**ABBREVIATIONS** 

ANCHOR BOLT

**ADJUSTABLE** 

ALUMINUM

B.U.R. BUILT-UP ROOFING

B.O. BOTTOM OF

BLDG. BUILDING

BLW. BELOW

BRZ. BRONZE

BTW. BETWEEN

CAB. CABINET

CLO. CLOSET

CLR. CLEAR

COL. COLUMN

CONC. CONCRETE

CSMT. CASEMENT

CTR. CENTER

CONT. CONTINUOUS

CSK. COUNTERSINK

COLD WATER

DOUGLAS FIR

DIAMETER

DIMENSION

DISHWASHER

DRAWING

**EXISTING** 

**ELEVATION** 

F.O.C. FACE OF CONCRETE

F.O.F. FACE OF FINISH

FLOOR DRAIN

F.O.S. FACE OF STUD

FDN. FOUNDATION

FINISH

FRPR. FIREPROOFING

GALVANIZED IRON

G.W.B. GYPSUM WALLBOARD

HOLLOW CORE

INSIDE DIAMETER

INSIDE DIAMETER

INSULATION

HOT WATER

HOSEBIB

FLR. FLOOR

FTG. FOOTING

GA. GAUGE

HDR. HEADER

HTR. HEATER

INT. INTERIOR

HOR. HORIZONTAL

HEIGHT

EACH

EQUAL

EXP. EXPOSED

EXT. EXTERIOR

DOWN

DOOR

DETAIL

DWR. DRAWER

DOUBLE HUNG

GARBAGE DISPOSAL

ELEV. ELEVATOR (OR ELEVATION)

FINISHED GRADE/FIXED GLASS STL. STEEL

CLG.

DISP.

DN.

DR.

DTL

(E)

EQ

DWG.

BLKG. BLOCKING

BEAM

CAST IRON

CAST IN PIPE

CENTER LINE

CMU CONCRETE MASONRY UNIT

CLEAN OUT

CEILING

AIR CONDITIONING

JUNCTION BOX

JOIST

LIGHT

MFR. MANUFACTURER

MAX. MAXIMUM

MIN. MINIMUM

MTD. MOUNTED

N.T.S. NOT TO SCALE

OVER

OC ON CENTER

OPG. OPENING

PL. PLATE

PNL. PANEL

PTD. PAINTED

RISER

R.O. ROUGH OPENING

RAD. / R. RADIUS

REINF. REINFORCED

REQ'D REQUIRED

RWD. REDWOOD

S.C. SOLID CORE

S.P. SOLID PIPE

SH. SHELF

SHR. SHOWER

SIM. SIMILAR

T.O. TOP OF

SPK. SPEAKER

S.S. STAINLESS STEEL

S.T. STEEL TROWEL

RESIL. RESILIENT

RM. ROOM

R.W.L. RAIN WATER LEADER

S.C.D. SEE CIVIL DRAWINGS

T&G TONGUE & GROOVE

T.O.C. TOP OF CONCRETE

T.O.S. TOP OF STEEL / SLAB

T.P.H. TOILET PAPER HOLDER

U.O.N. UNLESS OTHERWISE NOTED

TREAD

T.O.P. TOP OF PLATE

T.O.W. TOP OF WALL

T.S. TUBE STEEL

THK. THICKNESS

V.I.F. VERIFY IN FIELD

W.O. WHERE OCCURS W.P. WATERPROOFING

WC WATER CLOSET

WH WATER HEATER

V.T.R. VENT THROUGH ROOF

W.S. WEATHER STRIPPING

TYP. TYPICAL

VP VENT PIPE

W/ WITH

WD. WOOD

WDW. WINDOW

R.H. RIGHT HAND

PR. PAIR

PLYWD.

NIC NOT IN CONTRACT

P.T. PRESSURE TREATED

PLYWOOD

S.A.D. SEE ARCHITECTURAL DRAWINGS

S.L.D. SEE LANDSCAPE DRAWINGS

S.S.D. SEE STRUCTURAL DRAWINGS

PLAM. PLASTIC LAMINATE

MIR. MIRROR

MTL. METAL

(N) NEW

KILD DRIED

JST.



**SYMBOLS** 

# **NOTES**

GRID LINE - F.O.S. UNLESS OTHERWISE NOTED

DIMENSION TO FACE OF FRAMING

DIMENSION TO CENTERLINE

DIMENSION TO FACE OF FINISH

INTERIOR ELEVATION KEY

AND SHEET LOCATION

ELEVATION DATUM POINT

**EXTERIOR ELEVATION** 

SPOT ELEVATION

DRAWING KEYNOTE

DRAWING REVISION

CROSS SECTION SHEET LOCATION

DETAIL REFERENCE SHEET LOCATION

DOOR NUMBER, SEE DOOR SCHEDULE

WINDOW NUMBER, SEE WINDOW SCHEDULE

PRIOR TO ANY SITE DISTURBANCE, A LICENSED SURVEYOR OR CIVI ENGINEER SHALL STAKE THE BUILDING CORNERS, ESTABLISH AVERAGE NATURAL GRADE, AND SET A REFERENCE POINT (IF HEIGHT REFERENCE IS OTHER THAN NATURAL GRADE, LICENSED SURVEYOR OR CIVIL ENGINEER CONSTRUCTION SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES

A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE

ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30AM TO 6:00PM, SATURDAYS FROM 9:00AM TO 5:00PM.

INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING

MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.

PRIOR TO THE COUNTY'S FOUNDATION INSPECTION, CSD SEWER SIGN-OFF IS

PRIOR TO THE COUNTY'S FRAMING INSPECTION, CSD HOT WATER RECIRCULATION SYSTEM SIGN-OFF.

STAFF SIGNATURE ON THE INSPECTION CARD.

THIS BUILDING MEETS THE ENERGY BUILDING DESIGN REQUIREMENTS OF TITLE 24 PART 6. SEE SHEET T-1 FOR CERTIFICATE OF COMPLIANCE.

INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE

SHALL BE CERTIFIED BY THE C.E.C. HEADS SHALL BE CERTIFIED BY THE C.E.C.

THE HOT WATER PLUMBING SYSTEM MUST BE A RECIRCULATING HOT WATER SYSTEM" DUE TO THE LOCATION OF THE PROJECT [TITLE 24 ENERGY]

WHERE REQUIRED BY LOCAL JURISDICTIONS, BUILDINGS TO BE FULLY NFPA . DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR

DRAWINGS AND CALCULATIONS TO THE FIRE DISTRICT.

THE FIRE SPRINKLER SYSTEM. WORKER'S COMPENSATION CERTIFICATE.

**DIRECTORY** 

OWNER:

ARCHITECT:

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

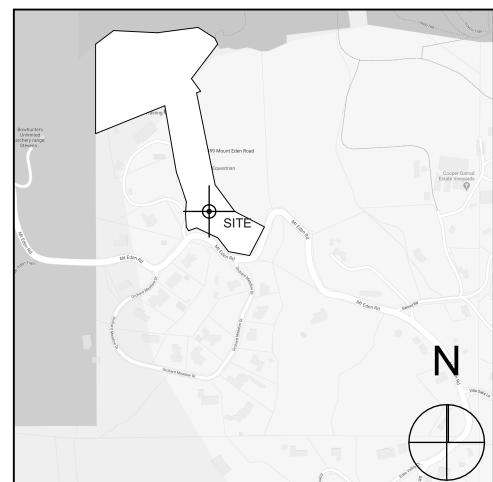
IRRIGATION DESIGNER

GEOTECHNICAL ENGINEER:

CIVIL ENGINEER:

SURVEYOR:

# **VICINITY MAP**



MAX IBEL

760 COLORADO AVE

TEL: #Client Phone Number

1265 INDIANA STREET

TEL: (415) 800-852

SFA DESIGN GROUP

TEL: 503.641.8311

O (415) 926-5775

C (415) 271-1899

BROOKWATER, INC.

TEL: 925-855-0417

**BKF ENGINEERS** 

TEL: 408.467.9168

SAN JOSE, CA 95112

E: MCPARDO@BKF.COM

FOSTER CITY, CA 94404

WEB: WWW.GEO4N6.COM

WESTFALL ENGINEERS, INC.

GEOFORENSICS, INC.

TEL: (650) 349-3369

14583 BIG BASIN WAY

SARATOGA, CA 95070

E: HARRY@WESTF.COM

TEL: (408) 867-0244

PLEASANTON, CA 94566

E: ANN@BROOKWATER.COM

LIVERMORE, CA 94551

1813 RUTAN DRIVE UNIT C

E: ENGINEERING@SFADG.COM

FIELD LANDSCAPE ARCHITECTURE

480 ST. JOHN STREET, SUITE 220

1730 N. FIRST STREET, SUITE 600

303 VINTAGE PARK DRIVE, SUITE 220

EMAIL: CHRISYATESDESIGN@GMAIL.COM

TBD

EMAIL: maximilian.ibel@gmail.com

MODERN HOUSE ARCHITECTS

EMAIL: MODERNHOUSE@MAC.COM

SAN FRANCISCO, CALIFORNIA

PALO ALTO, CA

# **DRAWING INDEX**

C0.0 **COVER SHEET** C1.0 SITE PLAN C2.0 **GRADING AND DRAINAGE PLAN** C3.0 **UTILITY PLAN** C4.0 **EROSION CONTROL PLAN** C4.1 **EROSION CONTROL NOTES AND DETAILS** C4.2 EROSION CONTROL NOTES AND DETAILS SHEET 2 OF 2 LANDSCAPE L0.0 SITE PLAN L1.0 PLANTING PLAN ON SHEET INDEX I1.0 **IRRIGATION PLAN** IRRIGATION LEGEND AND NOTES 13.0 **IRRIGATION DETAILS-1 IRRIGATION DETAILS-2** 15.0 WATER EFFICIENCY LANDSCAPE WORKSHEET ECTURAL A0.0 **COVER SHEET** A0.7 **RENDERINGS** 

A0.10 FLOOR AREA CALCULATION A2.0 BASEMENT LEVEL PLAN (1/8" SCALE) MAIN LEVEL FLOOR PLAN (1/8" SCALE) A2.2 ROOF PLAN (1/8" SCALE) **BASEMENT LEVEL - POOL HOUSE** A2.3 A2.4 **BASEMENT LEVEL - MAIN HOUSE** BASEMENT LEVEL - MAIN HOUSE BED **BASEMENT LEVEL - STORAGE** MAIN LEVEL - GUEST WING MAIN LEVEL - MASTER WING A2.9 MAIN LEVEL - LIVING 1 MAIN LEVEL - LIVING 2 **ELEVATIONS** A3.2 **ELEVATIONS ELEVATIONS** A3.4 **ELEVATIONS BUILDING SECTIONS** 

> **BUILDING SECTIONS BUILDING SECTIONS** RCP/LIGHTING PLAN

**PROJECT DATA** 

LOCATION: 23499 MT. EDEN RD. SARATOGA, CA 503-74-007 APN: ZONING: LOT SIZE: 17.52 acres SINGLE FAMILY BLDG USE: OCCUPANCY GROUP RESIDENTIAL LOW DENSITY GENERAL PLAN: CONSTRUCTION TYPE FLOOD ZONE: PARKING DISTRICT: AIRPORT INFLUENCE AREA: HISTORIC STATUS: NONE BLDG. CODES: 2016 CBC, CGBC, CRC, CMC, CPC, CFC,

CEC AND C ENERGY CODE DEMOLISH EXISTING STRUCTURE AND PROJECT SCOPE: **BUILD NEW TWO-STORY SINGLE FAMILY** RESIDENCE AND ONE ACCESSORY STRUCTURE

FOR COUNTY APPROVAL STAMPS:

Curt Cline Architect

ARCHITECTURE

& DESIGN

P. 415.800.8520

C. 415.596.7281

1265 Indiana Street

San Francisco Ca. 94107

modernhouse@mac.com

www.modernhousearchitects.com

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**REVISIONS:** 

**COVER SHEET** 

DATE:

AS NOTED

NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY

REGULARLY COLLECTED AND PLACED IN CONTAINER.

PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT

PRIOR TO REQUESTING A FOUNDATION INSPECTION BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL

THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL

PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD,

PRIOR TO COUNTY'S FINAL INSPECTION CSD LOW-FLOW FIXTURE SIGN-OFF IS

COUNTY BUILDING INSPECTOR WILL NOT SIGN-OFF WITHOUT A CSD CAMBRIA FIRE DISTRICT MUST COMPLETE A FINAL INSPECTION PRIOR TO COUNTY BUILDING INSPECTOR'S FINAL SIGN-OFF.

12. POOL EXCAVATION AND CONSTRUCTION NOT APPROVED AS PART OF THIS PROJECT. A SEPARATE BUILDING PERMIT WILL BE OBTAINED PRIOR TO ANY POOL EXCAVATION/CONSTRUCTION

FOR PROJECTS IN CALIFORNIA:

ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS ALL HVAC EQUIPMENT, WATER HEATERS, FAUCETS, AND SHOWER

# ENTIRE STRUCTURE SPRINKLERS

SPRINKLERED IN ACCORDANCE w/ 2016 CRC SEC. R-313/R-309.6 AND 2010

THE SPRINKLER CONTRACTOR SHALL PROVIDE (3) COPIES OF THE WORKING THE FIRE DISTRICT MUST ISSUE A PERMIT PRIOR TO THE INSTALLATION OF

THE SPRINKLER CONTRACTOR MUST HAVE A CITY BUSINESS LICENSE AND

ARCHITECT SHALL HAVE ACCESS TO THE SITE AT ALL TIMES

# COUNTY OF SANTA CLARA **General Construction Specifications**

## GENERAL CONDITIONS

ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY

GEOFORENSICS, INC. FEBRUARY 2019 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL

WORK MUST BE TO THE SATISFACTION OF THE COUNTY. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE

RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.

DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE

FOR REVIEW BY THE COUNTY'S INSPECTOR. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN

UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. 5. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE

ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO

THE USE OF SPARK ARRESTERS. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730 NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).

THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION. . ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

## CONSTRUCTION STAKING

THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.

ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.

PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT 16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN

ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR

# CONSTRUCTION INSPECTION

PRIOR TO THE COMMENCEMENT OF GRADING.

CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE

RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL, CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN

REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

# SITE PREPARATION (CLEARING AND GRUBBING)

EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE ACCESS ROADS AND DRIVEWAYS AS FOLLOWS: A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF 1.

PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE) B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE

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

# JTILITY LOCATION. TRENCHING & BACKFILI

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND

ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR

GENERAL INFORMATION ONLY ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE. UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED

OUTSIDE THE PAVED AREAS. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL SANITARY SEWER MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.

TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.

BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

# ETAINING WALLS

REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND

SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

## GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITF. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, AND SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.

EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.

NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING

AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. 6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

т						
1		CUT (CY)	FILL (CY)	NET (CY)	MAX CUT (FT)	MAX FILL (FT)
	BUILDING	7,170	530	6,640 CUT	5.3	0
	DRIVEWAY	1,340	0	3,810 CUT	12.6	0
	SITE GRADING	900	740	160 CUT	5.9	8.1
	POOL	60	240	180 FILL	10.9	1.8
SO.	TOTAL*	2,300	980	4,150 CUT		

## \*TOTAL EARTHWORK IS OUTSIDE OF BUILDING FOOTPRINT

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP

NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD. 8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER

BEFORE IT IS BROUGHT TO THE SITE. 9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% 10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.

11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY

ENGINEER FOR BUILDING OCCUPANCY. 12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.

13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL. 14. TOTAL DISTURBED AREA FOR THE PROJECT

## ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TRFF PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING CONSISTENT WITH THE INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:

FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR

DAMAGE AND PROPER FUNCTION. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED

WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT http://www.sccplanning.gov." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.

PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

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

LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.

4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC.

# STREET LIGHTING

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

THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.

ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION AFTERCONSTRUCTION. OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

# PORTLAND CEMENT CONCRETE

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

# AIR QUALITY. LANDSCAPING AND EROSION CONTROL

WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD. 3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.

SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED

SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED. 6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL

HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES

PER HOUR. 8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.

POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED. A. 15 MILES PER HOUR (MPH) SPEED LIMIT B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES

TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367. 10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM

CONDITION CAPABLE OF WITHSTANDING WEATHERING. 11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1,000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE

12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8. 13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.

14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE. 15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.

16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR. 17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY. STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE

LIMITED TO THE FOLLOWING: A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND

EQUIPMENT LAYDOWN / STAGING AREAS. B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.

PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY. 18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, FOUIPMENT, TOOLS, PORTABLE TOILETS. CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE

SANTA CLARA COUNTY ROAD RIGHT-OF-WAY. 19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS. DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS. FINES, AND A STOPPAGE OF WORK.

# STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES

PERMIT CAS000004/ ORDER NO. 2013-0001-DWQ. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.

WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL

PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

# AS-BUILT PLANS STATEMENT

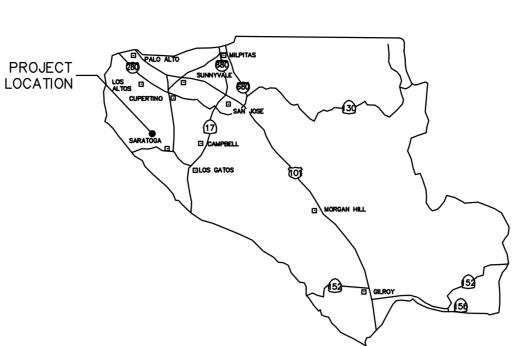
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (\_\_\_ WERE) (\_\_\_ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (\_\_\_WERE) . WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL .

# SIGNATURE

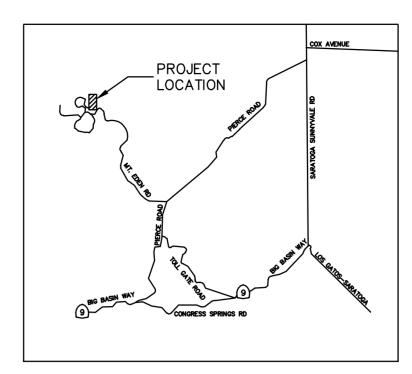
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF

# GEOTECHNICAL ENGINEER OBSFRVATION

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



# COUNTY LOCATION MAP



# VICINITY MAP

# PROPOSED SINGLE FAMILY RESIDENCE LANDS OF IBEL

# SCOPE OF WORK

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.

2. CONSTRUCT SINGLE-FAMILY RESIDENCE WITH ONE STORY, A BASEMENT LEVEL, TWO STORY POOL HOUSE, NEW POOL, NEW TENNIS COURT AND

THREE NEW PARKING AREAS. 3. CONSTRUCT RETAINING WALLS ALONG TENNIS COURT AND DRIVEWAY.

. CONSTRUCTION DRIVEWAY AND ITS CONNECTION TO MT. EDEN ROAD. 5. CONSTRUCT DRAINAGE SYSTEM TO DISCHARGE STORMWATER.

# 6. INSTALL A SEPTIC SYSTEM.

# **TENSION** CHAIN SEE SIGNAGE BAR (OPT) DETAIL PIPE 2" O.C. 10'-0" MAX**§**

# **EXISTING TRFF PROTECTION DETAILS**

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.

FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH / DURABILITY). 3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART. 4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE

CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER

FUNCTION. REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL 5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA

COUNTY PLANNING OFFICE." SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY

STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT

WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE

# SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION

ACTIVITIES. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.

THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COÙLD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

ISSUED	COUNTY OF SANTA CLARA LAND DEVELOPMENT ENGINEERING & SURVEYING BY: DATE:
ENCRO	ACHMENT PERMIT NO

# ENGINEER'S STATEMENT

ENCROACHMENT PERMIT NO. \_

OF PORTABLE TOILETS.

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

DATE		
	SIGNATURE	R.C.E. NO.

# COUNTY ENGINEER'S NOTE

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

DATE		
	R.C.E. NO.	EXPIRATION DATE

# SHEET INDEX

CO.O | COVER SHEET C1.0 | SITE PLAN C2.0 GRADING AND DRAINAGE PLAN C3.0 | UTILITY PLAN C4.0 | EROSION CONTROL PLAN C4.1 | BEST MANAGEMENT PRACTICES SHEET 1 OF 2 C4.2 | BEST MANAGEMENT PRACTICES SHEET 2 OF 2 ENGINEER'S NAME: LSAAC KONTOROVSKY

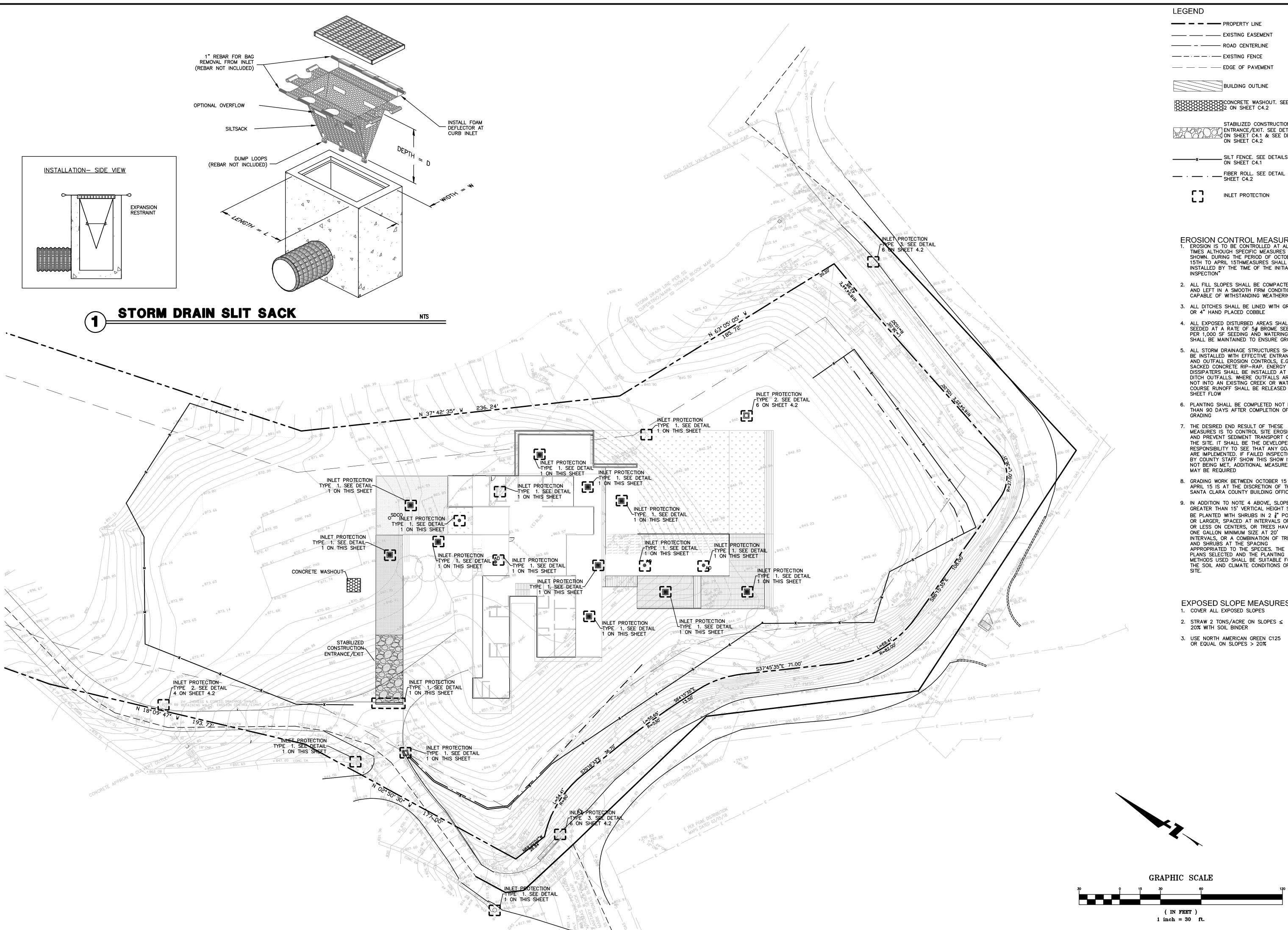
ADDRESS: 1730 NORTH 1ST STREET #600 SAN JOSE, CA

PHONE NO. (408) 467-2955 FAX NO. (408) 467-9199

Revision 3

Revision 1 Date503-74-007 Revision 2

Sheet



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EROSION 234

## STANDARD BEST MANAGEMENT PRACTICE NOTES

Tomped backfill

Slope direction

Direction of flow

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

## STANDARD EROSION CONTROL NOTES

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

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

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

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

- 3. <u>Inspection & Maintenance</u>: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- 5. It shall be the Owner's/Contractor's responsibility to and to keep the entire site in compliance with the erosion control plan.
- 6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

1. Sediment Control Management:

Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.

- 2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- 4. Project Completion: Prior to project completion and
- maintain control of the entire construction operation

