

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF REPORT
Zoning Administration
January 16, 2020
Item # 1

Staff Contact: Colleen Tsuchimoto, Senior Planner
(408) 299-5797/ colleen.tsuchimoto@pln.sccgov.org

File: PLN19-0053

Special Permit, Design Review Administrative Approval and Grading Approval for a detached accessory structure containing more than two (2) internal plumbing fixtures.

Summary: Special Permit, Design Review Administrative Approval and Grading Approval to allow more than two (2) plumbing fixtures (five (5) fixtures proposed) in a 2,956 sq. ft. structure.

Owner: David and Susan Persing

Applicant: Erin Serventi of El Designs

Lot Size: 20 acres

APN: 779-45-006

Supervisorial District: #1

HCP: Not a covered HCP project

Gen. Plan Designation: Hillsides

Zoning: HS-d1

Address: 830 W. San Martin Ave., San Martin

Present Land Use: Single Family Res, vineyards

Approved Building Site: Yes

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption, under Section 15303(e) of the CEQA Guidelines, Attachment A
- B. Grant Special Permit Approval, Design Review Administrative Approval and Grading Approval, subject to conditions outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
Attachment E – Color Board

PROJECT DESCRIPTION

The proposed project involves a request to construct a new 2,956 square foot detached, underground wine cave, with a second-floor exterior pool pavilion. This includes 1,297 sq. ft. for the underground wine cave, including wine barrel vault, bathroom, storage, mechanical space, and 1,228 sq. ft. for the exterior pool pavilion. The structure would accommodate more than two (2) plumbing fixtures (five plumbing fixtures proposed). The location of the structure is proposed more than 75 feet from the edge of the Right-of-Way, behind the residence. The detached accessory structure includes interior space for wine storage, a full bathroom underground, and an outdoor kitchen with patio area on the upper floor. The accessory structure includes one (1) full bath (toilet, shower, and sink) with two outdoor kitchen sinks for the pool pavilion, resulting in a total of five (5) plumbing fixtures.

A majority of the grading is associated with constructing the underground wine cave along with minor grading for site improvements, including retaining walls, driveway access and fire truck turnaround area. Approximately 1,437 cubic yards of cut and 230 cubic yards of fill is proposed to construct this structure. No trees would be impacted by the project, as the area of the building pad, with retaining walls measuring up to 10 ft. in height, is located away from the trees on-site. The existing trees will screen the visibility of the structure to neighboring sites.

Setting/Location Information

The subject property is located in South County area in San Martin, located at the corner of W San Martin Avenue and Hayes Drive. The lot is 20-acres in area and is an approved building site, as Building Site Approval was approved in 1982, with a subsequent building permit to construct the existing primary residence (PLN82-1593). The neighborhood character consists of similarly sized lots, developed with single-family homes, vineyards and row crops.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3e), for accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences in a residential zone.

B. Project/Proposal

1. **General Plan:** Hillsides
2. **Approved Building Site:** Yes. This lot obtained Building Site Approval on February 9, 1983, for a new residence, with a building permit obtained on March 9, 1983 (Building Permit 1983-38136-00).
3. **Zoning Standards.** The proposed project satisfies the required development standards for accessory structures, as summarized below:

Setbacks (HS-d1): Located in rear half of lot, within the rear yard, or at least 75-feet from the front right-of-way.

Maximum Height: 35 feet

Stories: 3 story structure allowed. This structure is 2 stories above grade with one underground level.

In addition to the accessory structure development standards described above, as the project is located within a -d (Design Review) Combining District, the project is required to meet additional development standards related to design of the structure, as summarized in Table 1 below.

Table 1: Development Standards for -d Combining District

STANDARDS & REQUIREMENTS	CODE SECTION	Assessed (Y)*
Siting	§ 3.20.040 (A)(2)(b)	Y
Story Poles	§ 3.20.040 (A)(2)(c)	N/A
Color & LRV	§ 3.20.040 (B)	Y
Building Form & Massing	§ 3.20.040 (C)	Y
Retaining Walls	§ 3.20.040 (D)	Y
Ridgeline Development	§ 3.20.040 (E)	Y
Design Review Guidelines	§ 3.20.040 (F)	Y

*See Discussion in Design Review Administrative Approval Section 7 of this Staff Report, below.

- 4. Special Findings for More than Two Plumbing Fixtures:** Residential accessory buildings, such as the subject wine cave, with more than two internal plumbing fixtures may be allowed if a Special Permit is obtained (see Section 5 of Staff Report, below). In addition to Special Permit Findings of Section 5.60.030, three (3) additional findings shall be made by the Zoning Administration Hearing Officer (Section 4.20.020(I)(2) of the Zoning Ordinance. In the following discussion, the Special Findings are delineated in **bold** type, and an explanation of how the project meets the required findings is in plain text below.

- A. Must conform to the development standards specified in this chapter. More restrictive setbacks may be required in order to mitigate detrimental impacts on neighboring properties.**

The proposed structure is approximately 26 ft. in height, which is within the 35 ft. maximum allowable height limitation. The location of the structure conforms to the development standards stipulated for accessory structures, as the structure is located more than 75 ft. from the front property line. As such, this Special Finding can be made.

- B. May not be used for dwelling purposes or overnight accommodation.**

The proposed structure is not designed to be used for dwelling purposes or overnight accommodations. Additionally, the project has been conditioned to restrict use of the structure for dwelling purposes or overnight accommodation. As such, the Specific Finding can be made.

- C. Must be of an appropriate size and design for the intended use, and should be configured in a manner that is clearly inappropriate and impractical for dwelling purposes.**

The proposed floorplan includes one (1) full bathroom with storage space (approximately 150 sq. ft.), wine storage space (approximately 364 sq. ft.), and an upper floor with outdoor kitchen and patio area for the pool pavilion. The proposed structure is 2,956 square feet in size, appropriately sized and designed for the intended use and complies with the specific findings for “*Restrictions on Plumbing Fixtures*,” pursuant to Section 4.20.020(I)(2). Additionally, the project is conditioned to remain as a private accessory structure (See Condition No. 5). The owner has no plans to convert this into a public wine tasting facility. As such, this Special Finding can be made.

- 5. Special Permit:** In addition to the Specific Findings noted in Section 4 of this Staff Report, accessory structures with more than two (2) internal plumbing fixtures are also subject to a Special Permit (Chapter 5.60). In the following discussion, the scope of review findings for a Special Permit are delineated in **bold** type, and an explanation of how the project meets the required findings is in plain text below. The Zoning Administration Hearing Officer is required to make findings to approve the project.

- A. The proposed use conforms with the general plan, with the zoning ordinance, and with all standards applicable to the proposed use that have been adopted by the Planning Commission or Board of Supervisors;**

As discussed in Section 4 of this report, the project conforms to all standards stipulated in County General Plan and Zoning Ordinance. The proposed structure has a roof height of approximately 25 feet, which is within the 35 ft. maximum height allowance for accessory structures with a rural zoning district. The location of the structure conforms to the development standards stipulated for accessory structures as it is at least 75 ft. from the front property line, and with the large size of the lot (20 acres) – the structure is significantly under the 33% lot coverage for accessory structures. As such, this finding can be made.

- B. The site is adequate for the proposed use, including but not limited to being of adequate size and shape to accommodate all facilities and development features to integrate the use into the surrounding area and to provide any necessary or appropriate buffers between the use and the surrounding area;**

The site is adequate to accommodate the wine cave/pool pavilion. The subject site is approximately 20 acres, and the proposed structure satisfies the required setbacks for residential accessory structures, as the structure is located more 75 feet from front property line. The area of the property and the location of the proposed structure offers adequate separation and provides a buffer between the

proposed use and the surrounding uses and/or neighborhood. Surrounding oak woodland habitat in the rear yard screens the view of this structure from the valley floor and neighboring lots which will not be removed. As such, this finding can be made.

C. The proposed use will not be detrimental to the public health, safety, or general welfare. In this respect the Zoning Administration Hearing Officer shall further find, without limitation, that:

1. Adequate off-street parking, loading and unloading areas (if applicable) and handicapped access will be provided;

The property has adequate space for off-street parking with an existing garage of the residence able to accommodate the required minimum one (1) covered, and one (1) uncovered parking space per County Zoning Ordinance Section 4.30.030. There appears to be plenty of room for uncovered parking in the existing driveway which exceeds the off-street parking standards. No handicapped access is required as this is a private structure for the homeowner. As such, this finding can be made.

2. Appropriately designed site access will be provided, including safe and adequate access for fire and emergency vehicles (including secondary access where deemed necessary by the fire marshal);

The project meets County requirements for emergency access for fire and emergency vehicles including incorporation of a new fire truck turnaround area in the access driveway. Therefore, as conditioned, the proposed project and driveway to the rear of site will meet access for fire and emergency vehicles. As such, this finding can be made.

3. The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements;

A septic system will be constructed for the private structure. Department of Environmental Health has conditioned the project accordingly to meet wastewater and domestic water standards. As such, the project will not adversely affect water quality and complies with applicable local, state and federal requirements. As such, this finding can be made.

4. The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;

This project would be permitted “by-right” if the application only included two (2) plumbing fixtures. The installation of more than two (2) plumbing fixtures would not create noise, odor, dust or excessive light impacts.

Furthermore, residential and accessory uses shall be subject to the County Noise Ordinance including restriction of construction noise during daytime hours allotted by the Ordinance code. As such, this finding can be made.

5. The use will not substantially worsen traffic congestion affecting the surrounding area;

As this is a private structure, the traffic conditions will not change with the addition of this accessory structure. As such, this finding can be made.

6. Erosion will be adequately controlled; and

Erosion is controlled by the implementation of an erosion control plan to be included as part of best management practices (BMP's) conditioned through grading and building permit review. As such, this finding can be made.

7. Adequate storm drainage management exists or will be provided and will comply with all applicable local, state and federal requirements.

The project will meet storm drainage requirements including storm drainage inlets protection as part of BMP's conditioned through grading and building permit review. As such, this finding can be made.

6. Grading Approval: Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

A. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

The project's grading quantities are 1,437 cubic yards of cut and 230 cubic yards of fill. This grading would be necessary to establish the building pad, underground wine cave, and fire truck turnaround improvements, which are allowable uses for the underlying zoning district. Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish the single-family residential use, which is a permissible use in the HS zoning district. As such, this finding can be made. The breakdown of grading is quantified below.

Type	Cut (CY)	Fill (CY)
Pool Pavilion	538	13
Wine Cave	620	0

Fire Truck Turnaround	172	152
Site improvements including retaining walls and site access.	107	65
Total	1,437	230

B. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.

The proposed grading will not endanger public or private property. The grading is the minimum necessary to establish the use. All export will be deposited at an approved site. The Conditions of Approval of final grading plans will ensure that grading around the building pad and driveway will not result in slope instability or erosion. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design. As such, this finding can be made.

C. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

The proposed grading has been designed to contour to the natural topography to the maximum extent possible, with the accessory structure on a flat area not disturbing existing vegetation in the rear of the lot. The majority of the proposed grading is to establish the underground wine cave. The project will not impact any of the natural landscape on-site including all the oak woodland habitat as the building pad will not impact any trees. As such, this finding can be made.

D. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

As noted above, the majority of the proposed grading is to establish the underground wine cave and some minor grading for retaining walls and site access. The grading is designed to follow the natural contours to the maximum extent possible. The project location is best suitable as it does not disturb the oak woodland on-site and a stable flat slope with minimal grading. As such, this finding can be made.

E. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.

The accessory structure will blend in with the natural terrain as it is completely surrounded by existing forested oak woodland trees on-site. As such, this finding can be made.

F. Grading conforms with any applicable general plan or specific plan ; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. For example, the proposed grading reduces visual impacts from hillside development (is very well screened from surrounding properties due to the extensive existing vegetation on-site (oak woodland habitat). This meets General Plan policies R-GD 20- 27, with no significant visual scar or impact to the environment. As such, this finding can be made. As such, this finding can be made.

G. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The proposed grading is in conformance with the adopted "*Guidelines for Grading and Hillside Development,*" in particular, the specific guidelines for siting, road design, building form and design. The proposed driveway follows the existing access driveway of the residence. Small improvements are made to provide a fire truck turnaround area suitable to access the structure in case of an emergency – providing access to the rear of the lot = widening the driveway width Building mass and bulk is minimal as a majority of the building will be located underground for the wine cave. Erosion control is conditioned with the County requirements of Land Development Engineering with final erosion control plans to be implemented with the final grading permit. As such, this finding can be made.

7. **Design Review Administrative Approval:** Section 3.20.040 of the Zoning Ordinance allows for certain Design Review applications to be deemed to be exempt from the standard Design Review process if the Zoning Administrator determines that the project is a site not visible. According to the County's GIS mapping and visibility analysis, the area of development on the subject property is listed as a low visibility property. The applicant requested that the Zoning Administrator review the property to determine that the property is a "site not visible." In order to make this determination, Staff visited the subject property and surrounding neighborhood. As a result of this field investigation, Staff determined that the property is completely surrounded by mature oak woodland habitat on-site. Furthermore, as the property is not located in a highly visible location on County GIS visibility maps. As such, Staff and the Zoning Administrator have confirmed that the property is not visible. Additionally, in an effort to ensure continued low-visibility, Staff has added a Condition (No. 7) that requires the applicant to maintain existing landscaping on-site (oak woodland habit) which screens view of the structure from the valley floor and neighboring properties.

As the size of the structure is less than 5,000 square feet, a full Design Review Application is not required. For this reason, the Design Review Findings are not part of this report. As noted in Section 3, Table 1 of this Report, the project meets all the required development standards for construction within a -d1 (Design Review) Combining District. Additionally, as required by the the -d1 Combining District development standards, the project has been conditioned so that the exterior colors of the structure do not exceed a Light Reflectivity Value of 45, and existing landscaping is maintained on-site (See Condition of Approval # 6).



BACKGROUND

On February 9, 1983, Building Site Approval was granted for the subject property, and the existing residence was subsequently constructed and finalized, as shown in the building permit history on file with the County. The property is also improved with vineyards for personal use. The property does not operate as a commercial vineyard.

On March 7, 2019, the Applicant submitted an application for a Special Permit and Design Review Administrative Approval. The application was deemed incomplete on April 4, 2019 as grading approval is required for construction of the proposed structure (mainly cut underground for the wine cave).

On October 3, 2019, the applicant submitted for Grading Approval, and the application was deemed incomplete by the Fire Marshal's Office and Planning. The applicant submitted final, revised plans on November 22, 2019. The application was subsequently deemed complete on December 10, 2019. On January 3, 2020, a public notice was mailed to all property owners within a 300-foot radius, and published in the Post Record on January 3, 2020.

STAFF REPORT REVIEW

Prepared by: Colleen Tsuchimoto, Senior Planner 
Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator 

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



Administration **Development Services** **Fire Marshal** **Planning**
Phone: (408) 299-6740 (408) 299-5700 (408) 299-5760 (408) 299-57
Fax: (408) 299-6757 (408) 279-8537 (408) 287-9308 (408) 288-9198

ATTACHMENT A

Statement of Exemption from the California Environmental Quality Act (CEQA)

File Number	APN(s)	Date
PLN19-0053	779-45-006	1/10/20
Project Name	Project Type	
Persing Wine Cave/Pool Pavilion	residential	
Owner	Applicant	
David and Susan Persing	Erin Serventi of El Designs	
Project Location		
830 W. San Martin Ave., San Martin		
Project Description		
Special Permit, Grading Approval, and Design Review Administrative Approval for a detached accessory structure (underground wine cave with pool pavilion) with 5 plumbing fixtures.		
All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.		
CEQA (Guidelines) Exemption Section:		
15303 (a), "New Construction or Conversion of Small Structures"		
Comments:		
Qualifies for exemption. Project includes no significant environmental impacts to construct a new detached accessory structure with extended access driveway.		
Prepared by: Colleen A. Tsuchimoto, Senior Planner	 Signature	 Date

ATTACHMENT B

SPECIAL PERMIT, DESIGN REVIEW ADMINISTRATIVE APPROVAL (Site not Visible) AND GRADING APPROVAL, Conditions of Approval

Owner/Applicant: David and Susan Persing / Erin Serventi of El Designs
File Number: PLN19-0053
Location: 830 W. San Martin Avenue San Martin, CA (APN: 779-45-006)
Project Description: Special Permit, Design Review Administrative Approval (Site not Visible), and Grading Approval for a 2,956 sq. ft. detached accessory structure (private underground winecave with upper pool pavilion) with more than two (2) plumbing fixtures (five (5) plumbing fixtures proposed). Grading of 1,437 cubic yards of cut and 230 cubic yards of fill.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Colleen Tsuchimoto	(408) 299- 5797	colleen.tsuchimoto@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Geology	Jim Baker	(408) 299-5774	jim.baker@pln.sccgov.org
Building Inspection		(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection Office

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

Planning

2. Development shall take place in substantial conformance with the approved plans, prepared by El Designs, submitted on November 22, 2019, and as presented at the Zoning

Administration hearing. Modifications to the proposed project may result in additional review by the Planning Division.

