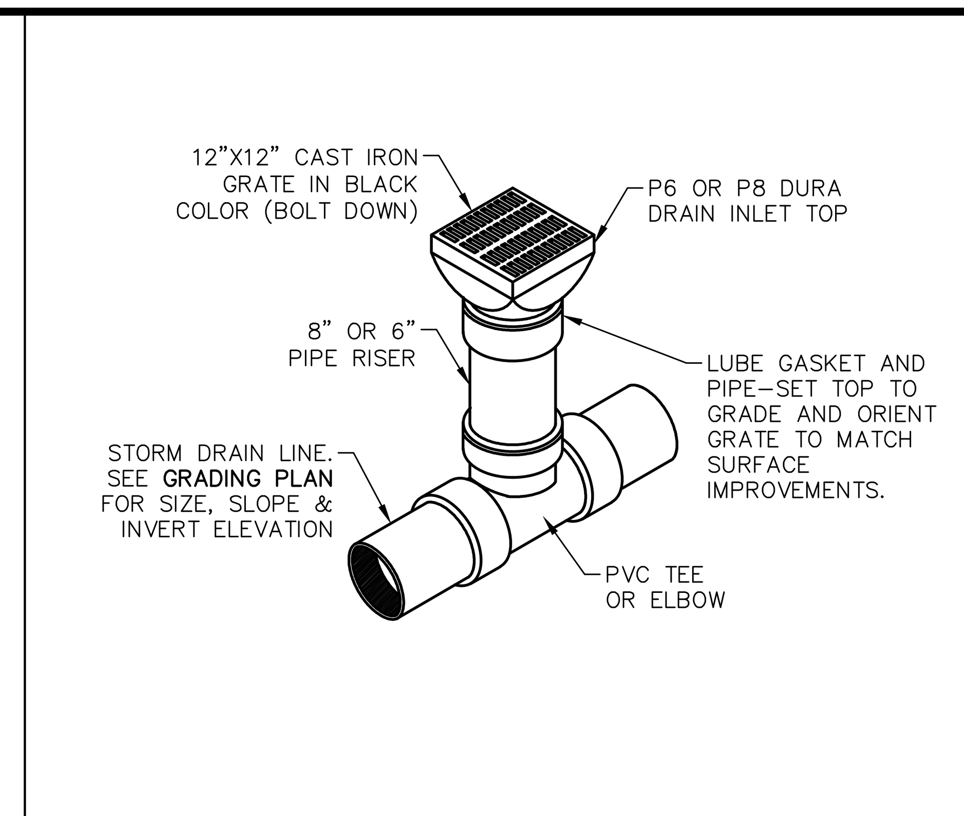
1A CONCRETE SPLASH PAD N.T.S.



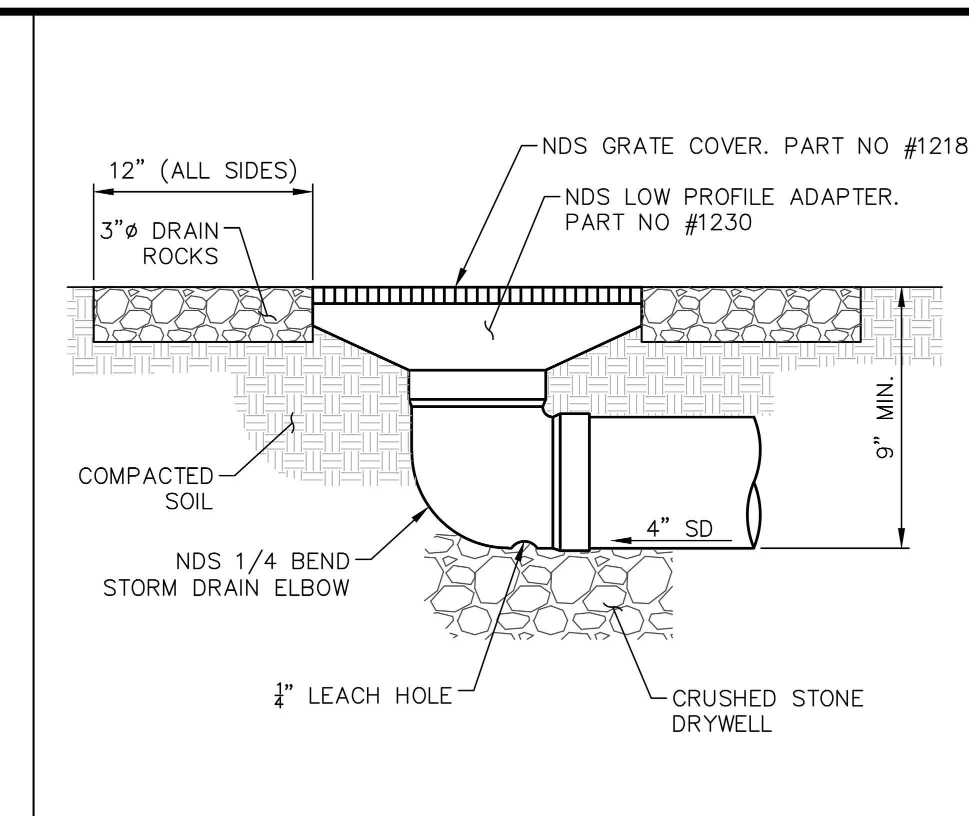
2D GRASS LINED SWALE N.T.S.



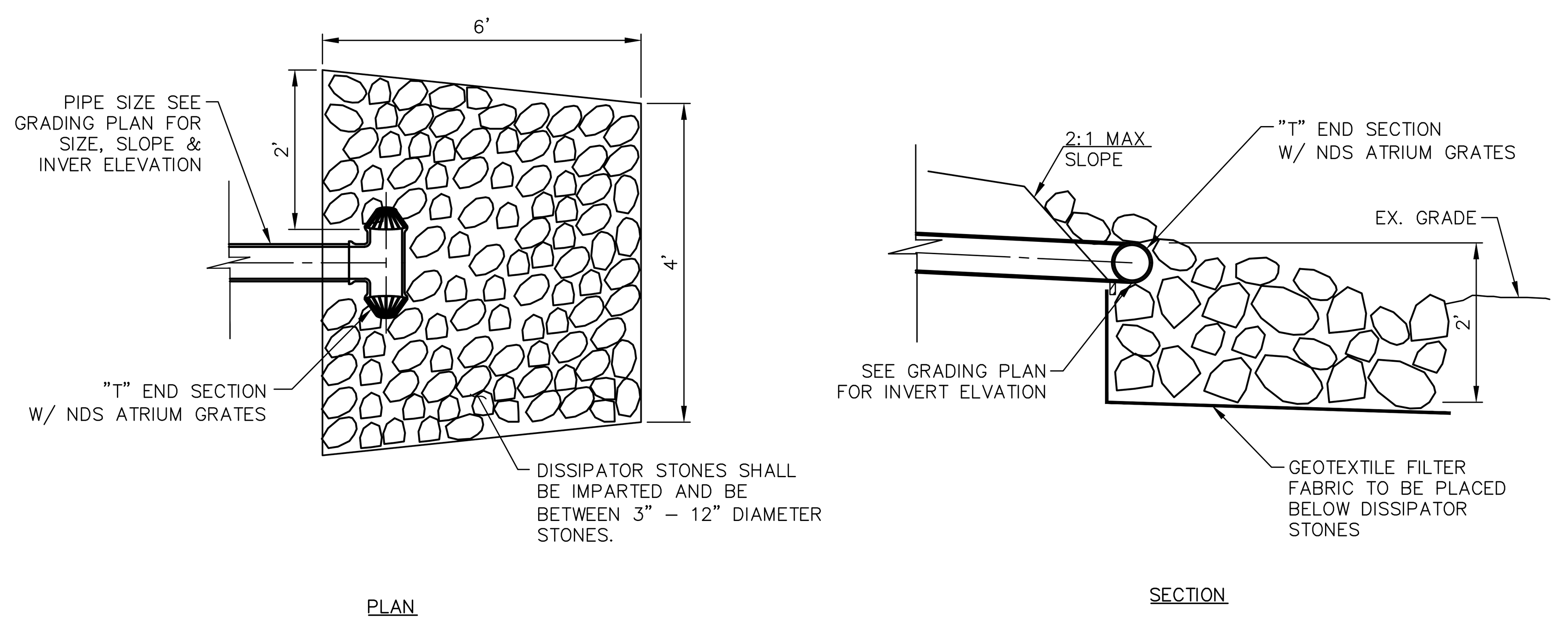
2C ROCK LINED SWALE N.T.S.



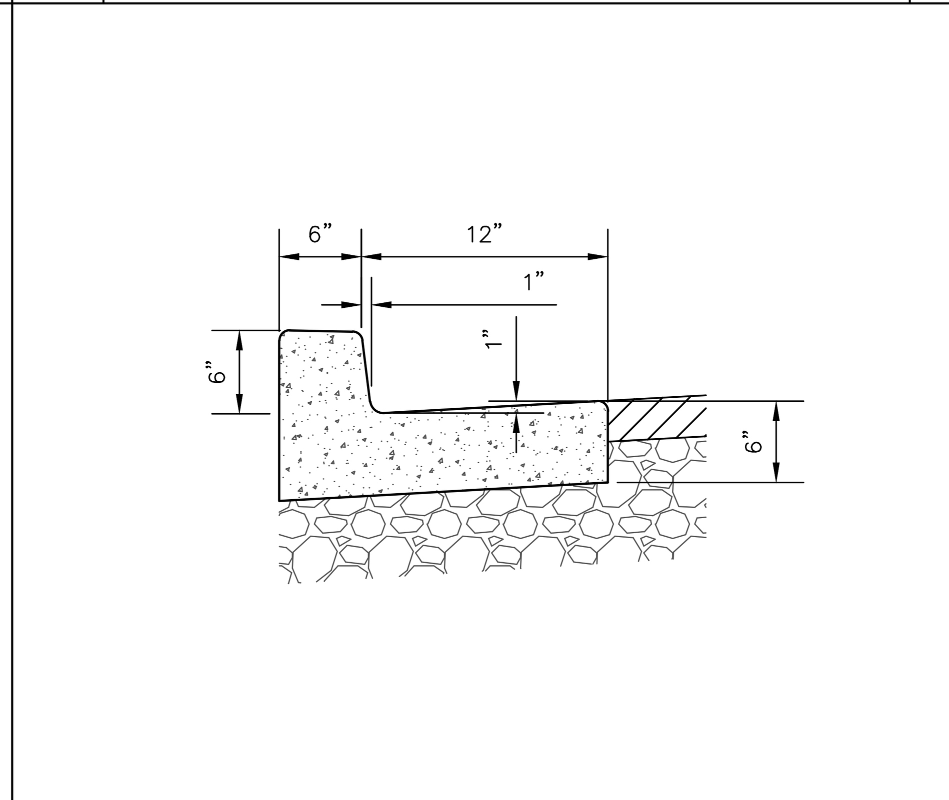
3A 12"X12" LANDSCAPE AREA DRAIN N.T.S.



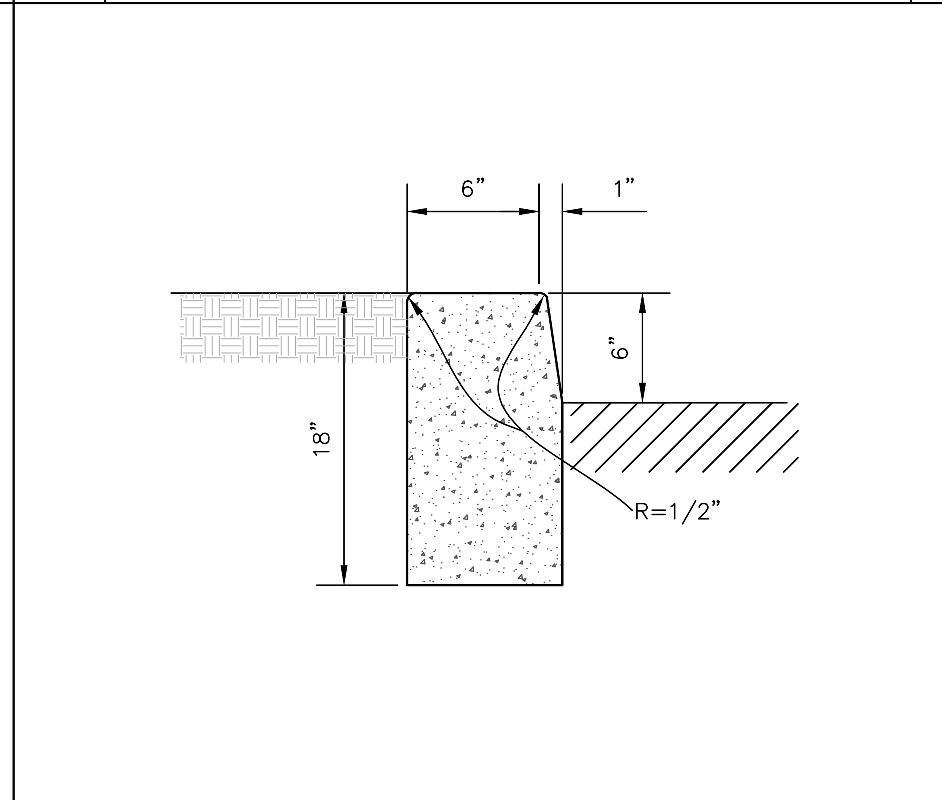
4B POP-UP DRAINAGE EMITTER N.T.S.



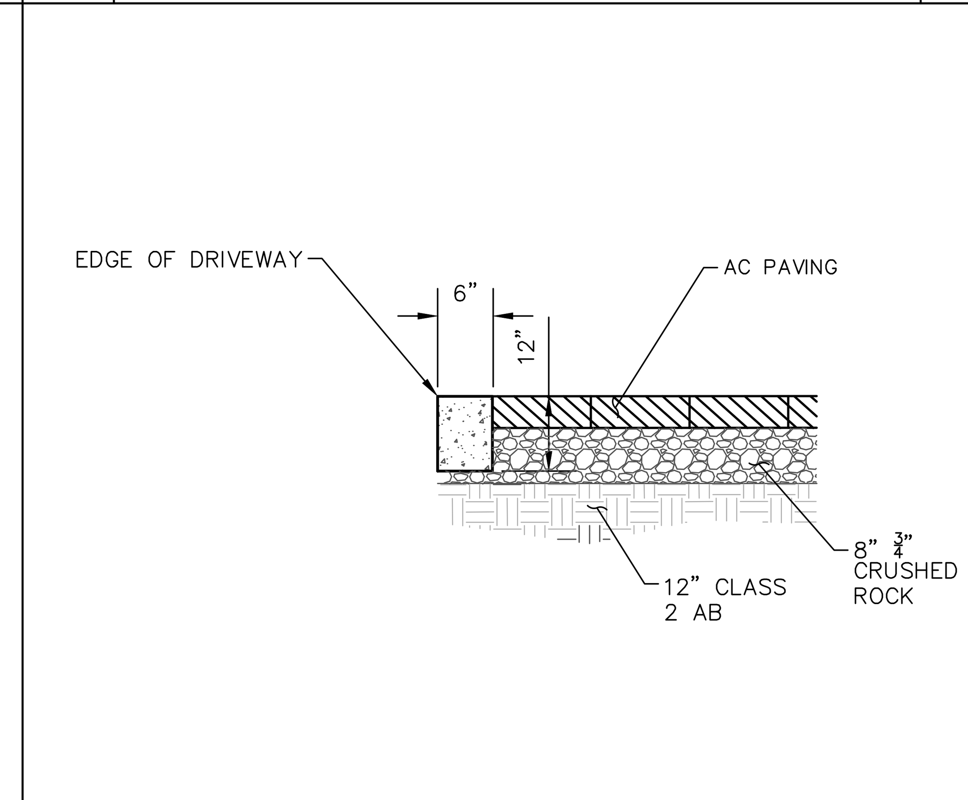
4E ENERGY DISSIPATOR N.T.S.



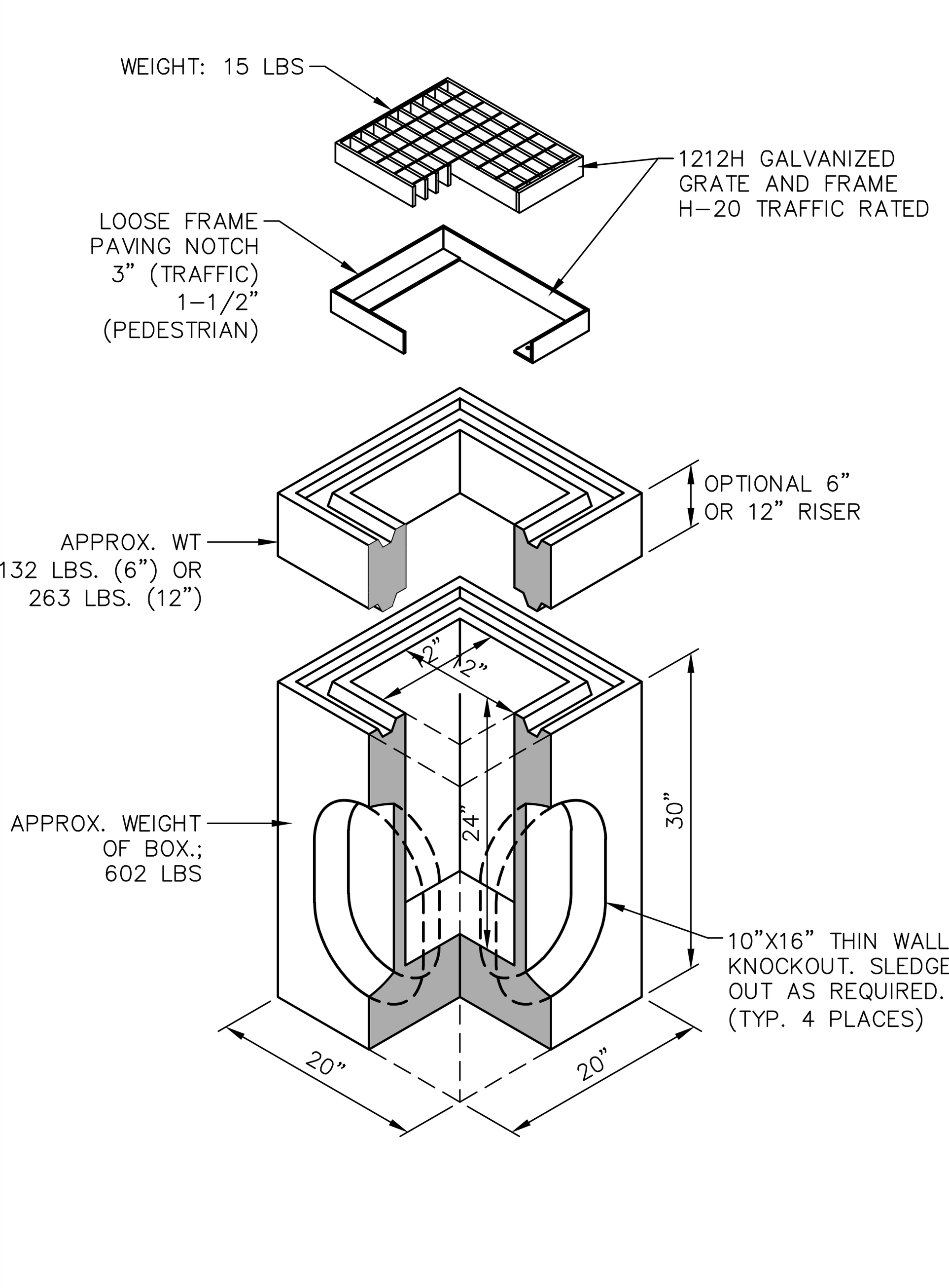
5A CURB & GUTTER N.T.S.



5B CURB



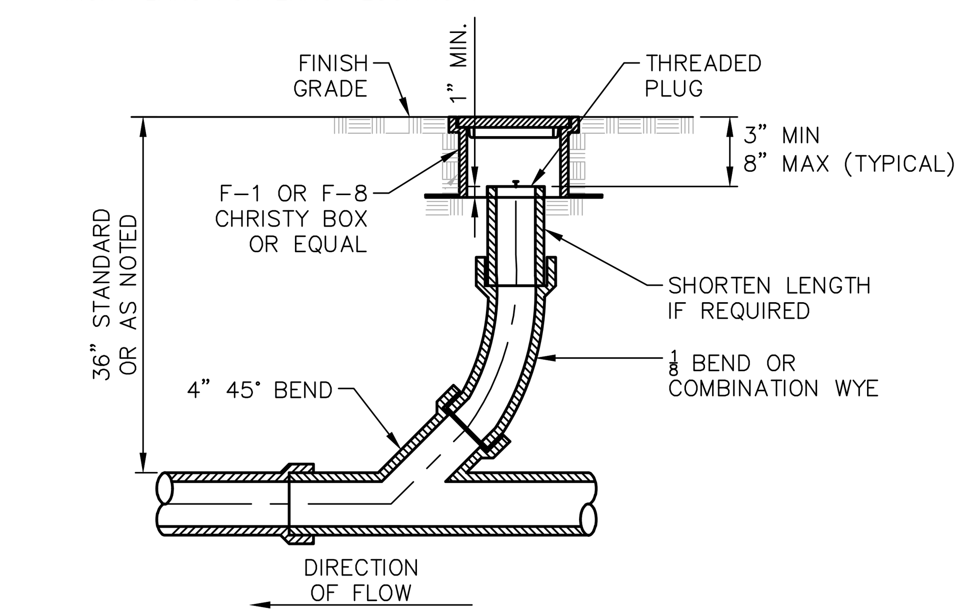
5C CONCRETE BAND @ EDGE OF DRIVEWAY N.T.S.