Information

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



BMP-1

C4.1

SECTION A-A

\* Length per ABAG Design Standards

Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

Source for Graphics: California Stormwater BMP Handbook, California

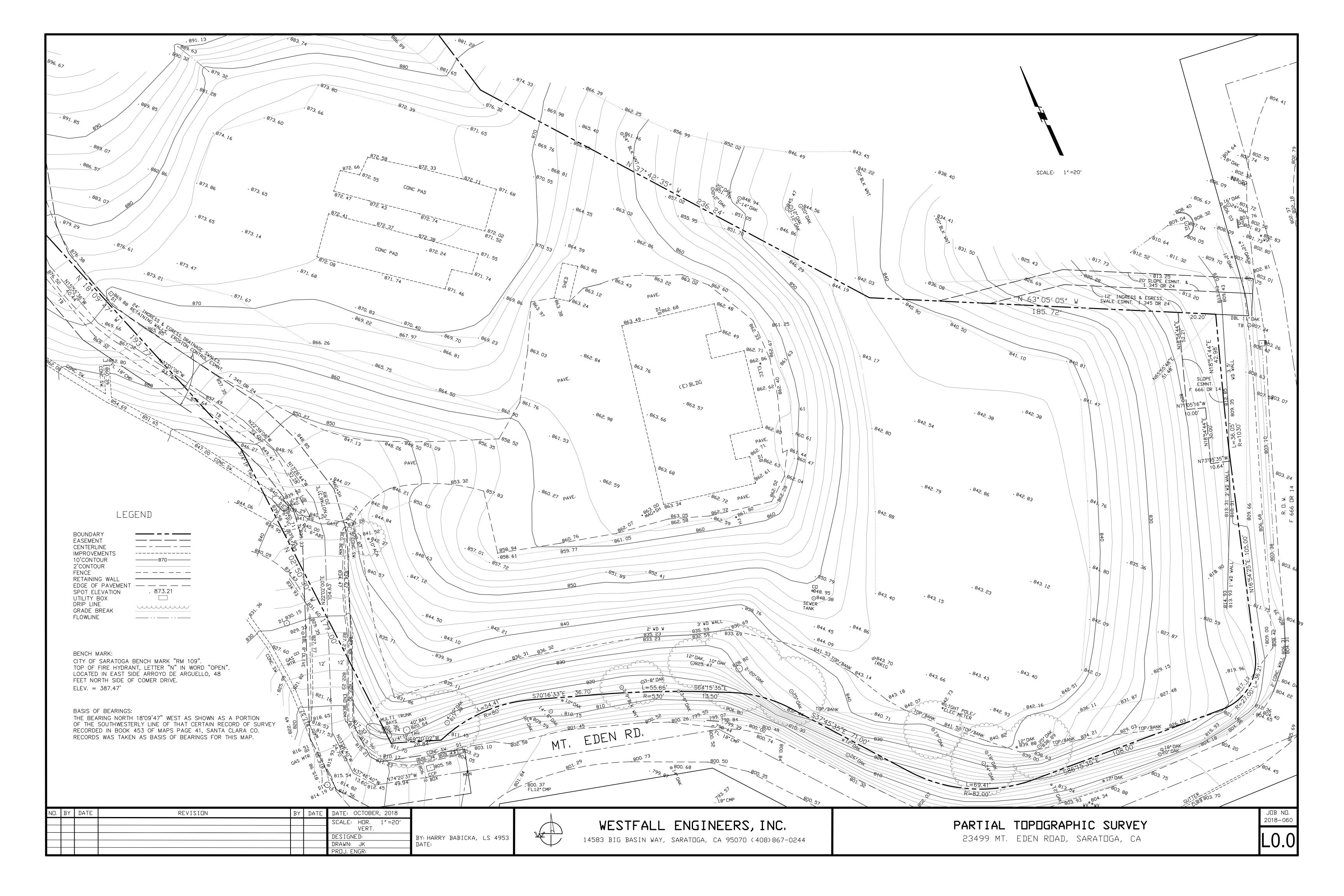
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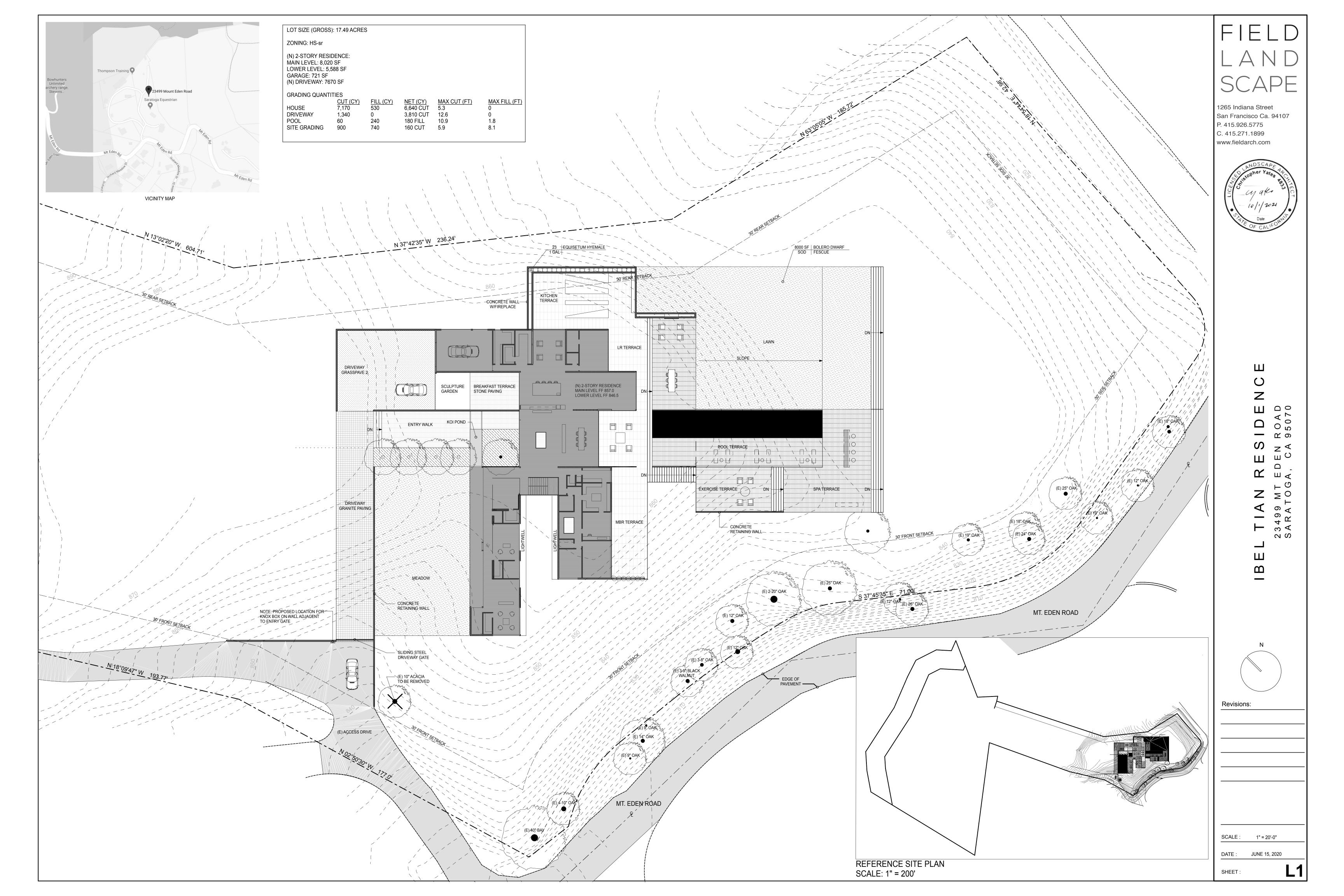
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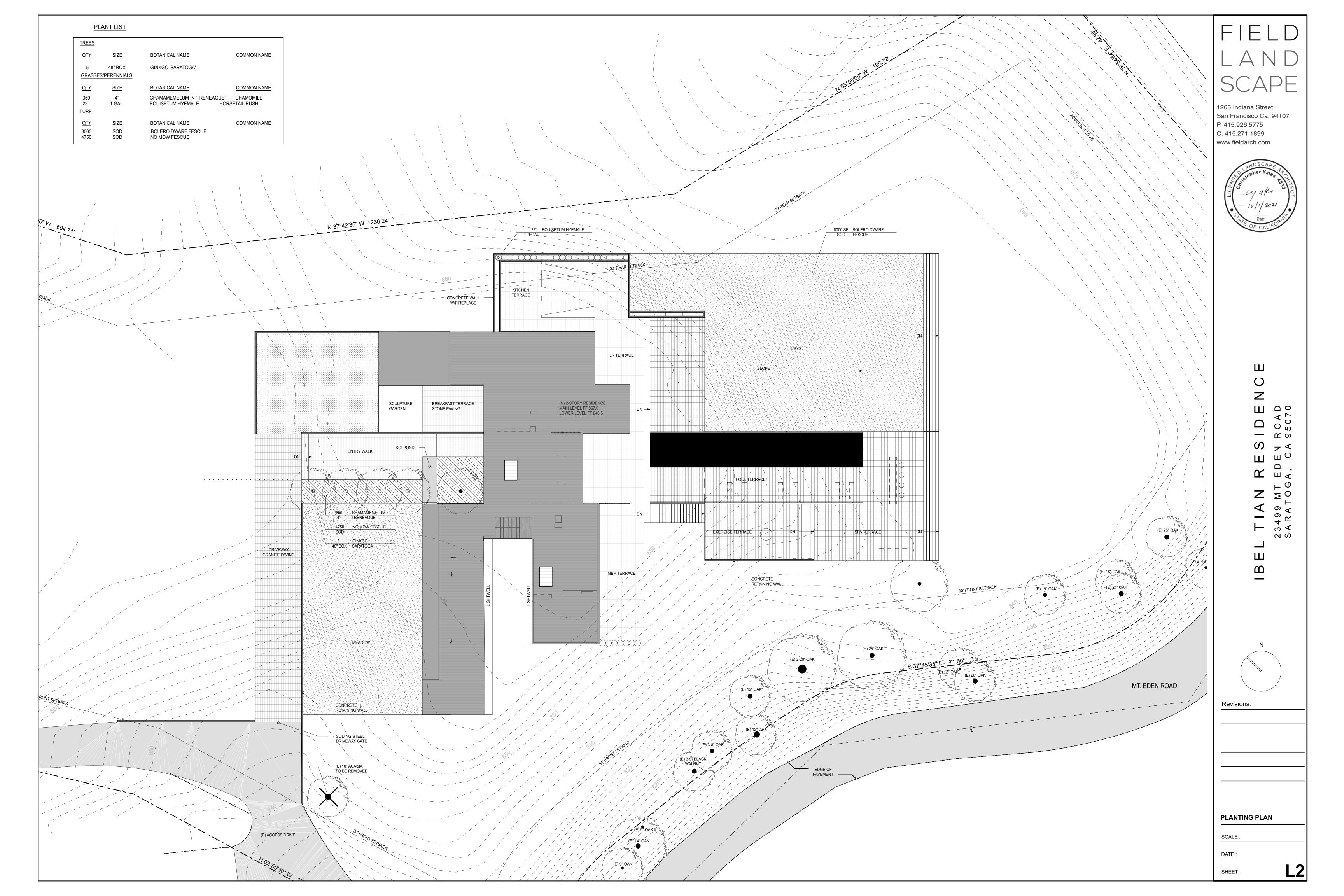
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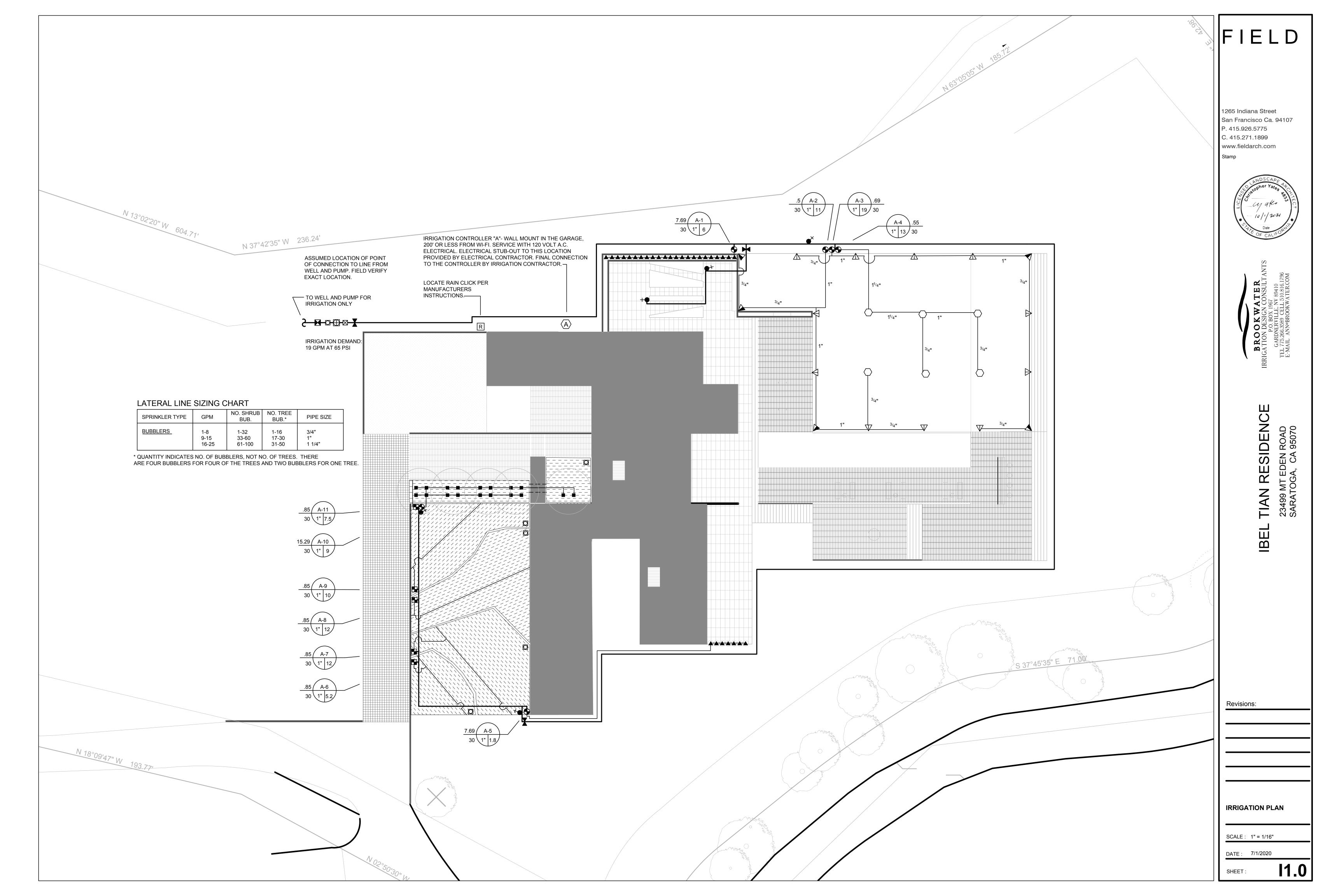
County of Santa Clara

BMP-2









### IRRIGATION NOTES

- 1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- 2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.
- 3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
- 4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- 6. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- 7. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- 8. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- 9. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- 10. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA OR NO MOW.)
- 11. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- 12. LOCATE HOSE BIBS 12" FROM HARDSCAPE AREA.
- 13. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- 14. IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE OR A KING BROS. CV SERIES CHECK VALVE ON SHRUB RISERS IN LIEU OF SCHEDULE 80 COUPLING. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- 15. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- 16. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- 17. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.
- 18. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- 19. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- 20. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. CONTRACTOR TO REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK. ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- 21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- 22. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 23. 0IRRIGATION DEMAND: 19 GPM AT 65 PSI.
- 24. INTERCONNECT RAINMASTER DX2 CONTROLLERS WITH 2 CONDUCTOR DIRECT BURIAL SHIELDED COMMUNICATION CABLE (EV-CAB-COM.) CONNECT FLOW SENSOR TO CONTROLLER WITH 2 CONDUCTOR DIRECT BURIAL SHIELDED SENSOR CABLE (EV-CAB-SEN.) INSTALL EACH CABLE IN A SEPARATE 1" PVC SCHEDULE 40 CONDUIT.
- 25. CONTROLLER SHALL BE LOCATED IN THE GARAGE AND WITHIN 200' OF THE WI-FI ROUTER.
- 26. OPERATE IRRIGATION CONTROLLER BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM. Half THE VALVES WILL OPERATE ONE DAY AND THE OTHER HALF, THE NEXT DAY.
- 27. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- 28. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

## DRIPLINE NOTES:

- 1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
- 2. INSTALL DRIPLINE A MAXIMUM OF 12" APART WITH EMITTERS TRIANGULARLY SPACED. ROWS ARE 12" APART. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
- 3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE
- 4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
- 5. NETAFIM SUBSURFACE HAS BUILT-IN CHECK VALVE FEATURE. IF THERE IS STILL LOW HEAD DRAINAGE ON THE SLOPES, INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
- 6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
- 7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- 0-8 GPM 3/4"
  8.1-15 GPM 1"
- 15.1-25 GPM 1 1/4"
- 8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
- 9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
- 10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
- 11. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
- 12. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

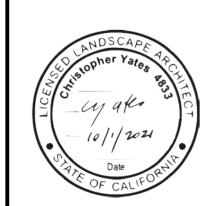
## **IRRIGATION LEGEND**

SYMBOL	MODEL NUMBER	DESCRIPTION	FLOW RATE MAX. MAX. PSI (GPM) RADIUS SPACING	DETAIL#
$\bigcirc$	PROS-06-PRS40-MP3000-360	HUNTER 6" POP-UP WITH MP ROTATOR NOZZLE	40 3.64 30' 24'-25'	I4.0/16
lacksquare	PROS-06-PRS40-MP3000-180	HUNTER 6" POP-UP WITH MP ROTATOR NOZZLE	40 1.82 30' 24'-25'	14.0/16
<b>A</b>	PROS-06-PRS40-MP3000-90	HUNTER 6" POP-UP WITH MP ROTATOR NOZZLE	40 .86 30 24'-25'	I4.0/16
	10-F-01	NETAFIM OPERATION FLAG INDICATOR		14.0/22
NOT SHOWN	GUARDIAN 3/4"	NETAFIM AIR/VACUUM RELIEF AIR VENT INSTALL AT THE TOP OF THE SLOPED SUBSURFACE CIRC NOT REQUIRED ON LEVEL SUBSURFACE CIRCUITS	LUITS	14.0/19
NOT SHOWN	TL050MFV-1	NETAFIM FLUSH VALVE		14.0/20
•	PCB-25	HUNTER PRESS.COMP. BUBBLER - SHRUB	30 .25	14.0/13
•	PCB-50	HUNTER PRESS. COMP. BUBBLER - TREES INSTALL TWO BUBBLERS PER TREE	30 .5	l4.0/14
•	ICV-101G	HUNTER 1" REMOTE CONTROL VALVE WITH ACCU-SYNC	PRESSURE REGULATION	13.0/6,8,10
59	ICZ 1" /LT-1000-T	HUNTER 1" DRIP CONTROL ZONE W/PRE-SET PRESSURE AND FILTER W/1STAINLESS STEEL SCREEN/ KBI PVC BAL		13.0/7,8,10
•+	401/VB	CHAMPION HOSE BIB/VACUUM BREAKER		l4.0/15
H	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)		l3.0/11
H	975XL2-1 1/2" / SBBC-45AL	WILKINS REDUCED PRESSURE BACKFLOW PREVENTER I	IN STRONG BOX ENCLOSURE	l3.0/1, 2
<b>=</b>	2160 - 1 1/2"	GRISWOLD MASTER REMOTE CONTROL VALVE	13.0/4	
	HC-100-FLOW (1")	HUNTER 1" HC FLOW METER	13.0/5	
	XXXXX	FILTER-TO BE DETERMINED AFTER WATER QUALITY INFO	XX/X	
ON BACKFLOW	YB SERIES	WILKINS WYE STRAINER	I3.0/1	
R	WR-CLIK	WIRELESS RAIN SENSOR		13.0/12
(A)	HC-12-SS	HUNTER 12 STATION CONTROLLER. MOUNTED IN STAINL MOUNT IN GARAGE WITH 200' OF WI-FI ROUTER	ESS STEEL WALL MOUNT ENCLOSURE.	13.0/3
	ROAM	HUNTER MAINTENANCE REMOTE		
		CONTROLLER AND STATION NUMBER		
C-1 1.6		APPLICATION RATE (INCHES)		
1" 15 25	/1 -	OPERATING PRESSURE (PSI) or AIR RELIEF VALVE QUAN		
		APPROXIMATE GALLONS PER MINUTE		
		REMOTE CONTROL VALVE SIZE		
		MAIN LINE: 1 1/2" 1120-SCHEDULE 40 PVC SOLVENT WEL AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" C		13.0/9
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD SOLVENT WELD FITTINGS. 12" COVER.	PIPE WITH SCHEDULE 40 PVC	13.0/9
		SUB-SURFACE DRIPLINE FOR RE-CYCLED (WELL) WATER HCVXR-RW53-1210. USE NETA-FIM DRIPPERLINE FITTIN EMITTER, ROW SPACING 12").		I4.0/17.18,21,23,24
		SLEEVE (SL): 1120-200 PSI PVC PLASTIC PIPE. 24" COVER	₹.	13.0/9



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Revisions:

IRRIGATION

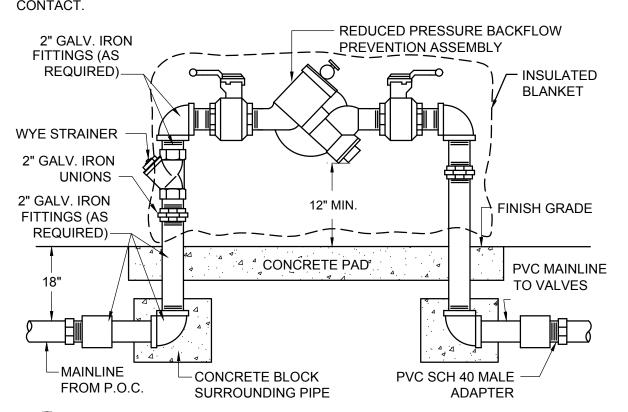
LEGEND AND NOTES

SCALE: N/A

DATE: 7/1/2020

SHEET:

12.0



REDUCED PRESSURE BACKFLOW ASSEMBLY

NOT TO SCALE

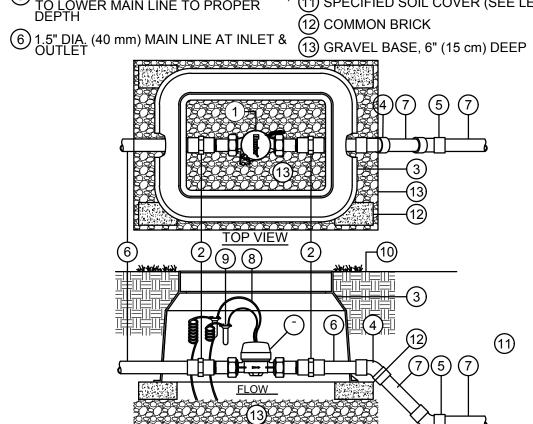
IOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA. OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA. NLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT

## <u>DETAIL LEGEND:</u>

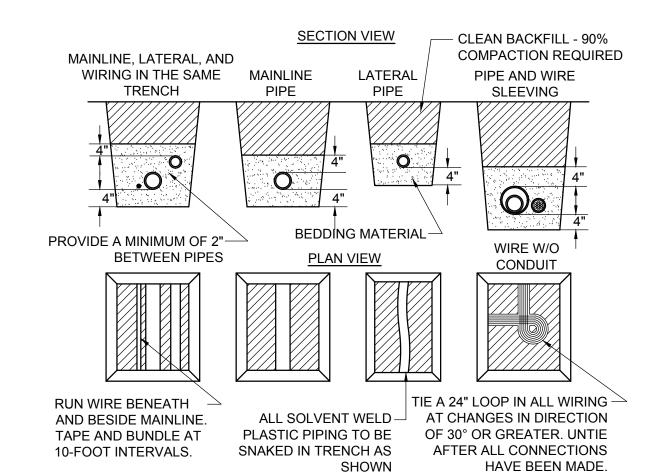
1 HUNTER HC FLOW METER HC-100 WITH 7 MAIN LINE TO SYSTEM (SEE LEGEND UNION CONNECTIONS AND PLANS FOR TYPE AND SIZE) 2 SCH 80 PVC FEMALE ADAPTER (S X T)
3 RECTANGULAR VALVE BOX PER SPECIFICATIONS

8 TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm²) SHIELDED WIRE WITH TOOLOGY FROM CONTROLLER. MIN. 18 AWG-UF (2.08 mm²) SHIELDED WIRE WITH TOOLOGY FROM CONTROLLER. MIN. 18 AWG-UF (2.08 mm²) SHIELDED WIRE WITH TOOLOGY FROM CONTROLLER. 4 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED) CONTROL/COMMON WIRE. (9) WEATHERPROOF WIRE CONNECTOR

10) FINISH GRADE (5) SCH 80 PVC 45 DEGREE ELBOW (S X S) (11) SPECIFIED SOIL COVER (SEE LEGEND) DEPTH



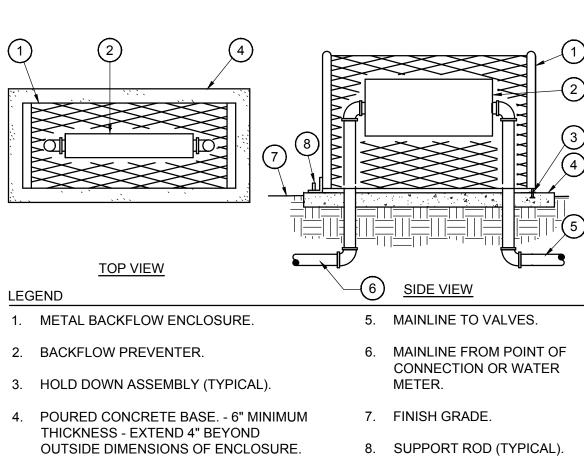
HC-FLOW METER (1") NOT TO SCALE



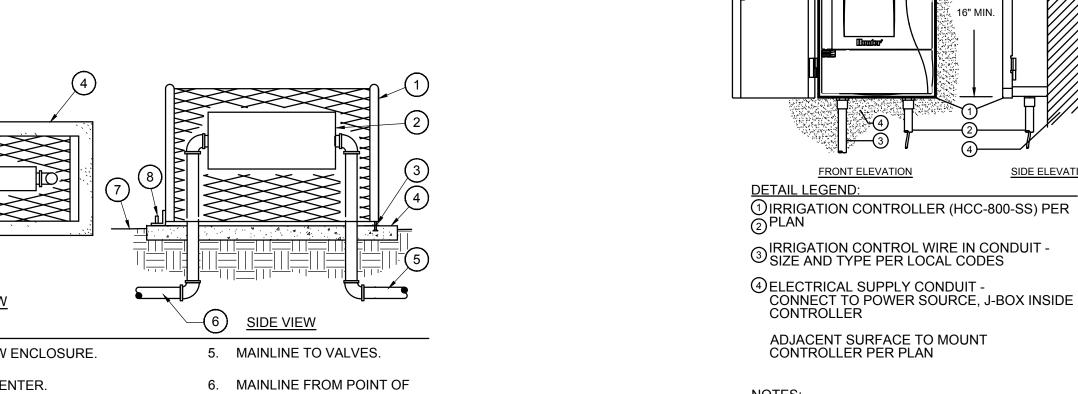
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.

2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND

SPECIFICATIONS. PIPE AND WIRE TRENCHING NOT TO SCALE



U-SHAPE BACKFLOW ENCLOSURE NOT TO SCALE



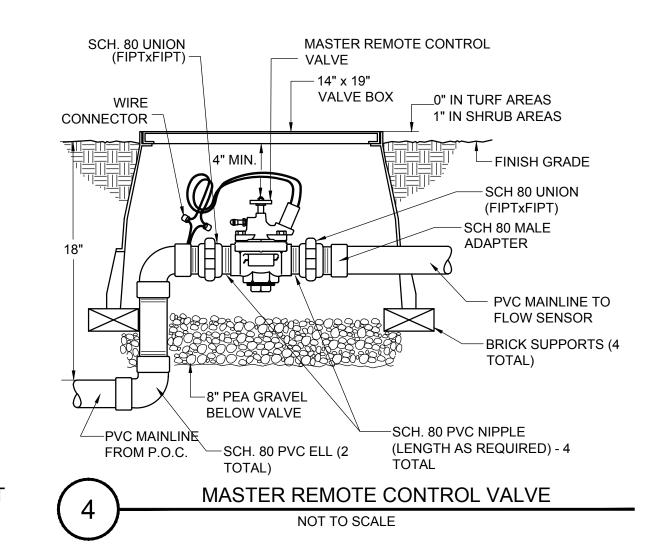
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE. 3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS. IRRIGATION CONTROLLER ENCLOSURE - SS METAL WALL MOUNT

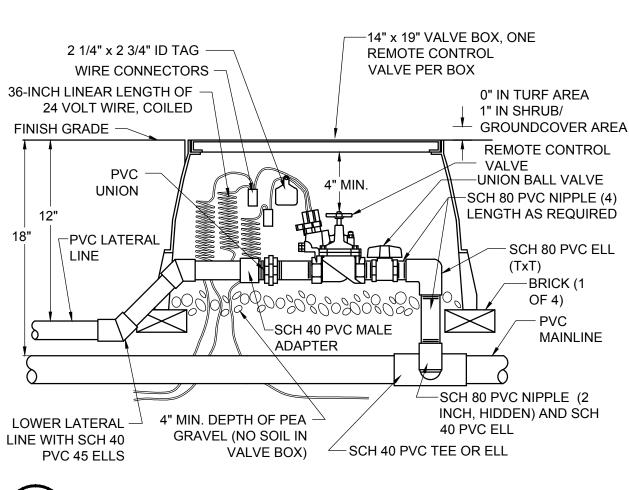
CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS

A.C. (INTERNATIONAL MODEL).

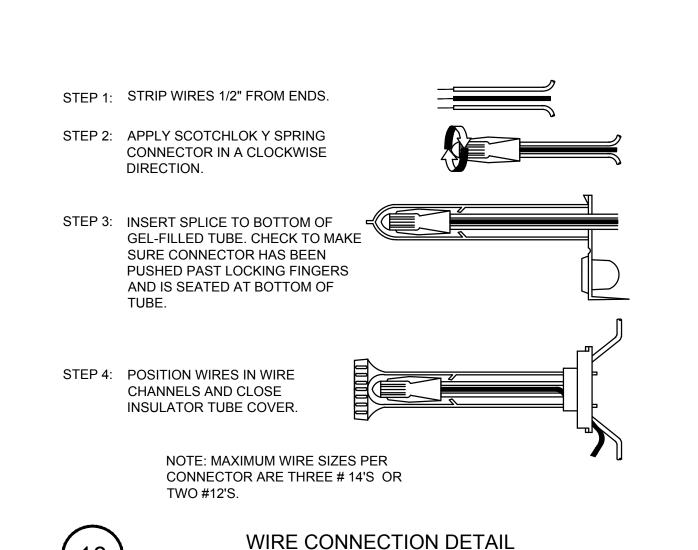
NOT TO SCALE

13" — 13" — 13" — DOOR WIDTH

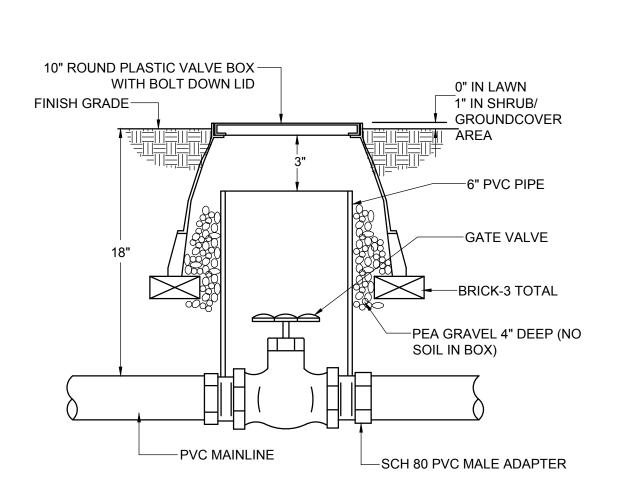




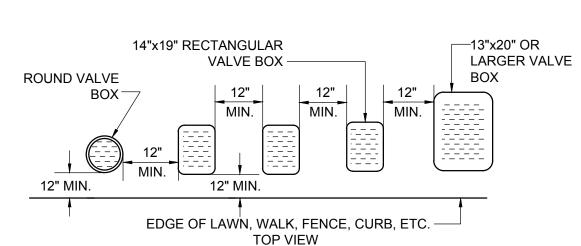




NOT TO SCALE



GATE VALVE DETAIL - 2" & SMALLER NOT TO SCALE



NOTES:

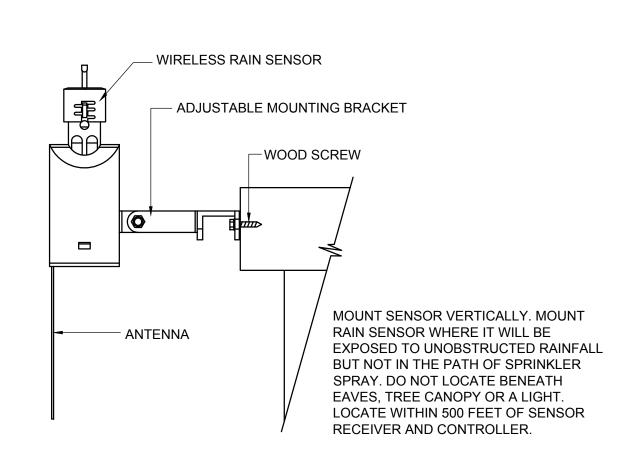
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE. 2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.

3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.

4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE. 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.

6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED. 7. VALVE BOXES SHALL BE BY CARSON.

VALVE BOX INSTALLATION DETAIL NOT TO SCALE



WIRELESS RAIN SENSOR INSTALLATION DETAIL



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Revisions:

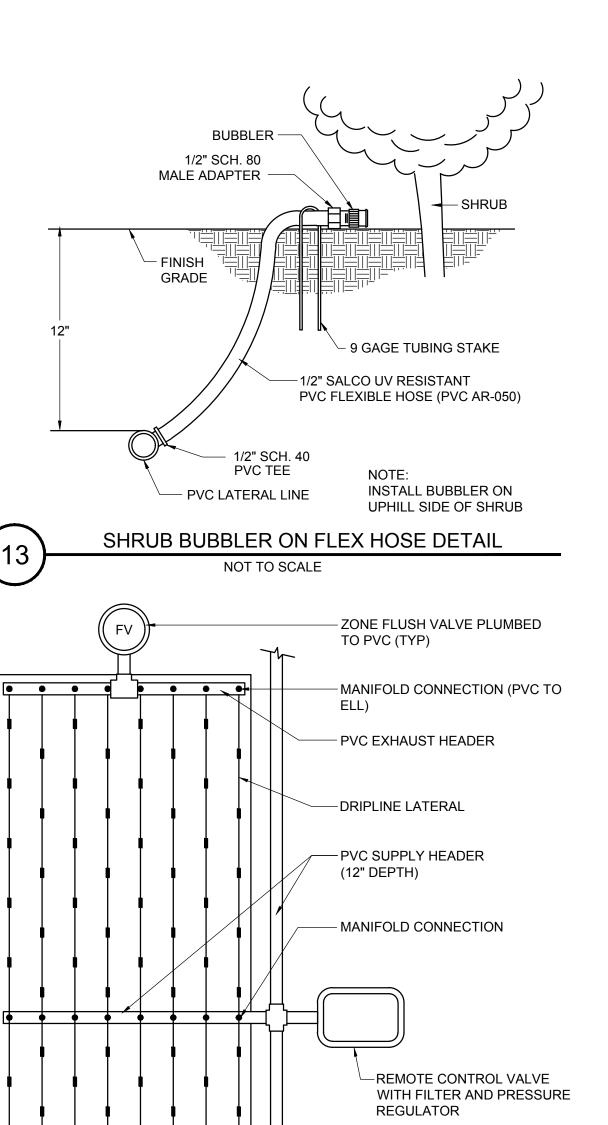
**IRRIGATION DETAILS-1** 

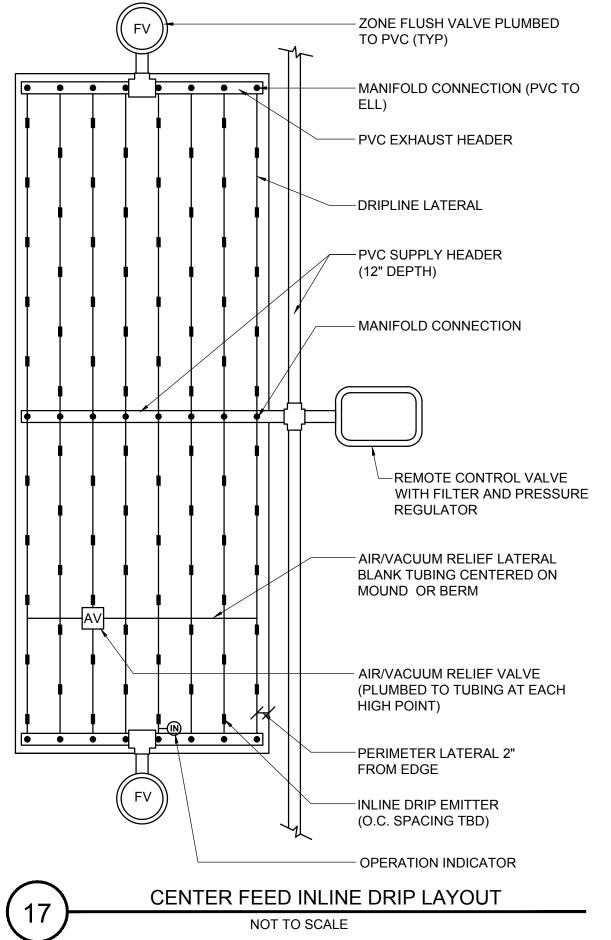
DATE: 7/1/2020

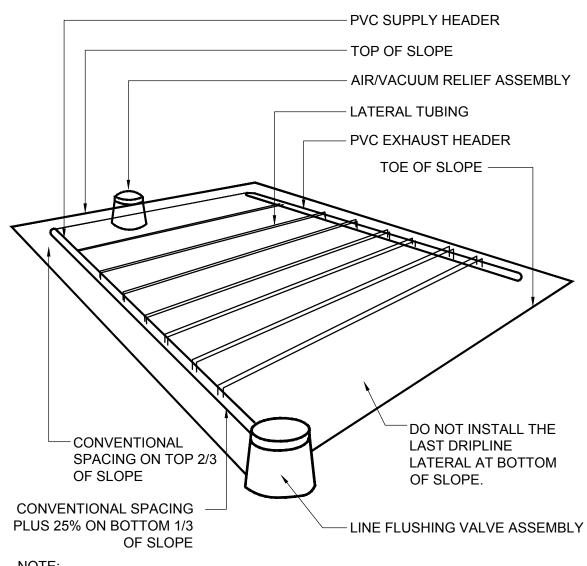
SCALE: N/A

24 VOLT WIRE - ALLOW 36" OF -**EXCESS WIRE COILED** - 14" x 19" VALVE BOX WITH COVER DRIP ZONE KIT: -WATER PROOF WIRE REMOTE CONTROL VALVE, CONNECTORS FILTER, AND PRESSURE REGULATOR − ID TAG 0" IN TURF AREA 1" IN SHRUB/ FINISH GRADE -PVC BALL VALVE PVC SCH 80 ELL 12" -PVC SCH 80 MALE ADAPTER (2) -SCH 80 NIPPLE ✓ 3.0-INCH MINIMUM DEPTH OF (SIZE AS 3/4-INCH WASHED GRAVEL REQUIRED) PVC SCH 80 TEE OR ELL BRICK (1 OF 4) PVC MAINLINE -HUNTER DRIP ZONE KIT