3. The existing zoning is HS-d1. Maintain the following minimum accessory structure setbacks: Front: 75 ft.; Sides: 30 ft.; Rear: 30 ft.

The maximum allowable height of the structure is 35 ft. tall.

4. The subject detached structure may not be used for dwelling purposes or overnight accommodations.
5. The subject detached structure is for private use only. Converting the structure for public use (wine tasting events etc) would be subject to supplemental requirements for wineries, and may result in additional review by the Planning Division.
6. The exterior surfaces of the structure with trim and roofing must be of muted colors with light reflectivity value (LRV) of 45 or lower. Painted exterior surfaces are to match the color board samples, as submitted on March 13, 2019, and as presented at the Zoning Administration hearing.
7. Maintain existing landscaping on-site which screens view of the structure from the valley floor and neighboring properties (oak woodland habitat).

Land Development Engineering

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

Environmental Health

9. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING PERMIT ISSUANCE

Planning

10. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.

Land Development Engineering

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

www.sccplanning.org . I Want to...> Apply for a Permit > Grading Permit

Please contact LDE at 299-5734 for additional information and timelines.

12. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
13. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

March 1981 Standards and Policies Manual, Volume 1 (Land Development)
www.sccplanning.org / Plans and Ordinances > Land Development Standards and Policies.

2007 Santa Clara County Drainage Manual www.sccplanning.org / Plans & Ordinances > Grading and Drainage Ordinance
14. Survey monuments shall be shown on the improvement plans to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed **prior to construction** and new monuments shall be set **prior to final acceptance of the improvements**. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
15. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP 1 and BMP-2 with the Plan Set.
16. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Drainage

17. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (See Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10 year and 100 year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
18. All new on-site utilities, mains, and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – Central Coast

19. Include one of the following site design measures in the project design (a) direct hardscape and/or roof runoff onto vegetated areas (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design.

Soils and Geology

20. Submit one copy of the signed and stamped of the geotechnical report for the project.
21. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plans.

Environmental Health

22. At the time of application for a grading permit, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the driveway, accessory structure, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to the Department of Environmental Health **prior to the issuance of the septic system permit** and submitted as the final grading plan to Land Development Engineering.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning

23. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with work by the Department of Planning and Development.
24. **Prior to building permit issuance**, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided pursuant to §5.20.125.

25. **Prior to building permit issuance**, provide colored elevation drawings that are consistent with color board samples as submitted on March 13, 2019.

Department of Environmental Health

26. Sewage disposal conditions have been determined at 175 plus 175 lineal feet of subsurface dispersal field utilizing infiltrator chambers. The two drainline systems must be connected through a positive diversion valve. A 1500 gallon septic tank shall be required. This septic system is adequate to serve a proposed pool pavilion pool house, with wine cellar. Note: The infiltrator chambers is equivalent to 250 plus 250 lineal feet to the standard conventional dispersal field.
27. At the time of application for a building permit, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the driveway, accessory structure, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to the Department of Environmental Health **prior to the issuance of the septic system permit.**

Fire Marshal

Fire Protection Water

28. Fire protection water system shall be installed, functioning and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems, are not installed, accessible, and/or functioning.
29. The minimum fire-flow shall be 500 gpm at 20 psi. The gpm has been reduced for the installation of fire sprinklers. Fire flow is to be provided by a standard fire hydrant within 600 path of travel to the structure. NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.
- a) **At the time of plan submittal for building permit**, provide written verification from the water company that this condition can be satisfied.
- b) If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.
- c) If fire protection water cannot be supplied from a recognized water purveyor, fire protection water supply shall be provided by on-site aboveground storage tank(s) and wharf hydrant meeting CFMO-W1, W4, and W5.

Access Roads and Driveways

30. All required access roads, driveways, turnaround, and turnouts shall be installed and serviceable **prior to approval of foundation**, and shall be maintained throughout

construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

31. Access Roads (roads serving more than two lots) for fire department access shall comply with the following:
 - a) Width: Clear drivable width of 20 ft.
 - b) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove tree limbs, electrical wires, structures, and similar improvements).
 - c) Curve Radius: Inside turn radius for curves shall be minimum of 50 ft.
 - d) Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County standards.
 - e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.

32. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).
 - a) Width: Clear width of drivable surface of 12 ft.
 - b) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures and similar improvements).
 - c) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
 - d) Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
 - e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight
 - f) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to driveways.
 - g) Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft radius complying with County Standard SD-16. All turnarounds shall have a slope of note than 5% in any direction.
 - h) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

33. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
 - a) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
 - b) Provide a ½ inch spark arrester for the chimney.

- c) Remove significant combustible vegetation within 30 ft. of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

Geology

- 34. **Prior to building permit issuance**, submit an electronic version of LACO's technical memorandum (dated 4-28-2017).
- 35. **Prior to building permit issuance**, submit a geotechnical engineer's Plan Review Letter that confirms the plans conform with the recommendations.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST

Planning

- 36. **Prior to final inspection**, contact Colleen Tsuchimoto, at least 2 weeks in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.

Land Development Engineering

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

Environmental Health

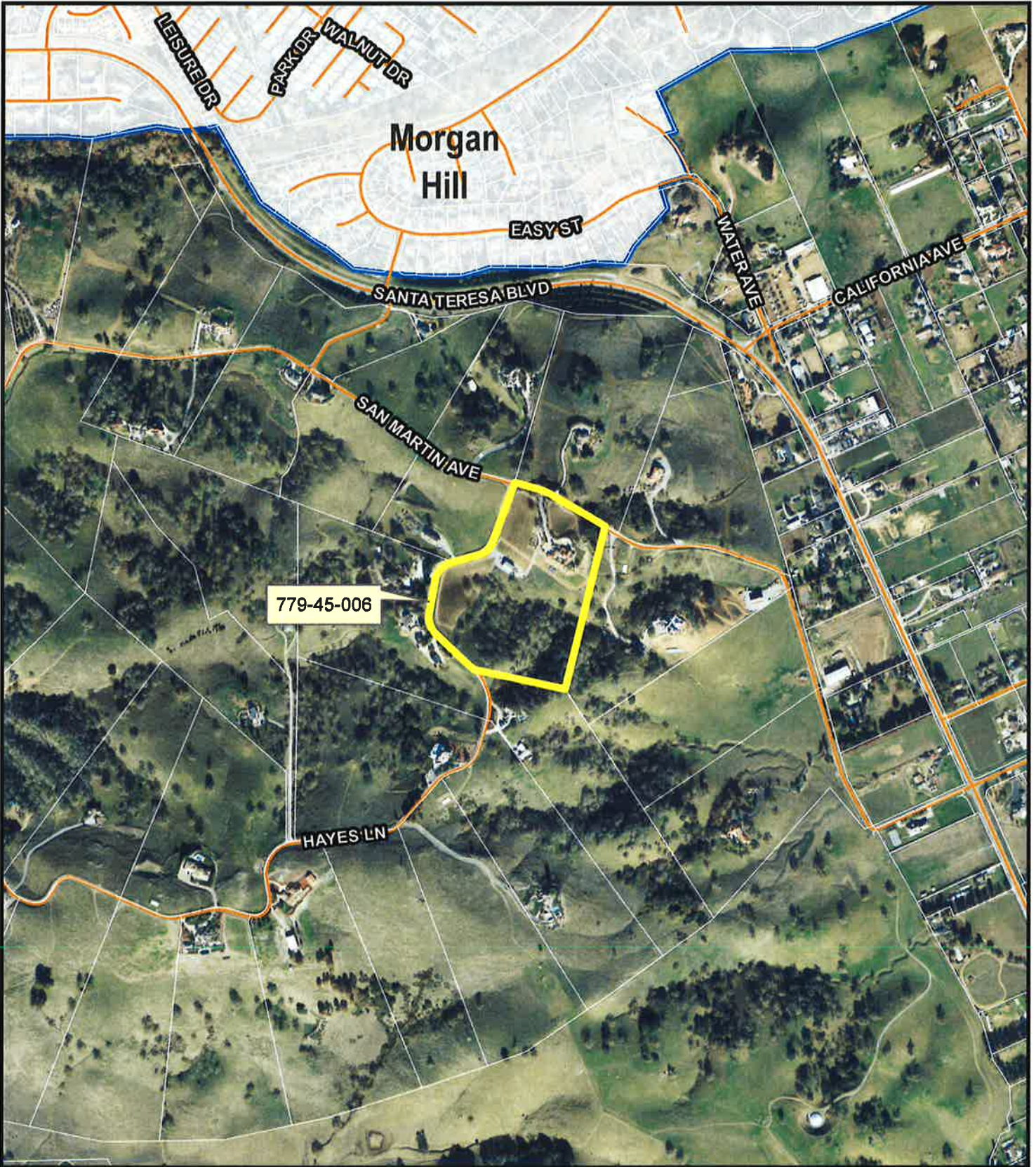
- 39. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal

- 40. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure. Note: The fire sprinkler system shall be installed and finalized by the office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

Geology

- 41. Submit a Construction Observations Letter that verified the work was completed in accordance with the approved plans.



Project Vicinity Map

File No. PLN19-0053

APN 779-45-006

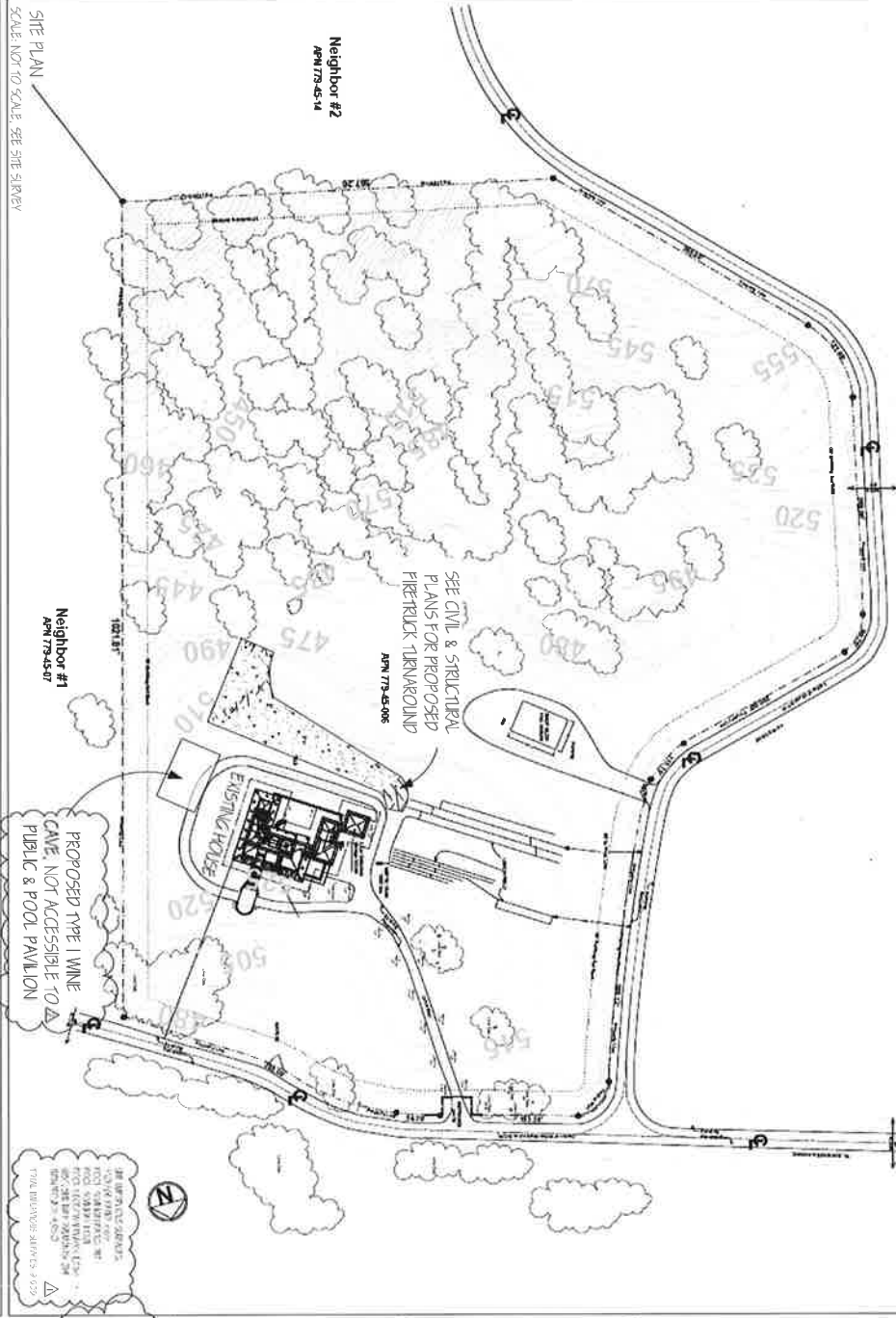
830 W. San Martin Ave., San Martin CA, 95046



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability for errors. 12/11/2019 10:05:31 AM Y:\Data\Reports\PLN19-0053\PLN19-0053_vicinity.mxd



Project Location



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA FIRE PREVENTION CODE, CALIFORNIA LAND DEVELOPMENT CODE, CALIFORNIA LAND USE REGULATIONS, CALIFORNIA ENVIRONMENTAL QUALITY ACT, CALIFORNIA AIR RESOURCES ACT, CALIFORNIA WATER RESOURCES ACT, CALIFORNIA WASTE MANAGEMENT ACT, CALIFORNIA WILDFIRE PREVENTION ACT, CALIFORNIA WILDFIRE SAFETY ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT ACT, CALIFORNIA WILDFIRE MITIGATION ACT, CALIFORNIA WILDFIRE RESILIENCE ACT, CALIFORNIA WILDFIRE RECOVERY ACT, CALIFORNIA WILDFIRE RESTORATION ACT, CALIFORNIA WILDFIRE RISK ASSESSMENT ACT, CALIFORNIA WILDFIRE RISK REDUCTION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN DEVELOPMENT ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN IMPLEMENTATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN MONITORING ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN EVALUATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN REVISION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN CANCELLATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN ARCHIVE ACT.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA FIRE PREVENTION CODE, CALIFORNIA LAND DEVELOPMENT CODE, CALIFORNIA LAND USE REGULATIONS, CALIFORNIA ENVIRONMENTAL QUALITY ACT, CALIFORNIA AIR RESOURCES ACT, CALIFORNIA WATER RESOURCES ACT, CALIFORNIA WASTE MANAGEMENT ACT, CALIFORNIA WILDFIRE PREVENTION ACT, CALIFORNIA WILDFIRE SAFETY ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT ACT, CALIFORNIA WILDFIRE RESILIENCE ACT, CALIFORNIA WILDFIRE RECOVERY ACT, CALIFORNIA WILDFIRE RESTORATION ACT, CALIFORNIA WILDFIRE RISK ASSESSMENT ACT, CALIFORNIA WILDFIRE RISK REDUCTION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN DEVELOPMENT ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN IMPLEMENTATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN MONITORING ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN EVALUATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN REVISION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN CANCELLATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN ARCHIVE ACT.