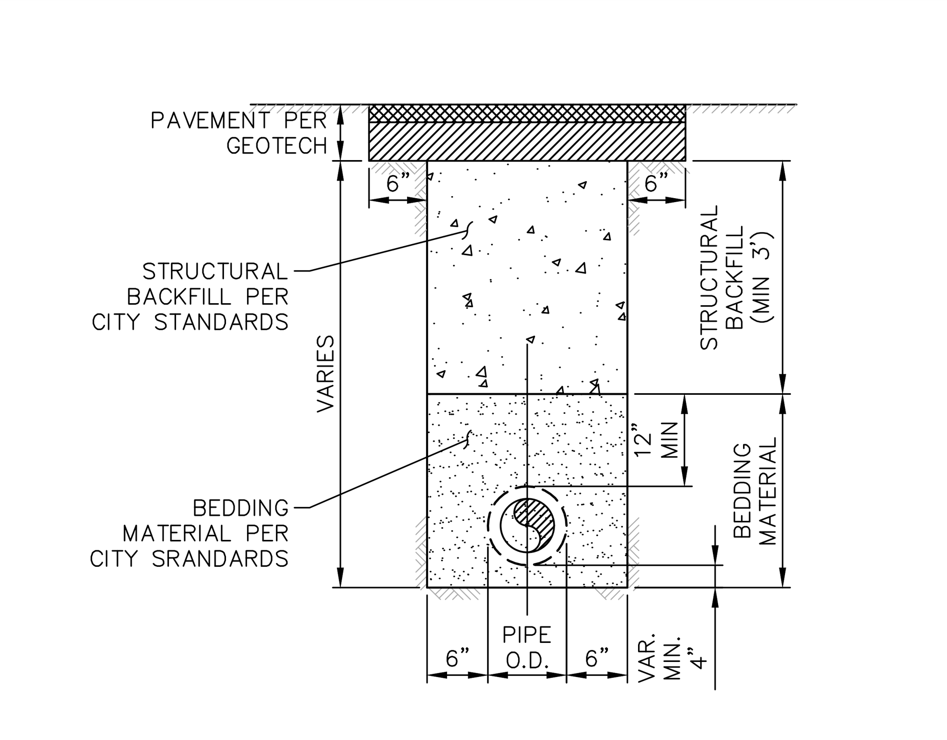
1212-HDI
12" LONG X 12" WIDE X 24" HIGH DROP INLET WITH ADJUSTABLE FRAME & GRATE

6A 12"X12" DROP INLET BY JENSEN PRECAST N.T.S.

NOTES:
1. COVERS SHALL BE C.I. FOR DRIVES, OTHERWISE CONCRETE FOR NON-TRAFFIC USE.
2. FOR SUBDRAIN SYSTEM, REFER TO ARCH PLANS FOR EXACT LOCATION.

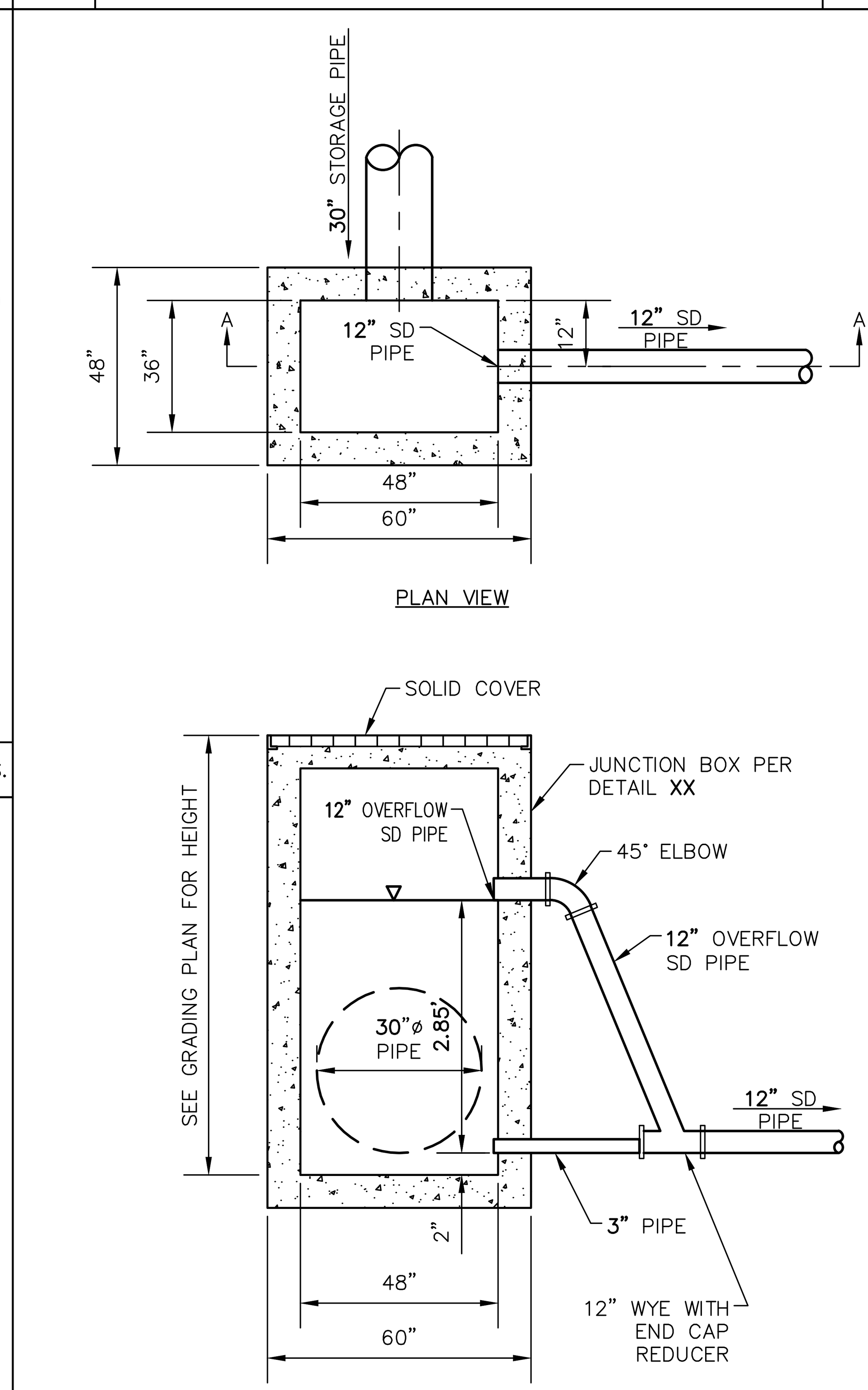


10 CLEANOUT N.T.S.



NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

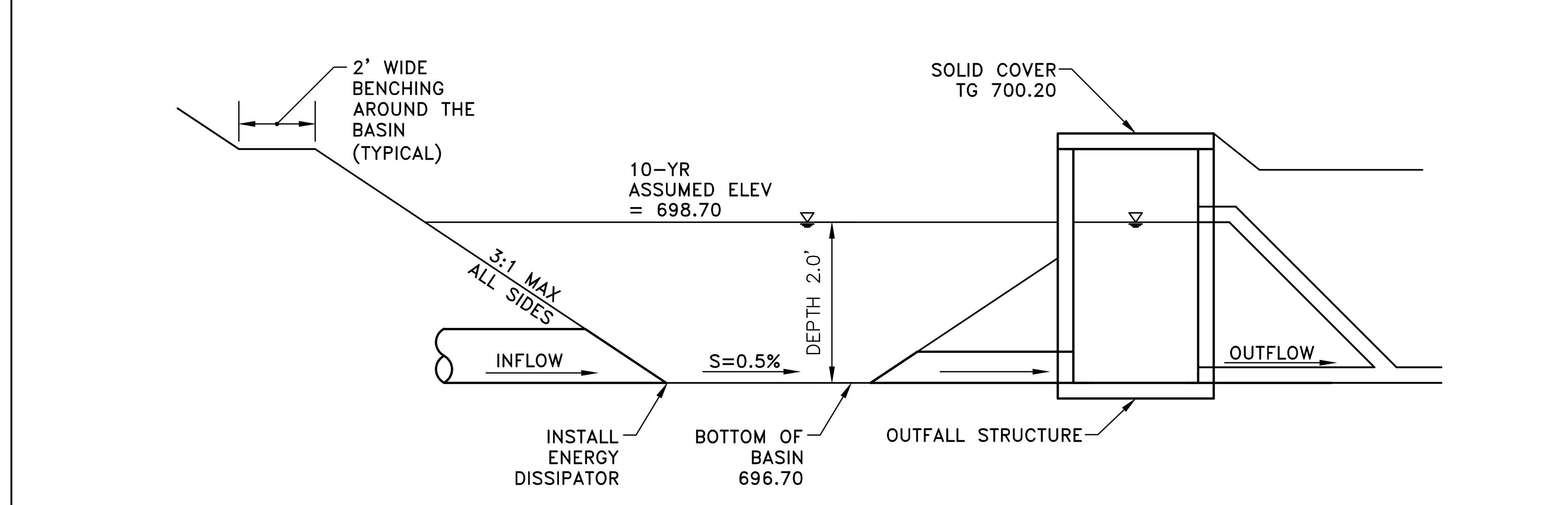
11 TRENCH DETAIL N.T.S.



* REFER TO GRADING PLAN FOR INVERT ELEVATION

SECTION A-A

8A 36"X48" DETENTION OUTFALL STRUCTURE N.T.S.



7 DETENTION BASIN TYPICAL SECTION N.T.S.

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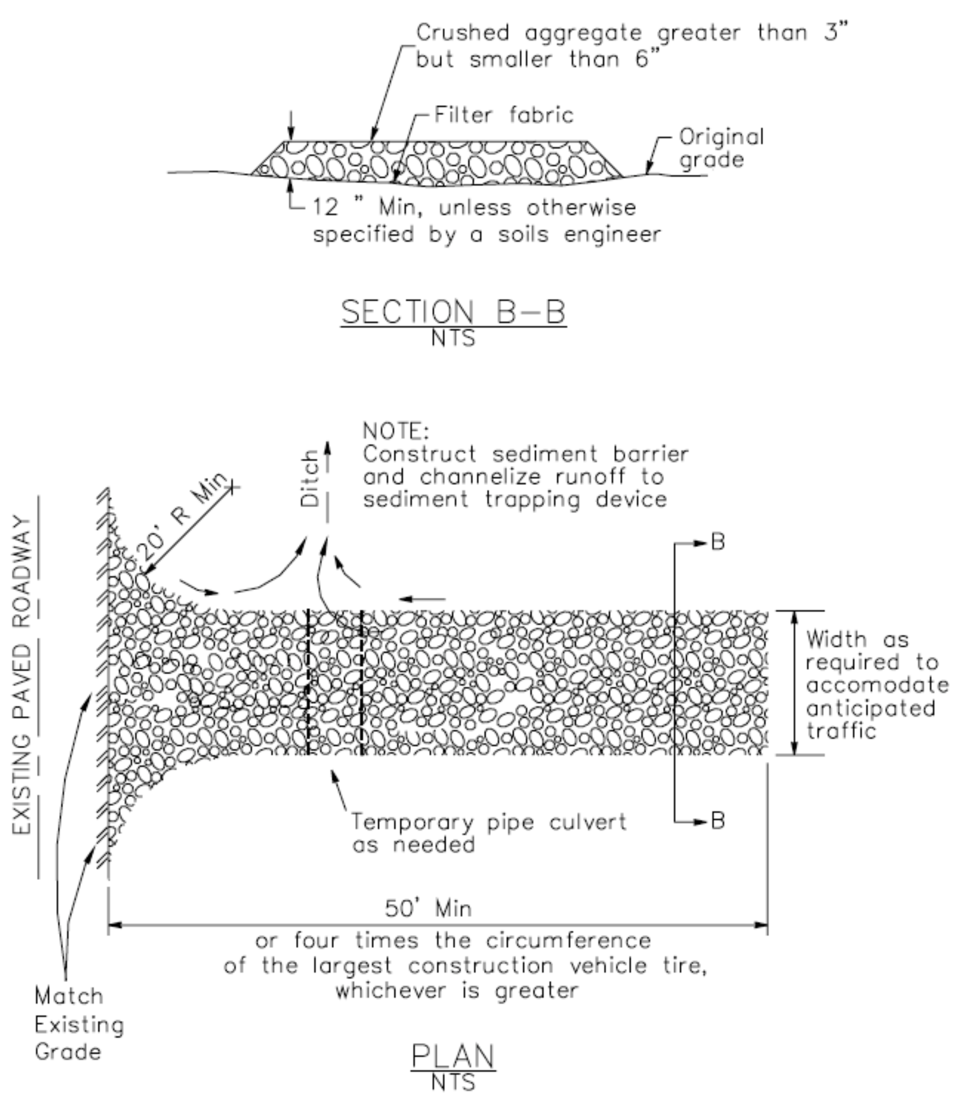
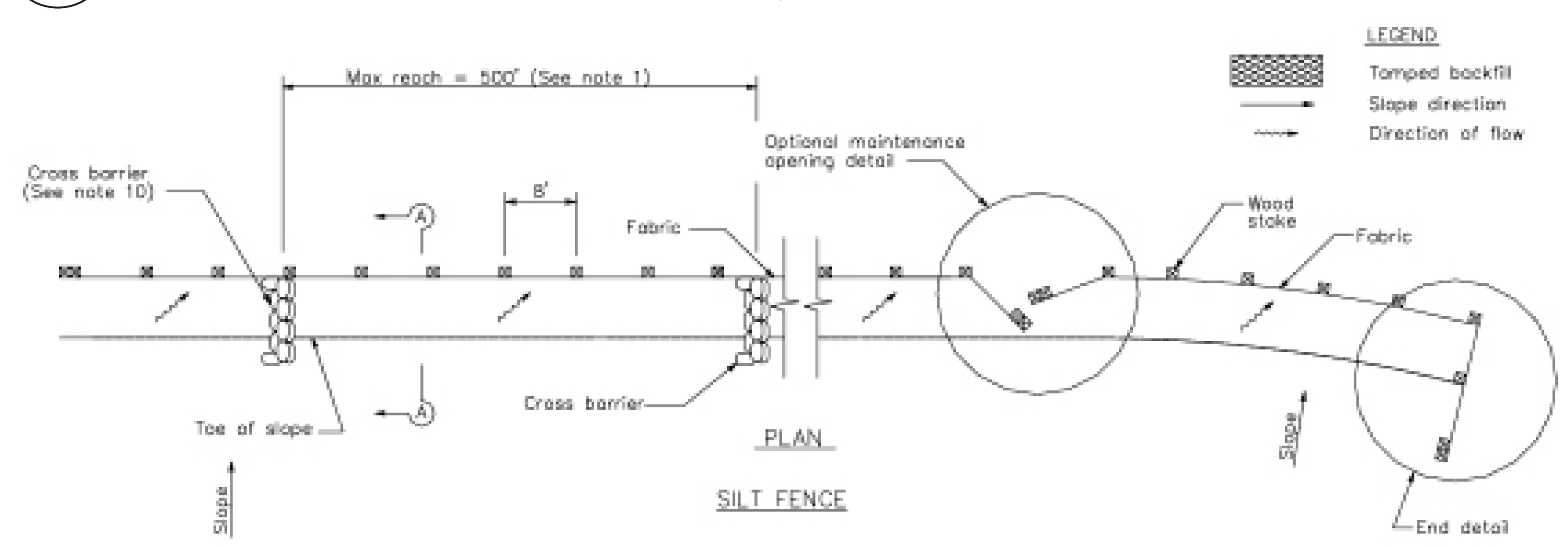
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



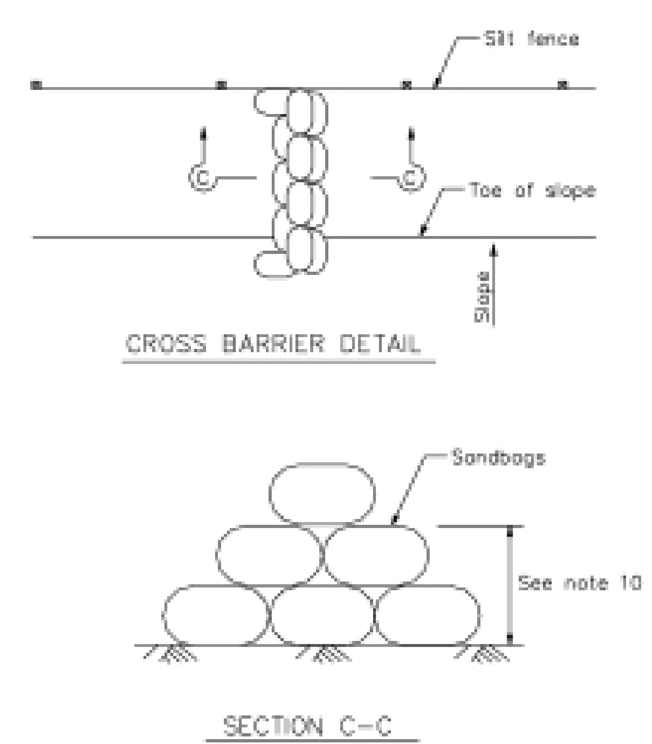
1 Silt Fence

CASQA Detail SE-1



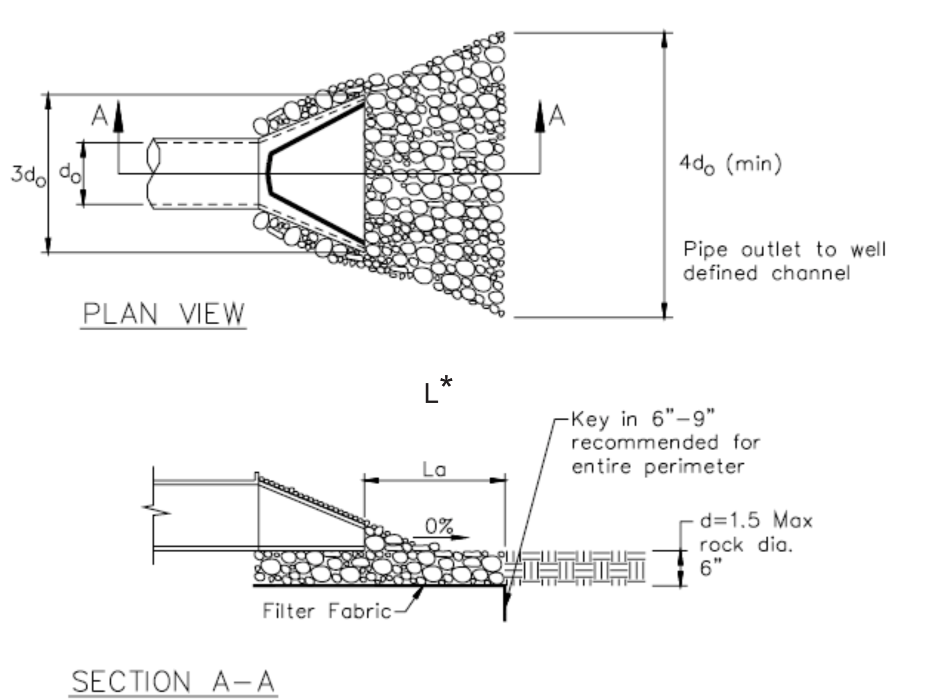
NOTES

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



4 Velocity Dissipation Devices

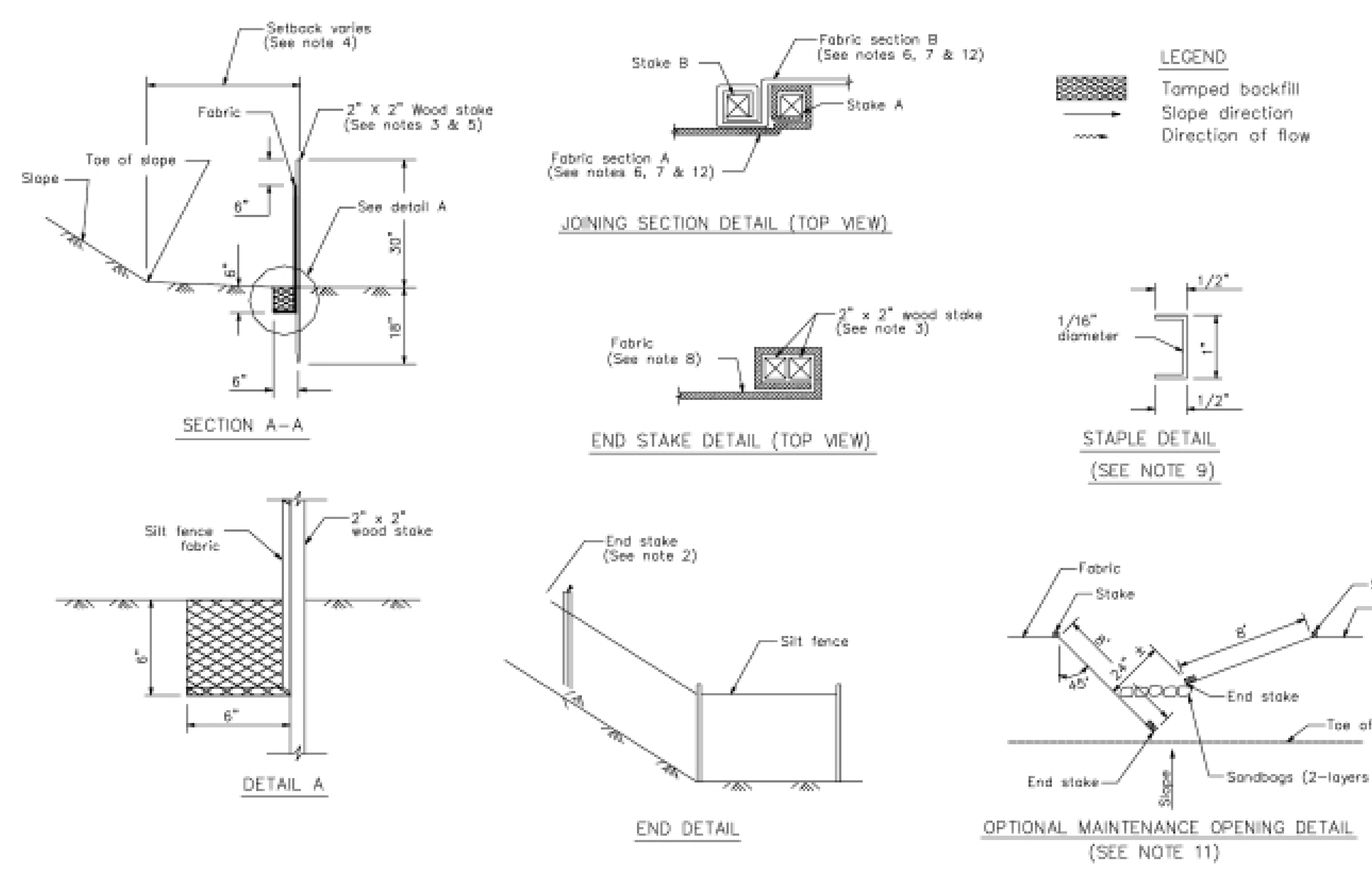
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