NOT TO SCALE

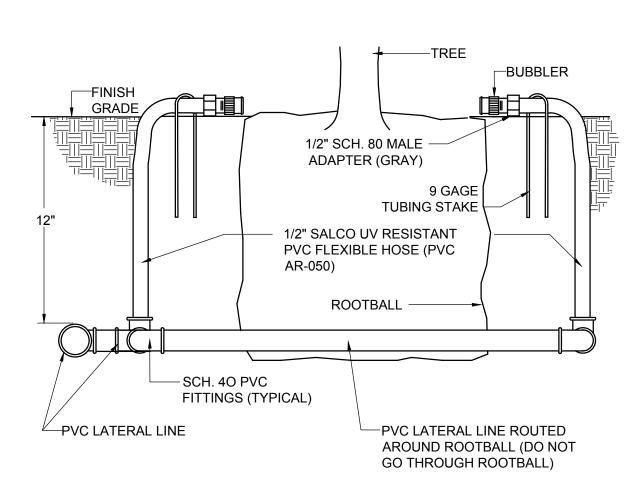




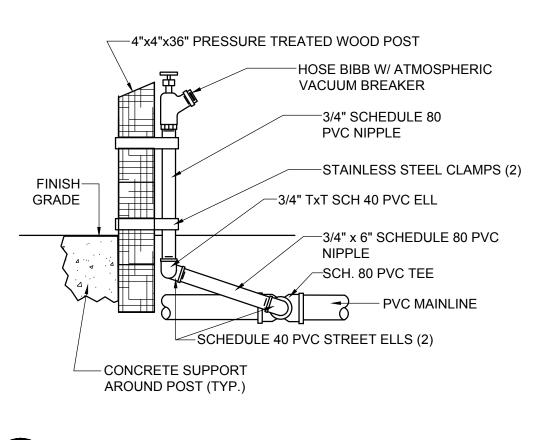


ALIGN DRIPLINE LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE

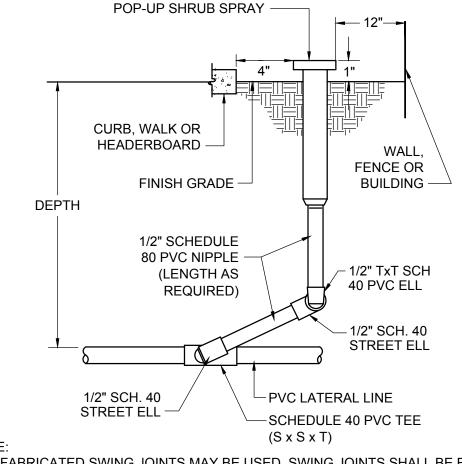
INLINE DRIP SPACING LAYOUT ON SLOPE NOT TO SCALE



TREE BUBBLER DETAIL NOT TO SCALE

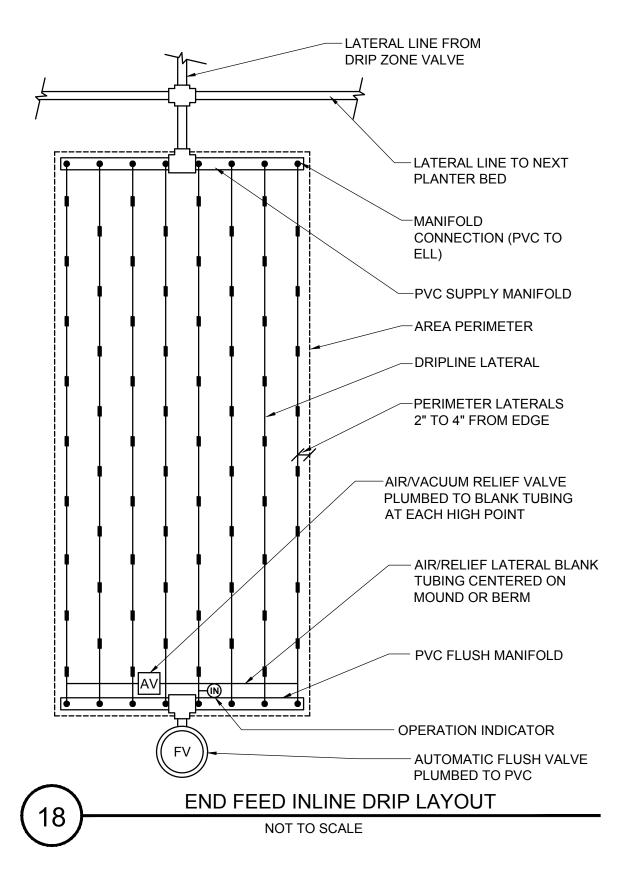


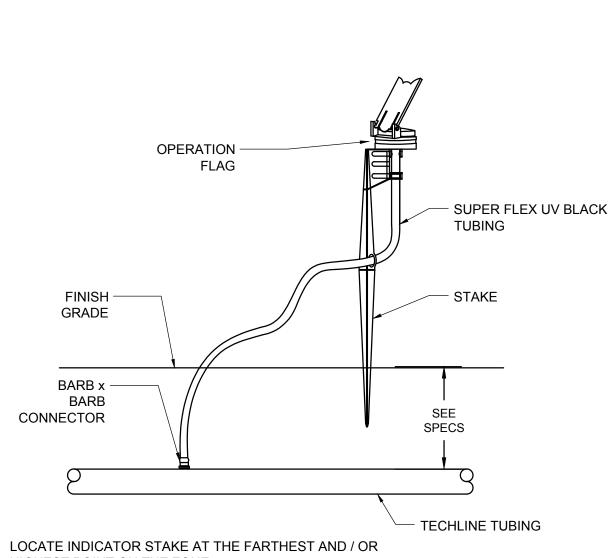
HOSE BIBB DETAIL NOT TO SCALE

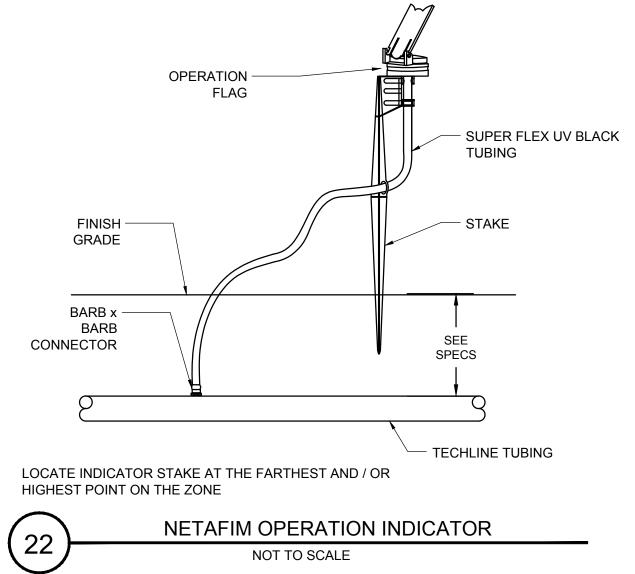


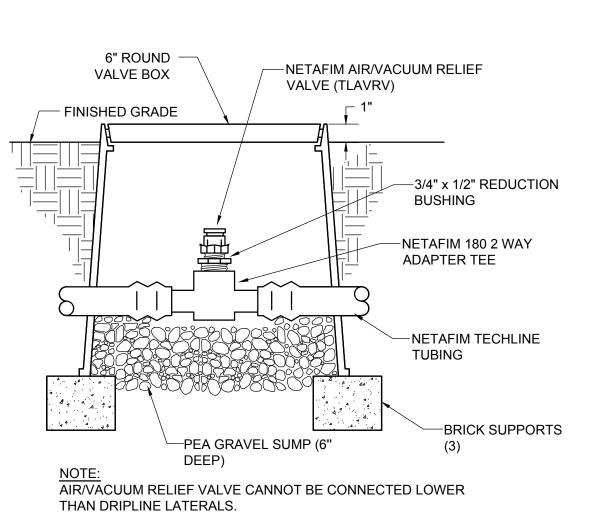
PRE-FABRICATED SWING JOINTS MAY BE USED. SWING JOINTS SHALL BE BY LASCO, RAINBIRD, OR EQUAL

MP ROTATOR POP-UP INSTALLATION DETAIL NOT TO SCALE



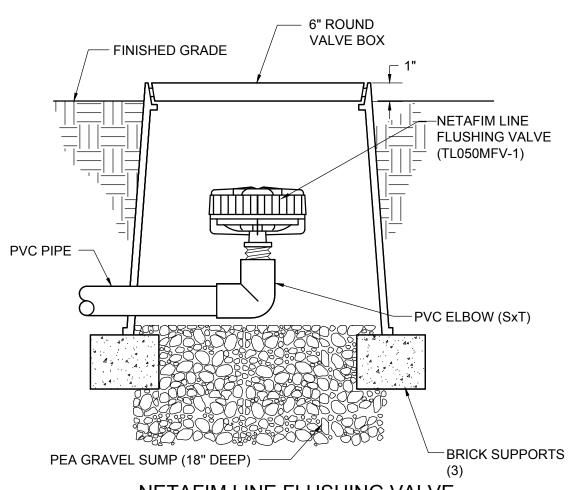




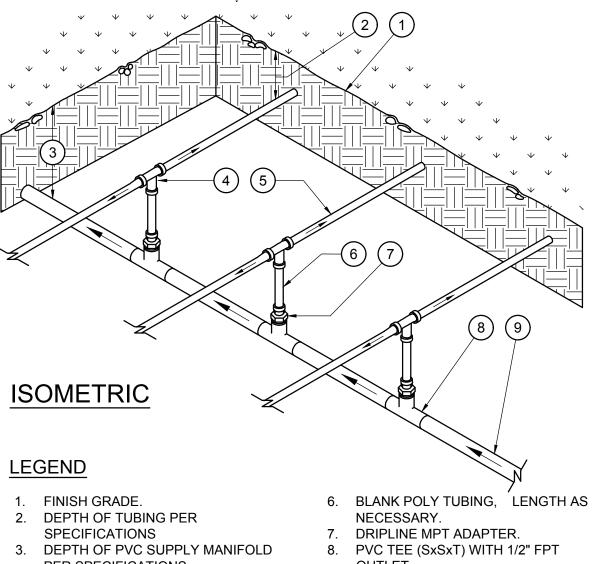


NETAFIM AIR/VACUUM RELIEF VALVE -

PLUMBED TO TUBING NOT TO SCALE



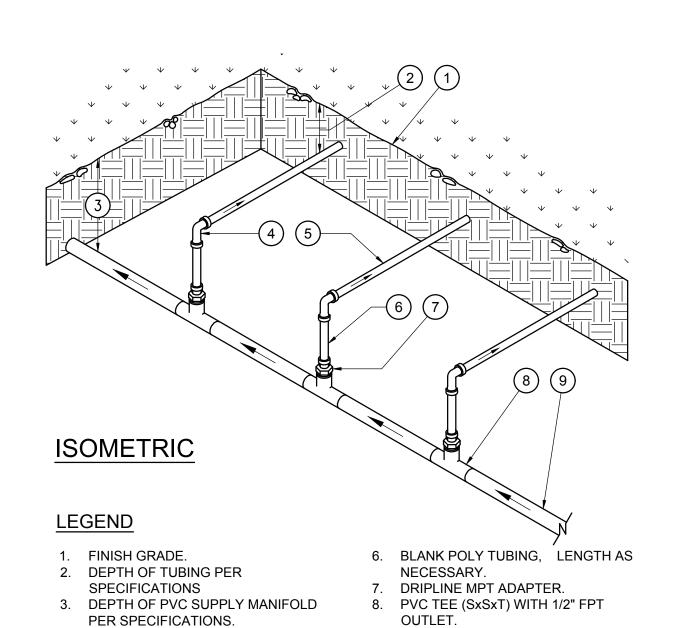
NETAFIM LINE FLUSHING VALVE -PLUMBED TO PVC NOT TO SCALE



PER SPECIFICATIONS OUTLET. 4. DRIPLINE TEE FITTING. 9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE 5. DRIPLINE LATERAL. ASSEMBLY.

NOT TO SCALE

CENTER FEED MANIFOLD



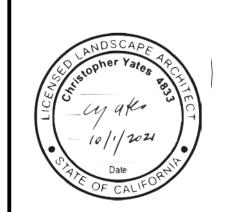
REMOTE CONTROL VALVE 5. DRIPLINE LATERAL. ASSEMBLY. **END FEED MANIFOLD** NOT TO SCALE

9. PVC SUPPLY MANIFOLD FROM

4. DRIPLINE ELL FITTING.



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Revisions:

**IRRIGATION DETAILS-2** 

SCALE: N/A DATE: 7/1/2020

Ibel Irrigation, Saratoga, CA HYDROZONE SUMMARY								
Cool Season Turf (CST)	0	0.0%						
Warm Season Turf (WST)	0	0.0%						
High Water Use Plants (HW)	94	0.7%						
Bioretention Plants (BR)	0	0.0%						
Medium Water Use Plants (MW)	63	0.5%						
Low Water Use Plants (LW)	12,388	98.7%						
Very Low Water Use Plants (VLW)	0	0.0%						
Water Feature	0	0.0%						
Special Landscape Area (SLA)	0	0.0%						
TOTAL	12,545	100.0%						

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	7,059	56.3%
Spray (S)	0	0.0%
Bubbler (B)	157	1.3%
Drip (D)	0	0.0%
In-Line Drip (DL)	5,329	42.5%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%
	12,545	

CITY OF San Jose ETo for Saratoga LANDSCAPE WATER USE STATEMENT

PROJECT NAME: PROJECT ADDRESS:

PREPARED BY:

Ann Carrroll
BROOKWATER DESIGN IRRIGATION CONSULTANTS
P.O. Box 1967
Gardnerville, NV 89410
775266-3589
510-816-1796 (cell)

TOTAL ACRE FEET

Ann@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Ann Carroll

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)								
	M	$MAWA = ETo \times .62 \times [(ETAFx HA) + ((1-ETAF) \times SLA)]$							
	YEARLY ETo	45.5							
	CONVERSION FACTOR	0.62							
	ETAF	0.55							
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	12,545 SQUARE FEET							
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET							
	LANDSCAPE WATER ALLOWANCE	194,642 GALLONS PER YEAR							
	TOTAL ACRE FEET	0.60 ACRE FEET							
PART TWO	ESTIMATED TOTAL WATER USE (ETWU)								
	(AVERAGE <i>ETAF</i> AND <i>E</i>	TWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)							
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.39							
	ETWU FOR REGULAR LANDSCAPE AREAS	138,721 GALLONS PER YEAR							
	SITE WIDE ETAF	0.39							
	ETWU FOR ALL LANDSCAPE AREAS	138,721 GALLONS PER YEAR							