PROPERTY INFORMATION:
ADDRESS: 850 W. SAN MARTIN AVE., SAN MARTIN, CA 95046
APN: 779-45-006
APPROX. LOT SIZE: 871,200 SQ FT
APPROX. SQUARE FOOTAGE: 29,966 SQ FT
OCCUPANCY: RES II
CONSTRUCTION TYPE: 1B, NON-SPRINKLER
APPLICABLE CODES: 2016 CBC, CBC, CFC, CMC, CEC, 2016 CALIFORNIA CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PREVENTION CODES AND AMENDMENTS



PROJECT MAP:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA FIRE PREVENTION CODE, CALIFORNIA LAND DEVELOPMENT CODE, CALIFORNIA LAND USE REGULATIONS, CALIFORNIA ENVIRONMENTAL QUALITY ACT, CALIFORNIA AIR RESOURCES ACT, CALIFORNIA WATER RESOURCES ACT, CALIFORNIA WASTE MANAGEMENT ACT, CALIFORNIA WILDFIRE PREVENTION ACT, CALIFORNIA WILDFIRE SAFETY ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT ACT, CALIFORNIA WILDFIRE RESILIENCE ACT, CALIFORNIA WILDFIRE RECOVERY ACT, CALIFORNIA WILDFIRE RESTORATION ACT, CALIFORNIA WILDFIRE RISK ASSESSMENT ACT, CALIFORNIA WILDFIRE RISK REDUCTION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN DEVELOPMENT ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN IMPLEMENTATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN MONITORING ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN EVALUATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN REVISION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN CANCELLATION ACT, CALIFORNIA WILDFIRE RISK MANAGEMENT PLAN ARCHIVE ACT.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
SOIL PREPARE	FOUNDATION	CONCRETE	WOOD	MECHANICAL	ELECTRICAL	PLUMBING	FIRE	LANDSCAPE	PAVING

SHEET INDEX:

NO. 1: SOIL PREPARE
NO. 2: FOUNDATION
NO. 3: CONCRETE
NO. 4: WOOD
NO. 5: MECHANICAL
NO. 6: ELECTRICAL
NO. 7: PLUMBING
NO. 8: FIRE
NO. 9: LANDSCAPE
NO. 10: PAVING

PERSING RESIDENCE
850 W. SAN MARTIN AVE.
SAN MARTIN, CA 95046
APN: 779-45-006

PROJECT INFORMATION & SITE PLAN

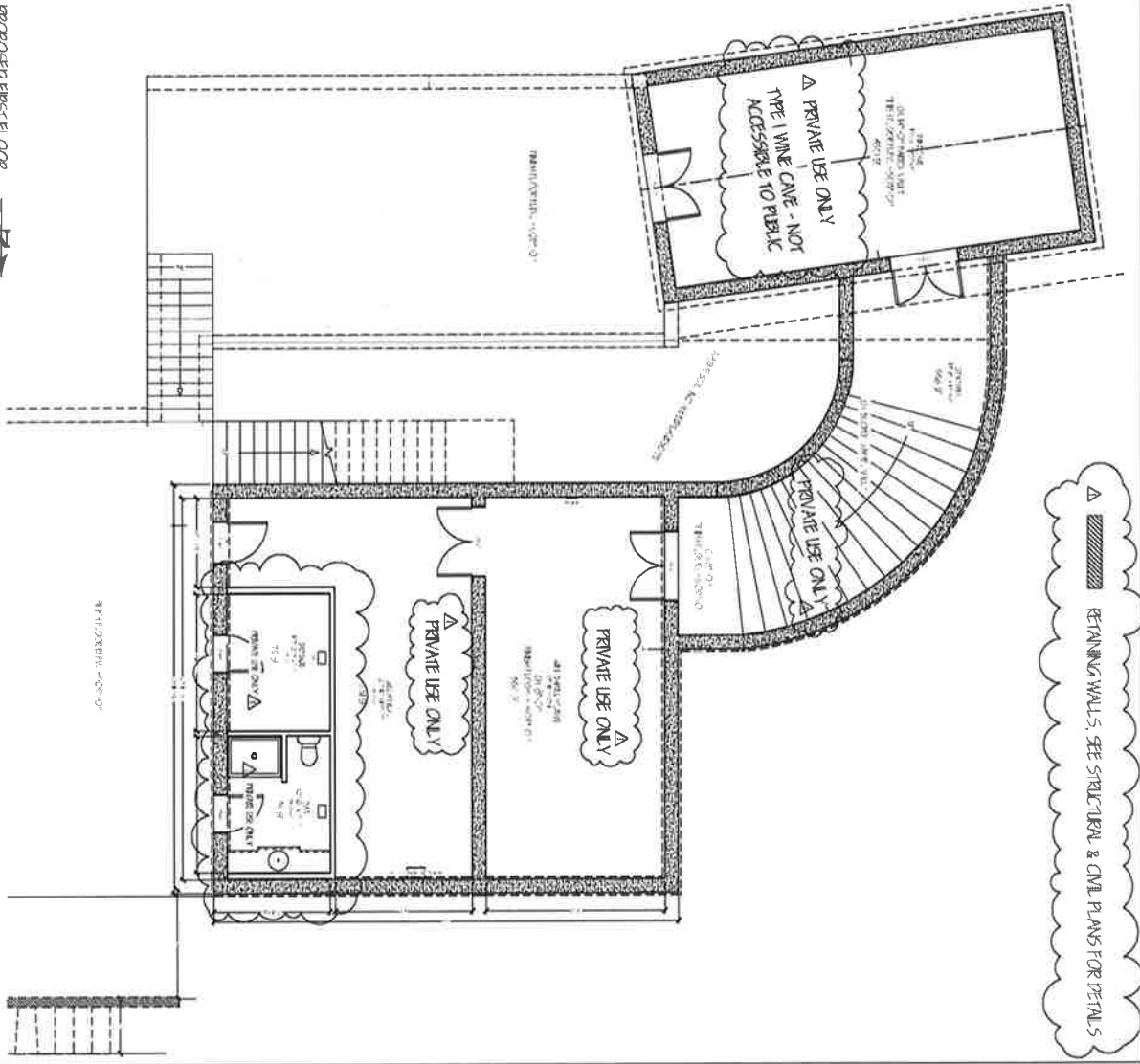
E.L. DESIGNS
Erin Loftin Serventi
Certified Interior Designer #6632
erin@eldesignsco.com
831.840.0282
www.eldesignsco.com

E.L. DESIGNS
eldesignsco.com

AS NOTED
3/6/19

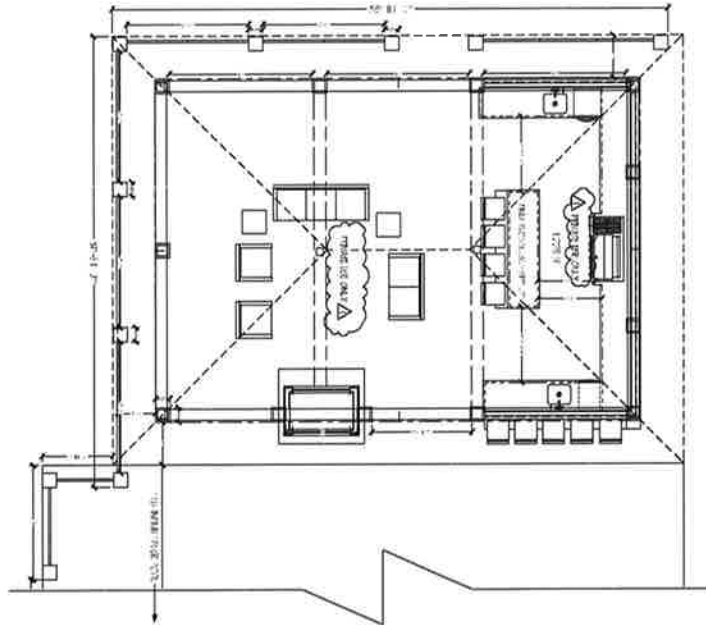
A-1

PROPOSED FIRST FLOOR



△ ■ RETAINING WALLS. SEE STRUCTURAL & CIVIL PLANS FOR DETAILS

PROPOSED SECOND FLOOR



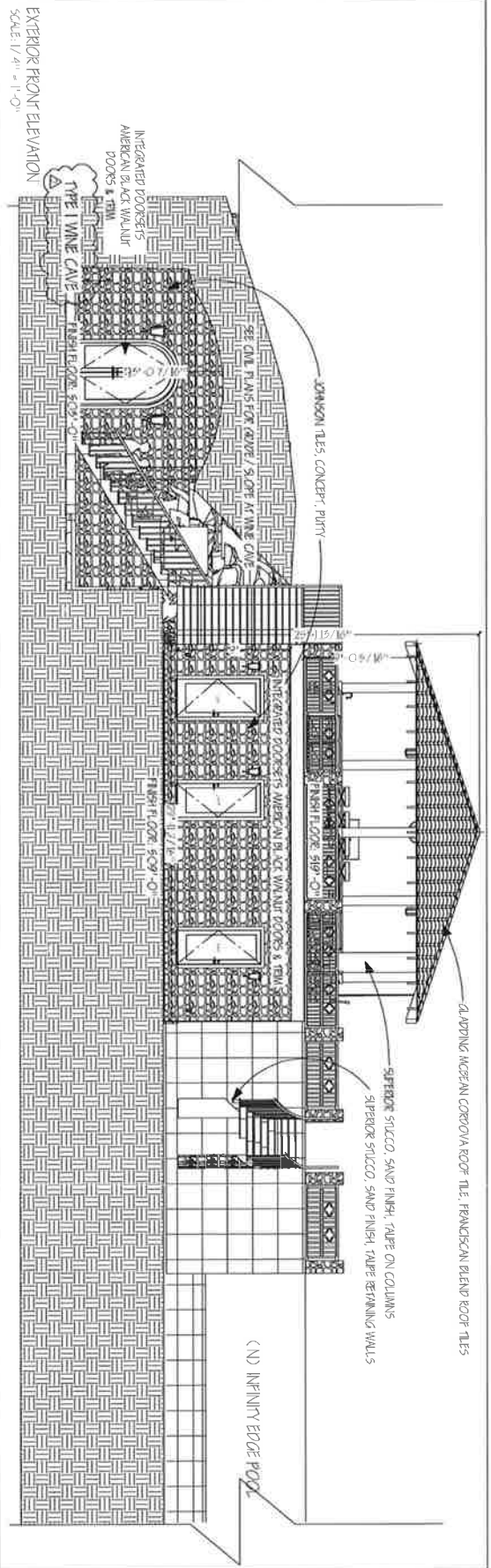
DATE	5/6/19
SCALE	1/4" = 1'-0"
PROJECT	PERSING RESIDENCE
DESIGNER	ERIN LOFTIS SERVENTI
CLIENT	PERSING RESIDENCE
NO.	A-2

PERSING RESIDENCE
830 W. SAN MARTIN AVE.
SAN MARTIN, CA 95046
APN: 779-AS-006

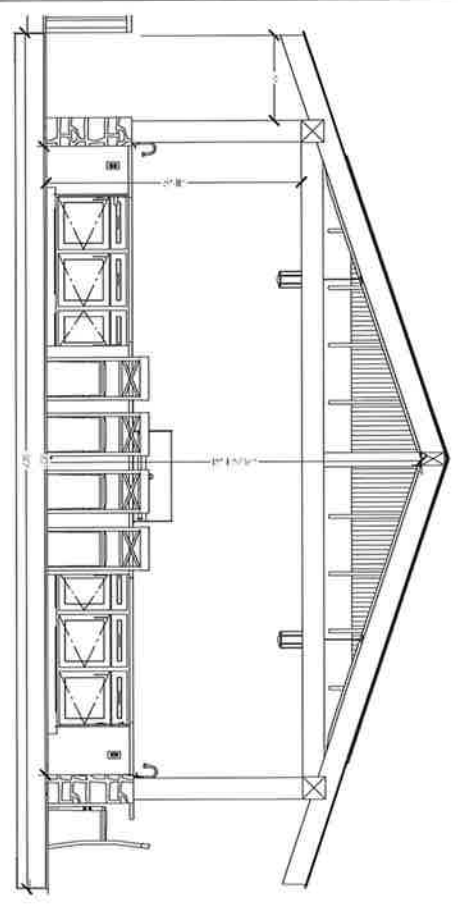
PROPOSED FIRST AND SECOND FLOOR

E.L. DESIGNS
Erin Loftis Serventi
Certified Interior Designer #6822
erin@eldesignsco.com
831.860.0282
www.eldesignsco.com

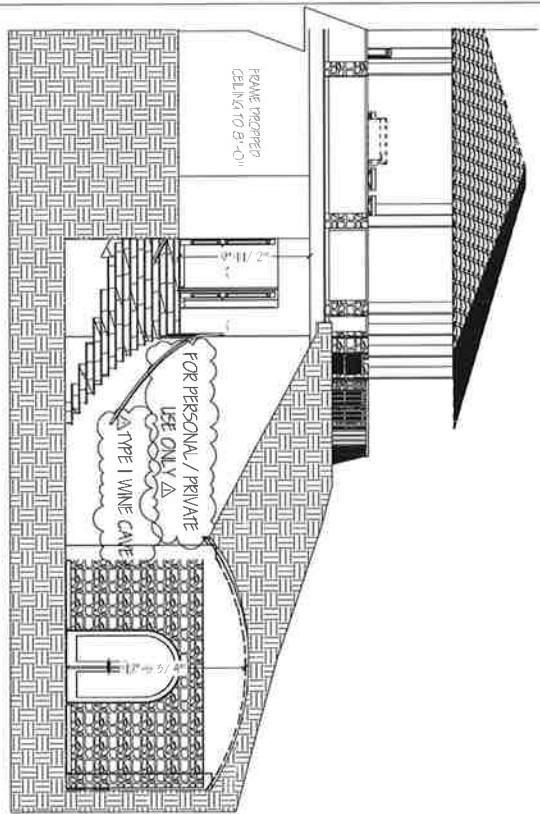





EXTERIOR FRONT ELEVATION
SCALE: 1/4" = 1'-0"



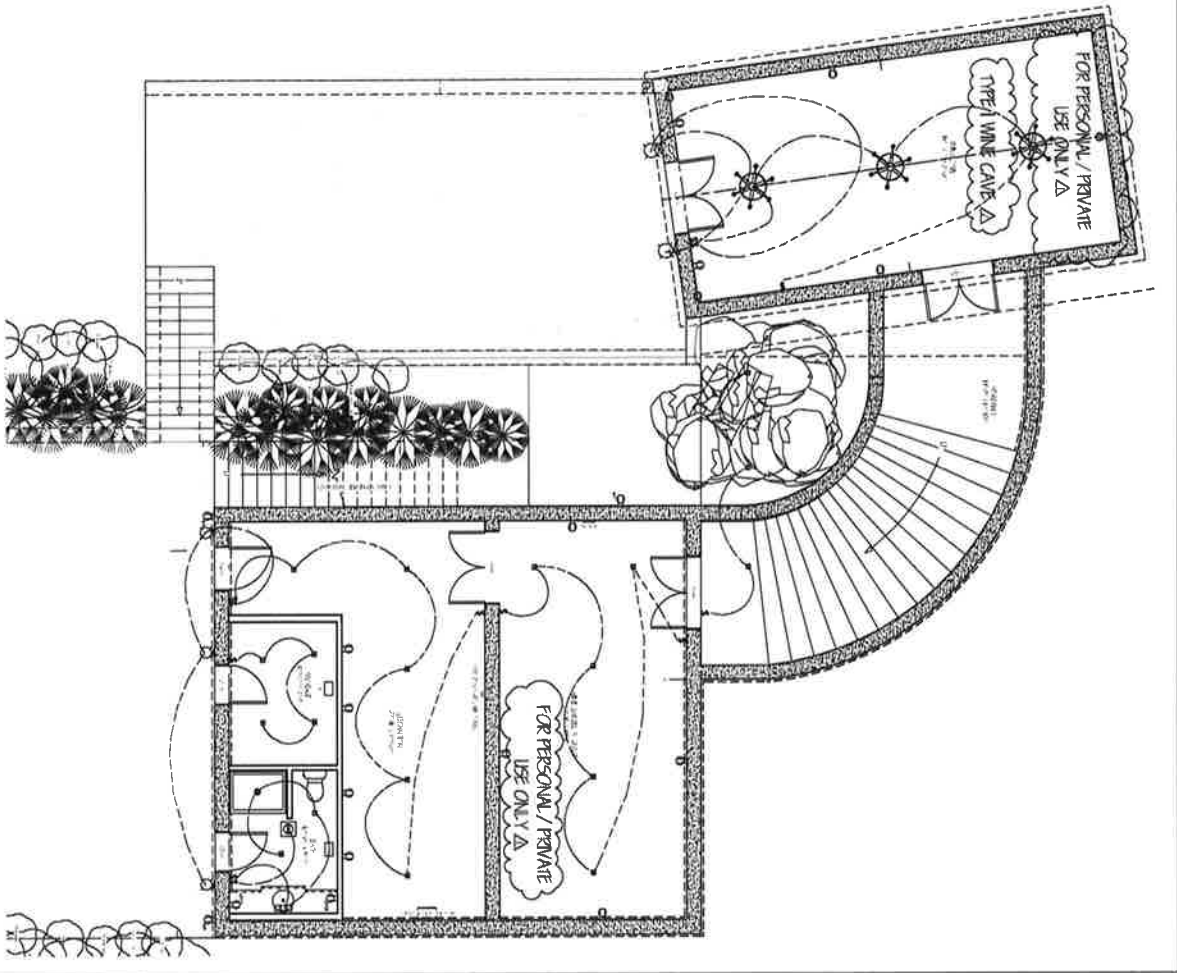
OUTDOOR KITCHEN SECTION
SCALE: 1/2" = 1'-0"