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

STANDARD BEST MANAGEMENT PRACTICE NOTES

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

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

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

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

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

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

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

Project Information

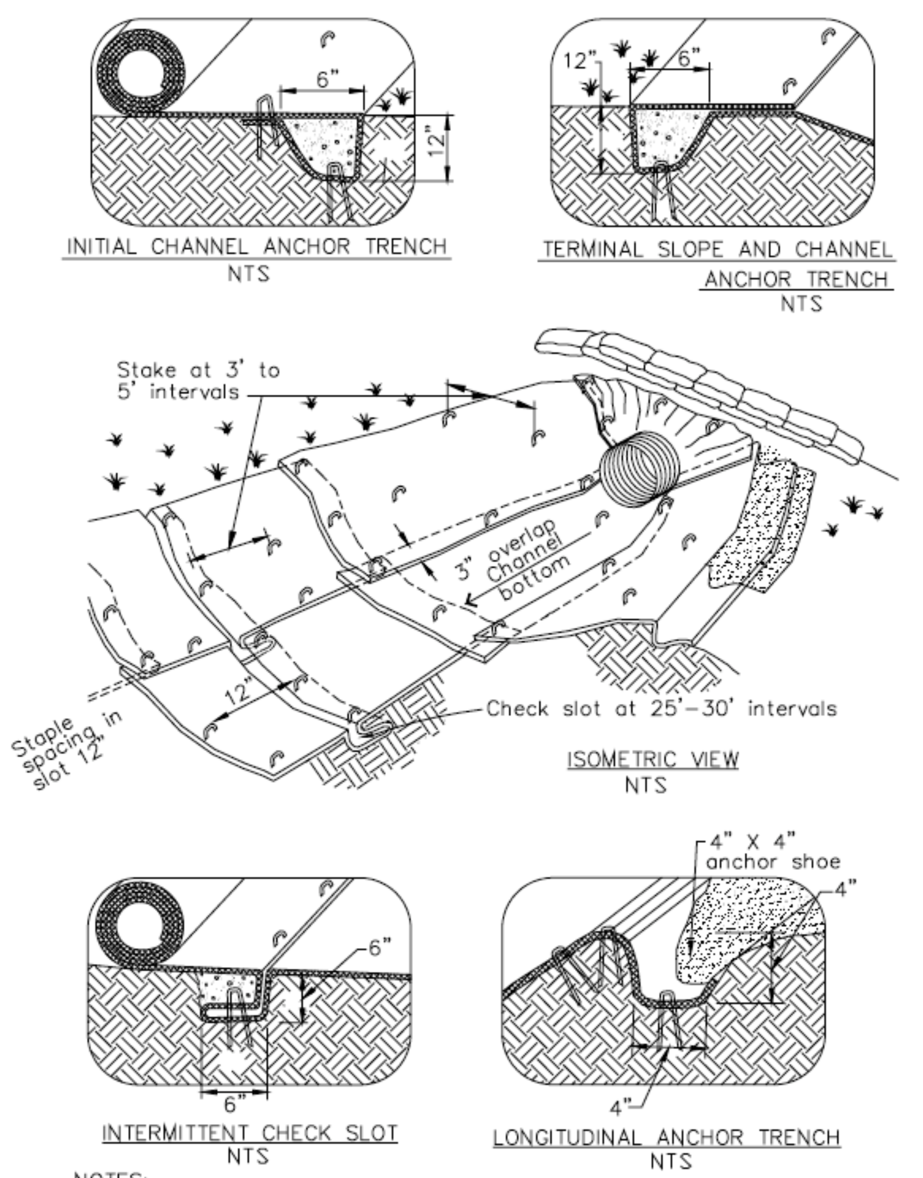
Grand Oakway
San Jose, CA

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

BMP-1

7 Geotextiles and Mats

CASQA Detail EC-7

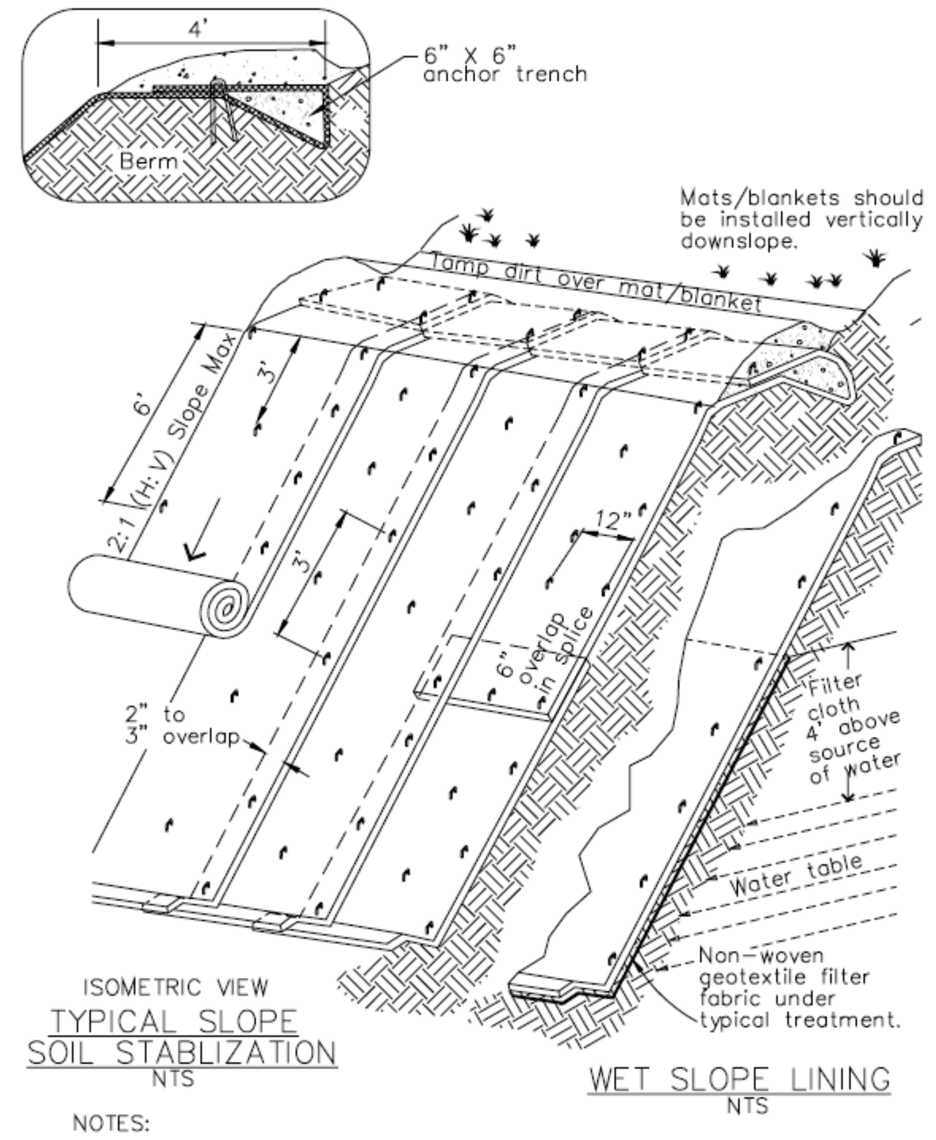


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

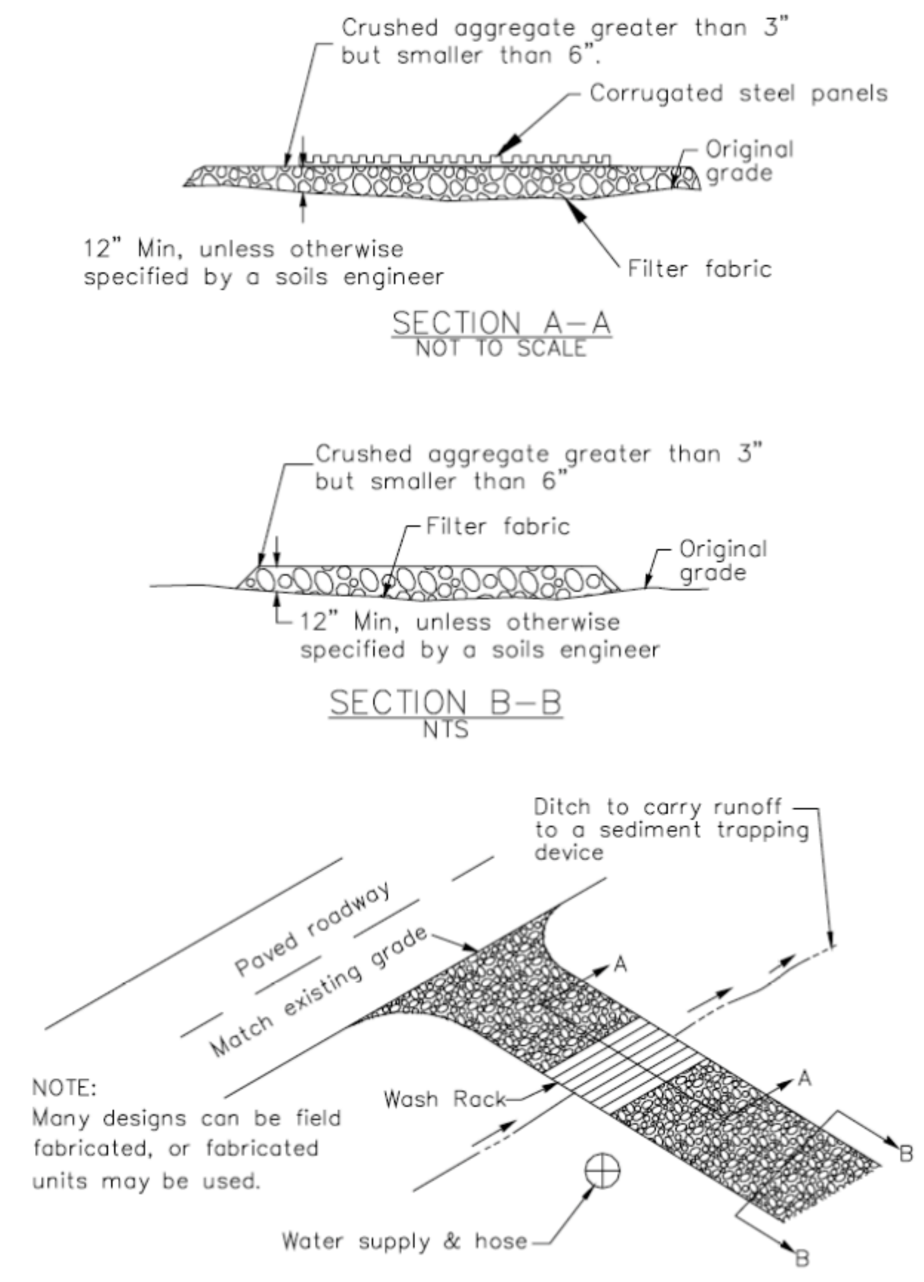


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

3 Entrance/Outlet Tire Wash

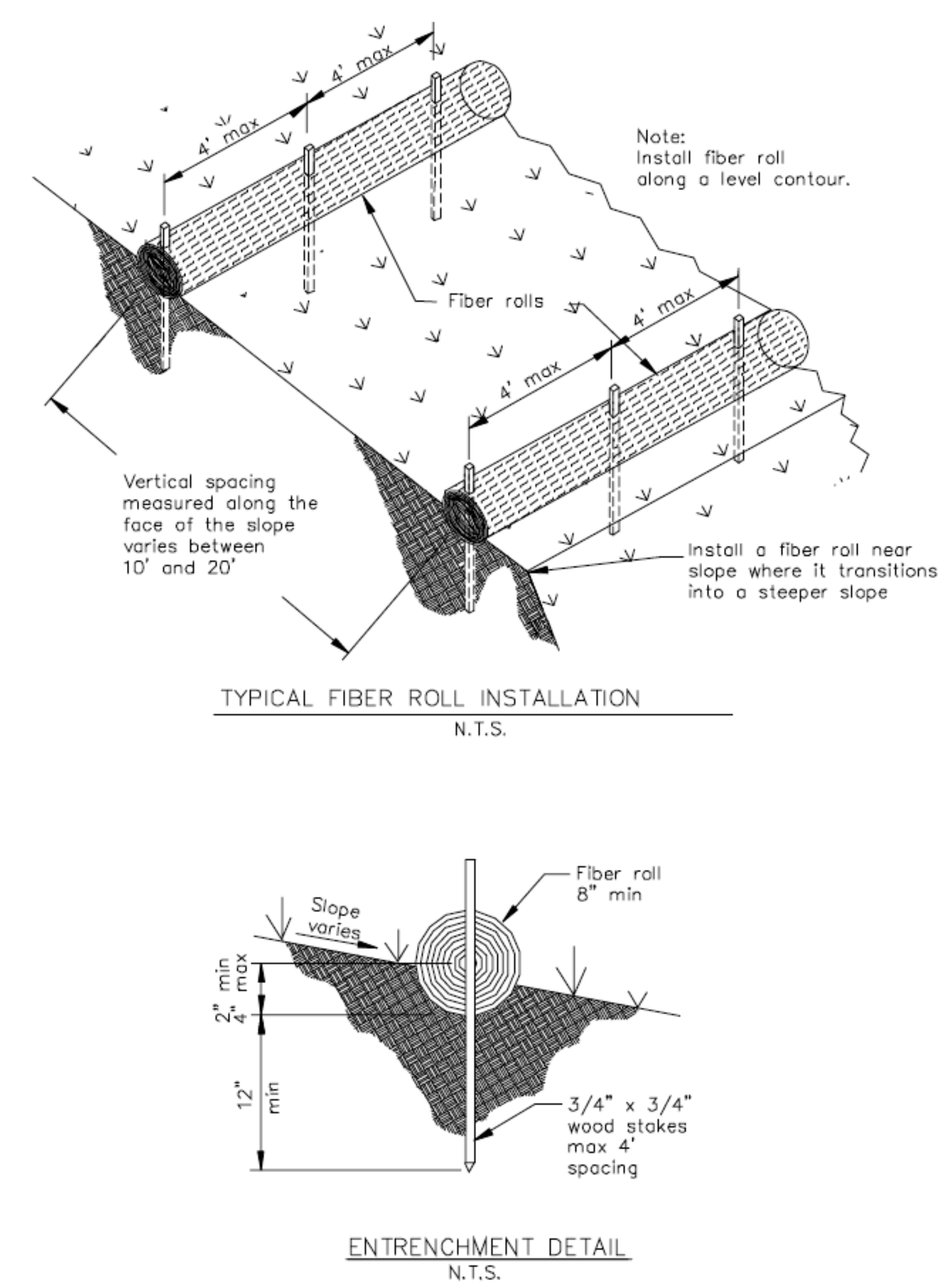
CASQA Detail TC-3



TYPICAL TIRE WASH
NOT TO SCALE

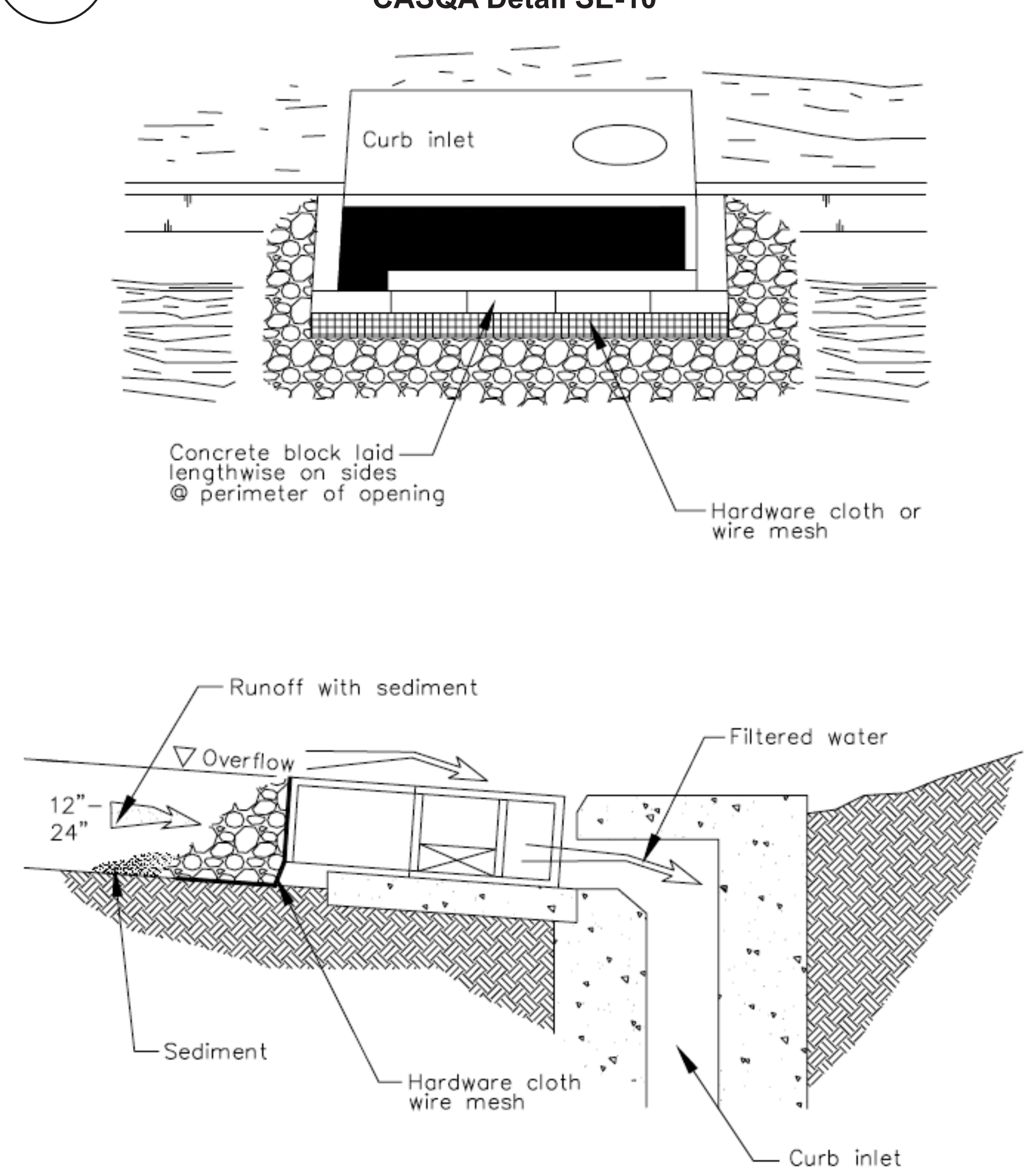
1 Fiber Rolls

CASQA Detail SE-5



8 Storm Drain Inlet Protection

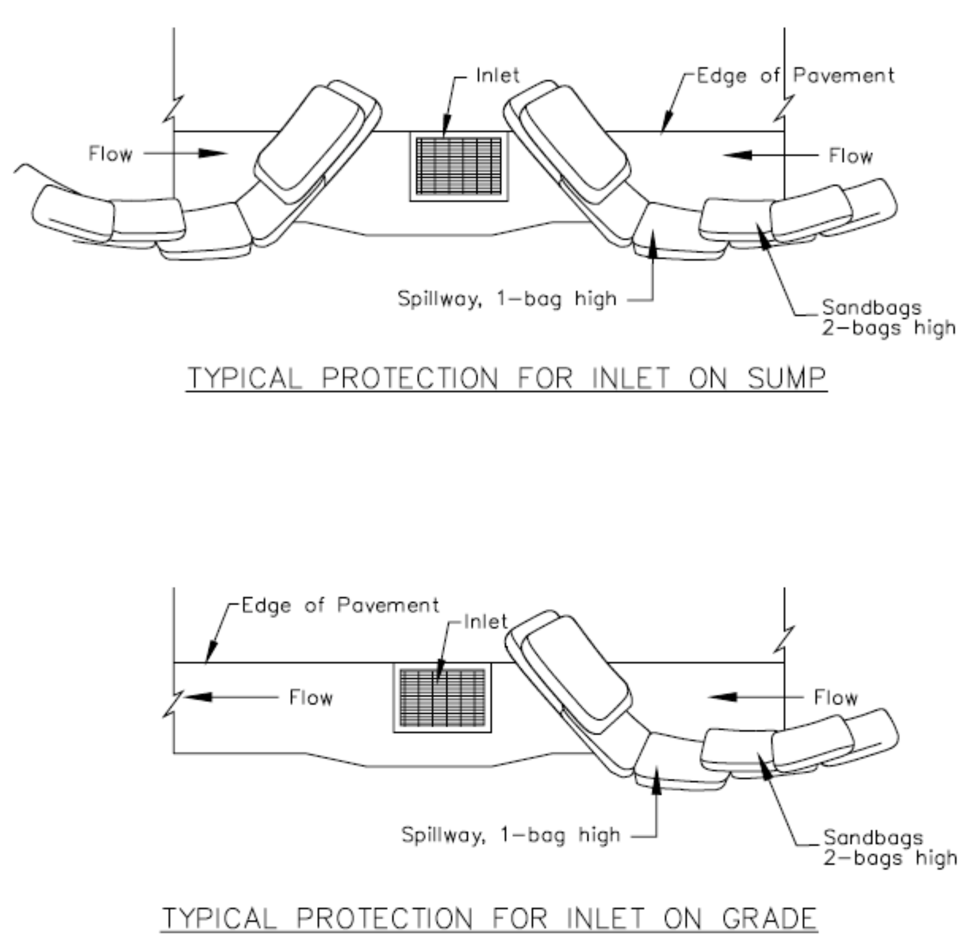
CASQA Detail SE-10



DI PROTECTION – TYPE 4
NOT TO SCALE

6 Storm Drain Inlet Protection

CASQA Detail SE-10

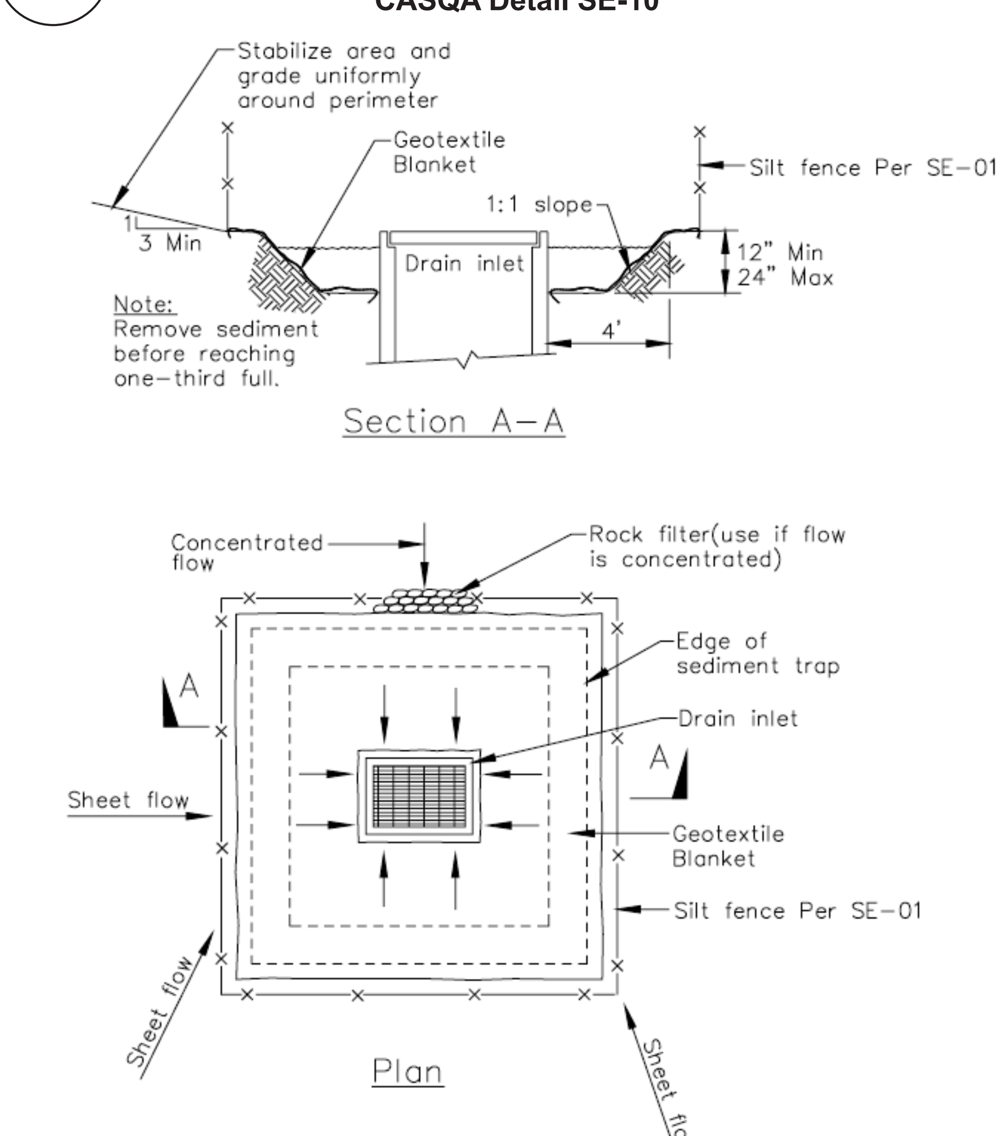


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10

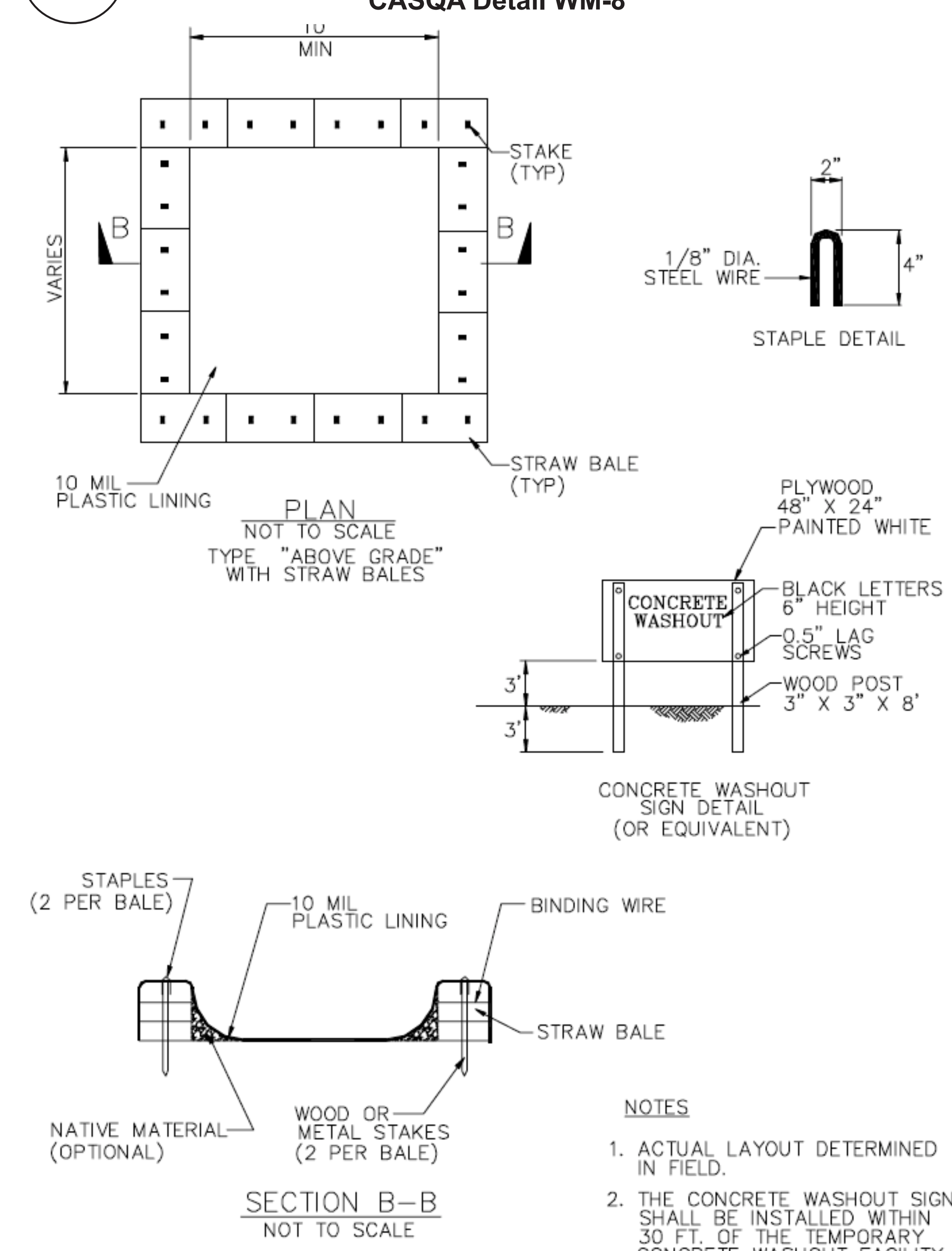


DI PROTECTION TYPE 2
NOT TO SCALE

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

2 Concrete Waste Management

CASQA Detail WM-8



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

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

Project Information
Grand Oakway
San Jose, CA

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

BMP-2

PROPOSED PLANT PALETTE

KEY	CONTAINER SIZE	BOTANICAL NAME	COMMON NAME	HT x SP	W
TREES:					
T1	24" BOX	QUERCUS AGRIFOLIA (MULTI-TRUNK)	COAST LIVE OAK	50' x 50'	VL
SHRUBS:					
S1	5 GAL.	ALYOGYNE HUEGELII "LEON'S PURPLE DELIGHT"	BLUE HIBISCUS	6' x 6'	L
S2	5 GAL.	ARCTOSTAPHYLOS DENSIFLORA "HARMONY"	MANZANITA	4' x 6'	L
S3	5 GAL.	BERBERIS THUNBERGII "CRIMSON PIGMY"	JAPANESE BARBERRY	1.5' x 3'	L
S4	5 GAL.	ECHIUM CANADICANS	PRIDE OF MADEIRA	5' x 8'	L