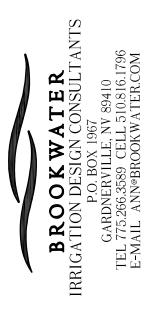
0.43 ACRE FEET

				WAT	ER EFFICIENT L	ANDSCAPE WORL	KSHEET								
lbel Irrigat	ion. Saratoga, (	CA													
_	/apotranspiratio		45.5												
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	AVG LANDSCAPE COEFFICIENT	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA	PRECIP. RATE	GPM	DRIPLINE LENGTH	AR\
EGULAR LANI	DSCAPE AREA														
A-1	SHRUB	HW	0.70	0.70	В	0.81	0.86	72	62	1,755	0.6%	7.69	5.75	0	0
A-2	TURF	LW	0.30	0.30	MR	0.75	0.40	2,136	854	24,103	17.0%	0.50	11.00	0	0
A-3	TURF	LW	0.30	0.30	MR	0.75	0.40	2,657	1,063	29,982	21.2%	0.69	19.00	0	0
A-4	TURF	LW	0.30	0.30	MR	0.75	0.40	2,266	906	25,570	18.1%	0.55	13.00	0	0
A-5	SHRUB	HW	0.70	0.70	В	0.81	0.86	22	19	536	0.2%	7.66	1.75	0	0
A-6	TURF	LW	0.30	0.30	DL	0.81	0.37	592	219	6,185	4.7%	0.85	5.23	592	1
A-7	TURF	LW	0.30	0.30	DL	0.81	0.37	1,362	504	14,230	10.9%	0.85	12.03	1362	2
A-8	TURF	LW	0.30	0.30	DL	0.81	0.37	1,379	511	14,408	11.0%	0.85	12.18	1379	2
A-9	TURF	LW	0.30	0.30	DL	0.81	0.37	1,141	423	11,921	9.1%	0.85	10.08	1141	2
A-10	TREE	MW	0.50	0.50	В	0.81	0.62	63	39	1,097	0.5%	15.29	10.00	0	0
A-11	TURF	LW	0.30	0.30	DL	0.81	0.37	855	317	8,933	6.8%	0.85	7.55	855	1
POOL / SI	PA COVERED	WF	0.50	0.50		1.00	0.50		0	0	0.0%				
FO	JNTAIN	WF	0.80	0.80		1.00	0.80		0	0	0.0%				
TALS (REGU	JLAR LANDSCAPE	AREAS)						12,545	4,917	138,721	100.0%				
PECIAL LANDS	SCAPE AREA														
	0				0		1.00	0	0	0	0.0%	0.00	0.00	0	0
TOTALS (SPECIAL LANDSCAPE AREAS)		REAS)						0	0	0	0.0%				
TOTALS FOR ALL AREAS								12,545	4,917	138,721	100%				



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TIAN RESIDENCE
23499 MT EDEN ROAD
SARATOGA, CA 95070

IBEL

Revisions:

IRRIGATION WATER **CALCULATIONS** 

SCALE: N/A

DATE: 7/1/2020



# **ENTRY COURT**



REAR FACADE FROM POOL

# HOUSE

ARCHITECTURE

& DESIGN 1265 Indiana Street

San Francisco Ca. 94107 P. 415.800.8520 C. 415.596.7281



Curt Cline Architect

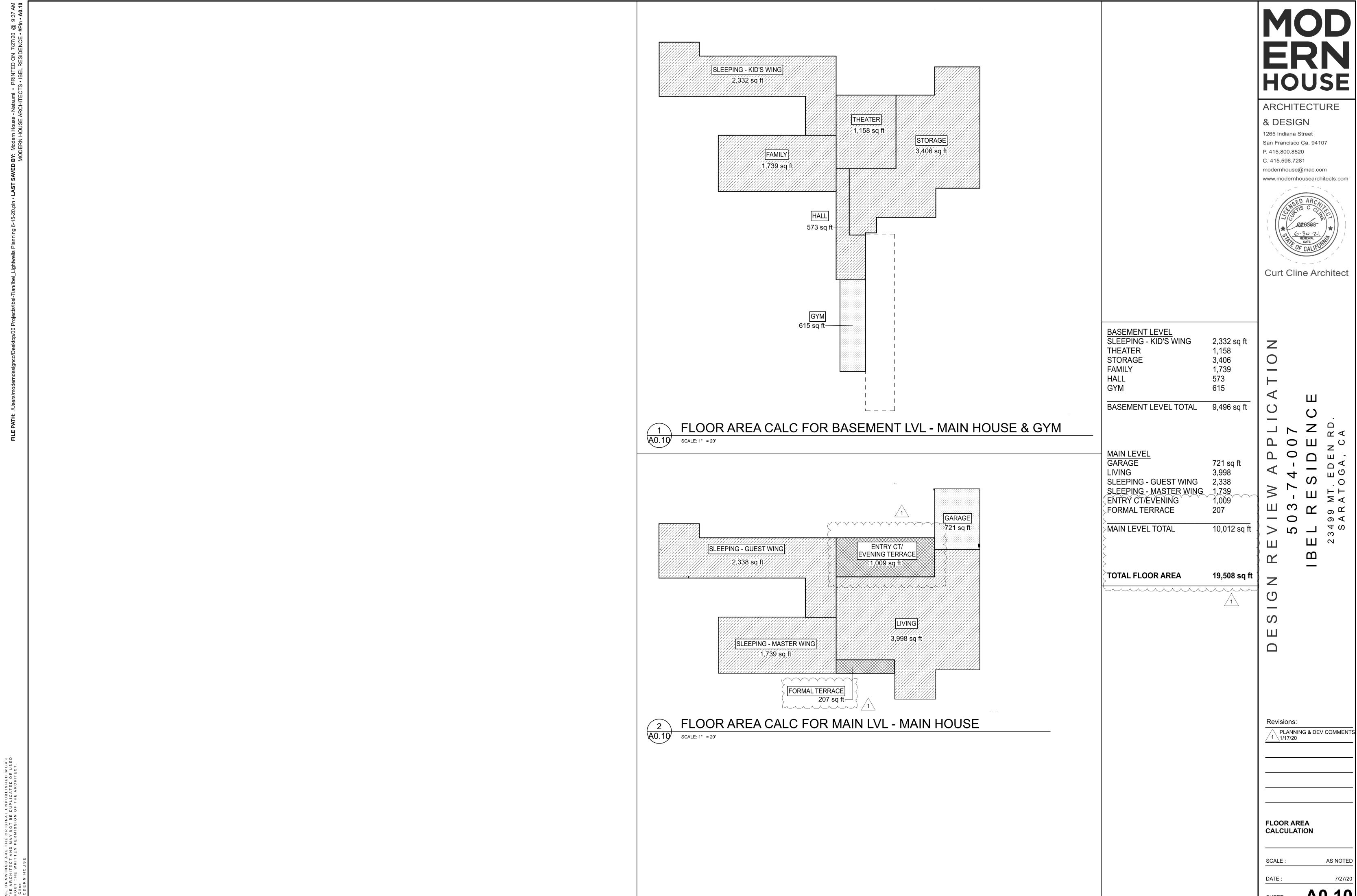
Revisions: PER BUILDING COMMENTS 3.24.2016

RENDERINGS

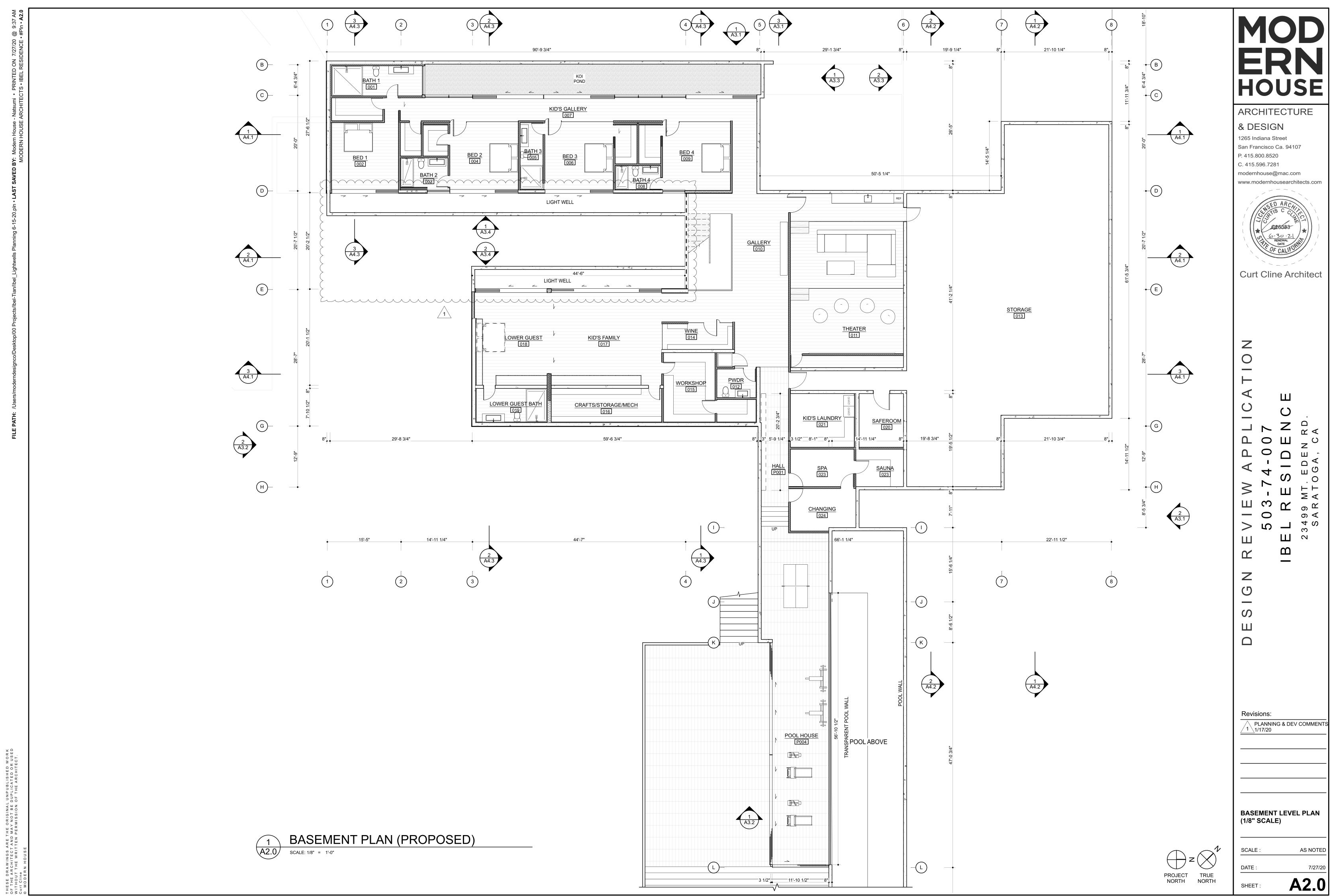
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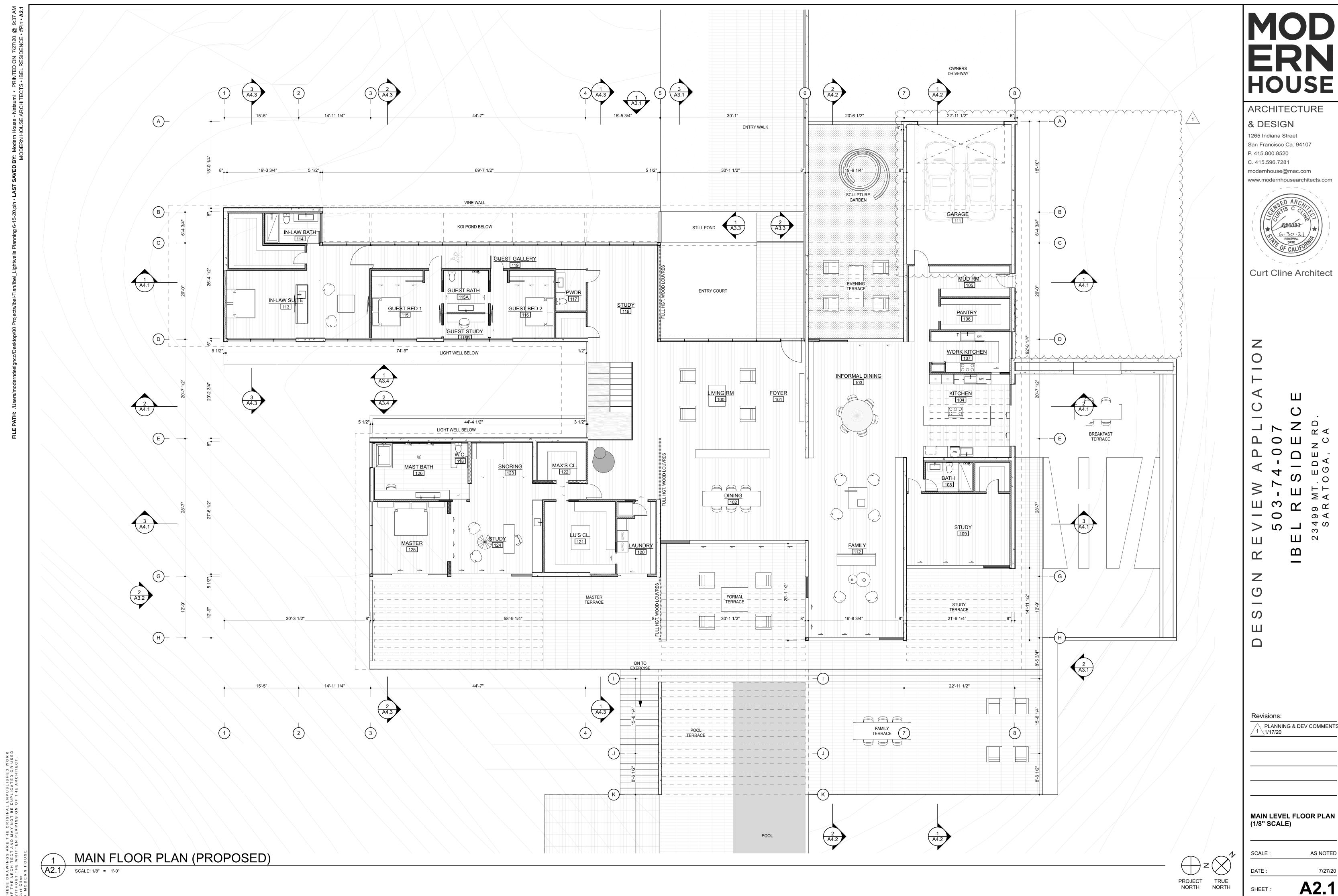
DATE : **A0.7** 



A0.10



HOUSE



ARCHITECTURE

& DESIGN

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**Curt Cline Architect** 

4 S

Revisions:

ROOF PLAN (1/8" SCALE)