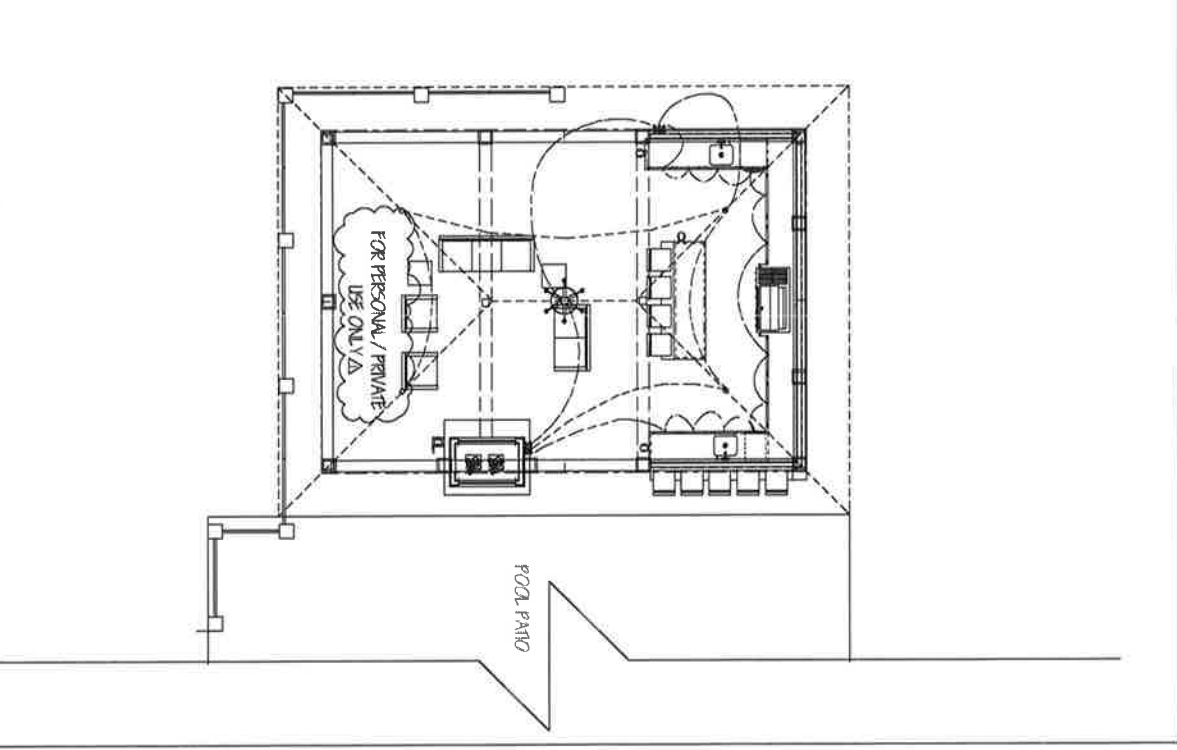
WINE CAVE & HALL SECTION
SCALE: 1/4" = 1'-0"

<p>DATE: 3/6/19</p> <p>SCALE: A-3</p>	<p>AS NOTED</p>	<p>PROJECT: PERSING RESIDENCE</p> <p>ADDRESS: 850 W. SAN MARTIN AVE., SAN MARTIN, CA 95046</p> <p>APN: 779-45-006</p>	<p>BUILDING SECTIONS</p>	<p>E.L. DESIGNS</p> <p>Erin Loftin Serventi Certified Interior Designer #6532 erin@eldesignsco.com 831.840.0282 www.eldesignsco.com</p>	
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ELECTRICAL PLAN - 1ST FLOOR



ELECTRICAL PLAN - 2ND FLOOR



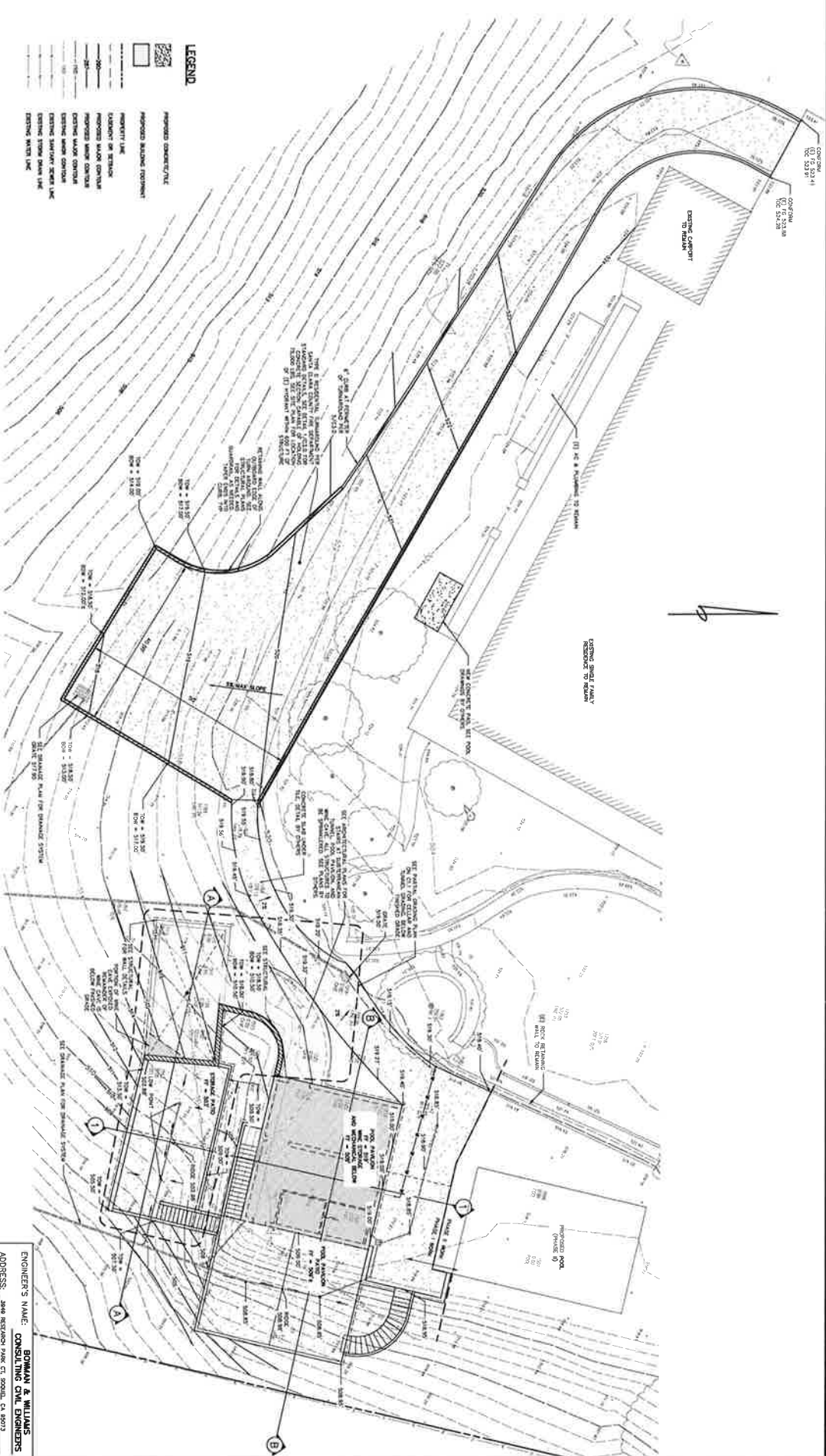
E-1	5/6/19	1/4" = 1'-0"	DATE	BY	CHKD	APP'D
			5/6/19	ERIN		

PERSING RESIDENCE
 830 W. SAN MARTIN AVE.
 SAN MARTIN, CA 95046
 APN: 179-45-006

PROPOSED ELECTRICAL PLANS

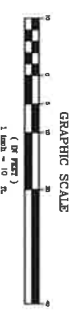
E.L. DESIGNS
 Erin Loftin Serventi
 Certified Interior Designer #6832
 erin@eldesignsco.com
 831.860.0282
 www.eldesignsco.com





LEGEND

- APPROVED CONCRETE PAD
- APPROVED BUILDING FOOTPRINT
- PROPOSED LINE
- PROPOSED WALKWAY CONTAINING
- PROPOSED DRIVEWAY CONTAINING
- EXISTING WALKWAY CONTAINING
- EXISTING DRIVEWAY CONTAINING
- EXISTING GRADE
- EXISTING WATER LINE



GRADING PLAN
SCALE: 1" = 10'

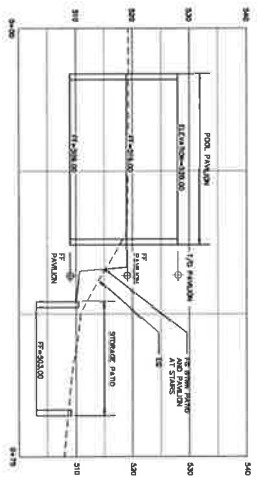
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UNDERGROUND UTILITIES: THE ENGINEER HAS CONDUCTED A VISUAL SURVEY TO IDENTIFY ANY EXISTING UNDERGROUND UTILITIES. THE ENGINEER DOES NOT ACCEPT ANY LIABILITY TO THE OWNER FOR ANY UNDERGROUND UTILITIES NOT IDENTIFIED BY THE ENGINEER. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES AND FOR PROVIDING NECESSARY INFORMATION TO THE ENGINEER.

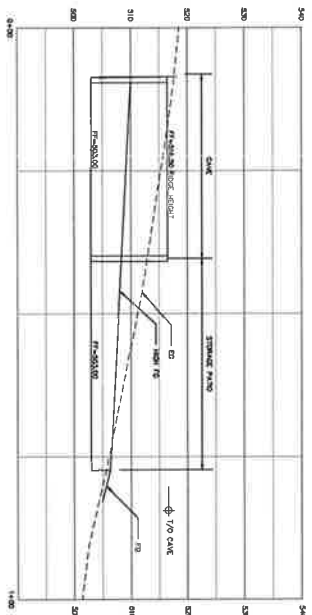


ENGINEER'S NAME: BENJAMIN & WILLIAMS
CONSULTING CIVIL ENGINEERS
ADDRESS: 2848 REVOLUTION PARK CT, SAN DIEGO, CA 92108
PHONE NO. (619) 482-2888
FAX NO. (619) 482-2880
SHEET NO. 1 OF 14
DATE: 11/15/18

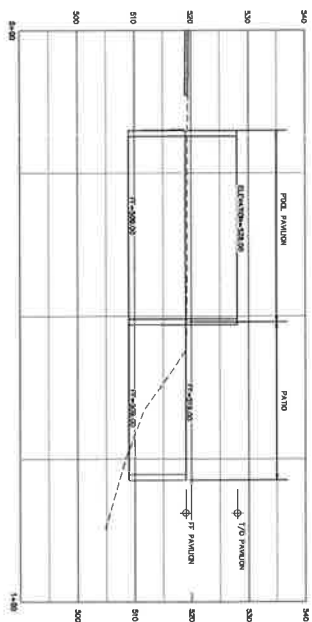
APPLICANT: SUSAN AND DAVE PERSING ROAD: WEST SAN MARTIN AVE COUNTY FILE NO.:



SECTION 1 - CROSS SECTION
SCALE: 1"=10'



SECTION A - CAVE SECTION
SCALE: 1"=10'



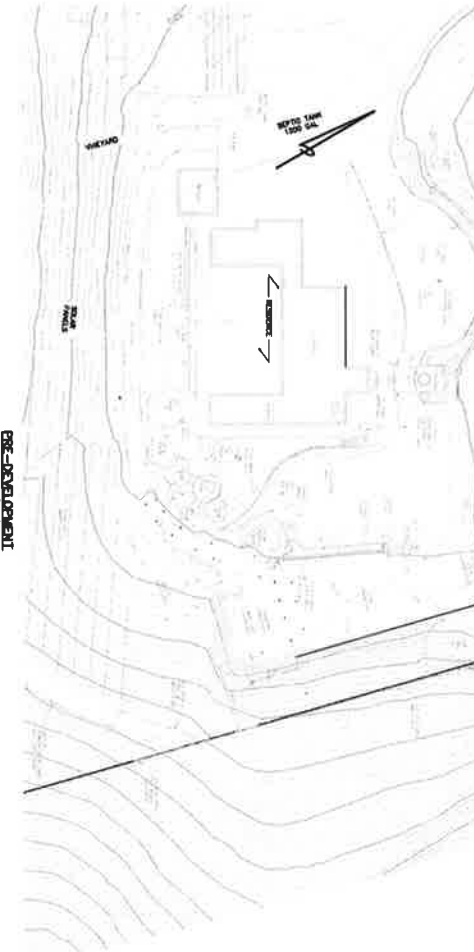
SECTION B - UPPER SECTION
SCALE: 1"=10'

DISCLAIMER
THE DATA, INFORMATION, OR ANY PART IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THIS DRAWING. NO OTHER USES OR REUSE OF THIS INFORMATION OR ANY PART THEREOF IS PERMITTED WITHOUT THE WRITTEN CONSENT OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

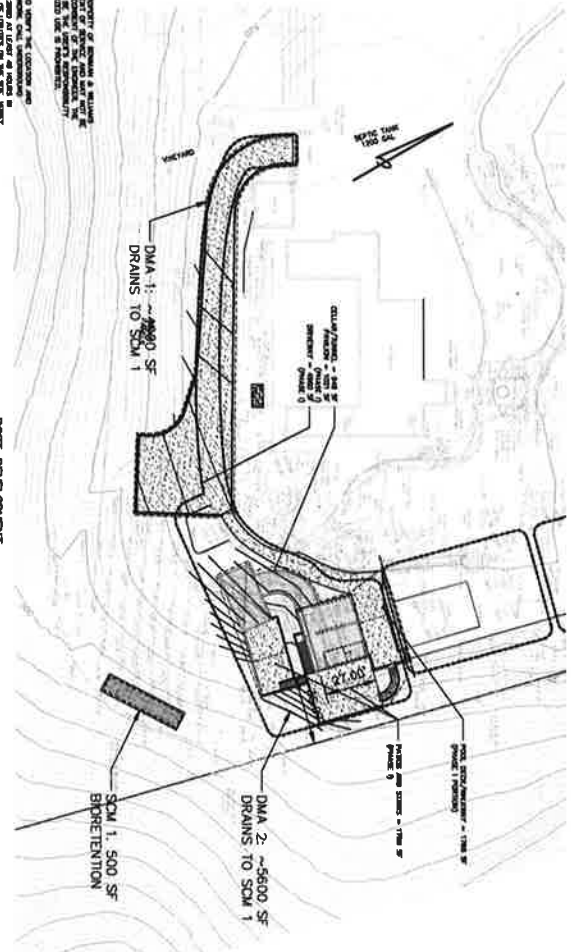
APPLICANT: SUSAN AND DAVE PERSING ROAD: WEST SAN MARTIN AVE COUNTY FILE NO.:



ENGINEER'S NAME: BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS	
ADDRESS: 3840 REDWOOD PARK CT, SOCOLO, CA 95073	
PHONE NO.:	(408) 426-2988
FAX NO.:	(408) 426-2988
SCALE AS NOTED	AS SHOWN
DATE: 2011/09/14	PROJECT: 779-45-006
DRAWN BY: JMM	CHECKED BY: JMM
CAD FILE NAME: 779-45-006	FILE: 77913
SITE SECTIONS	
SECTION 1	2011/09/14
SECTION 2	2011/09/14
SECTION 3	2011/09/14
SECTION 4	2011/09/14
SECTION 5	2011/09/14



BIORETENTION
SCALE: 1"=30'



DISCLAIMER
THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS BEEN PROVIDED WITH ALL NECESSARY INFORMATION AND RECORDS TO PREPARE THESE PLANS. THE DESIGNER DOES NOT WARRANT THAT THE INFORMATION PROVIDED IS COMPLETE OR ACCURATE. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE APPLICANT AND ALL AFFECTED AGENCIES. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS.