S5	1 GAL.	LAVANDULA ANGUSTIFOLIA "BUENA VISTA"	ENGLISH LAVENDER	1.5' x 2'	L
HYDROSEED:					
H1	SEED MIX 60 LBS. PER ACRE	GREEN TO GOLD BLEND PACIFIC COAST SEED, INC.	ANNUAL GRASSES NATIVE FLOWERS	2'	VL

W = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (W.U.C.O.L.S.)

W.U.C.O.L.S. REGION: NORTH/CENTRAL COASTAL
H – HIGH WATER USE
M – MODERATE WATER USE
L – LOW WATER USE
VL – VERY LOW WATER USE

NOTE #1:
IRRIGATION SYSTEM SHALL BE LOW VOLUME DRIP EMITTER TYPE SYSTEM. IRRIGATION SYSTEM SHALL BE DESIGNED WITH HYDROZONE FOR PLANT GROUPINGS WITH SIMILAR WATER USE CLASSIFICATIONS. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC WITH SOLAR SYNC WEATHER SENSORS.

NOTE #2:
SOIL WITHIN PLANTING AREAS SHALL BE AMENDED PER RECOMMENDATIONS OF COMPLETE SOIL FERTILITY ANALYSIS.

NOTE #3:
PLANTING AREAS SHALL HAVE A MINIMUM OF TWO INCHES (2") MULCH.

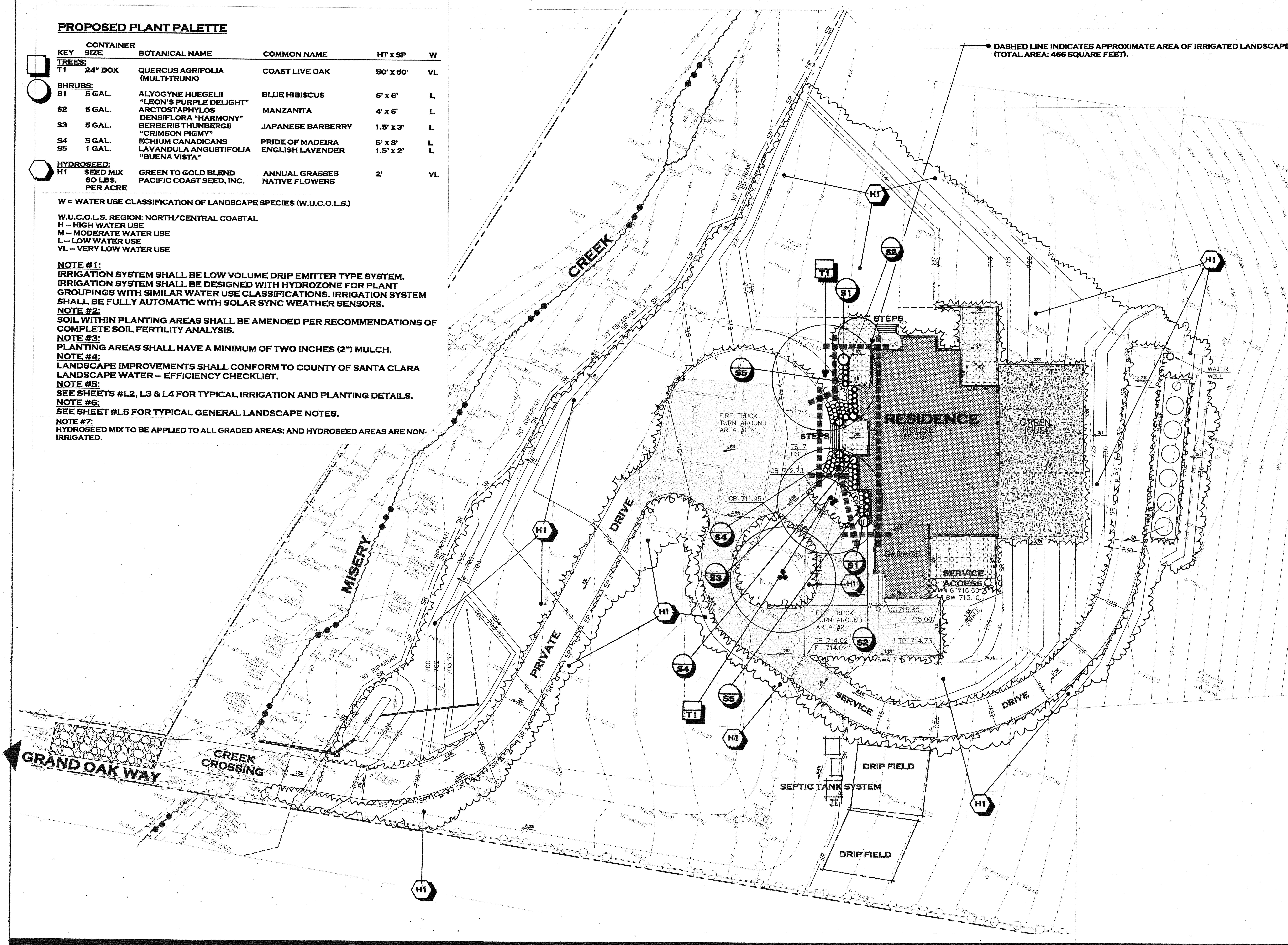
NOTE #4:
LANDSCAPE IMPROVEMENTS SHALL CONFORM TO COUNTY OF SANTA CLARA LANDSCAPE WATER – EFFICIENCY CHECKLIST.

NOTE #5:
SEE SHEETS #L2, L3 & L4 FOR TYPICAL IRRIGATION AND PLANTING DETAILS.

NOTE #6:
SEE SHEET #L5 FOR TYPICAL GENERAL LANDSCAPE NOTES.

NOTE #7:
HYDROSEED MIX TO BE APPLIED TO ALL GRADED AREAS; AND HYDROSEED AREAS ARE NON-IRRIGATED.

DASHED LINE INDICATES APPROXIMATE AREA OF IRRIGATED LANDSCAPE (TOTAL AREA: 466 SQUARE FEET).



ISAACSON, WOOD & ASSOCIATES
LANDSCAPE ARCHITECTURE
35802 HIBISCUS COURT, FREMONT, CA 94536
PHONE: (408) 838.2329
jay@isaacsonwood.com

[redacted]

[redacted]

NGUYEN RESIDENCE

GRAND OAK WAY
SANTA CLARA COUNTY, CALIFORNIA

[redacted]

PLANTING PLAN

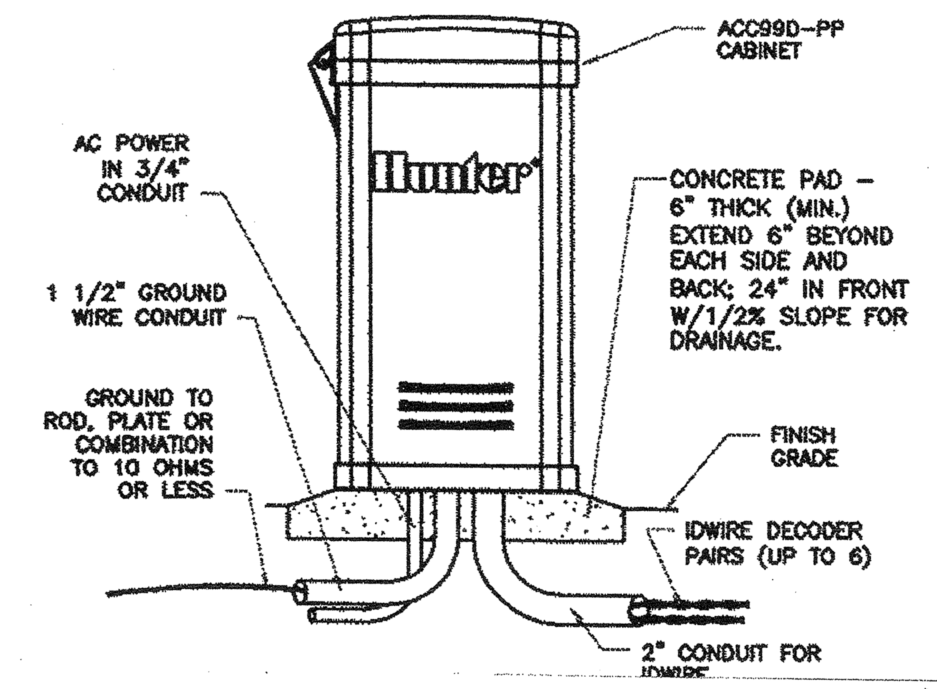
JOB #	REVISIONS:
18009	1 1.15.19
DATE:	2 1.05.19
11.07.18	3
	4
	5

NORTH

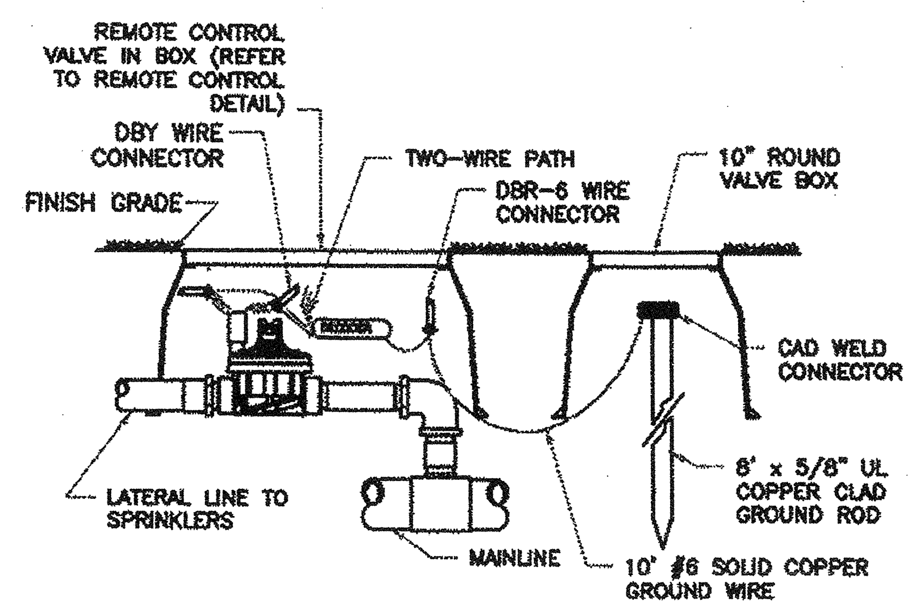
0 20' SCALE: 1"=20'

[redacted]

SHEET
L1
OF

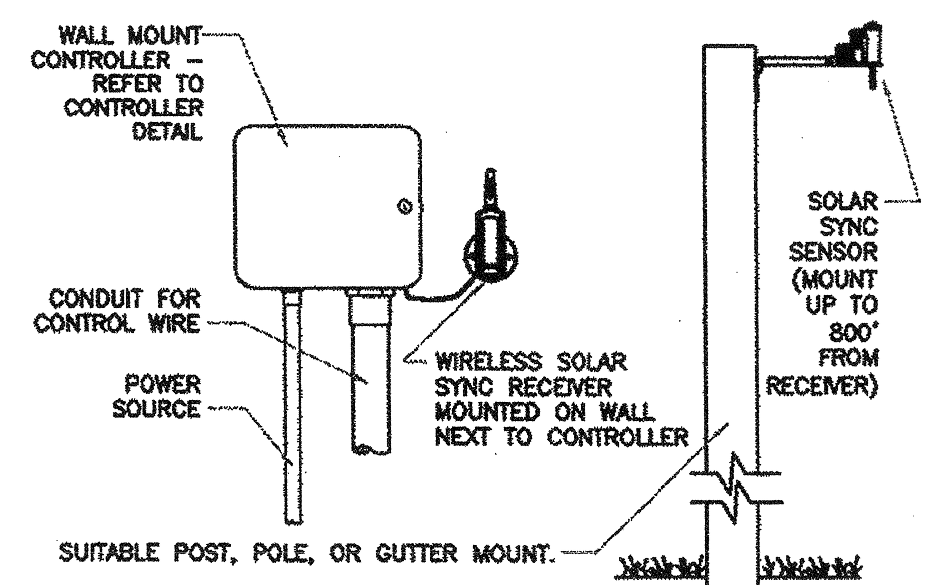


1 PEDESTAL MOUNT AUTOMATIC CONTROLLER



GROUND AT EVERY 12TH DECODER OR 1000' OF WIRE RUN (WHICHEVER IS SHORTER) IN THE TWO WIRE PATH. GROUND THE FINAL DECODER IN ANY WIRE RUN.

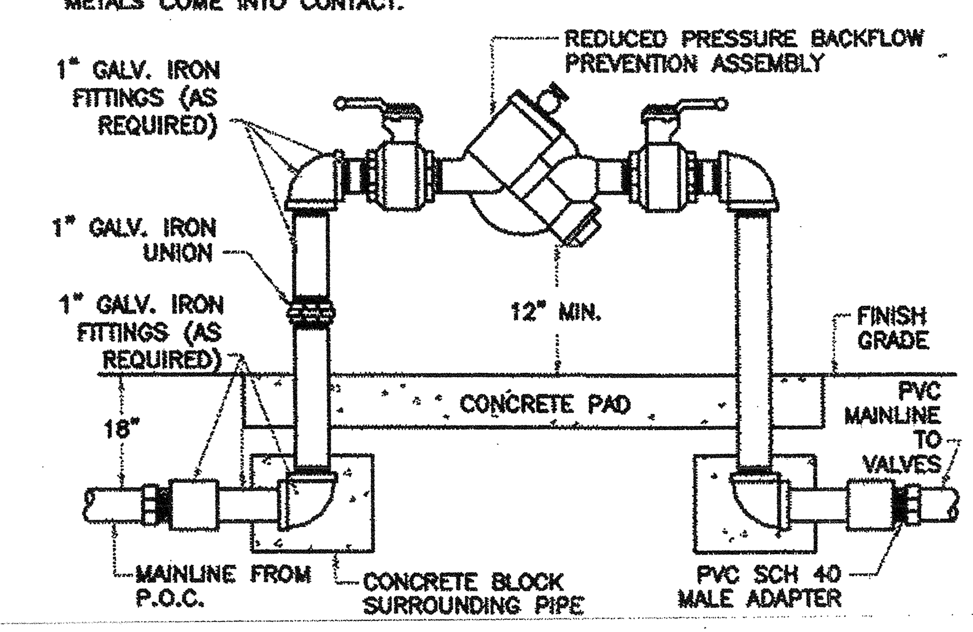
2 TWO WIRE DECODER GROUNDING



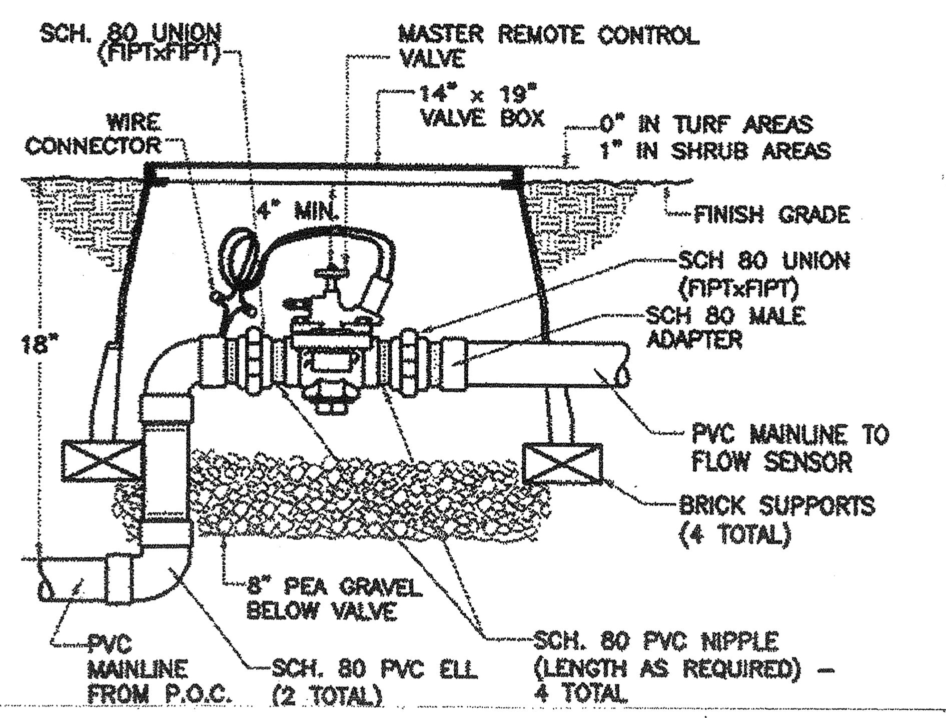
NOTE:
MOUNT SENSOR IN LOCATION THAT MAXIMIZES DIRECT SUNLIGHT, OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY

3 SOLAR SYNC WEATHER SENSOR

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



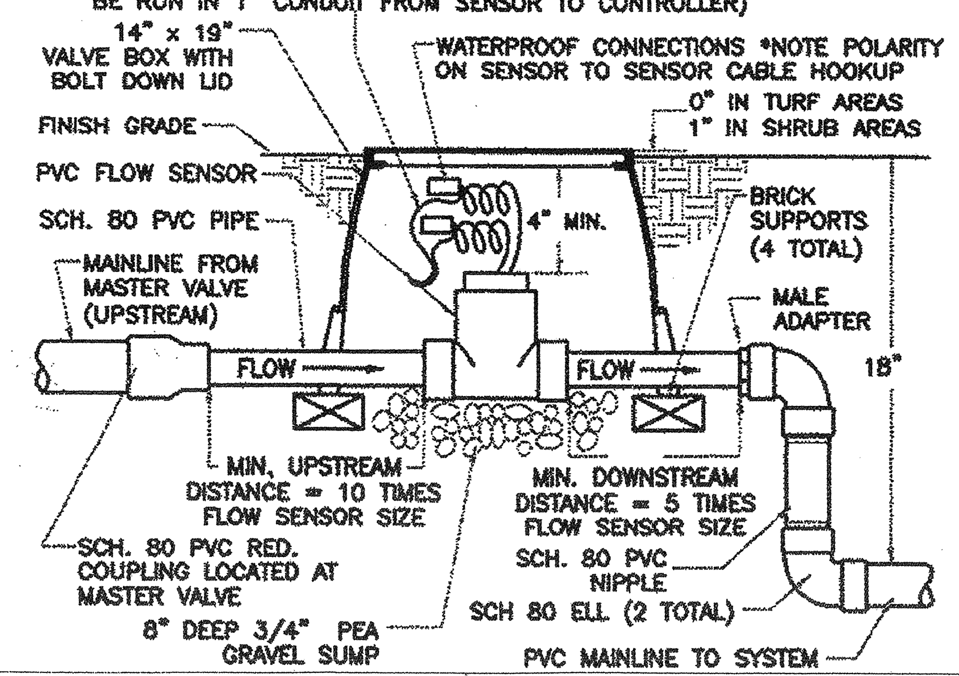
4 REDUCED PRESSURE BACKFLOW ASSEMBLY



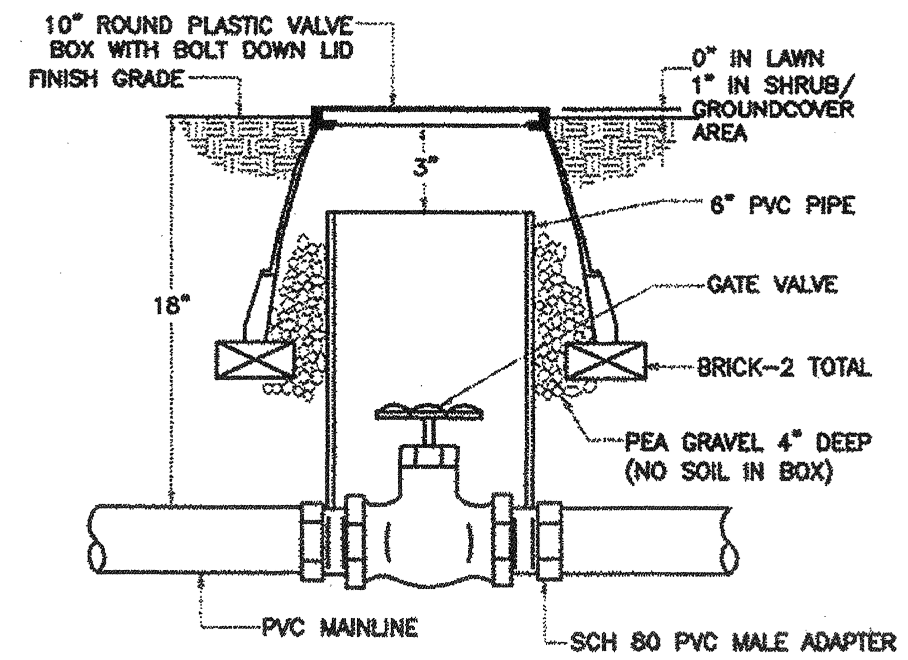
5 MASTER REMOTE CONTROL VALVE

NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.

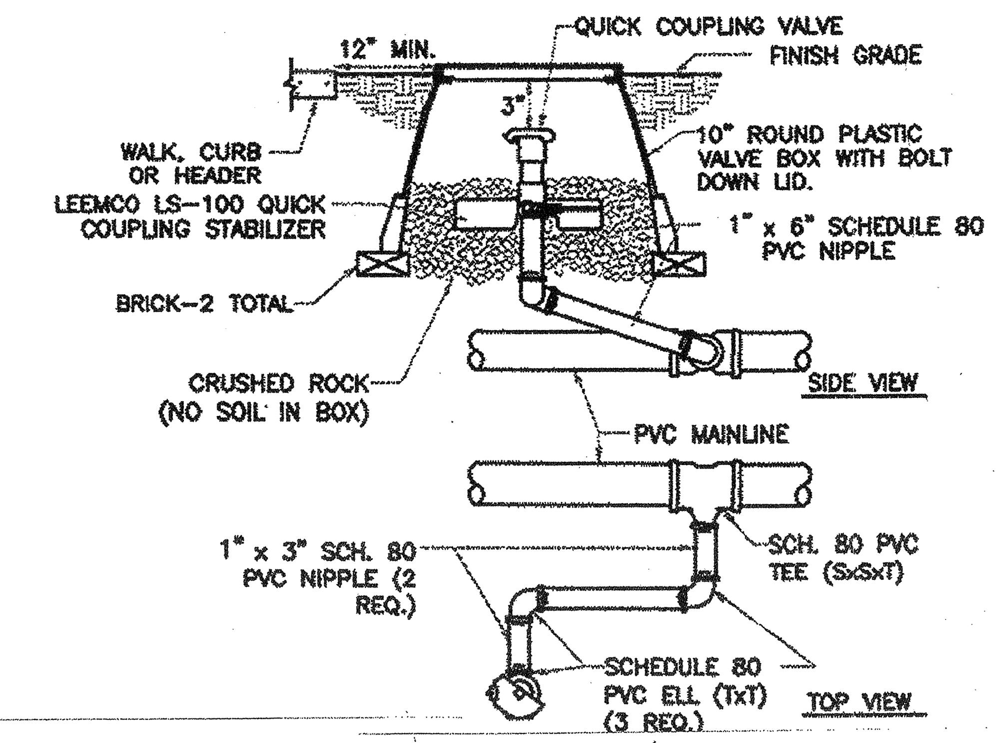
#18 GAUGE DIRECT BURIAL SENSOR CABLE, PROVIDE 36" EXTRA CABLE. (MUST BE RUN IN 1" CONDUIT FROM SENSOR TO CONTROLLER)



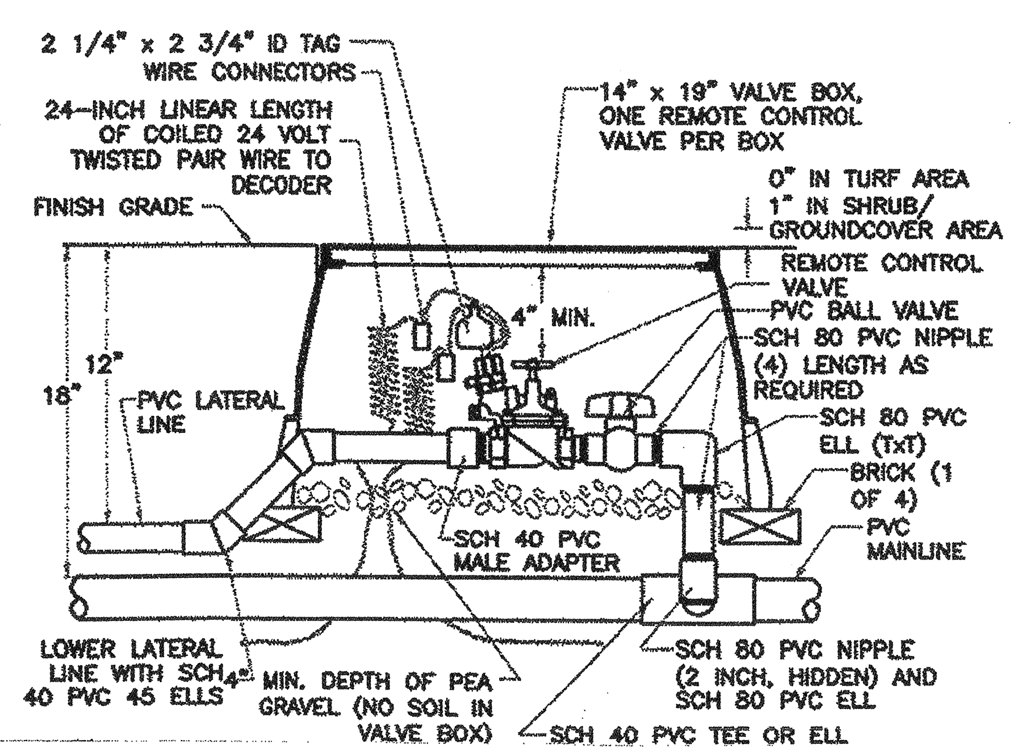
6 PVC FLOW SENSOR



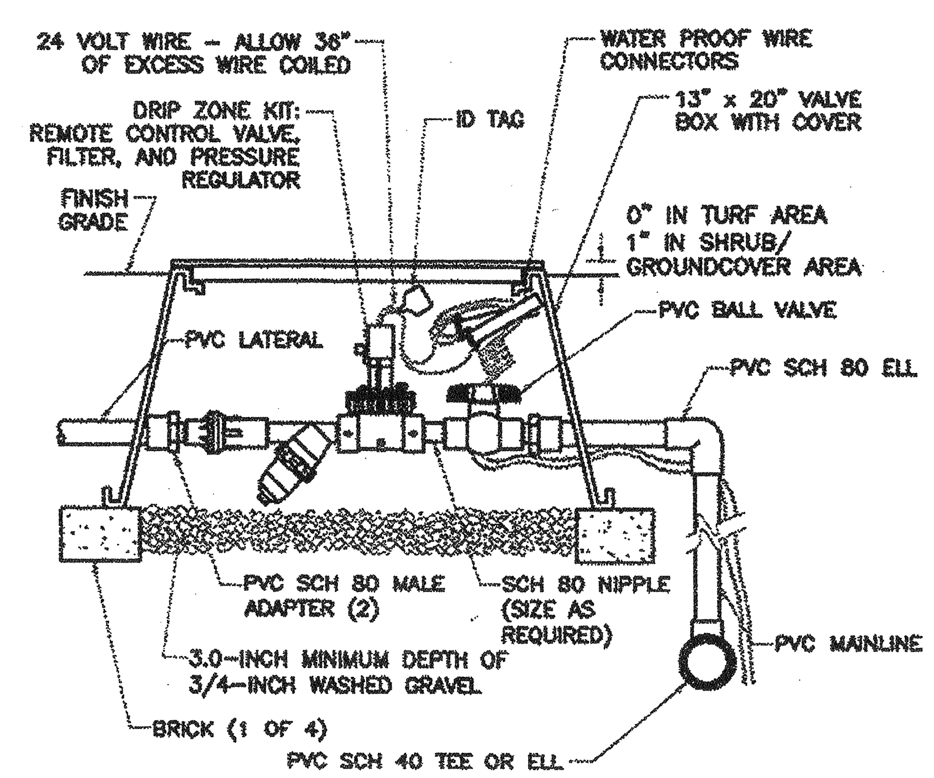
7 GATE VALVE



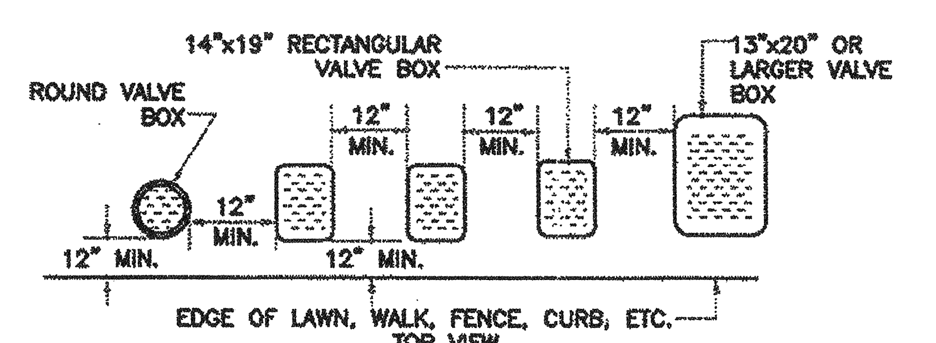
8 QUICK COUPLER VALVE



9 REMOTE CONTROL VALVE & BALL VALVE

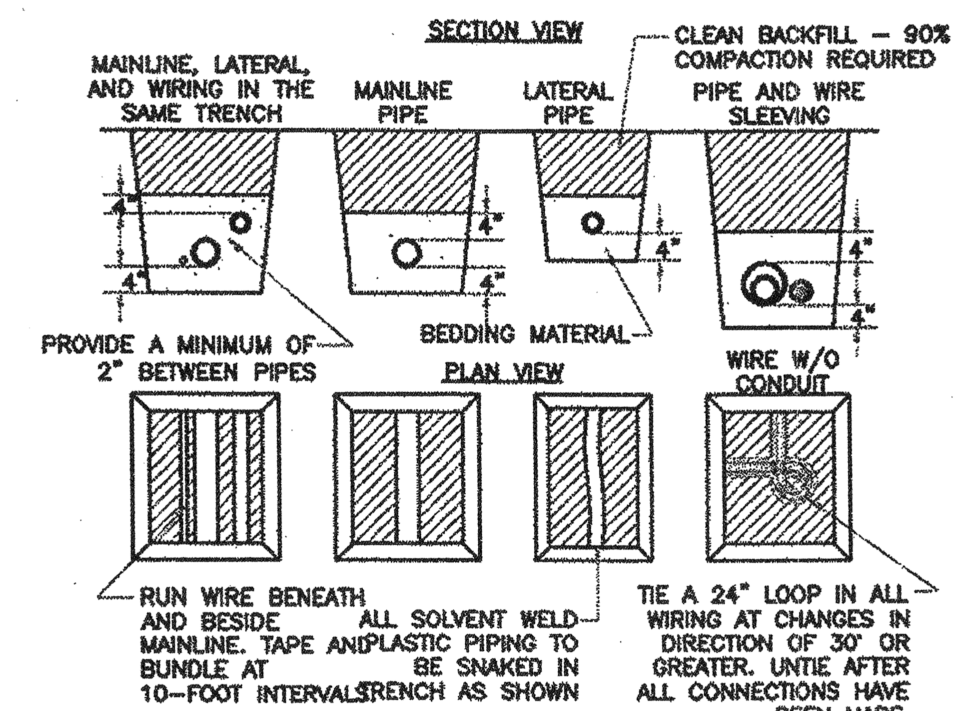


10 DRIP ZONE REMOTE CONTROL VALVE ASSEMBLY



NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY CARSON, APPLIED ENGINEERING, OR EQUAL.

11 MULTIPLE IRRIGATION BOX LAYOUT



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

12 PIPE & CONTROL WIRE TRENCHING

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LANDSCAPE ARCHITECTURE
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PHONE: (408) 838.2329
jay@isaacsonwood.com

NGUYEN RESIDENCE

GRAND OAK WAY
SANTA CLARA COUNTY, CALIFORNIA

IRRIGATION DETAILS

JOB #	REVISIONS:
DATE: 11.07.18	1 1.15.18; 2 1.05.19; 3; 4; 5; 6; 7; 8; 9; 10

NOT TO SCALE

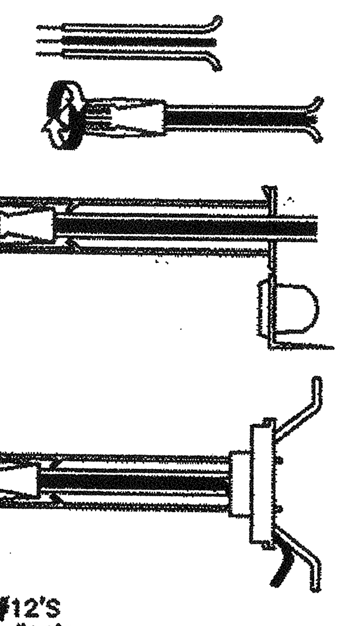
SHEET
L2
OF

STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

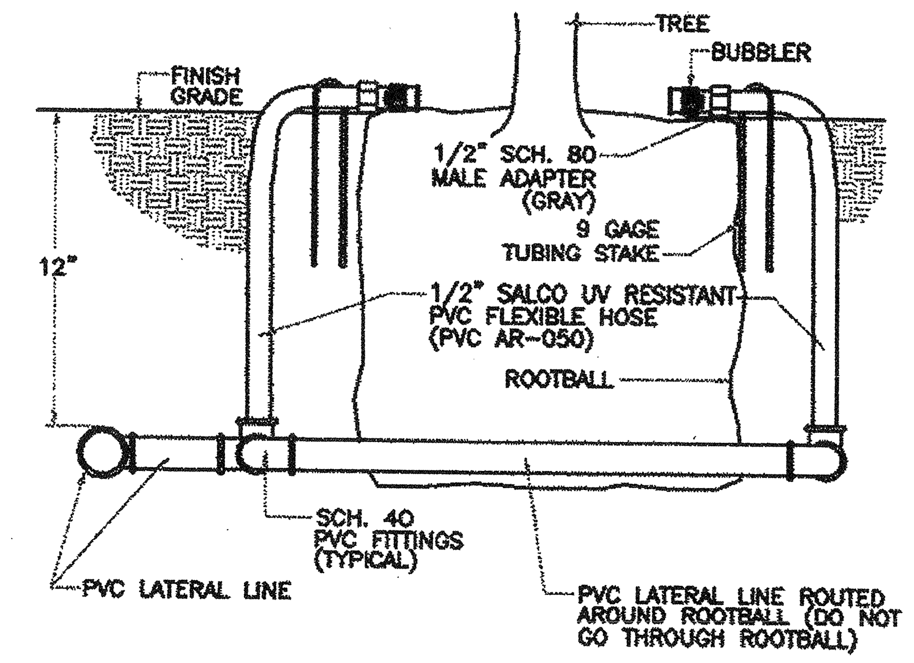
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

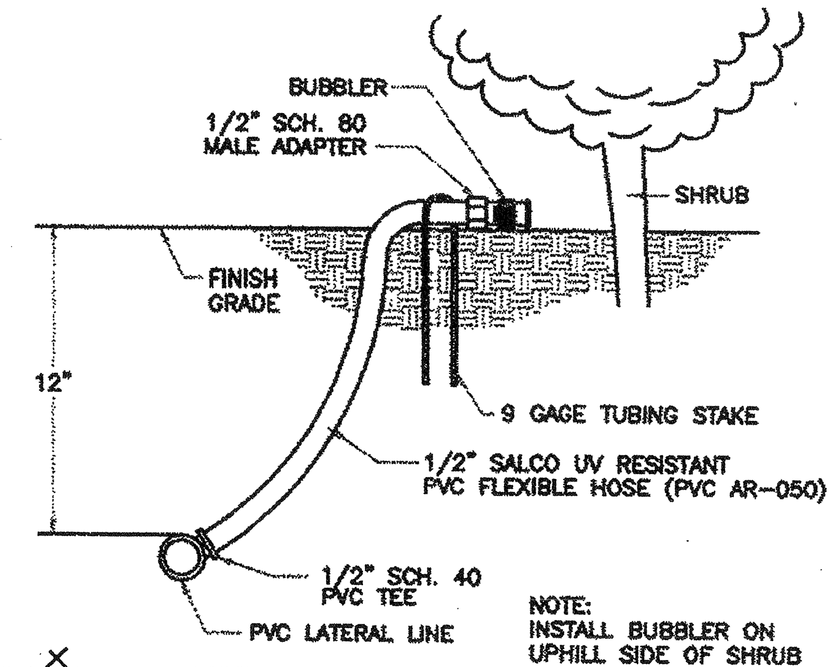


NOTE: MAXIMUM WIRE SIZES PER DBY-6 CONNECTOR ARE THREE #14'S OR TWO #12'S AND PER DBR-6 CONNECTOR ARE FOUR #14'S OR THREE #12'S.