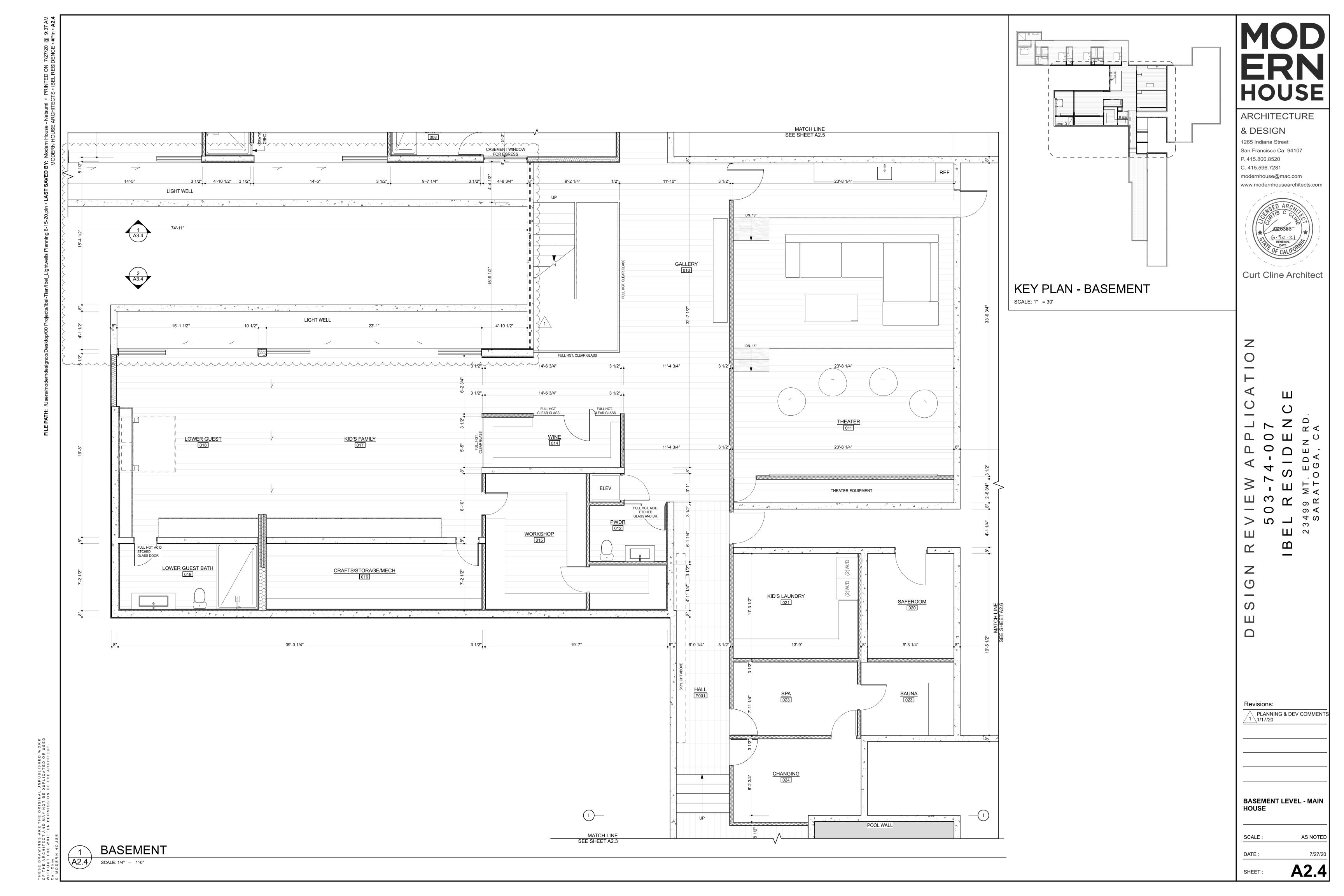
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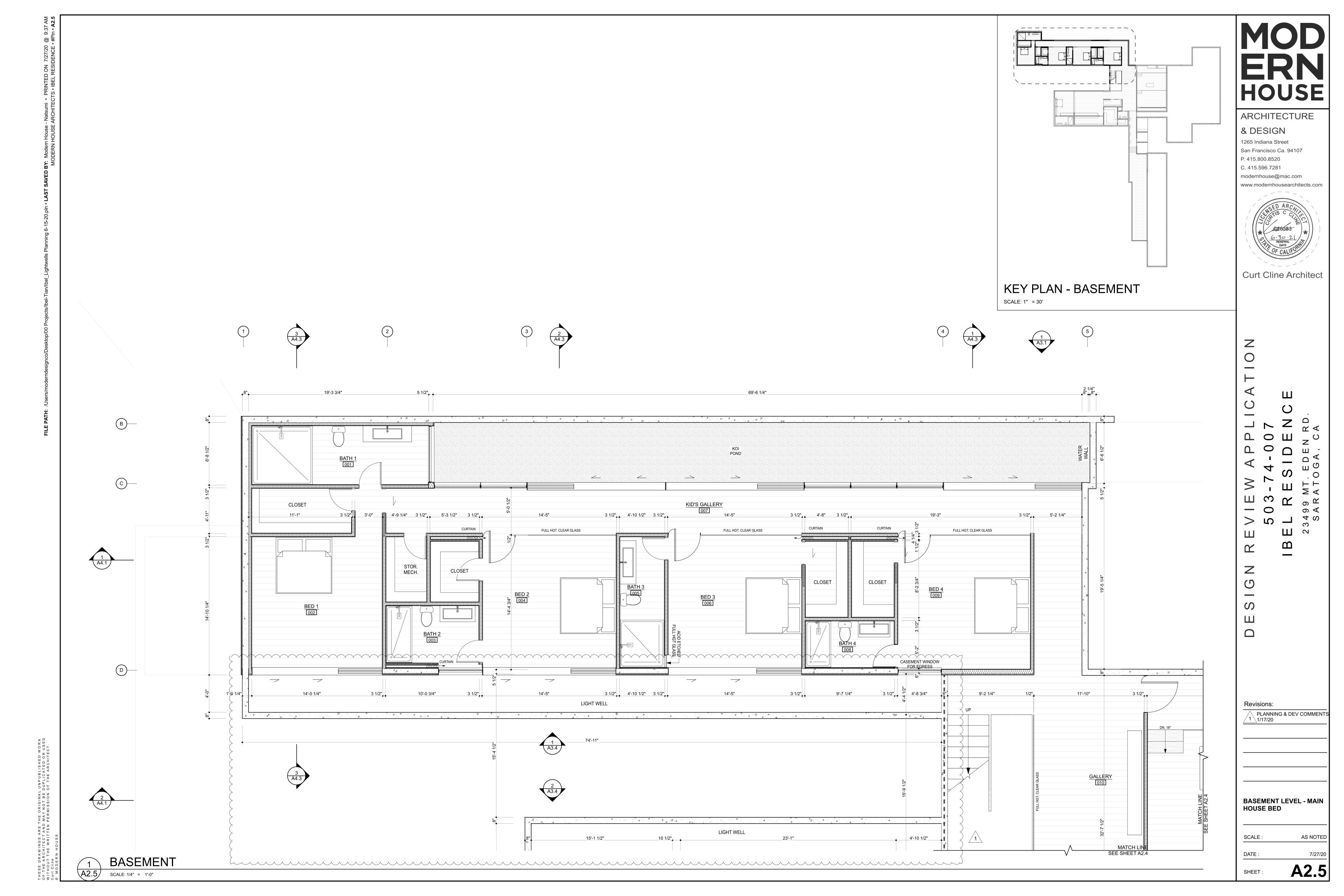
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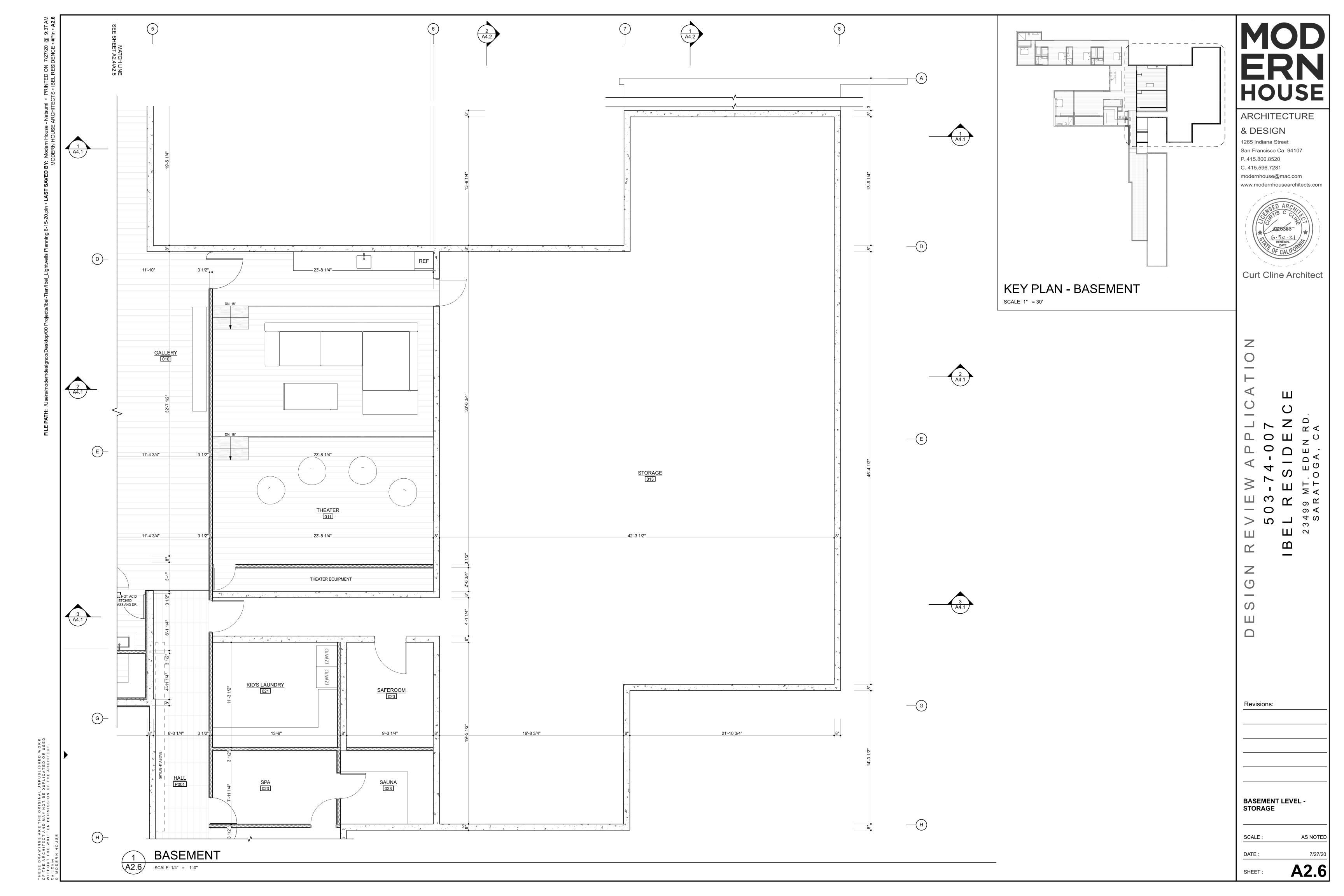
PROJECT TRUE NORTH

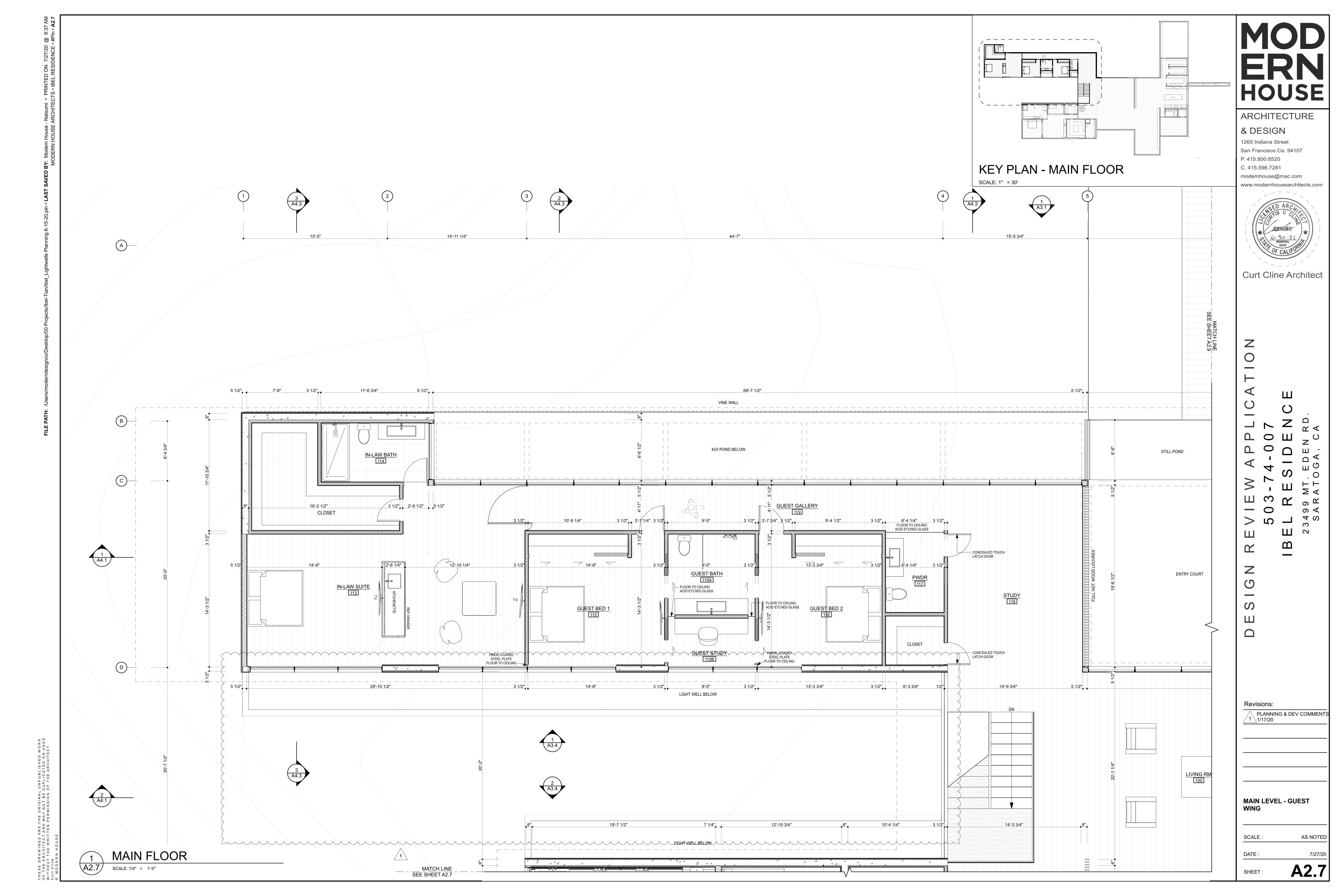
ROOF PLAN (PROPOSED) A2.2 SCALE: 1/8" = 1'-0"