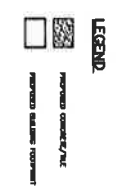
POST-DEVELOPMENT SCALE: 1"=50'
APPLICANT: SUSAN AND DAVE PERSING ROAD: WEST SAN MARTIN AVE COUNTY FILE NO.:

- SANTA CLARA COUNTY DRAINAGE MANUAL AND DESIGNING AND CONSTRUCTION AND MAINTENANCE INFORMATION:**
- THE PROPOSED STORM DRAINAGE SYSTEM AND RETENTION BASIN SHALL BE DESIGNED IN ACCORDANCE WITH THE SANTA CLARA COUNTY DRAINAGE MANUAL AND THE SANTA CLARA COUNTY POST-CONSTRUCTION REQUIREMENTS, AND THE PROJECT ENGINEER SHALL PROVIDE A LETTER OF COMMENTARY ADDRESSING THE FOLLOWING ITEMS:
 - CONTROL AND MITIGATE POST DEVELOPMENT RUNOFF IMPACTS;
 - ALL CREEK SYSTEM DRAINAGE PERMITS ARE REQUIRED TO MAINTAIN OR IMPROVE STREAM QUALITY;
 - DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN OR IMPROVE FISH HABITAT AND BIODIVERSITY;
 - DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN OR IMPROVE WETLAND VALUES AND FUNCTIONS;
 - DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN OR IMPROVE VISUAL QUALITY AND AESTHETIC VALUES;
 - DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN OR IMPROVE RECREATION VALUES AND FUNCTIONS;
 - DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN OR IMPROVE SOIL QUALITY AND FERTILITY;
 - DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN OR IMPROVE GROUNDWATER QUALITY AND QUANTITY;
 - DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN OR IMPROVE AIR QUALITY AND CLIMATE RESILIENCE;
 - DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN OR IMPROVE PUBLIC SAFETY AND HEALTH;
 - IN ORDER TO ENSURE THAT THE SYSTEM CAPABLE TO PROVIDE EXCESS FLOW CAPACITY FOR PEAK FLOWS, THE DESIGNER SHALL PROVIDE:
 - A DETAILED EXPLANATION OF THE DESIGN CRITERIA, WHICH INCLUDES DESIGN FLOWS, FLOWS, DRAINAGE BASINS, AND FLOW VOLUMES;
 - A DETAILED EXPLANATION OF THE DESIGN CRITERIA, WHICH INCLUDES DESIGN FLOWS, FLOWS, DRAINAGE BASINS, AND FLOW VOLUMES;
 - A DETAILED EXPLANATION OF THE DESIGN CRITERIA, WHICH INCLUDES DESIGN FLOWS, FLOWS, DRAINAGE BASINS, AND FLOW VOLUMES;
 - A DETAILED EXPLANATION OF THE DESIGN CRITERIA, WHICH INCLUDES DESIGN FLOWS, FLOWS, DRAINAGE BASINS, AND FLOW VOLUMES;
 - AT THE PROJECT COMPLETION, THE CONTRACTOR SHALL DESIGN THAT ALL DRAIN BASINS AND CONTROL DEVICES ARE CLEAR AND FREE FROM DEBRIS AND SHALL PROVIDE ANNUAL MAINTENANCE OF THE DRAINAGE SYSTEMS.

BASE METHODS OF FLOW RATE AND HYDRAULIC CALCULATIONS PER COUNTY OF SANTA CLARA DRAINAGE MANUAL:

- THE PROJECT SITE SIZE IS CATEGORIZED AS SLITY CLAY AND HIGH OCCUPANCY AS TYPE-C-SOL.
- ROOF DRAINAGE AREAS SHALL BE DETERMINED AS FOLLOWS:
 - ROOF DRAINAGE AREAS SHALL BE DETERMINED AS FOLLOWS:
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 - ROOF DRAINAGE AREAS SHALL BE DETERMINED AS FOLLOWS:
 - ROOF DRAINAGE AREAS SHALL BE DETERMINED AS FOLLOWS:

DNA NAME	AREA (SQ FT)	SURFACE TYPE	DNA RUNOFF FACTOR	RAW FACILITY SIZE (SQ FT)	SCM
DNA 1	2500	SWALLOWING SET	1	2500	1
DNA 2	5600	SWALLOWING SET	1	5600	1
TOTALS :	8100			8100	



ENGINEER'S NAME: CONSUMM & WILLIAMS
ADDRESS: 3800 REDWOOD DRIVE, SUITE 200, SAN JOSE, CA 95130
PHONE NO.: (408) 434-3400
FAX NO.: (408) 434-3400
SCALE AS SHOWN: 1"=50'
DATE: 2/14/2024
DRAWN BY: [NAME]
CHECKED BY: [NAME]
DATE: 2/14/2024
PROJECT: SCM 1, 500 SF BIORETENTION
PROJECT NO.: 24-001-001
SHEET NO.: 5
TOTAL SHEETS: 5

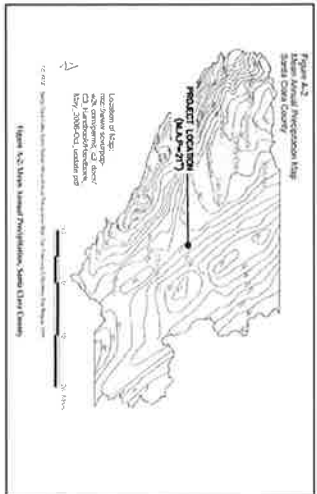


Figure A.2: Map of the Study Area. The map shows the project location (DA-27) and the surrounding area. The map includes a north arrow, a scale bar (0 to 200 feet), and a legend for location of site, owner, and other details.

Flow Rate Calculations

Area	Area (sq ft)	Area (sq ft)	C	V
Peak Development	1,700	1,700	0.05	0.05
Existing	1,700	1,700	0.05	0.05
Total	3,400	3,400	0.05	0.05

Flow Rate Calculations: The flow rate is calculated based on the peak development and existing conditions. The total flow rate is 0.05 cfs.

Category	Area	C	V	Q
Peak Development	1,700	0.05	0.05	0.05
Existing	1,700	0.05	0.05	0.05
Total	3,400	0.05	0.05	0.05

HYDROLOGIC AND THERMAL CALCULATIONS SUMMARY

- THE PROJECT WILL CREATE 16,479 SF OF IMPAVED AREA IN PHASE 1.
- UPTOWN DRAINAGE WILL FLOW AROUND THE PROJECT SITE, DUE TO THE SITE LOCATION ATOP A HILL, AND DOES NOT AFFECT DOWNTOWN DRAINAGE FACILITY.
- THE 10 YEAR AND 100 YEAR DEVELOPMENT FLOW RATES ARE 0.13 AND 0.04 CFS RESPECTIVELY.
- THE 10 YEAR AND 100 YEAR DEVELOPMENT FLOW RATES ARE 0.28 AND 0.04 CFS RESPECTIVELY.
- THE PROJECT WILL OBTAIN 17% OF AND 20 CMG TREAT OF VOLUMES TO BE TREATED TO MEET 100 YEAR STORMS. THE REMAINDERS TO 100 AND 1700 GALLONS RESPECTIVELY.
- A FLOW CONTROL STRUCTURE WITH A BASS AND AN ORIFICE WILL BE CONSTRUCTED TO REGULATE FLOW DEVELOPMENT FLOW TO THE DEVELOPMENT LEVELS.
- FOR FLOW CONFORMANCE, A 6" DIA. PIPE SHALL BE INSTALLED AT 2% SLOPE HANDLED THE MOST DEVELOPMENT RAINFALL FOR UP TO A 100 YEAR STORM EVENT.

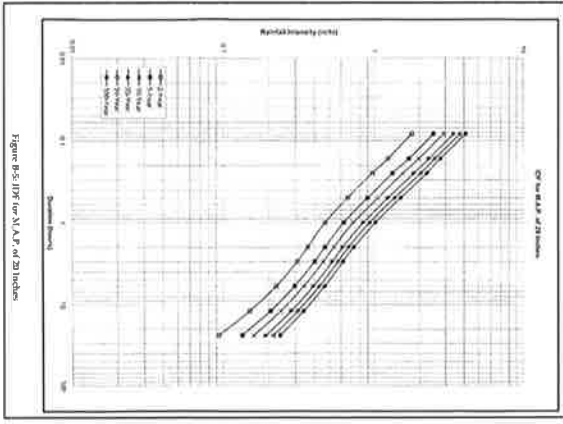


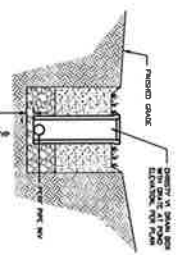
Figure B.5: Rainfall Intensity Calculations. The graph shows the relationship between storm duration and rainfall intensity for various return periods.

Rainfall Intensity Calculations

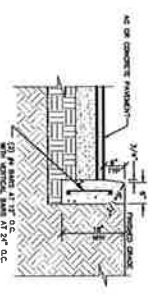
Return Period (Years)	Intensity (inches per hour)
10	1.5
20	1.4
30	1.35
50	1.3
100	1.25

BRUNNEN & WILLIAMS
CONSULTING CIVIL ENGINEERS
 ADDRESS: 3848 REVEREND ROAD, SUITE 200, SA 90703
 PHONE NO.: (303) 585-2888
 FAX NO.: (303) 585-8186
 PROJECT NO.: 1507-001-001
 SHEET NO.: 7 OF 14
 DATE: 07/14/09
 DRAWING CALCULATIONS
 PROJECT: 1507-001-001
 SHEET: 7 OF 14

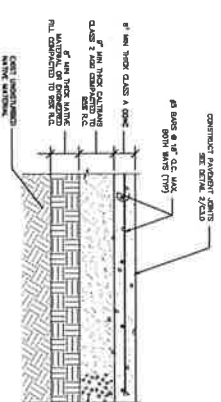




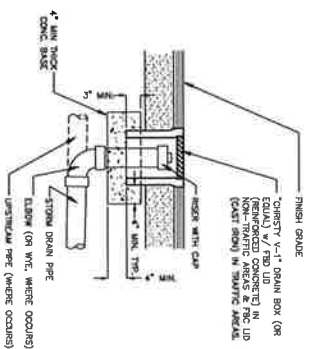
6
TYPICAL OVERFLOW BASIN
SCALE: 1/2" = 1'-0"



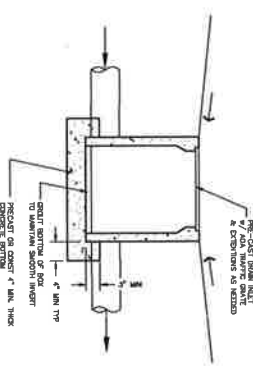
3
CONCRETE RAISED CURB
SCALE: 3/4" = 1'-0"



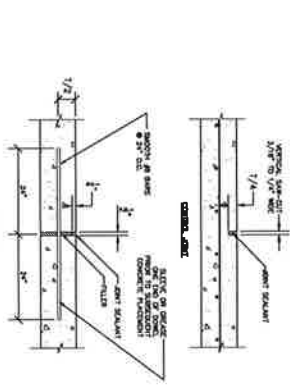
1
CONCRETE PAVEMENT SECTION
SCALE: NTS



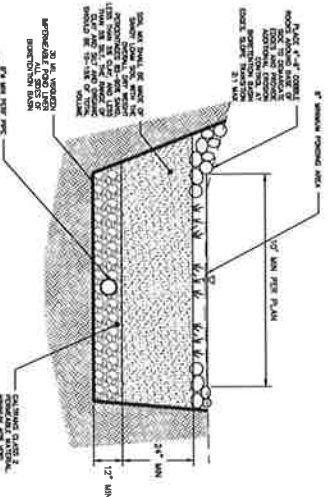
7
STORM DRAIN CLEANOUT
SCALE: 3/4" = 1'-0"



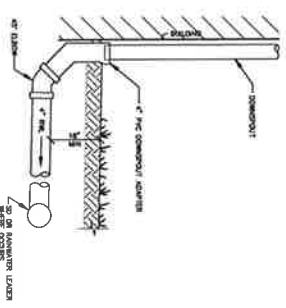
4
STANDARD CATCH BASIN DETAIL
SCALE: NTS



2
TYP CONCRETE PAVEMENT JOINTS
SCALE: NTS



8
TYPICAL BIORETENTION CROSS SECTION
SCALE: 1/2" = 1'-0"



5
DOWNSPOUT CONNECTION TO STORM DRAIN
SCALE: NTS

DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF ROMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DATA SET WITHOUT THE WRITTEN CONSENT OF ROMAN & WILLIAMS CONSULTING CIVIL ENGINEERS IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND ADOPTING THE NECESSARY PRECAUTIONS TO PROTECT AGAINST UNDERGROUND UTILITIES.

UNDERGROUND UTILITIES
I SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ROMAN & WILLIAMS CONSULTING CIVIL ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND ADOPTING THE NECESSARY PRECAUTIONS TO PROTECT AGAINST UNDERGROUND UTILITIES.