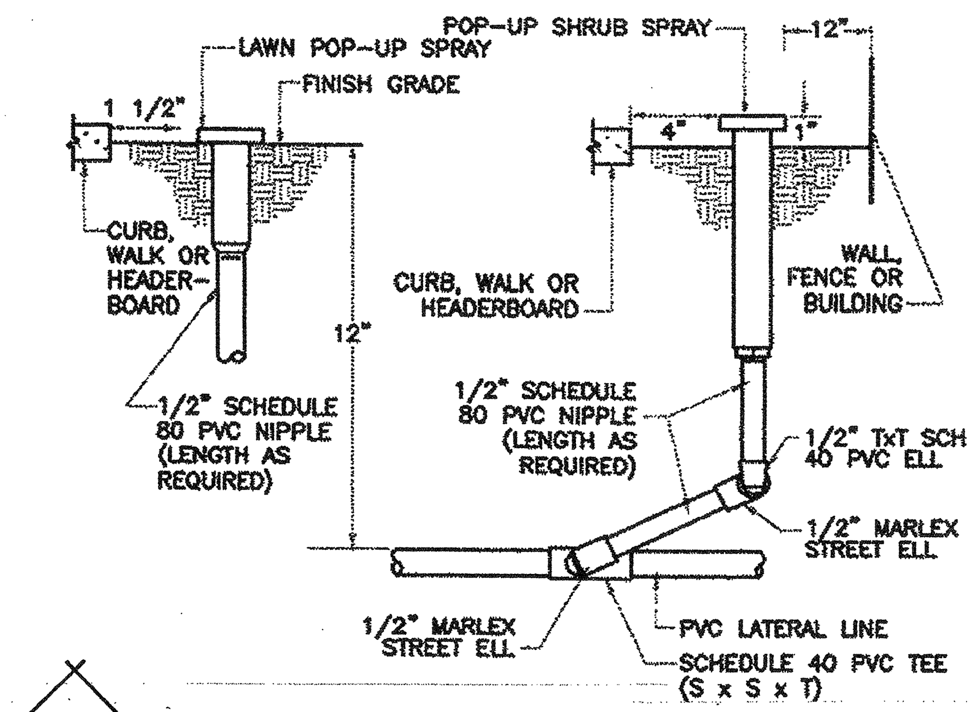
13 CONTROL WIRE CONNECTION



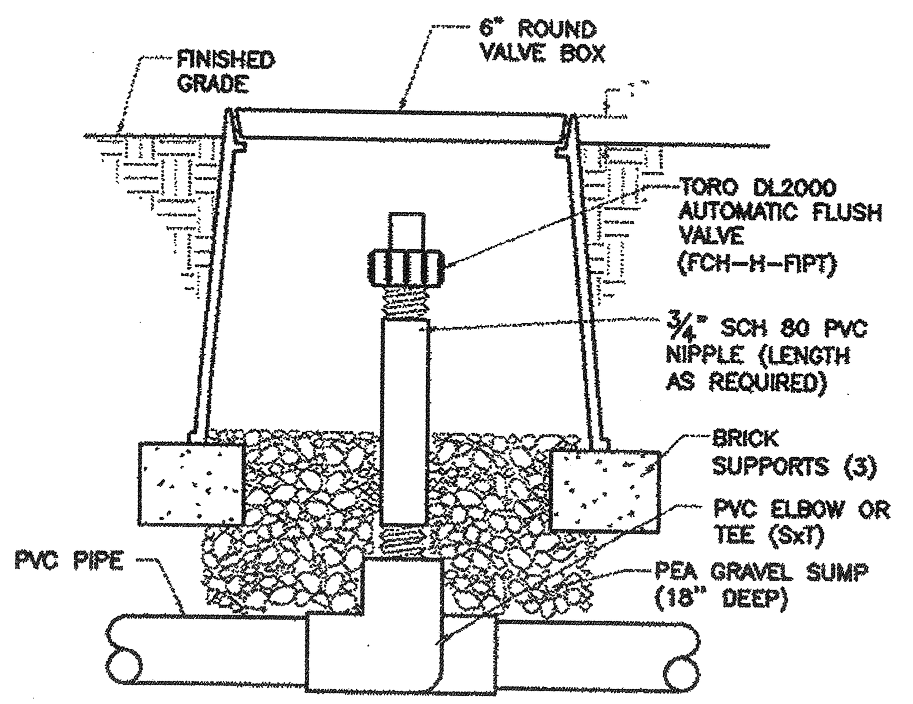
14 TREE BUBBLER



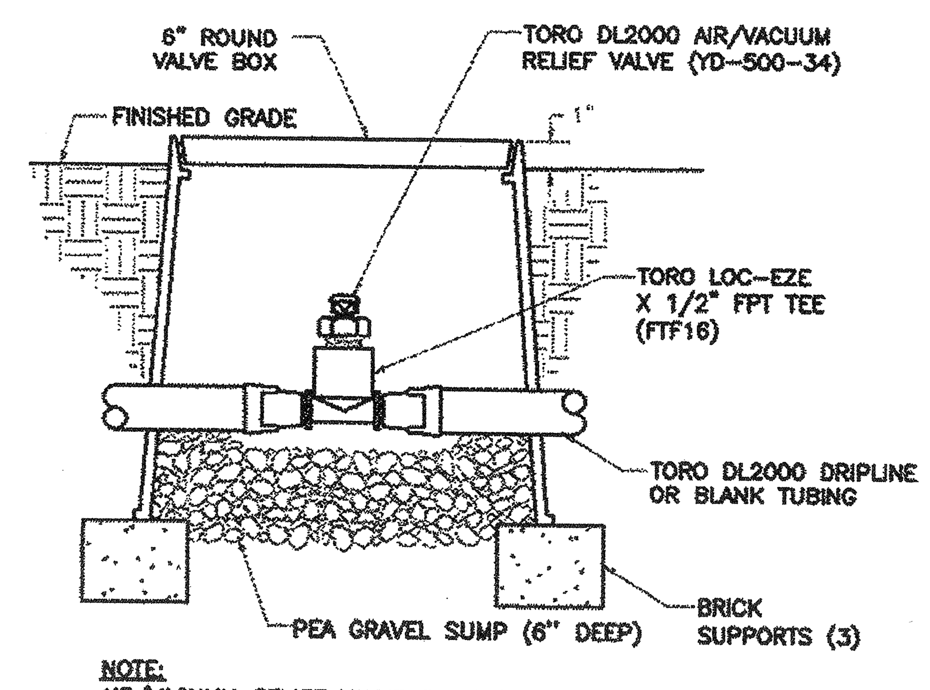
15 SHRUB / VINE BUBBLER



16 POP-UP SPRINKLER



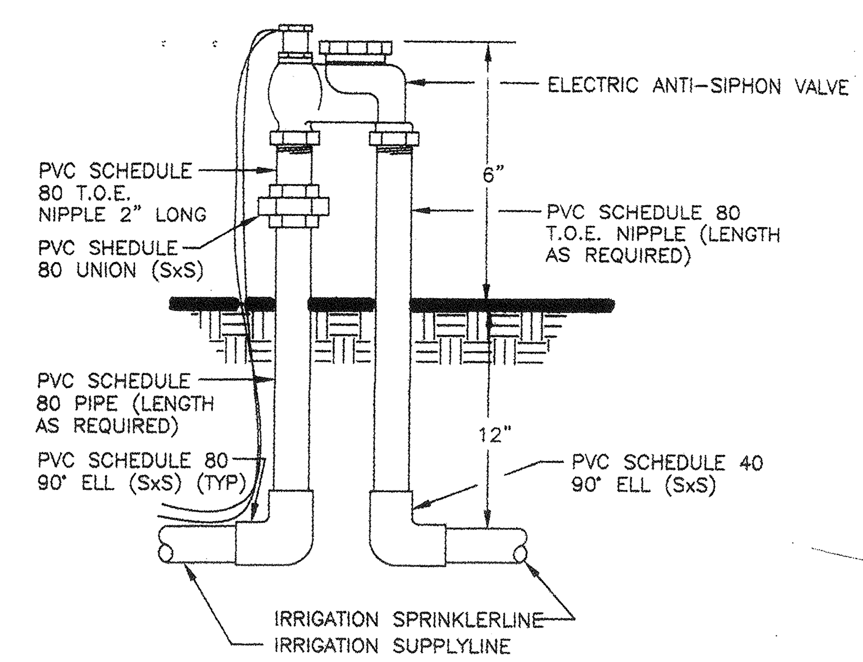
17 AUTOMATIC FLUSH VALVE



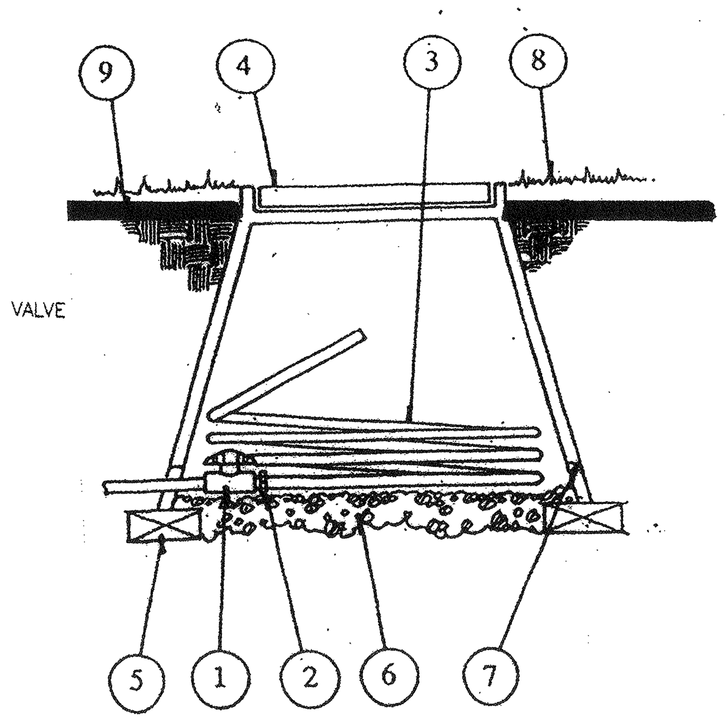
NOTE: AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

18 AIR / VACUUM RELIEF VALVE

NOTE: INSTALL VALVE ASSEMBLY 6" AWAY FROM PLANTER WALL, BETWEEN PAIR OF PLANTS



19 ELECTRIC ANTI- SIPHON CONTROL VALVE
SPRAY HYDROZONE APPLICATION

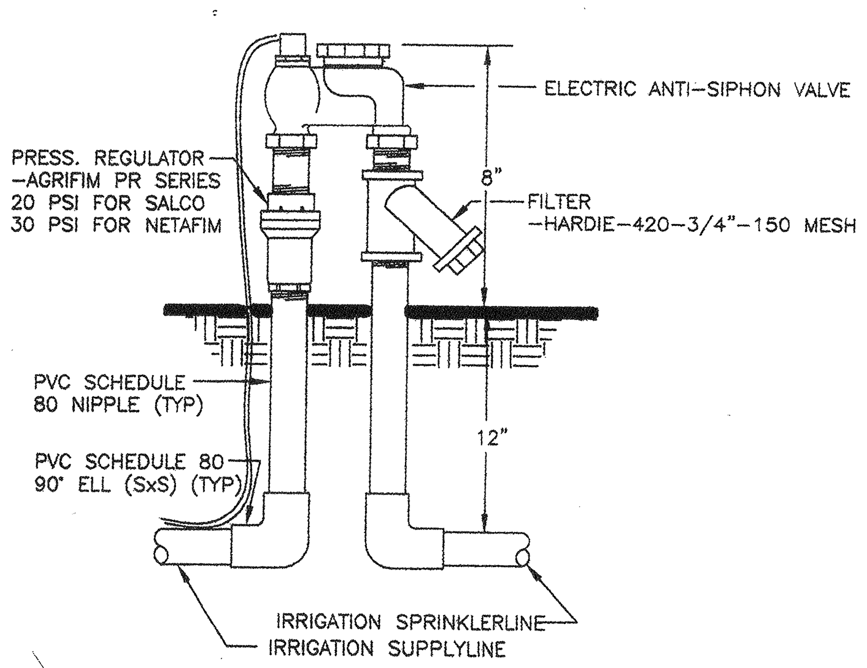


1 — 3/4" PVC ball valve. (Salco WMP-75)
2 — PVC reducer.
3 — 3' coil of 1/2" Salco PVC-AR flexible hose. IPS WELD-ON #795 solvent cement and primer on this hose.
4 — Plastic valve box.
5 — Brick - 2 total.
6 — 1/4" pea gravel 4" deep (no soil in box)
7 — Close box openings with PVC tape.
8 — 2" mulch.
9 — Finish grade.

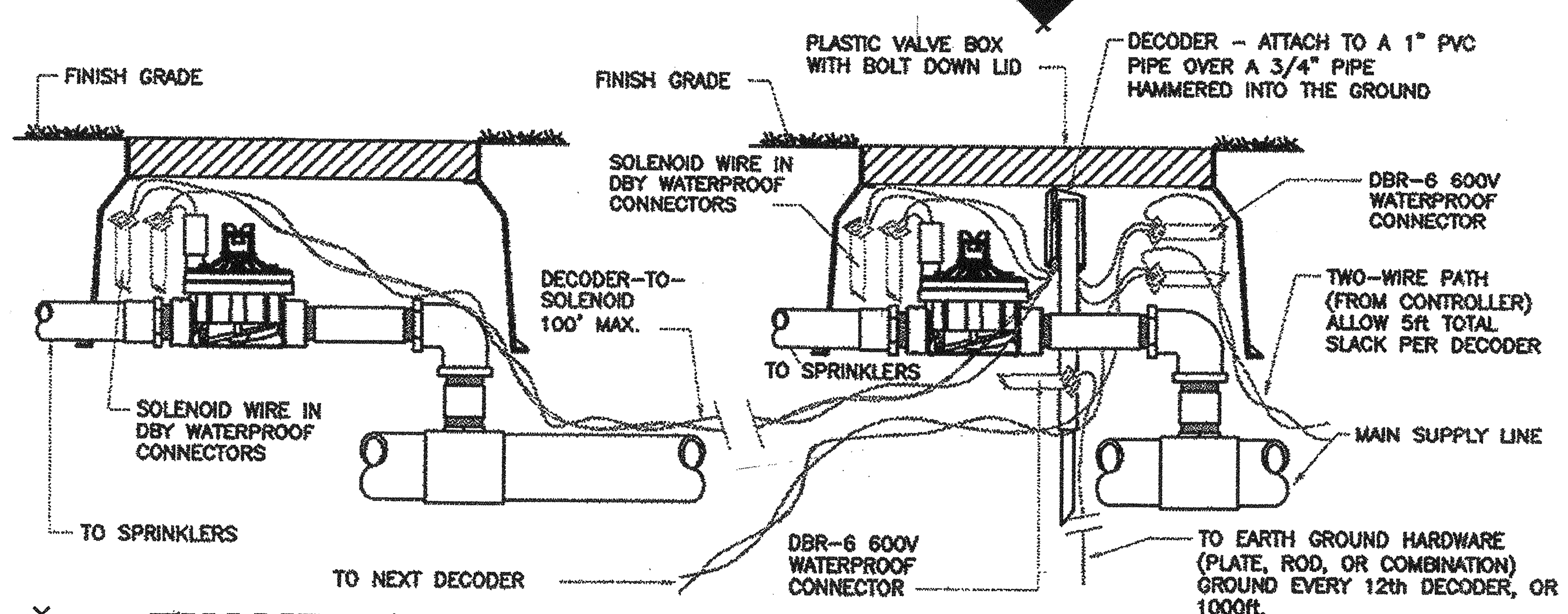
NOTE: 1. This detail is typical for all principle emitter lateral ends.

20 DRIP SYSTEM FLUSH VALVE

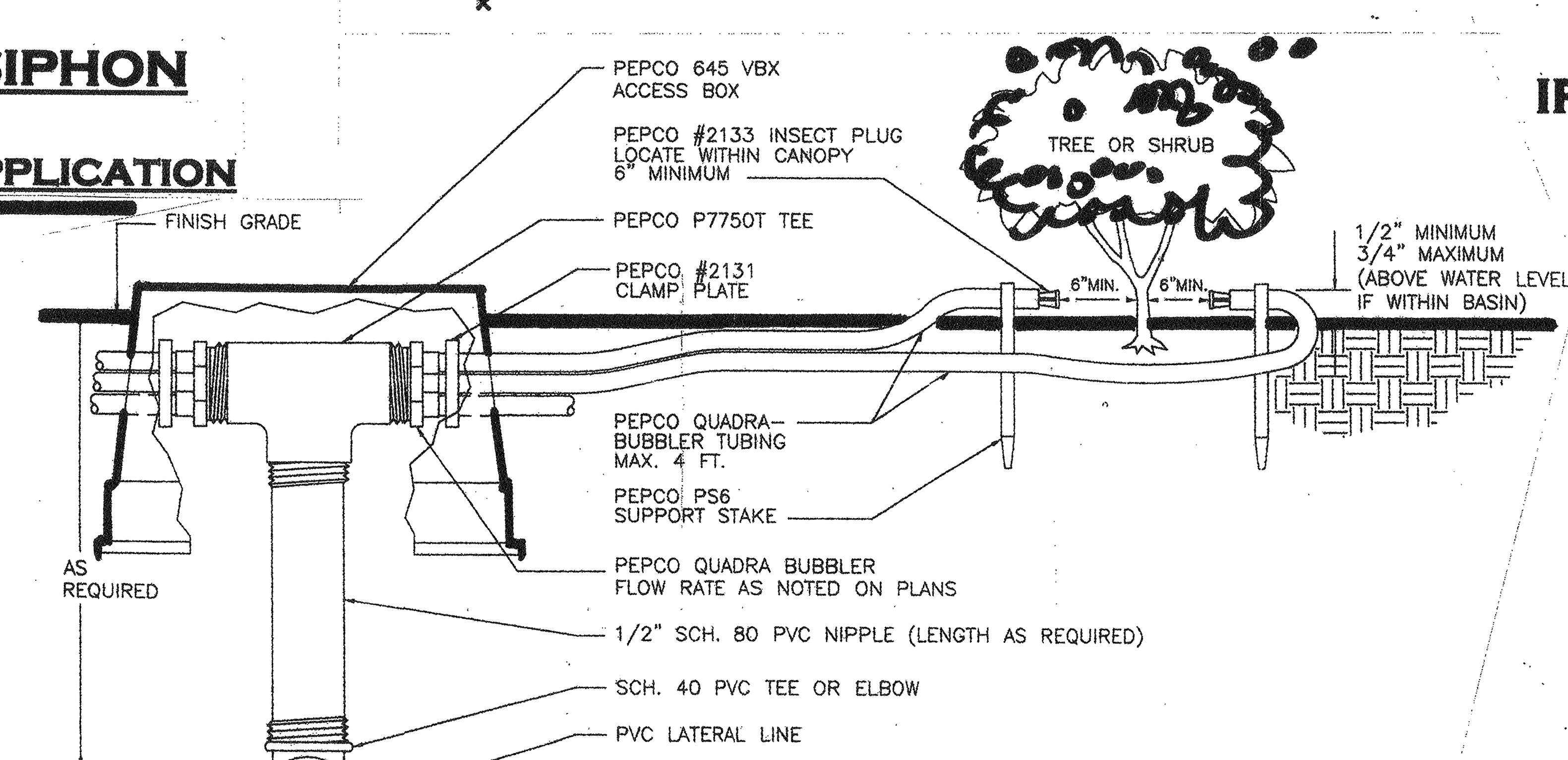
NOTES: 1. INSTALL VALVE ASSEMBLY 6" AWAY FROM PLANTER WALL, BETWEEN PAIR OF PLANTS
2. NO PRESSURE REGULATOR IS REQUIRED FOR PEPCO QUADRA BUBBLER ZONES.



21 ELECTRIC ANTI-SIPHON CONTROL VALVE
DRIP HYDROZONE APPLICATION



22 EXAMPLE OF DECODER WIRING TO SEPARATE BOXES



NOTES: 1. INSTALL PEPCO QUADRA-BUBBLER #2132 PLUG ON UNUSED OUTLETS.
2. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
3. BURY QUADRA BUBBLER TUBING 2"-4" BELOW GRADE.
4. REFER TO PLANS FOR NUMBER OF OUTLETS PER PLANT.
5. FILL BOX TO BOTTOM OF QUADRA-BUBBLER WITH 3/8" PEA GRAVEL.

23 QUADRA - BUBBLER
DUAL BUBBLER ASSEMBLY

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NGUYEN RESIDENCE

GRAND OAK WAY
SANTA CLARA COUNTY, CALIFORNIA

IRRIGATION DETAILS

JOB #	REVISIONS:
DATE: 11.07.18	1 1.15.18 6 2 1.05.19 7 3 8 4 9 5 10

NOT TO SCALE

SHEET
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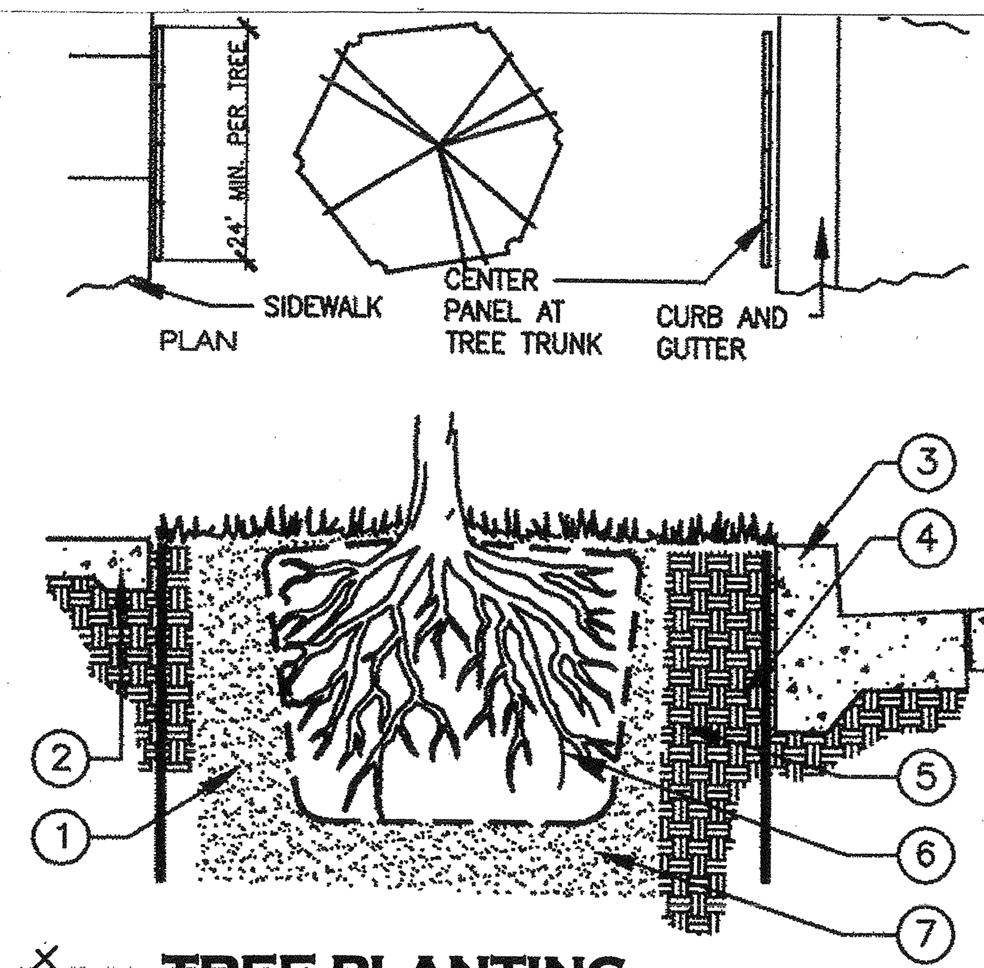
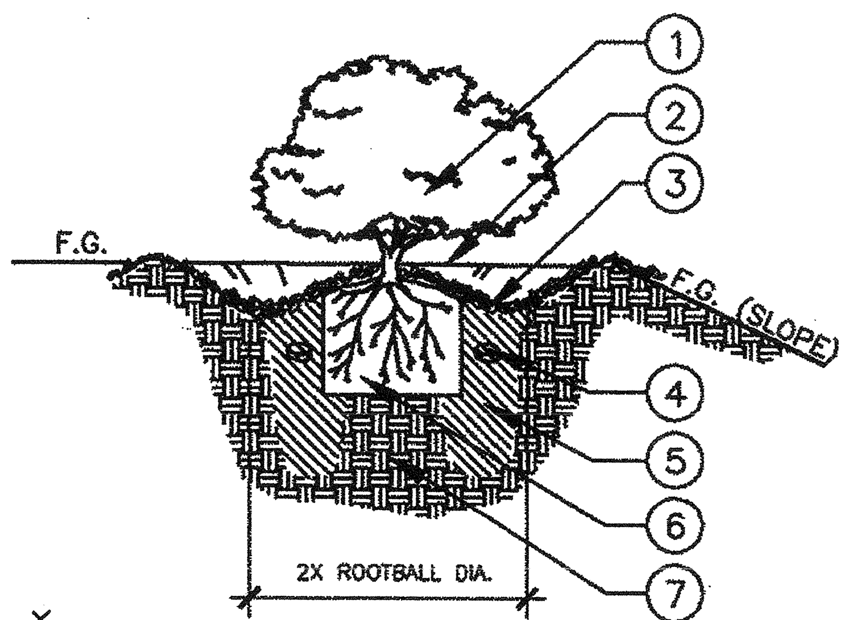
OF



1. [illegible] DEPTH MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS WITH A MINIMUM THICKNESS OF 0.085". PANELS SHALL HAVE ROOT DEFLECTING CHANNELS 6" O.C.. CENTER PANELS ON TREE TRUNK AND SET PANEL MIN½" ABOVE FIN. GRADE.
2. FINISH GRADE OF SIDEWALK.
3. CONCRETE CURB AND GUTTER.
4. NATIVE SOIL.
5. 3/4" GRAVEL BACKFILL.
6. ROOTBALL. CROWN AT OR ABOVE FINISH GRADE.
7. SEE TREE PLANTING DETAIL.