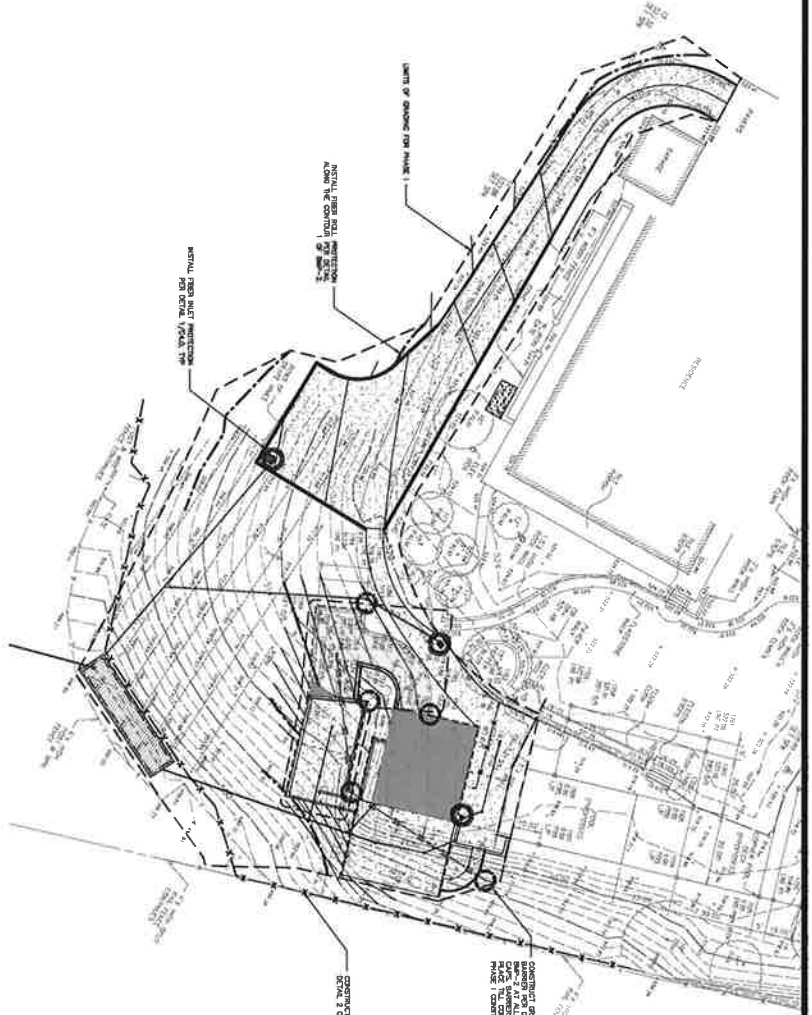
ENGINEER'S NAME: ROMAN & WILLIAMS CONSULTING CIVIL ENGINEERS
ADDRESS: 2848 BENDON PARK CT, BOULDER, CO 80503
PHONE NO.: (303) 440-3800
FAX NO.: (303) 440-3810
DATE: 12/17/2018
SCALE: 1/2" = 1'-0"
PROJECT NO.: 18030
CAD FILE NO.: 18030.DWG

GRADING AND DRAINAGE DETAILS

REVISION	DATE	BY	CHK	DESCRIPTION
1	12/17/2018	JW	AW	ISSUE FOR PERMIT
2	12/17/2018	JW	AW	ISSUE FOR PERMIT

Sheet 9 of 14

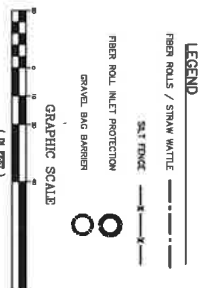
APPLICANT: SUSAN AND DAVE PERSING ROAD: WEST SAN MARTIN AVE COUNTY FILE NO.:



EROSION CONTROL PLAN
SCALE: 1"=20'

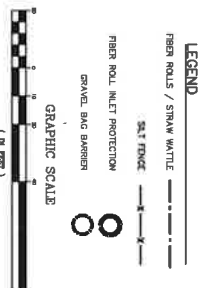


INLET PROTECTION
SCALE: 1/4"=1'



LEGEND

FIBER ROLLS / STRAW MATS
SILT FENCE
ROCK MOUND INLET PROTECTION
GRAVEL BAG BARRIER



INSPECTION & MAINTENANCE NOTES

1. THE CONTRACTOR SHALL PERSONAL AND MAKE WRITTEN RECORD OF ALL SITE PRACTICES (PER 5).
2. DURING INSPECTIONS, CONVEYANCE AND RECORD SHEETS THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR MAY COULD FAIL TO OPERATE AS INTENDED.
3. REPAIR TO SHEETS SHALL BEGIN WITHIN 72 HOURS OF IDENTIFICATION AND THE CHANGES COMPLETED AS SOON AS POSSIBLE.
4. AS INDICATED PRIOR TO A PREPARED PLAN POINT, IN ADDITION TO THE SHEETS WITH MULCH, EROSION CONTROL BARRIERS OR APPROVED EQUIVALENTS NECESSARY TO MAINTAIN CONSTRUCTION SITE RUNOFF INTO NEIGHBORING PROPERTIES.

GENERAL

1. THE EROSION CONTROL CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN, EROSION AND THE COUNTY OF SANTA CLARA BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAIL SHEETS BSM-1 AND BSM-2.
2. EROSION CONTROL MEASURES ARE REQUIRED ON THE YEAR ROUND ALL PLANNED EROSION PREVENTION AND EROSION CONTROL MEASURES SHALL BE INSTALLED, WHERE APPLICABLE, BY THE TIME OF THE INITIAL GRADE STAKE INSPECTION.
3. GRADING WORK PERFORMED BETWEEN OCTOBER 15 & APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL AT ALL TIMES.
5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE PROVIDED ABOUT 24 HOURS BEFORE MAINTENANCE AND THEIR RESPONSIBILITIES FOR COMPLIANCE.
6. THE OWNER, CONTRACTOR, AND/OR 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 AND HIGHWAY RIGHT-OF-WAY OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXHAUSTED WASTE MATERIALS INTO THE SANTA CLARA COUNTY ROADWAY STORM SEWER SYSTEMS, AND ROADWAY INTERSECTIONS. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - A. EROSION CONTROL MEASURES TO PREVENT EROSION FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT STORAGE AREAS.
 - B. REDUCTION OF FLOODING OF WATER AND CONSTRUCTION MATERIALS INTO PUBLIC ROAD AND DRAINAGE SYSTEMS.
 - C. PROTECTION OF WATERWAYS AND SOILS FROM EROSION AND POLLUTION.
 - D. PROTECTION OF WATERWAYS AND SOILS FROM EROSION AND POLLUTION.
 - E. PROTECTION OF WATERWAYS AND SOILS FROM EROSION AND POLLUTION.
 - F. PROTECTION OF WATERWAYS AND SOILS FROM EROSION AND POLLUTION.
 - G. PROTECTION OF WATERWAYS AND SOILS FROM EROSION AND POLLUTION.
 - H. PROTECTION OF WATERWAYS AND SOILS FROM EROSION AND POLLUTION.
7. THE OWNER, CONTRACTOR, AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL BE RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, EXHAUSTED WASTE MATERIALS AND NON-HAZARDOUS MATERIAL STORAGE AREAS, TO PREVENT POLLUTANTS FROM ENTERING THE SANTA CLARA COUNTY ROADWAY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ON-SITE EROSION CONTROL MEASURES, BUT TEMPORARY AND PERMANENT.
9. A QUALIFIED PERSON SHOULD MONITOR AND CONDUCT INSPECTIONS OF ALL ON-SITE BMPs DURING RAINFALL EVENTS.

EROSION CONTROL CONTROL

1. PROTECT AND PRESERVE EXISTING AREAS TO REMAIN AS SHOWN ON THE PLAN.
2. MINIMIZE LAND DISTURBANCE WITHIN THE LIMITS OF WORK. USE CONSTRUCTION FENCING AS NECESSARY.
3. ON ALL GRADED SLOPES, ON AND OFF SITE, EXPOSED DRAINAGE CONSTRUCTION, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE COVERED WITH 2" THICK OF STRAW MULCH OR APPROVED EQUIVALENT. SLOPES GREATER THAN 10% SLOPE SHALL BE COVERED WITH EROSION PREVENTIVE MATS.
4. PROTECT, INSTALL, AND MAINTAIN ALL ON-SITE EROSION CONTROL MEASURES AND STRUCTURES DEVICES, BUT TEMPORARY AND PERMANENT.
5. A QUALIFIED PERSON SHOULD MONITOR AND CONDUCT INSPECTIONS OF ALL ON-SITE BMPs DURING RAINFALL EVENTS.

SEDIMENT CONTROL

1. USE SILT FENCES AND/OR STRAW MATS TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE.
2. PROJECT STORM DRAINAGE IN THE VICINITY OF THE PROJECT SITE. EROSION METHODS TO PROTECT THE INLETS INCLUDE SAND BAGS, DITCHES, AND OTHER DRAIN TREATMENT.
3. PROVIDE STABILIZED CONSTRUCTION ACCESS WITH 3'-4" AGGREGATE ROCK OR APPROVED EQUIVALENT.
4. ON DISTURBED SLOPES, CONSTRUCT STRAW MATS AT 20 FT MAX INTERVAL TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS.
5. THE SLOPES SHALL BE LANDSCAPED PER THE PROJECT'S LANDSCAPE PLAN FOR LONG-TERM EROSION AND SEDIMENT CONTROL.

SITE HOUSEKEEPING REQUIREMENTS

1. INSPECT EQUIPMENT AND VEHICLES DAILY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS, AND DROPS OF FLUIDS/OILS MATERIALS AND DISCARDS WITH BEST METHODS.
2. STAKE ALL EQUIPMENTS AND VEHICLES ON 20 FT WIDEN PAVING SHEETING.
3. FUELING AND REPAIR OF VEHICLES AND EQUIPMENT MUST BE DONE OFF SITE. WASHING OF EQUIPMENT AND VEHICLES SHALL BE DONE OFF-SITE.
4. FUELING AND REPAIR OF VEHICLES AND EQUIPMENT MUST BE DONE OFF SITE. WASHING OF EQUIPMENT AND VEHICLES SHALL BE DONE OFF-SITE.
5. FUELING AND REPAIR OF VEHICLES AND EQUIPMENT MUST BE DONE OFF SITE. WASHING OF EQUIPMENT AND VEHICLES SHALL BE DONE OFF-SITE.
6. STORE WASTE IN CONTAINERS OR A DUMPSTERS WHERES POSSIBLE. COVER PILES OF UNLOADING WASTE AND WASTE STORED IN OPEN CONTAINERS BEING WHO? CONDITIONS AND PRIOR TO SIGNIFICANT FORECASTED RAIN (0.25 INCHES IN A 24-HOUR PERIOD). DO NOT HOSE DUMPSTERS OUT ON THE CONSTRUCTION SITE.
7. WASTE MANAGEMENT INCLUDING MATERIALS, EXHAUSTED WASTE, MATERIALS, AND CHEMICALS INVENTORY.
8. STORE WASTE IN CONTAINERS OR A DUMPSTERS WHERES POSSIBLE. COVER PILES OF UNLOADING WASTE AND WASTE STORED IN OPEN CONTAINERS BEING WHO? CONDITIONS AND PRIOR TO SIGNIFICANT FORECASTED RAIN (0.25 INCHES IN A 24-HOUR PERIOD). DO NOT HOSE DUMPSTERS OUT ON THE CONSTRUCTION SITE.
9. WASTE MANAGEMENT INCLUDING MATERIALS, EXHAUSTED WASTE, MATERIALS, AND CHEMICALS INVENTORY.
10. WHEN CLEANING UP, SITES WHERES POSSIBLE, LITTER AND DEBRIS MUST BE PICKED UP AND DEPOSITED IN PROPERTY.
11. IN THE ROADWAY OR ON THE SIDEWALK, MATERIALS STORAGE MUST BE REMOVED AND CLEANED UP BY THE END OF EACH DAY.
12. SWEED UP SOIL AND OTHER LANDSCAPE PRODUCTS THAT REMAIN ON PAVED SURF SUCH AS THE SIDEWALK, DRIVEWAY, OR STREET BY THE END OF EACH DAY.
13. SWEED AND REMOVE ANY SOIL MATS THAT ACCUMULATE AT EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS POSSIBLE.



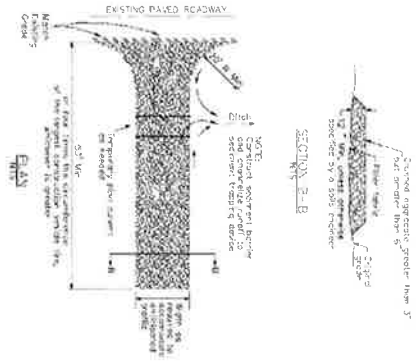
ENGINEER'S NAME: **BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS**
 ADDRESS: 3948 REDWOOD PARK CT. SANTA CLARA, CA 95051
 PHONE NO: (408) 552-3441
 FAX NO: (408) 552-3441
 DATE: 11/15/18
 DRAWING NO: 18031-ER03-001
 SHEET NO: 11 OF 14
 PROJECT NO: 18031-ER03-001
 PROJECT NAME: EROSION CONTROL PLAN
 CLIENT: C4.0
 SHEET NO: 11 OF 14
 DATE: 11/15/18

DISCLAIMER
THE PLAN, SPECIFICATIONS AND NOTES OF THIS PROJECT ARE THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND SHALL BE KEPT IN STRICT CONFIDENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

APPLICANT: SUSAN AND DAVE PERSING ROAD: WEST SAN MARTIN AVE COUNTY FILE NO.:

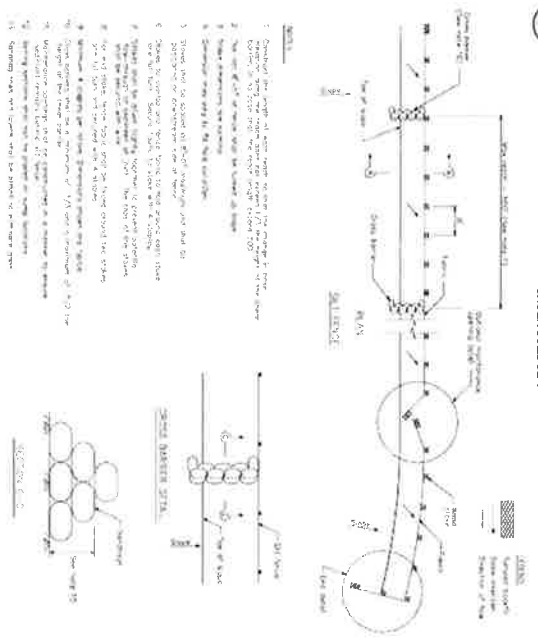
3 Stabilized Construction Entrance/Exit

CASQA Detail EC-1



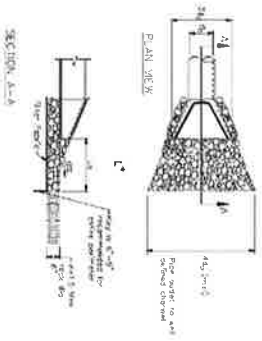
1 Silt Fence

CASQA Detail SF-1



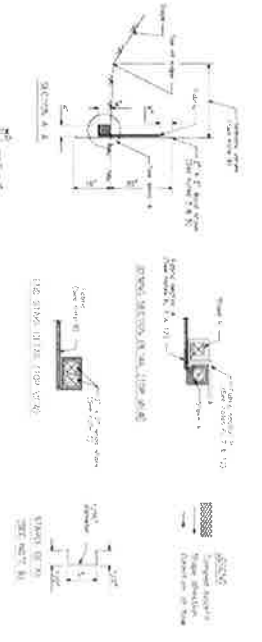
4 Velocity Dissipation Devices

CASQA Detail ED-10



2 Silt Fence

CASQA Detail SF-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Dripless: Place 2" dimensional, porous, designed water collection areas and containers on the area from street gutters, down drains, and basements, and arrange for regular disposal. Water containers must be watertight and covered at all times except when water is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-7) or best.
2. Hazardous Material Management: Provide proper handling and storage of hazardous materials. Containers shall be sealed and properly labeled in water-resistant material of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or best.
3. Small Debris and Debris: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances away from streets, gutters, storm drains, and basements. 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 best.
4. Vehicle and Construction Equipment Storage and Storage: A area shall be designated for the maintenance, where adequate maintenance is required, and storage of equipment that is protected from sunburn, rain, and mud. Mechanics, professional garages, and their wastes shall be properly disposed of off site. Parking and major maintenance/repair and washing shall be conducted off-site wherever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-9) or best.
5. Material Handling, Stacking, and Storage: In general materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be located on a paved area, away from streets, gutters, storm drains, and basements. Stockpiles shall be covered with a tarp or other material to prevent wind-blown dust. Stockpiles shall be located 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 best.
6. Utilities and Removal of Obstacles and Obstructions: Utilities and equipment are required to be covered, concrete temporary lined and watertight pit where needed concrete can be used for their removal. If possible have concrete contractor remove concrete work areas from site. In no case shall fresh concrete be worked into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or best.
7. Disturbance/Construction Management: Oversee or reduce the disturbance of production from parking areas, using practices that minimize soil erosion and sedimentation. Avoid parking in the wet season and reschedule parking when rain is in the forecast. Besides from saw-cutting shall be performed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or best.
8. Construction Seal and Water Management: Inspections to identify contaminated water should occur prior to construction and at regular intervals during construction. Recontouring and/or other erosion control measures shall be implemented and be possible to the maximum extent, which may include hazardous water removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or best.
9. Safety: Safety: Workers Management: Temporary safety facilities should be located away from drainage paths, storm drains, and waterways. Only authorized County and agency personnel should be allowed on site. Safety barriers should be provided for all sites and workers. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or best.
10. Reporting and Maintenance: Areas of material and equipment storage sites and temporary safety 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:
 - 1.1. Sediment Control Management: Activities shall be organized and managed to ensure that no tracked sediment is transported to streets, gutters, storm drains, or basements. Sediment control measures shall be installed for all sites. Clean up of tracked sediment shall be provided by means of a silt fence, silt trap, or other sediment control measure. Sediment control measures shall be installed and maintained by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-21 to B-23) or best.
 - 1.2. Storm Drain Block and Catch Basin Block Management: All sites within the vicinity of the project and within the project limits shall be protected with proper sediment control measures or other site-specific sediment control measures. Sediment control measures shall be installed and maintained by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-24 to B-25) or best.
 - 1.3. Storm Water Management: No storm water runoff shall be allowed to drain in the existing and proposed project areas. Sediment control measures shall be installed and maintained by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-26 to B-27) or best.
 - 1.4. Best Management Practices: The contractor shall provide that control in gradual severe as required by providing wet suppression or chemical stabilization of exposed soil, providing for rapid clean up of sediments deposited on paved roads, providing construction material and vehicle wash areas, and providing sediment control measures on fully installed.
 - 1.5. Best Management Practices: The contractor shall provide that control in gradual severe as required by providing wet suppression or chemical stabilization of exposed soil, providing for rapid clean up of sediments deposited on paved roads, providing construction material and vehicle wash areas, and providing sediment control measures on fully installed.
 - 1.6. Best Management Practices: The contractor shall provide that control in gradual severe as required by providing wet suppression or chemical stabilization of exposed soil, providing for rapid clean up of sediments deposited on paved roads, providing construction material and vehicle wash areas, and providing sediment control measures on fully installed.
 - 1.7. Best Management Practices: The contractor shall provide that control in gradual severe as required by providing wet suppression or chemical stabilization of exposed soil, providing for rapid clean up of sediments deposited on paved roads, providing construction material and vehicle wash areas, and providing sediment control measures on fully installed.
 - 1.8. Best Management Practices: The contractor shall provide that control in gradual severe as required by providing wet suppression or chemical stabilization of exposed soil, providing for rapid clean up of sediments deposited on paved roads, providing construction material and vehicle wash areas, and providing sediment control measures on fully installed.
 - 1.9. Best Management Practices: The contractor shall provide that control in gradual severe as required by providing wet suppression or chemical stabilization of exposed soil, providing for rapid clean up of sediments deposited on paved roads, providing construction material and vehicle wash areas, and providing sediment control measures on fully installed.
 - 1.10. Best Management Practices: The contractor shall provide that control in gradual severe as required by providing wet suppression or chemical stabilization of exposed soil, providing for rapid clean up of sediments deposited on paved roads, providing construction material and vehicle wash areas, and providing sediment control measures on fully installed.
2. Erosion Control: During the rainy season, construction of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed areas prior to a storm 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 site, including storm water control measures, shall be inspected as part of the Erosion Control Plan and shall be inspected by the Contractor before, during, and after storm events, and at least weekly during extended wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures shall be implemented immediately, within 24 hours of the problem being identified.
4. Erosion Control: Prior to project completion and sign-off by the County Inspector, all disturbed areas shall be reseeded, mulched, or hydroseeded to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain evidence of the erosion control operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be provided year round or until vegetation is fully established on landscaped surfaces.

Best Management Practices and Erosion Control Details Sheet 1

County of Santa Clara

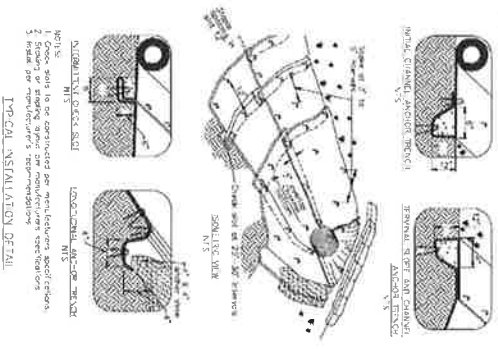


BMP-1

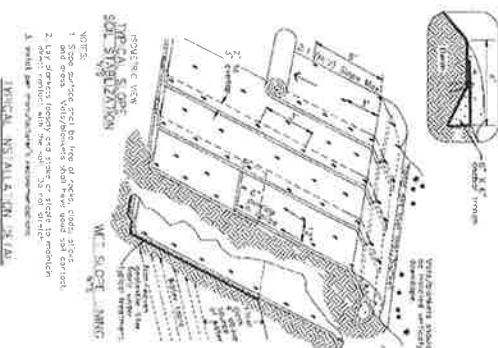
Project Information

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

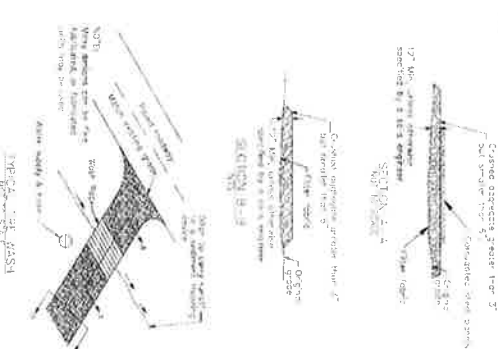
7 Geotextiles and Mats
CASA Detail EC-7



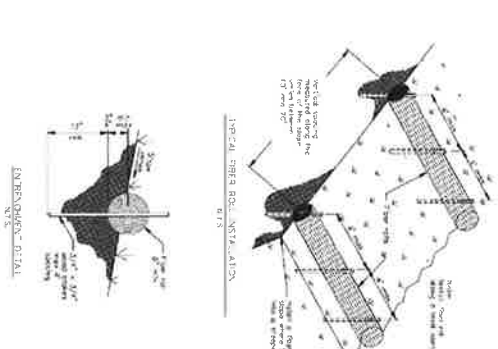
5 Geotextiles and Mats
CASA Detail EC-5



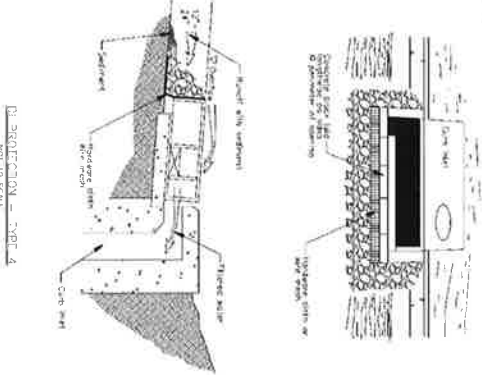
3 Entrance/Outlet Tire Wash
CASA Detail TC-3



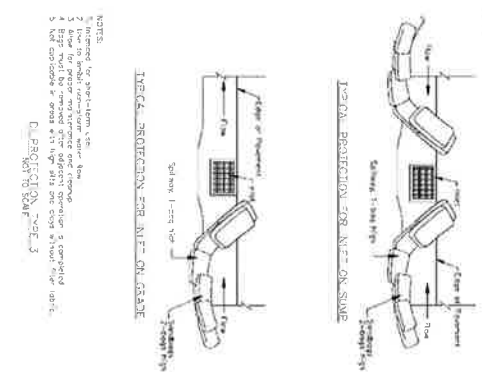
1 Fiber Rolls
CASA Detail EC-3



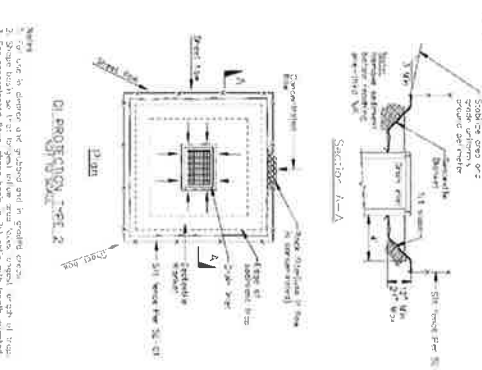
8 Storm Drain Inlet Protection
CASA Detail SE-10



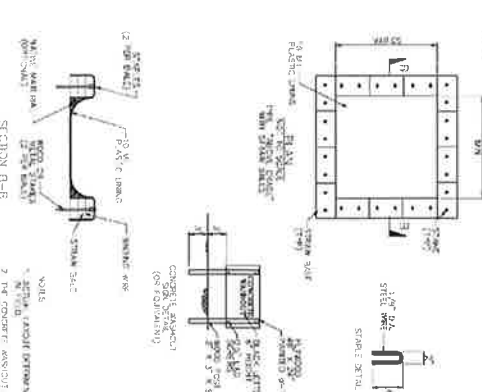
6 Storm Drain Inlet Protection
CASA Detail SE-10



4 Storm Drain Inlet Protection
CASA Detail SE-10



2 Concrete Waste Management
CASA Detail WMS



Source for Geotextiles: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.csbmp.org/bmpbooks.com.

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

Project Information



BMP-2

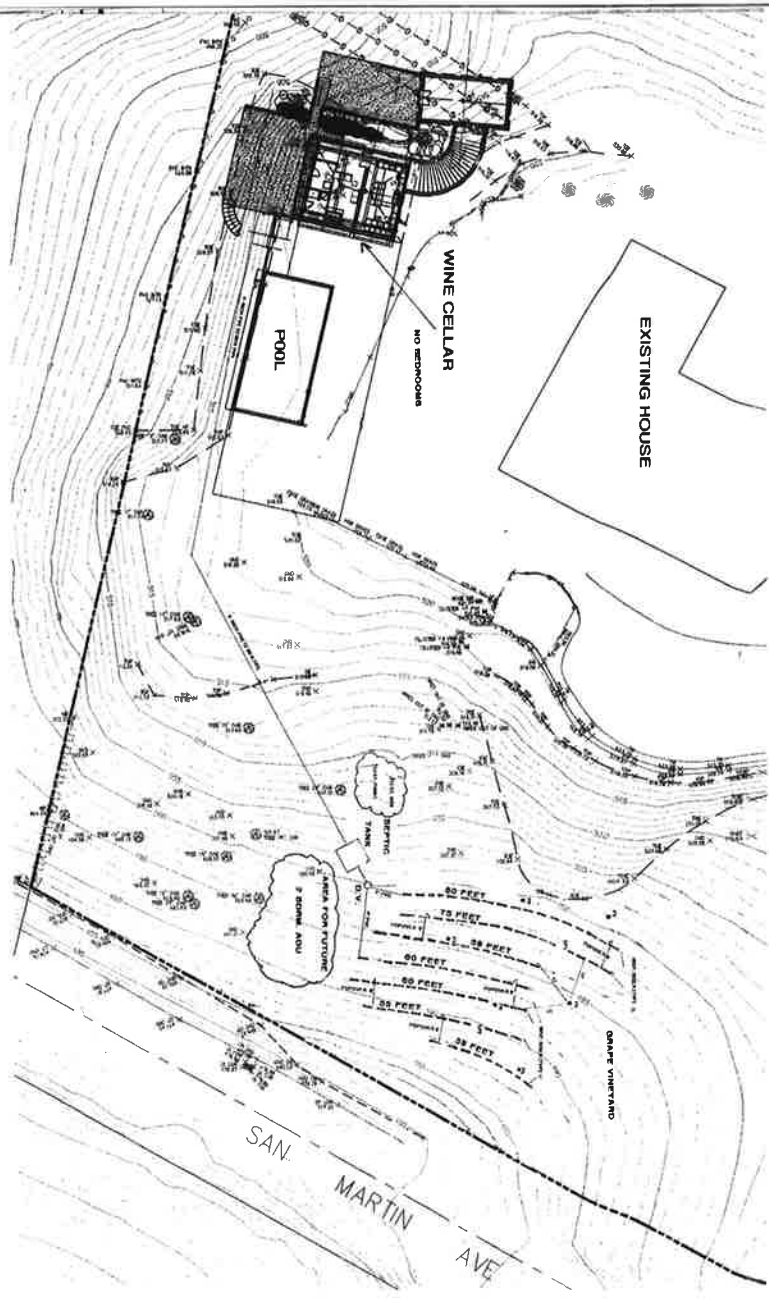


SIZING CALCULATIONS

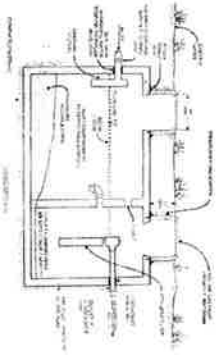
APPROXIMATE SEPTIC TANK SIZING CALCULATIONS
 1. Average daily design flow
 2. Maximum daily flow
 3. Maximum effluent rate
 4. Maximum peak flow
 5. Maximum flow per day
 6. Maximum flow per hour
 7. Maximum flow per minute
 8. Maximum flow per second

Item	Description	Quantity	Unit
1	Septic Tank	1	Unit
2	Dispersal Trench	1	Unit
3	Overflow Pipe	1	Unit
4	Manhole	1	Unit
5	Access	1	Unit
6	Valve	1	Unit
7	Filter	1	Unit
8	Other	1	Unit

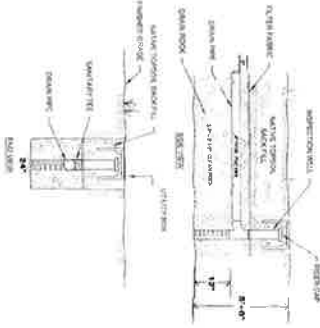
Item	Description	Quantity	Unit
1	Septic Tank	1	Unit
2	Dispersal Trench	1	Unit
3	Overflow Pipe	1	Unit
4	Manhole	1	Unit
5	Access	1	Unit
6	Valve	1	Unit
7	Filter	1	Unit
8	Other	1	Unit



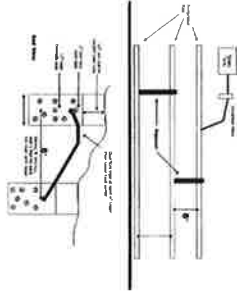
SEPTIC TANK DETAIL



DISPERSAL TRENCH DETAIL



OVERFLOW PIPE DETAIL



CONSTRUCTION NOTES

1. Install a 1500-gallon, Chlorin Present, "Pinnacle" Septic Tank, Model PSI 1500.
2. Septic tank must have an Effluent Filter on the outlet.
3. Manhole risers shall be brought to grade for easy of access.
4. Install a 3600 Gallon Dispersion Valve within 5 feet of the septic tank. The valve shall be installed with the handle on the outside of the tank.
5. Connect each outlet of the dispersion valve to the dispersal trench as shown.
6. Install a dual dispersal field consisting of 24" liner feet connected to the each outlet of the dispersion valve.
7. Adjacent trenches shall be connected with a water tight 4-inch pipe, "popover" as shown.
8. Trenches shall be spaced 8 feet apart as measured from center to center.
9. Dispersal trenches shall be 24 inches wide and 3'-0" in depth (see detail).
10. The trenches shall be on contour and have level bottom from one end to the other.
11. There shall be 12 inches of drain rock below the trench perforated pipe (see detail).
12. The material of the OWTs shall be within 100 feet of existing or future wall.

**OWTS
PLOT PLAN**

STEVE BROOKS CONSULTING
 2000 GARDEN STREET
 SAN MARTIN, CA 95475



RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 1000 W. SAN MARTIN AVENUE, SUITE 200
 SAN MARTIN, CA 95475

SRO857701

OWNER: DAVID AND SUSAN PERSING
 ADDRESS: 830 W. SAN MARTIN AVENUE
 SAN MARTIN, CA 95475
 APN: 779-45-006

Date	1/15/18
Scale	1" = 20'
Sheet	655
Drawn	SB
Checked	SB
Scale	1



EXTERIOR FACADE: ROCKY MOUNTAIN MOSS STONE, DRY STACKED



ROOFING: GLADDING MCBEAN CORDOVA CLAY ROOF TILES



PATIOS & STAIRS: TUSCANY CHATEAUX TUMBLED TRAVERTINE TILE



DARK WALNUT BEAMS

STUCCO: SAND



WROUGHT IRON RAILINGS



WALNUT CABINETS

MADREPEROLA QUARTZITE COUNTERTOPS

SCALE: NO SCALE	DATE: 7/20/18	PERSING RESIDENCE 830 W. SAN MARTIN AVE. SAN MARTIN, CA 95046	BUILDING FINISH SPECIFICATIONS	 Drawn By: Erin Loftin Serventi 831.840.0282 erln@eldesignsco.com
SHEET: FINISHES	REVISION:			

830 W. San Martin Ave. San Martin, CA 95046

PLN19-0053

Project Address

Project File Number

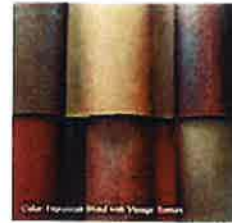
779-45-006

APN

Color/Materials Board*

Roof

Gladding McBean, Cordova Roof Tile, Franciscan Blend, LRV = 0.33



Door & Window Frames, Railings

Integrated Doorsets, Exterior Doors
Finished In American Black Walnut,
LRV = 17.04

AMERICAN BLACK WALNUT (Quarter Cut)
Overall highest LRV 20.96
Overall lowest LRV 12.21
Overall average LRV 17.04



Trim

Door Trim
Finished in American Black Walnut
LRV = 17.04

AMERICAN BLACK WALNUT (Quarter Cut)
Overall highest LRV 20.96
Overall lowest LRV 12.21
Overall average LRV 17.04



Exterior Walls

Superior Stucco, Sand Finish, Color Taupe, LRV = 43



Architectural Accents (Ex. Stone Veneer)

Johnson Tiles, Concept, Putty, LRV = 40



Retaining Walls

Superior Stucco, Sand Finish, Color Taupe, LRV = 43



*This information shall also be provided on the elevation drawings in the plans.

1/24/2019



Cool Roof Rating Council

Preview of Update to Website - Rated Products Directory
As of 7/24/2009

Total Number of Products: 5

Product ID	Manufacturer Information	Brand	Hyperlink from Brand	Model	Product Type Color	Solar Reflect. (Init/ 3 yr)	Therm Emit. (Init / 3 yr)	Slope Application
1018-0001	PABCO Jim Keating 916-644-9387	Gladding McBean	http://www.gladdingmcbean.com	#8 Mix Clay Roofing Tile	Tile or Slate Red, Black, Multicolor	0.34 / pending	0.8 / pending	Steep
1018-0002	PABCO Jim Keating 916-644-9387	Gladding McBean	http://www.gladdingmcbean.com	Bautista Blend Clay Roofing Tile	Tile or Slate Tan, Black, Brown, Multicolor	0.34 / pending	0.81 / pending	Steep
1018-0003	PABCO Jim Keating 916-644-9387	Gladding McBean	http://www.gladdingmcbean.com	Monterey Blend Clay Roofing Tile	Tile or Slate Yellow, Tan, Multicolor	0.39 / pending	0.82 / pending	Steep
1018-0004	PABCO Jim Keating 916-644-9387	Gladding McBean	http://www.gladdingmcbean.com	Franciscan Blend Clay Roofing Tile	Tile or Slate Red, Orange, Yellow, Tan, Black, Multicolor	0.33 / pending	0.8 / pending	Steep
1018-0005	PABCO Jim Keating 916-644-9387	Gladding McBean	http://www.gladdingmcbean.com	Red Blend Clay Roofing Tile	Tile or Slate Red	0.46 / pending	0.82 / pending	Steep

Total Number of Products: 5

AMERICAN WHITE ASH (Crown Cut)

Overall highest LRV 59.29
Overall lowest LRV 44.47
Overall average LRV 51.48



AMERICAN WHITE OAK (Crown Cut)

Overall highest LRV 36.97
Overall lowest LRV 26.11
Overall average LRV 31.80



MAPLE (Crown Cut)

Overall highest LRV 62.22
Overall lowest LRV 49.12
Overall average LRV 54.28



STEAMED BEECH (Crown Cut)

Overall highest LRV 40.66
Overall lowest LRV 32.47
Overall average LRV 35.79



MEDIUM OAK LAMINATE

Overall highest LRV 23.32
Overall lowest LRV 25.95
Overall average LRV 24.42



FINN BEECH LAMINATE

Overall highest LRV 38.16
Overall lowest LRV 40.06
Overall average LRV 39.17



BRUSHED STAINLESS STEEL

Overall highest LRV 48.63
Overall lowest LRV 41.45
Overall average LRV 44.81



SATIN ANODISED ALUMINIUM

Overall highest LRV 79.47
Overall lowest LRV 70.68
Overall average LRV 75.43



AMERICAN RED OAK (Crown Cut)

Overall highest LRV 37.00
Overall lowest LRV 20.02
Overall average LRV 30.55



AMERICAN CHERRY (Crown Cut)

Overall highest LRV 92.11
Overall lowest LRV 76.12
Overall average LRV 83.79



MAPLE (Quarter Cut)

Overall highest LRV 63.69
Overall lowest LRV 49.83
Overall average LRV 57.73



AMERICAN WHITE OAK (Quarter Cut)

Overall highest LRV 40.56
Overall lowest LRV 37.65
Overall average LRV 35.42



AMERICAN BLACK WALNUT (Crown Cut)

Overall highest LRV 18.40
Overall lowest LRV 11.66
Overall average LRV 14.27



AMERICAN BLACK WALNUT (Quarter Cut)

Overall highest LRV 20.96
Overall lowest LRV 12.01
Overall average LRV 17.04



ASH (Crown Cut)

Overall highest LRV 60.94
Overall lowest LRV 44.47
Overall average LRV 53.45



ASH (Quarter Cut)

Overall highest LRV 63.97
Overall lowest LRV 46.76
Overall average LRV 55.94



AMERICAN RED OAK (Quarter Cut)

Overall highest LRV 44.02
Overall lowest LRV 26.46
Overall average LRV 34.77



AMERICAN CHERRY (Quarter Cut)

Overall highest LRV 26.52
Overall lowest LRV 20.17
Overall average LRV 23.39



BIRDS EYE MAPLE

Overall highest LRV 46.67
Overall lowest LRV 41.69
Overall average LRV 44.33



STEAMED BEECH (Quarter Cut)

Overall highest LRV 38.42
Overall lowest LRV 33.61
Overall average LRV 36.05



SUPERIOR STUCCO COLOR CHART



SHASTA WHITE LRV 85
BASE A



GRAY BLOCK LRV 83
BASE B



#28 ECLIPSE LRV 68
BASE A



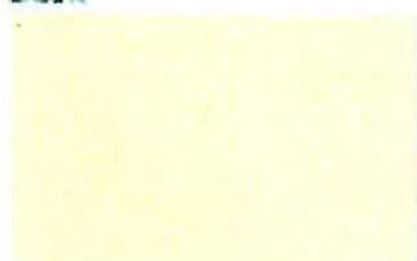
#5 PEACH LRV 60
BASE A



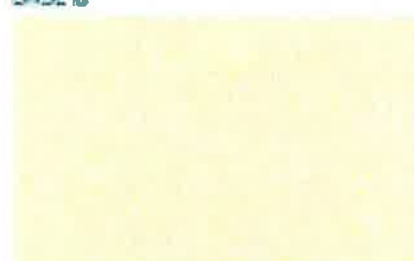
#912 MONTICA ASH LRV 33
BASE B



#1094 PLATINUM LRV 70
BASE B



#3 IVORY LRV 69
BASE A



#790 AMBER FROST LRV 69
BASE A



#185 SALEM CAFÉ LRV 34
BASE B



#651 ELEGANT ROSE LRV 58
BASE A



#546 SAND DOLLAR LRV 70
BASE A



#595 BOSTON CREAM LRV 80
BASE A



#1073 EL GATO LRV 53
BASE B

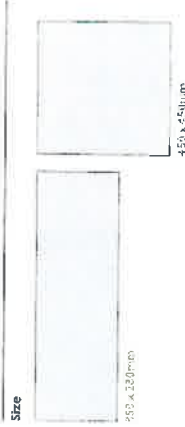


#792 TAUPE LRV 43
BASE A



#430 GLACIER BLUE LRV 60
BASE A

Concept is available in **two sizes**, perfectly designed for easy installation.



Availability

- 450 x 450mm
 - CONCEPT Oyster Matt
 - CONCEPT Smoke Matt
 - CONCEPT Beige Matt
 - CONCEPT Grey Matt
- 850 x 450mm
 - CONCEPT Oyster Matt
 - CONCEPT Smoke Matt
 - CONCEPT Beige Matt
 - CONCEPT Grey Matt

Thickness

850 x 450mm tiles in this range are 6mm thick. 450 x 450mm tiles are 9mm thick.

Five colours offering a neutral and contemporary palette.



PEI IV



PEI III



PEI III

PEI III



PEI III

Two finishes combine form and function.

Examples below are both to scale and have been enlarged to show detail.



Colour notations values

Range	Code	Colour	NCS	LEV	CSV
Acetic White	CHS1ZA	Snow	0500-N	86	V
	ATIC1A/Z1A	White	0500-N	66	V
	ELMS1Z	White	0605-Y50R	81	V1
	GRO1A	White	0500-N	86	V1
Adulter	TNS1JA	White	1005-Y50R	73	V1
	ALRO3AJF	Chalk/Cryst Grey	7002-Y50R	55	V3
Bespoke	ALRO1AJH	Warm Taupe	1505-Y50R	67	V3
	ALRO2AJI	Weathered White	1062-Y50R	73	V3
	BEG01A	Auburn Taupe	5005-Y50R	24	V2
Bourgeois	BEG01A	Driftwood	2005-G90Y	57	V2
	BEG06A	Grey Ebony	4000-N	29	V2
	BEG02A	Light Came	1502-Y	64	V2
	BEG05A	Silver Birch	2002-Y	56	V2
	BE01A	White Ash	1002-Y50R	73	V7
	BONS1N/JL	Capri/cock	5005-Y50R	24	V7
	BONS1N/JE	Chalk	2907-Y50R	55	V7
Cambodge	BONS1N/JI	Dune	3010-Y50R	40	V7
	BONS1N/JL	Earlham	6005-Y50R	18	V2
	BONS1N/JE	Scorn	7500-N	11	V2
	CAB02A	Cape White	1002-Y50R	73	V2
Chroma	CAB03A	Natural Grey	2902-Y	50	V2
	CAB01A	Old Scarce	2005-Y50R	53	V3
	CHS1BA	Azur	6005-Y50R	18	V
	CHS10A	Alloy	3000-N	45	V1
	CHS11A	Alemond	6005-Y50R	18	V1
	ALIC2A	Artic	0500-N	86	V1
	CHG06A	Coal	9000-N	4	V1
	CHG07A	Coffee	5005-Y50R	24	V1
	CHG09A	DeLafar	7005-R60B	12	V1
	CHG02A	Fawn	3005-Y50R	40	V1
	CHS19A	Mink	6005-Y20B	18	V1
	CHS13A	Nightsky	9000-N	4	V1
	CHG08A	Ocean	6000-B	9	V1
	CHS15A	Pewee	3000-N	45	V1
	CHG09A	Pooty	7570-Y60R	12	V1
	CHS16A	Putty	1005-Y30P	70	V1
	CHS01A	Sulfon	2003-Y	38	V1
CHS11A	Sarc	1005-Y20R	71	V1	
CHS17A	Seed	3005-Y50R	40	V1	
CHS17A	Snow	0500-N	86	V1	
CHS14A	Steel	7005-R60B	12	V1	
CHG05A	Sunsar	3000-Y60R	18	V1	
CHG07A	Taragon	4000-G20T	19	V1	
Cakes	CIC31A	Carata	0502-Y50R	83	V2
	CIC33A	Crema Mart	1505-Y50R	63	V2
	CIC32A	Tramoline	1505-Y40R	62	V2
Concept	CONC1A/ZF	Oyster	1505-Y60R	62	V2
	CONC1A/ZF	Puty	3005-Y50R	40	V2
	CONC1A/ZF	Smoke	3005-Y60R	42	V2
	CONC1D/ZD	Accurate colour notations are unavailable.			94
Duc	DUO01A	Ice	1500-N	65	V1
	DUO02A	Jet	8500-N	6	V1
Emerence	EM01A	White	0500-N	90	V1
	EM12A/12B/12F/21W	White	0605-Y80R	8	V1
Eneone	ENS11N	Chalk-HL	2002-Y50R	55	V2
	ENS12N	Sar-9 Cove	2005-Y50R	53	V2

Note: These values are from Munsell Colorimetric Data Book, 2nd Edition, 1975. They are not intended to be used for purchase any LW Light Reflector. All values are subject to change without notice.

Colour notations values

Range	Code	Colour	NCS	LEV	CSV	
Fitzzova	FITZ1A	Pearl	2002-Y50R	55	V2	
	FITZ2A	Slate	3502-Y	38	V2	
Fisbour	HAB03T	Breikvatur	3502-Y	38	V3	
	HAB02T	Guay Grey	2005-Y60R	53	V3	
	HAB01T	Sea Spray	1002-Y50R	73	V3	
Sweet Little	Due to the low colour variance of these films, an accurate Light Reflectance Value and colour notation cannot be accurately calculated. For further information, please contact our technical helpline.					
	KEL1N	Autumn Dawn	5015-Y50R	22	V2	
	KEL2N	Evening Glow	4010-Y50R	31	V2	
	KEL3N	Frosty Oak	4005-Y80R	32	V2	
	KEL4N	Midnight Forest	6502-B	13	V2	
	LAT13A	Carbon	6502-Y	16	V2	
	LAT14A	Chalk	2002-Y50R	55	V7	
	LAT15A	Smoke	3502-Y	38	V7	
	Modest	MOM1N/1P	Beauit	7005-Y50R	12	V2
		MOM2N	Flux	4010-Y50R	31	V7
MOM3P		Hux	5015-Y10R	24	V7	
MOM4N		Graphite	8003-N	8	V2	
MOM5P		Graphite	8500-N	6	V2	
MOM6N/1P		Ivory	7005-Y50R	35	V2	
MOM7N/1P		Microstone	3005-Y60R	40	V2	
MOM8N/1P		Oyster	2005-Y60R	54	V2	
MOM9N		Slate	5502-Y	22	V2	
MOM10P		Slate	6502-Y	15	V2	
Natural Mosaic	Due to the colour variance of these 11x5 cm accurate light reflectance value and colour notation cannot be accurately calculated. For further information, please contact our technical helpline.					
	NIS05-AZF	Charcoal	7000-N	13	V2	
	NIS01A/HF	ECU	2005-Y50R	54	V2	
	NIS03A/3F	Hulk	3005-Y50R	40	V2	
	NIS02A/2F	Bubble	3005-Y50R	40	V2	
	NIS04A/4F	Zinc	3502-R	38	V2	
	NIP01A/1F	Accurate colour notations are unavailable.			V3	
	NIP02A/2F	Accurate colour notations are unavailable.			V3	
	NIP03A/3F	Accurate colour notations are unavailable.			V3	
	NIP04A/4F	Accurate colour notations are unavailable.			V3	
Opal White	NOR01	White	0605-Y80R	81	V1	
	PAB02P	Black	8505-Y80R	5	V1	
	PAB01P	White	1505-G50Y	64	V1	
	Prestalux	PRG 01	Ash	5000-N	76	V1
		PRG 06	Black	9000-N	4	V1
		PRG 13	Blackberry	8010-R30B	5	V1
		PRG 33	Bluebell	7030-B30B	38	V1
		PRG 8	Capriano	6010-Y50R	16	V1
		PRG 10Z	Charneuc	7500-G80Y	40	V1
		PRG 11S	Coffee	5005-Y50R	24	V1
PRG 28		Duck Egg	2030-B30G	40	V1	
PRG 11		Electric	4050-B10G	13	V1	
PRG 14		Blayham	7005-R80B	12	V1	
PRG 19	Flame	3050-Y60R	18	V1		
PRG 11G	Ginger	3020-Y30R	36	V1		
PRG 16	Ginger	2050-Y10B	39	V1		
PRG 38	Goldcrest	2050-Y10B	39	V1		
PRG 32	Hamhall	1010-R90R	67	V1		
PRG 7	Black Grey	4500-B	29	V1		
PRG 110	Jungle	4040-G20Y	19	V1		
PRG 10S	Lagoon	4920-B90G	25	V1		

Note: These values are from Johnson, Tait, 1997. All values are subject to change without notice.