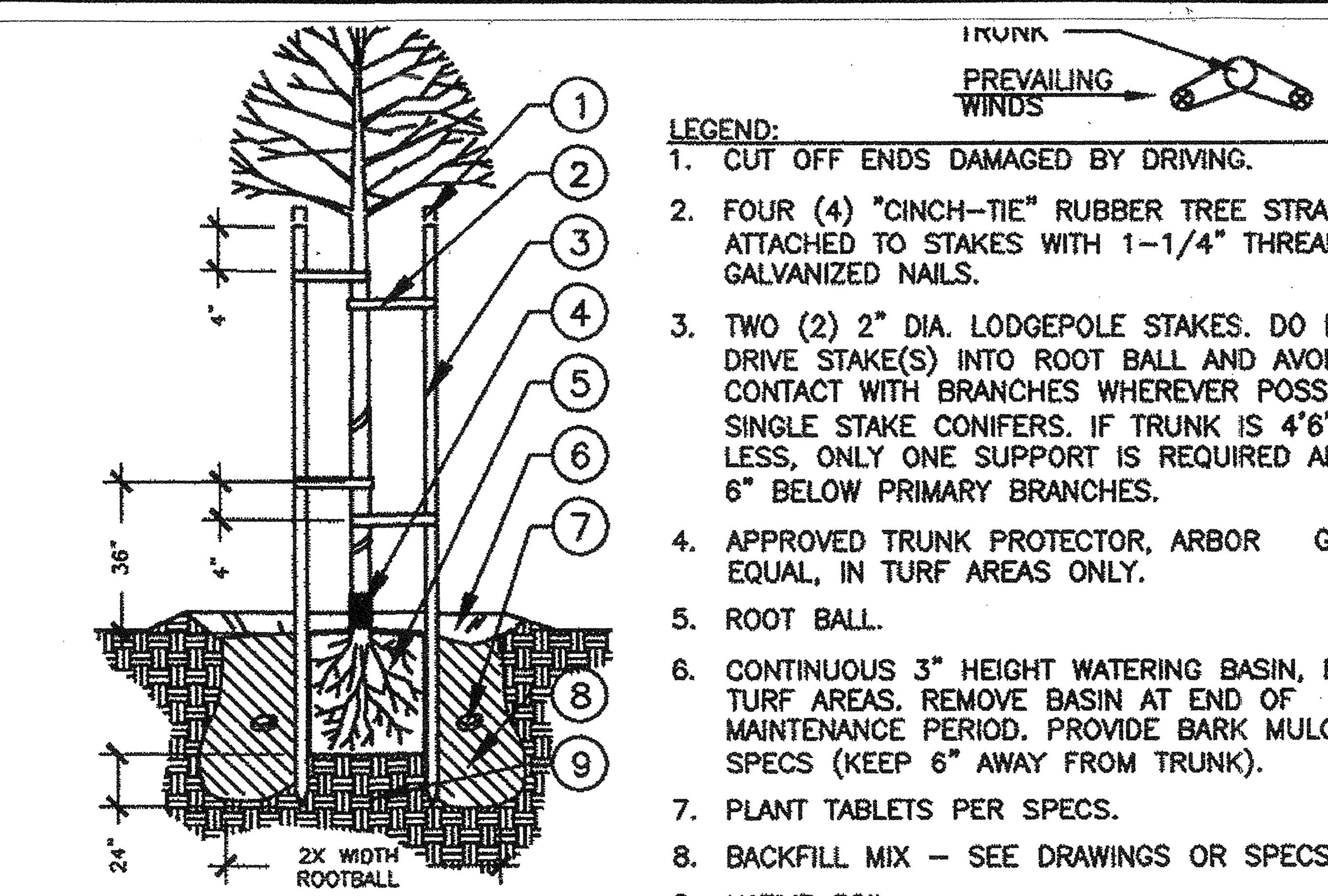
NOTES:
A. PROVIDE ROOT BARRIERS AT ALL TREES PLANTED WITHIN 5' OF CURBS, STREETS, OR SIDEWALKS

P1 TREE PLANTING W/ ROOT CONTROL BARRIER



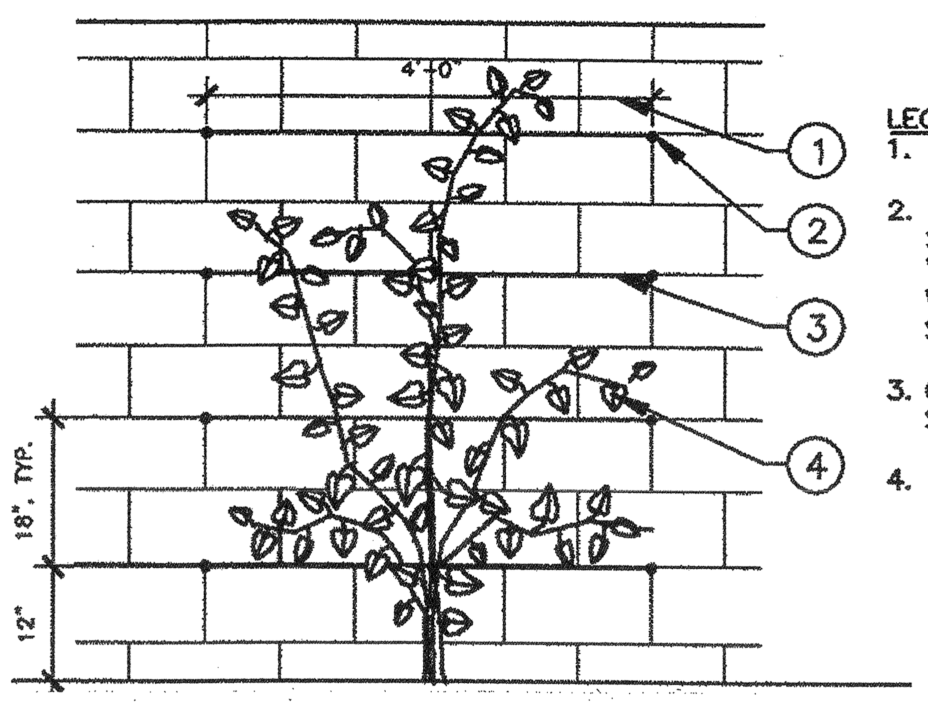
LEGEND:
1. SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
2. MINIMUM 2"-3" HIGH WATER BASIN.
3. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
4. FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
5. PLANTING BACKFILL MIX PER SPECIFICATIONS.
6. SHRUB ROOTBALL, AT OR ABOVE FINISH GRADE.
7. NATIVE SOIL (OR APPROVED IMPORT).

P2 SHRUB PLANTING



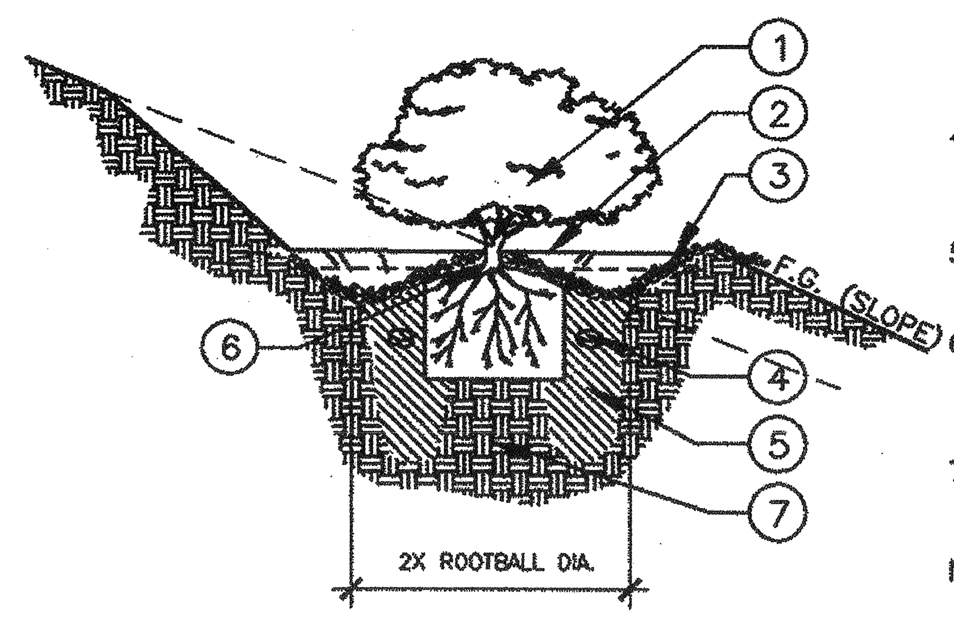
LEGEND:
1. CUT OFF ENDS DAMAGED BY DRIVING.
2. FOUR (4) "CINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
3. TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4'6" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
4. APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
5. ROOT BALL.
6. CONTINUOUS 3" HEIGHT WATERING BASIN, EXCEPT IN TURF AREAS. REMOVE BASIN AT END OF MAINTENANCE PERIOD. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
7. PLANT TABLETS PER SPECS.
8. BACKFILL MIX – SEE DRAWINGS OR SPECS.
9. NATIVE SOIL.

P3 TREE STAKING



LEGEND:
1. MASONRY WALL.
2. 1-1/2" X 3/8" STAINLESS STEEL EYE BOLT. FASTEN TO WALL IN PRE-DRILLED HOLE WITH LEAD EXPANSION SHIELD IN MORTAR JOINT.
3. COLD DRAWN, STAINLESS STEEL, 18 GAUGE WIRE.
4. VINE OR ESPALIER PER PLAN. ATTACH PLANT TO WIRE WITH GREEN NURSERY TAPE.

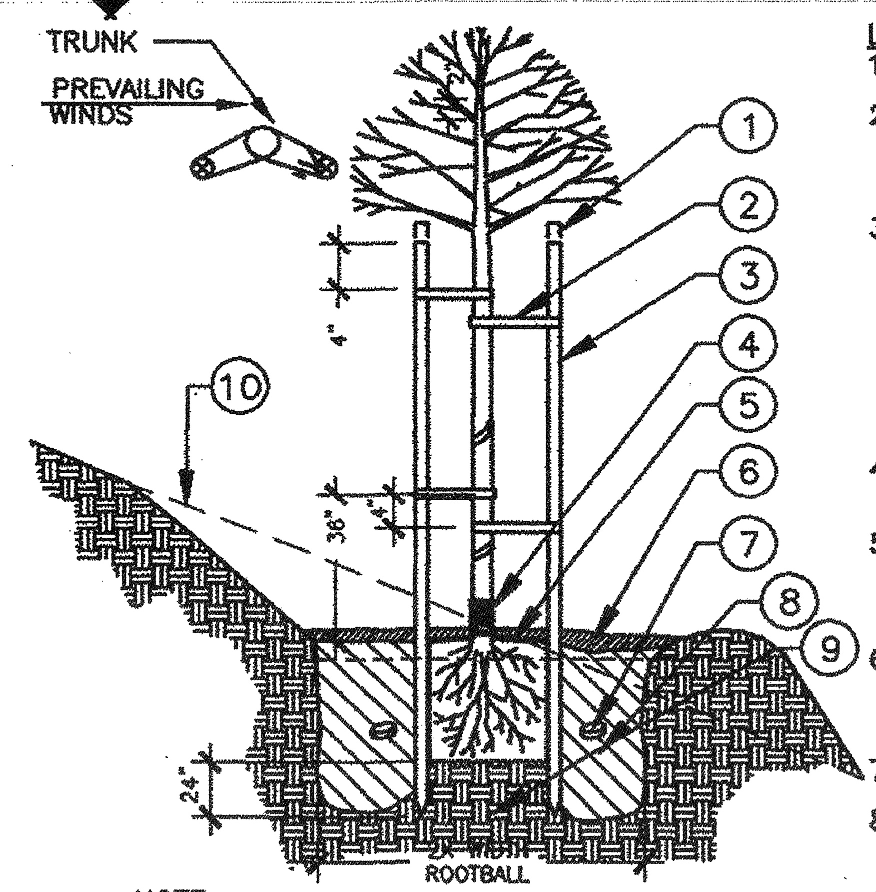
P4 VINE / ESPALIER ON HORIZONTAL WIRE SUPPORT



LEGEND:
1. SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
2. 4" HIGH x 2' DIAMETER PLANT BASIN. COVER WITH TOP DRESSING.
3. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
4. FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
5. PLANTING BACKFILL MIX PER SPECIFICATIONS.
6. PLANTING DEPTH: TOP OF ROOTBALL 1" ABOVE FINISH GRADE
7. NATIVE SOIL (OR APPROVED IMPORT).

NOTE: BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.

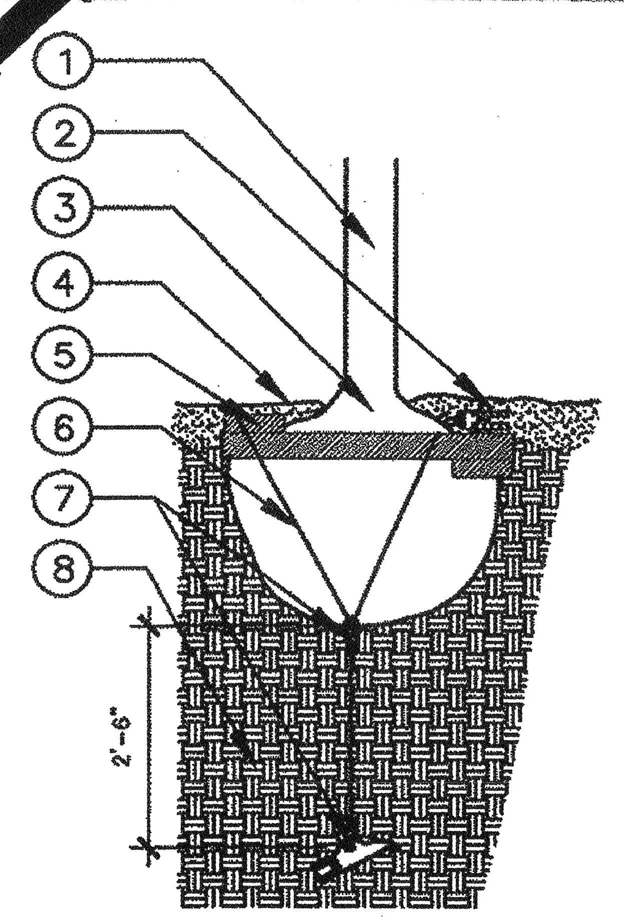
P5 SHRUB PLANTING SLOPE CONDITION



NOTE:
BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.

LEGEND:
1. CUT OFF ENDS DAMAGED BY DRIVING.
2. FOUR (4) "CINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
3. TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4'6" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
4. APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
5. ROOT BALL PLANTING DEPTH: TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
6. 4" HIGH x 2' DIA. PLANT BASIN. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
7. PLANT TABLETS PER SPECS.
8. BACKFILL MIX – SEE DRAWINGS OR SPECS.
9. NATIVE SOIL.
10. SLOPE TO BE 2:1 MAXIMUM. BLEND INTO EXISTING SLOPE.

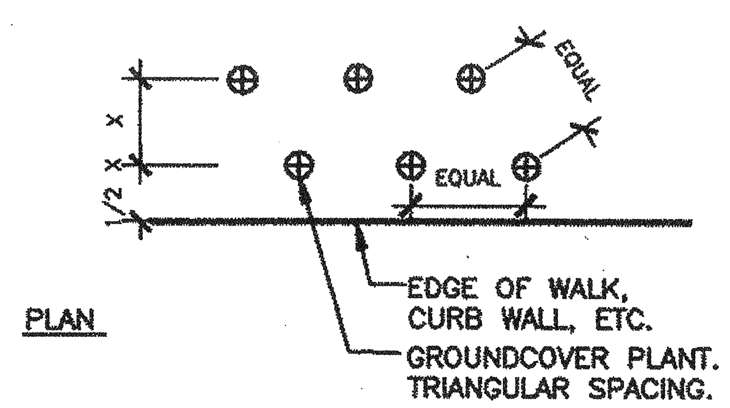
P6 TREE PLANTING SLOPE CONDITION

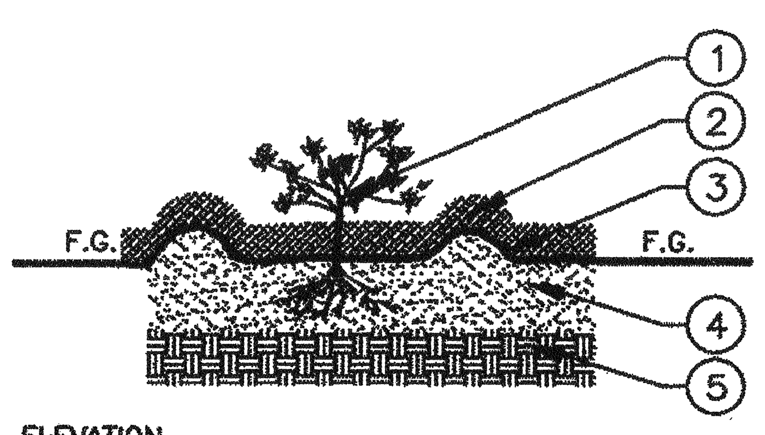


LEGEND
1. TREE, MAXIMUM 3" CALIPER.
2. RACHET TENSIONER.
3. ROOT BALL, CROWN TO BE AT OR ABOVE FINISHED GRADE. SET 1-1/2" ABOVE F.G. AND ALLOW FOR SETTLEMENT.
4. 2" MINIMUM LAYER OF DECOMPOSED GRANITE.
5. 2" X 4" TIMBER TRIANGLE.
6. 18" GALV. STEEL TENSIONING CABLE 1/8 7 X 7.
7. 68-DB1 DUCKBILL ANCHOR (INCLUDES ANCHOR AND 2-1/2" 7/8 7 X 7 GALV. STEEL CABLE). TYP. OF 3 PLACES.
8. NATIVE SOIL.

NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. NOT FOR PERMANENT APPLICATION – FOR TEMPORARY USE ONLY.
C. USE ONLY ON FIRM ROOT BALLS – NOT FOR USE ON TREES GROWN IN SAWDUST MIX OR VERY LOOSE DIRT.
D. TREE CANOPY SHOULD BE KEPT CROPPED TO MINIMIZE WIND RESISTANCE.

P7 TREE ROOTBALL STRAP





LEGEND:
1. GROUND COVER PLANT MATERIAL FROM 1 GALLON CONTAINER, FLAT, OR LINER. TRIANGULAR SPACING. SEE PLANTING PLANS AND LEGEND.
2. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
3. MINIMUM 2"-3" HIGH WATER BASIN.
4. AMENDED SOIL PER PLANTING PLANS AND SPECIFICATIONS.
5. SCARIFIED SUB-GRADE. SEE SPECIFICATIONS.

NOTES:
A. PLANT GROUND COVER AT EQUAL SPACING PER PLANT LEGEND.
B. PROVIDE GROUND COVER UP TO THE EDGE OF SOIL BERMS AT ALL TREES AND SHRUBS.

P8 GROUND COVER PLANTING

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NGUYEN RESIDENCE

GRAND OAK WAY
SANTA CLARA COUNTY, CALIFORNIA

PLANTING DETAILS

JOB #
DATE: 11.07.18
REVISIONS:
1. 1.15.18
2. 1.05.19
3.
4.
5.
6.
7.
8.
9.
10.

NOT TO SCALE

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L4
OF

GENERAL GRADING NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- Existing grades are based on information directly from Civil Engineer's plans. Verify existing grades for accuracy prior to the start of grading and notify the Owner and Landscape Architect immediately should conflicts arise.
- The layout of piping and accessories is diagrammatic unless specifically dimensioned. Prior to grading, verify underground utility locations, existing drainage structures, and street improvements which may interfere with the work to be done. Contact the Underground Service Alert (USA) 800.642.2444 prior to digging. Notify the Owner and Landscape Architect immediately should conflicts arise.
- Proposed paving surfaces shall meet paved surfaces with a smooth and continuous transition. Low spots which hold standing water will not be permitted.
- Step tread surfaces shall be sloped at 1% for drainage, and shall have slip resistant finishes.
- Walkways shall be installed with a maximum cross slope of 2% and shall meet all local and county requirements.
- When utilized, care shall be taken to accurately center all deck drains within or between concrete expansion joint and score lines as shown on the plans.
- Planted areas shall be sloped at a minimum of 2% towards catch basins and swales as shown on plan. Low spots which hold standing water will not be permitted. Positive drainage away from building foundations, and property lines is imperative. Notify the Landscape Architect immediately should conflicts arise.
- Groundcover areas shall be 2" and lawn areas 1" below top of adjacent paving, headers or curbs, unless otherwise noted. Low spots which hold standing water will not be permitted.
- Drainlines shall drain at 2% minimum with a minimum with a smooth and continuous fall, unless otherwise noted.
- Verify existing drainline locations at walkway crossings. Daylight proposed drainlines through the face of existing curbs 1" above the flow line.
- Pools, spas and fountains shall be drained per local codes and requirements.
- When possible, clean topsoil shall be removed from areas to be paved and stockpiled to be used as backfill in planting areas.
- Refer to planting plans for slope stabilization and planting requirements should slopes exceed 3:1. Notify the Owner and Landscape Architect immediately should field conditions arise which increase the maximum proposed slope grades.

GENERAL LAYOUT NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- A qualified supervisor shall be present on site at all times during construction through the completion of clean-up work.
- It is the responsibility of the Contractor to coordinate all construction element locations with other trades prior to installation. The contractor shall familiarize himself with the locations of existing and future underground services and improvements, which may conflict with the work to be done. Contact the Underground Service Alert (USA) 800-642-2444 prior to initiating construction, and notify the Owner and Landscape Architect immediately should conflicts arise.
- These drawings and specifications represent the finished structures. Observation visits to the job site by the Landscape Architect do not include inspections of construction methods and safety conditions at the work site. These visits shall not be construed as continuous and detailed inspections.
- Verify critical dimensions, reference point locations and construction conditions prior to initiating construction and notify the Owner and Landscape Architect immediately should conflicts arise.
- Staking dimensions are referenced from curb face, building face or edge of paving unless otherwise noted. Written dimensions shall take precedence over scaled dimensions.
- Pavement thickness, concrete footing dimensions, reinforcing, and sub-base requirements shall conform to City standards and Soils and Structural Engineers' recommendations. Contact the Owner and Landscape Architect immediately should conflicts arise.
- Notify the Landscape Architect 48 hours minimum prior to pouring concrete for general review of formwork alignment. All form alignment shall be straight and even. Radii and curves are to have smooth, continuous transitions without abrupt changes or bends. Whenever possible expansion joints, deep score lines and pour joints shall follow within the joints of stamped pattern impressions. Joints not specifically indicated on the plans shall be evenly spaced, visually unobtrusive, and installed per local codes and City standards.
- The Contractor shall note and install all sleeving and drainlines as shown on the irrigation plans, grading plans, and construction details.
- Conditions not specifically noted or detailed on the plans shall be constructed similarly to the requirements and details for respective materials. Should questions arise, such conditions shall be called to the attention of the Landscape Architect for review prior to implementation.
- Construction detailing, materials, equipment and products other than those specified within these plans may be considered for use provided prior written approval is obtained from the Owner, the Landscape Architect or the applicable governing authority as required prior to implementation.

GENERAL IRRIGATION NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- The irrigation design is diagrammatic. Equipment, piping, valves, etc. shown within paved areas is shown for design clarification only and shall be installed within planting areas. Locate valves and B.P.U.'s within shrub areas to that they are visually unobtrusive.
- Do not install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might no have been considered in the engineering. Such obstructions or conflicts should be brought to the attention of the Owner and Landscape Architect immediately. In the event this notification is not performed, the Contractor shall assume full responsibility for any revisions necessary.
- It is the responsibility of the Contractor to familiarize himself with grade differences, location or walls, retaining walls, structures and utilities, etc. The Contractor shall be responsible for the coordination of the repair or replacement of all items damaged by his work. He shall coordinate his work with other Contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The irrigation system design is based on a minimum operating pressure of ________ psi and a maximum flow demand of ________ gpm. The Contractor shall verify water pressure prior to construction and report any discrepancy between the water pressure indicated on the drawing and the actual pressure reading at the irrigation point of connection to the Landscape Architect immediately.
- Install backflow prevention unit(s) and piping between the point of connection and the B.P.U. per local codes. The final location of the B.P.U. shall be approved by the Owner's Authorized Representative.
- VAC electrical power source at controller locations shall be provided by others. The Contractor shall be responsible for coordinating the final connection from the electrical source to the controller with a licensed Electrical Contractor. The final controller location shall be approved by the Owner's Authorized Representative.
- Mainline piping and control wires under paving shall be installed separate sleeves. Mainline sleeve size shall be a minimum of 1-1/2 times the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving. See plan for size.
- Lateral line piping under paving shall be Schedule 40 P.V.C. pipe and shall be installed prior to paving. Refer to plans for sleeving requirements should they apply.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved by the Landscape Architect.
- Lateral line sizing shall be ¾" size unless otherwise noted.
- Irrigation heads, valves and controller timing shall be adjusted to provide optimum coverage with minimal overspray onto walks and streets. If necessary, the Contractor shall adjust head spacing, nozzle arc/trajectory, or install additional heads to ensure proper coverage.
- The Contractor shall provide check valves to each circuit throughout the irrigation system that is located within a sloped area to prevent low irrigation head drainage.
- Irrigation equipment not otherwise detailed or specified shall be installed per manufacturer's recommendations and specifications.
- Irrigation heads shall be set perpendicular to finish grade unless otherwise specified.

GENERAL RESIDENTIAL DRIP IRRIGATION NOTES

ATMOSPHERIC VACUUM BREAKER VALVE

1. Install PVC from hose bib or water service line after meter, whichever is closer to the point of distribution manifold as shown on the details and as located on the plans, or as approved by Landscape Architect prior to installation.
2. Group atmospheric valve manifold as close as practical. Atmospheric valves to be installed above ground a minimum of 6" above the highest irrigation head. Refer to local codes.
3. Atmospheric valves are to be installed no further than 12" from fence, sidewalk, living structure, etc. unless alternate location is approved by Landscape Architect prior to installation.
4. Thoroughly flush mainline before atmospheric valve installation.

PRESSURE REGULATOR

1. Install where shown on valve detail.
2. Pressure regulator to be installed on all valves that control drip or microspray circuits.
3. Pressure of regulator to be as per plan (see Irrigation Key PSI).
4. Thoroughly flush mainline before installing pressure regulator.

DRIPPERLINE INSTALLATION

1. Bury dripperline below decorative bark mulch and above finish grade. Use jute netting stapler as necessary to hold tubing in place.
2. Compression fittings must be UV inhibited with a pressure rating of 70 PSI minimum. Submit sample of compression fittings to the Landscape Architect for approval.
3. Install flushing apparatus in areas easily accessible for maintenance. Install as per manufacturer's recommendations. Activate the system and thoroughly flush (20 minutes to one hour) before allowing the system to become fully operational.

ADJUSTING DRIP IRRIGATION SYSTEM

1. With the system fully flushed and pressurized and before covering the tubing (before or after planting) test the system for operation. Contractor to check all connectors for leaks and check for proper discharge from emitter tubing and check end tubing for bug plug and stake.
2. Additional costs associated with any changes or adjustments are to be born by the Contractor.
3. The entire system shall be operating properly before any area is accepted into maintenance.
4. The Contractor is responsible for periodically checking operation of the system and adjusting it as necessary for the duration of the Contract, including the maintenance period.

IN LINE FILTER

1. Install where shown on valve detail.
2. In-line filter to be installed on all valves that control drip or microspray circuits.
3. Filter to have 150 to 200 mesh screen installed prior to installation.
4. Thoroughly flush mainline prior to filter installation.

MICROSPRAY NOTES

VALVE

1. Install where shown on plan and as per detail. Group anti-siphon as close as possible. Review planting plan to avoid conflict with tree and/or shrub locations. Notify the Landscape Architect of any conflicts prior to the placement of plant materials.
2. Install valves no further than twelve inches (12") from wall, sidewalk, fence or other structure unless the Landscape Architect approves installation at a greater distance prior to installation.
3. Thoroughly flush mainline prior to valve installation.
4. Valve to be installed a minimum of six inches (6") above the highest sprinkler head (consult local codes).

SCREEN FILTER

1. Install where shown on plans and as per detail.
2. Screen filter to equal size of valve and have proper maximum flow rate to properly irrigate area specified. The filter is to have a flushing valve and be installed as per manufacturer's recommendations.

LATERAL LINE AND DRIP TUBING INSTALLATION

1. Install PVC lateral line to point of emission distribution manifold (i.e. emitter) where shown on plan. Install as shown on details.
2. Bury dripper line below bark mulch and above finish grade. Use jute netting staples as necessary to hold tubing in place.
3. Install flushing apparatus, when required (see manufacturer's recommendations), in area easily accessible for maintenance. Activate the system and thoroughly flush (20 minutes to one hour) before allowing the system to become fully closed and pressurized.

ADJUSTING THE SYSTEM

1. With the system fully flushed and pressurized, and before covering the tubing (before or after planting); test the system for operation.
2. Additional costs associated with these changes or adjustments are to be born by the Contractor.
3. The entire system shall be operating properly before any area is accepted into maintenance.
4. The Contractor is responsible for periodically checking the operation of the system and making adjustments as necessary for the duration of the contract and including the maintenance period.

IRRIGATION PIPE SIZING CHART

PIPE SIZE	MAXIMUM G.P.M.
STATIC PRESSURE MAINLINE PIPING: SCH. 40 P.V.C.	
¾"	8.0
1"	15.0
1-1/4"	24.0
1-1/2"	35.0
2"	50.0
2-1/2"	75.0
LATERAL LINE PIPING: CLASS 200 P.V.C.	
¾"	6.0
1"	10.0
1-1/4"	20.0
1-1/2"	30.0
2"	50.0
2-1/2"	70.0

GENERAL PLANTING NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- A qualified supervisor shall be present on site at all times during planting and through completion of cleanup work.
- Plant trees and shrubs plumb and faced to give the best appearance or relationship to adjacent plant, structures or view.
- Plant locations are diagrammatic and may be adjusted in the field at the Landscape Architect's request prior to installation. Care shall be taken to spot plant material evenly to provide optimum growth condition and maximum aesthetics. Do not install plant material in an area that will cause harm to adjacent structures or improvements, landscape drainage or obstruct irrigation spray patterns.
- It is the responsibility of the Contractor to coordinate all plant material locations with other trades prior to installation. The Contractor shall familiarize himself with the locations of existing and future underground services and improvements that may conflict with the work to be done. Contact the Underground Service Alert (USA) 800-642-2444 prior to digging, and notify the Owner and Landscape Architect immediately should conflicts arise.
- Notify Owner and the Landscape Architect immediately should soil conditions be present which prevent proper soil drainage and allow water to stand in planting pits.
- Verify plant quantities prior to installation. Quantities are listed for convenience only; the actual number of symbols shall have priority over quantities designated. Notify the Landscape Architect of quantity discrepancies or unlabeled massings immediately.
- Unless otherwise specified, the Landscape Architect shall select and field spot specimen trees. Plant material placement shall be subject to approval by the Landscape Architect or Owner's Authorized Representative prior to installation.
- Vines specified shall be installed with vine runners espaliered to the adjacent structure, and nursery stakes removed. Contractor shall submit fastener information to Owner and the Landscape Architect for approval prior to installation.
- Ground covers, when utilized, shall be planted evenly and continuously under tree and shrub masses.
- Planting methods, soil amendment quantities, and preparation methods shall be installed according to the plant specifications and details.
- Plant material shall be fertilized at the rates and time intervals specified within the planting specifications.
- Refer to Detail _______, Sheet _______ for shrub planting.
- Refer to Detail _______, Sheet _______ for 5 and 15 gallon tree staking.
- Refer to Detail _______, Sheet _______ for boxed tree staking.
- Refer to Detail _______, Sheet _______ for tree guying.

STREET TREE NOTES:

1. EXACT LOCATION OF STREET TREES ALONG PUBLIC STREETS SHALL BE DETERMINED AT THE STREET IMPROVEMENT STAGE.
2. STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED PER CURRENT APPLICABLE CITY STANDARDS.
3. STREET TREE INSTALLATIONS ARE SUBJECT TO CITY ARBORIST APPROVAL.

POTTERY SCHEDULE

Pottery and saucers are to be provided by Owner.

Contractor shall be responsible to provide and install one (1) inch drain rock within bottom four (4) inches of each pot, provide and install potting soil mix ("Supersoil" or approved equal), and drill pot drain holes (if necessary).

Each pot shall be planted with seasonal annuals so as to completely fill the planting area. In addition, selected pottery shall be planted with plant material as indicated and specified on the planting plans.

All plant material within pottery shall be irrigated with a "drip" type of irrigation system, and shall meet the following basic requirements:

a. Each lot shall be independent from one another.
b. Each drip system shall be valved independently from other irrigation circuits.
c. Each valve/circuit shall be fully automatic and be electrically connected to the automatic controller for that particular lot.
d. All components shall be buried below finish grade.
e. Valves, control wire cable, wire connectors, valve boxes, and the appropriate installation methods shall conform to the irrigation key and written specifications herein.
f. Each drip system shall have a pressure regulator and a filter device installed on the "downstream" side of the control valve. Both components shall be installed in plastic valve boxes.
g. Drip system piping/tubing shall be installed in appropriate PVC sleeving as necessary in order to reach selected pottery locations at hardscape areas, etc. The Contractor shall be responsible to coordinate sleeving with other trades.
h. Drip systems shall meet applicable codes, rules, regulations, ordinances, etc.

The Contractor shall submit shop drawings and material specifications to the landscape architect for approval prior to ordering.

POTTERY LEGEND

2B — Designates house plan number.
Designates size (approximate) and style of pottery.

FINISH GRADING & DRAINAGE LEGEND

SYMBOL	DESCRIPTION
F.GR.	FINISH GRADE SPOT ELEVATION
H.P.	ELEVATION HIGH POINT
T.C.	TOP OF CURB ELEVATION
F.F.	FINISH FLOOR ELEVATION
P.S.	PROTECTIVE SLOPE EVEVATION
225'	CONTOUR ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
4:1	SLOPE RATIO
RIM	INLET GRATE (RIM) ELEVATION
INV.	STORM DRAIN INVERT ELEVATION
OUT.	OUTFALL ELEVATION
	DIRECTION OF SURFACE FLOW
	DRAINAGE SWALE
%	GRADIENT PERCENTAGE
	STORM DRAIN PIPE (SCHEDULE 40 PVC, TYPE 1120-1220)
S= %	SLOPE OF STORM DRAIN PIPE
A.D.	AREA DRAIN WITH FLAT GRATE (PLASTIC; N.D.S.)
A.D.	AREA DRAIN WITH ATRIUM GRATE (PLASTIC; N.D.S.)
D.D.	DECK DRAIN (BRONZE; ZURICH)
T.S.	TOP OF STEP ELEVATION
B.S.	BOTTOM OF STEP ELEVATION
T.W.	TOP OF WALL ELEVATION
B.W.	BOTTOM OF WALL ELEVATION
P.O.C.	POINT OF CONNECTION

ISAACSON, WOOD & ASSOCIATES
LANDSCAPE ARCHITECTURE
35802 HIBISCUS COURT, FREMONT, CA 94536
PHONE: (408) 838.2329
jay@isaacsonwood.com
[redacted]

[redacted]

NGUYEN RESIDENCE

GRAND OAK WAY
SANTA CLARA COUNTY, CALIFORNIA

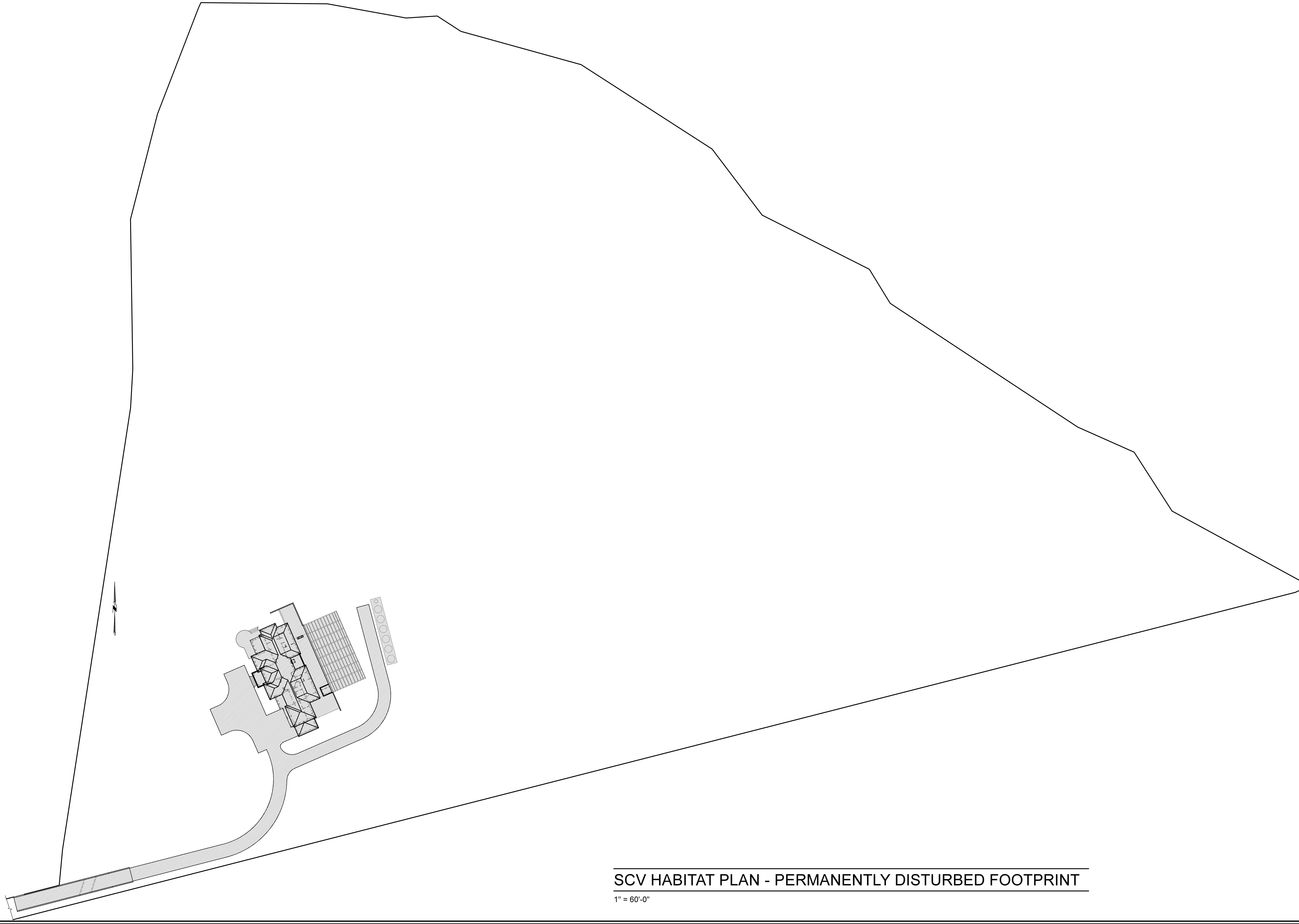
[redacted]

GENERAL NOTES

JOB #	REVISIONS:
	1 1.15.18
DATE:	2 1.05.19
11.07.18	3
	4
	5
	6
	7
	8
	9
	10

[redacted]

SHEET
L5
OF



SCV HABITAT PLAN - PERMANENTLY DISTURBED FOOTPRINT

1" = 60'-0"

11-07-18	SUBMITTED FOR SITE APPROVAL		

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

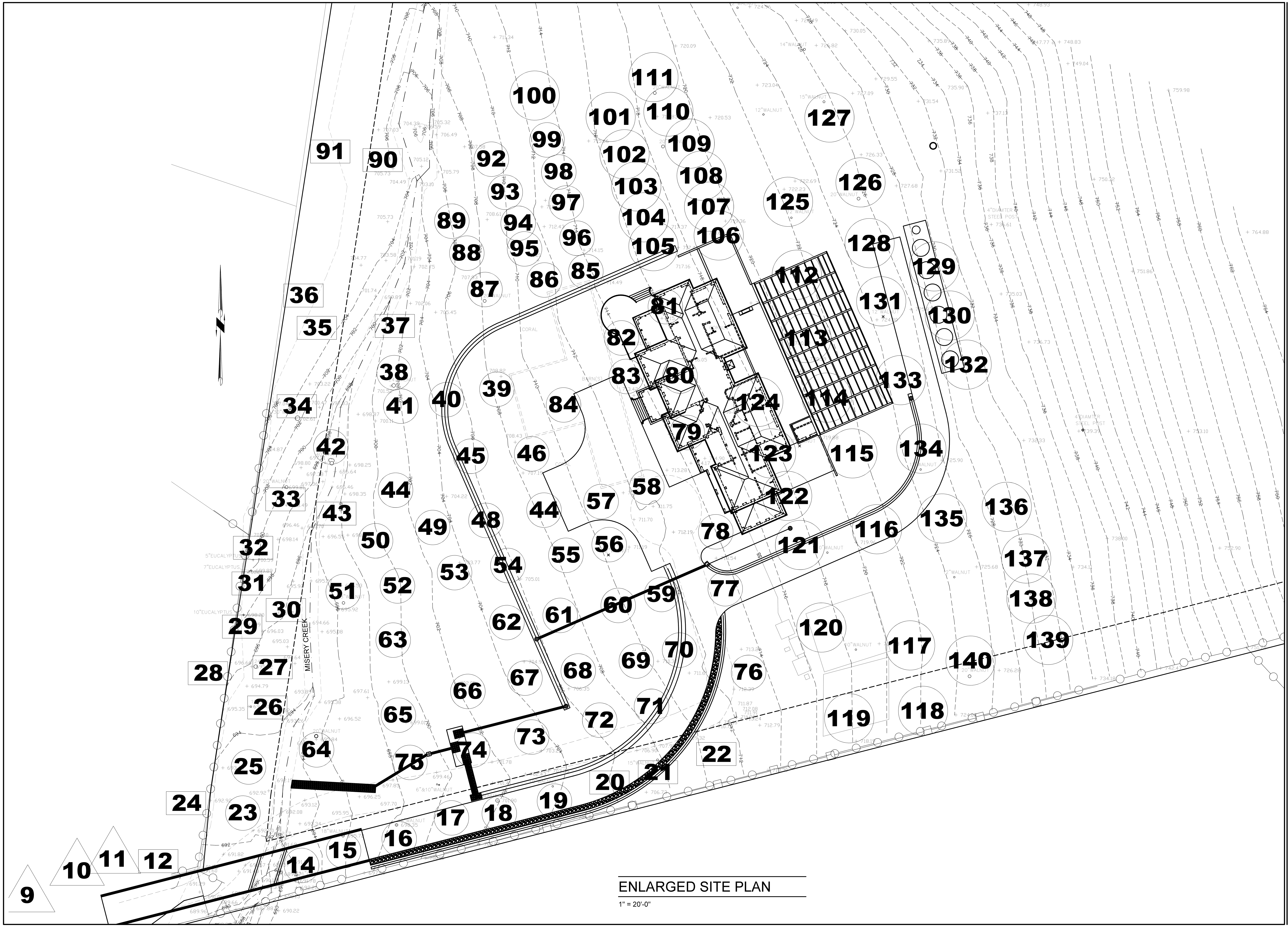
MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE *

SHEET

H - 1



ENLARGED SITE PLAN

1" = 20'-0"

11-07-18	SUBMITTED FOR SITE APPROVAL

JOB SITE ADDRESS

GRAND OAK WAY
SAN JOSE, CA XXXXX

CLIENT (JOB No. 21723)

NGUYEN RESIDENCE

MAILING ADDRESS
GRAND OAK WAY, CA XXXXX

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A - 1A