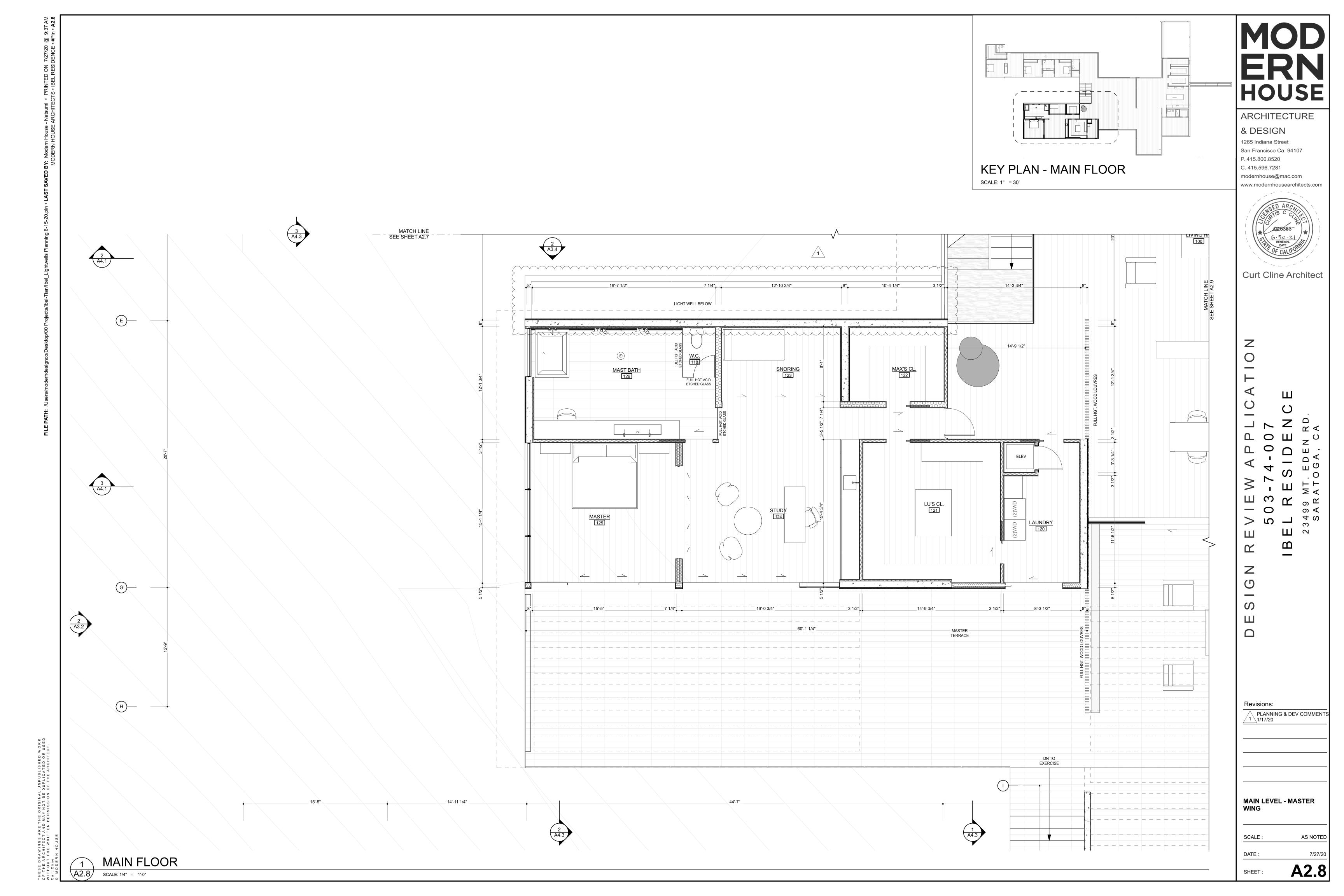
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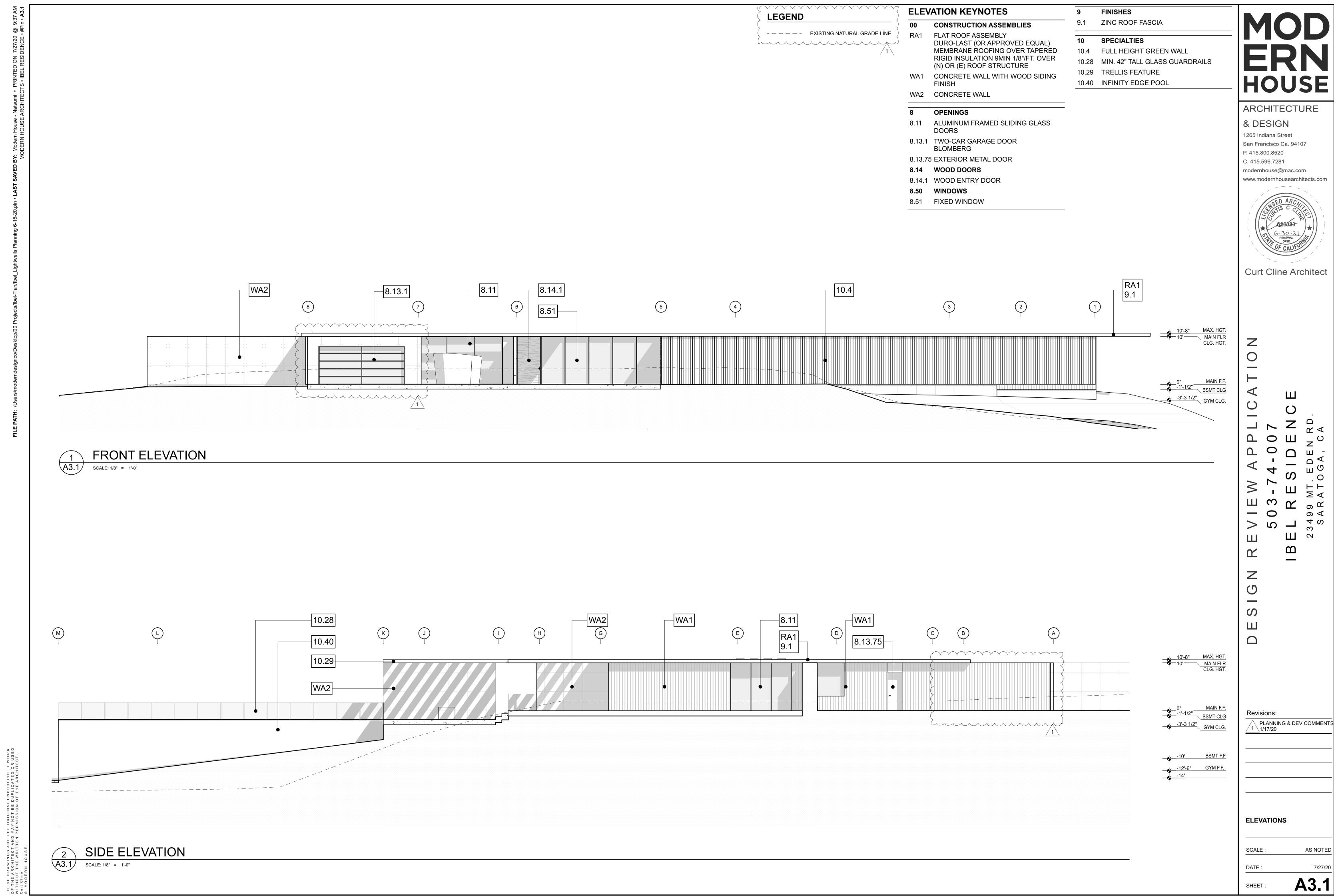


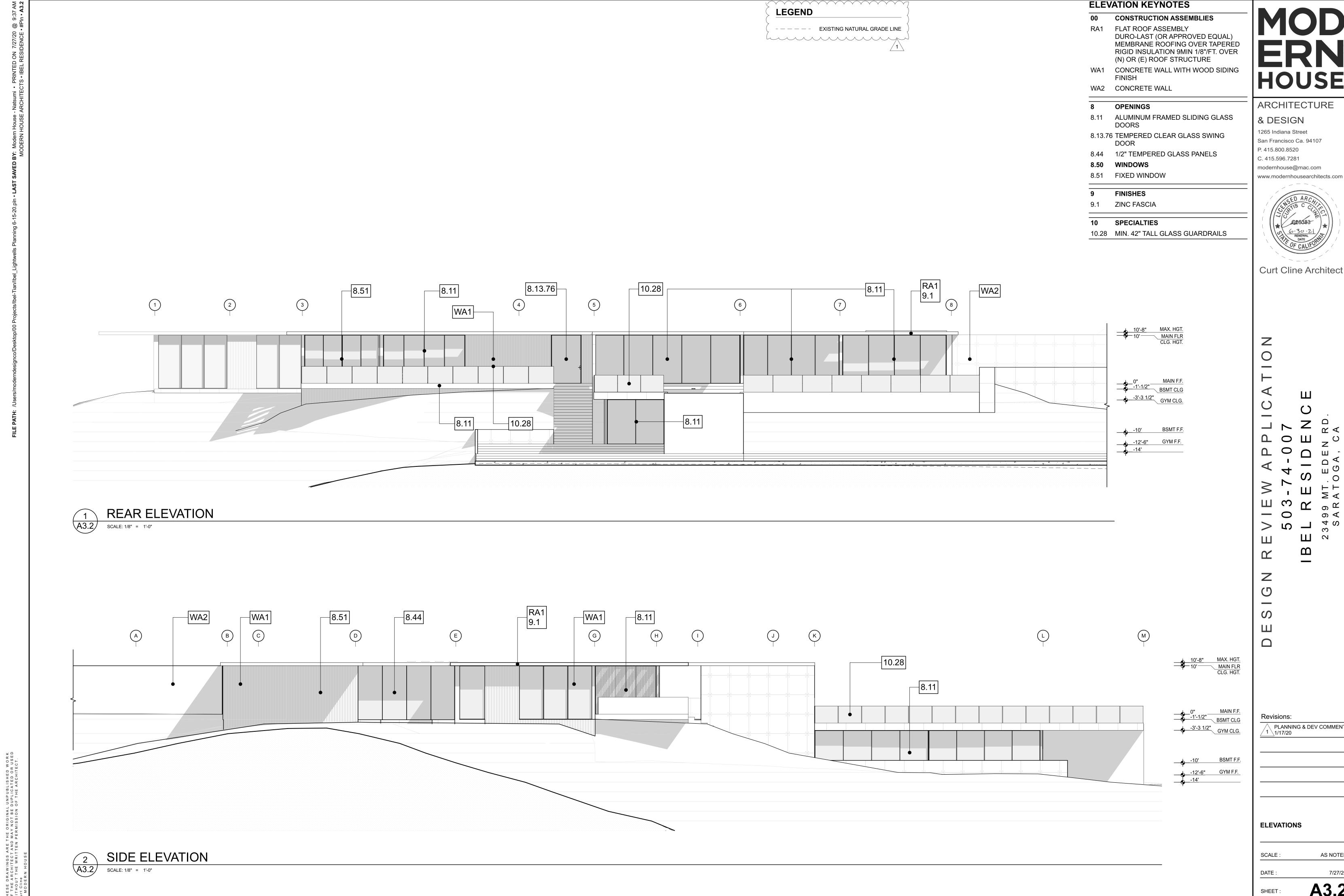








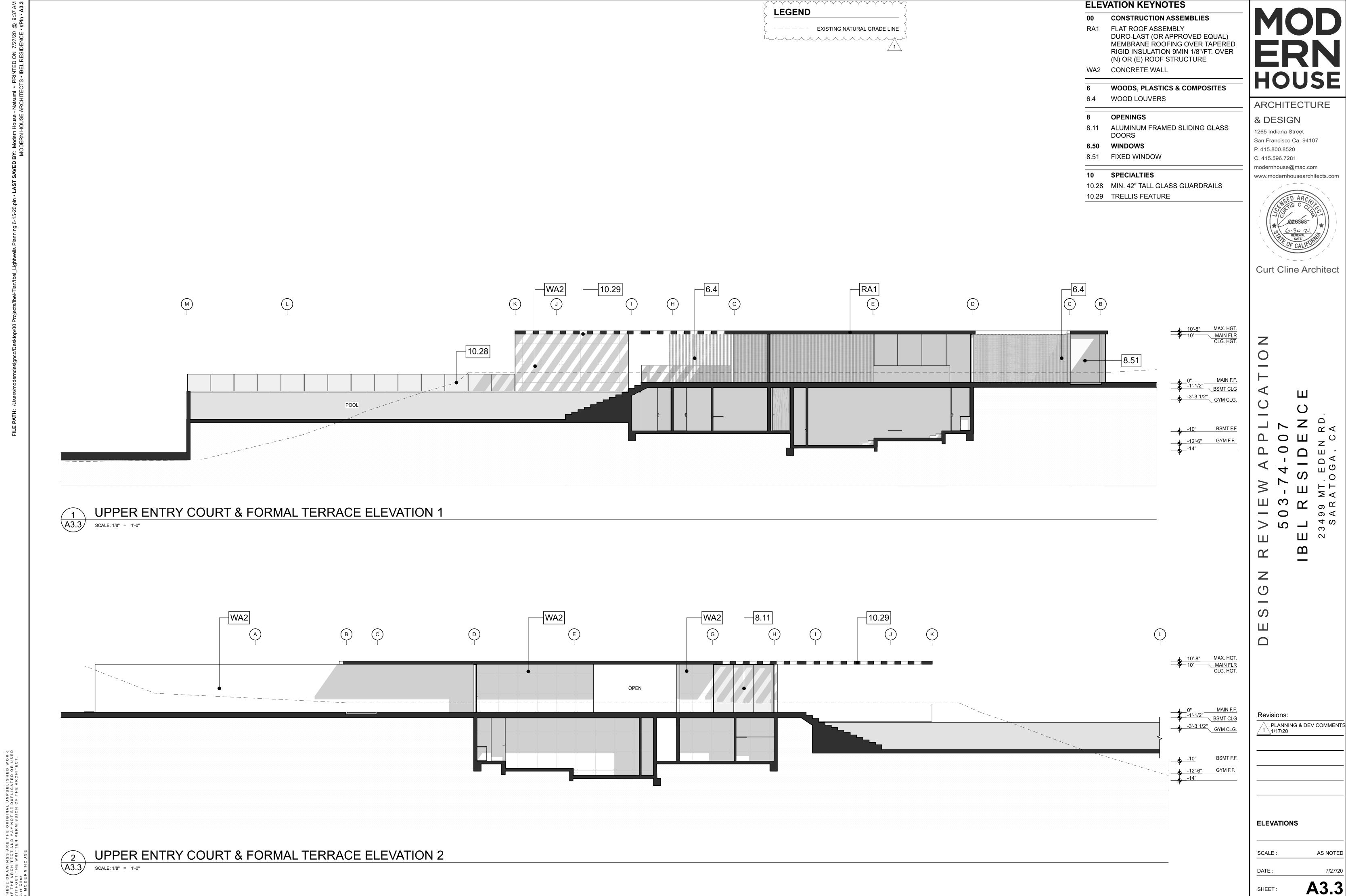




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**LEGEND** ---- EXISTING NATURAL GRADE LINE hammen

# **ELEVATION KEYNOTES**

00 CONSTRUCTION ASSEMBLIES

RA1 FLAT ROOF ASSEMBLY DURO-LAST (OR APPROVED EQUAL) MEMBRANE ROOFING OVER TAPERED RIGID INSULATION 9MIN 1/8"/FT. OVER (N) OR (E) ROOF STRUCTURE

WA1 CONCRETE WALL WITH WOOD SIDING **FINISH** 

**OPENINGS** 

8.11 ALUMINUM FRAMED SLIDING GLASS DOORS

8.50 WINDOWS

8.51 FIXED WINDOW

**FINISHES** 9.1 ZINC FASCIA

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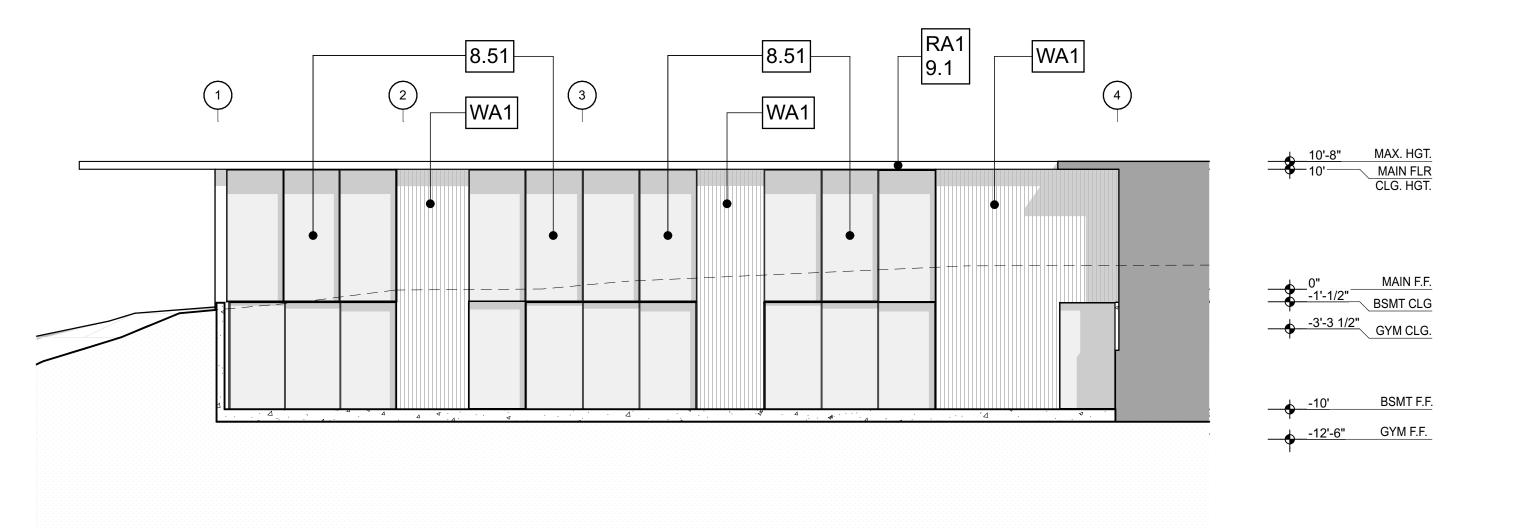


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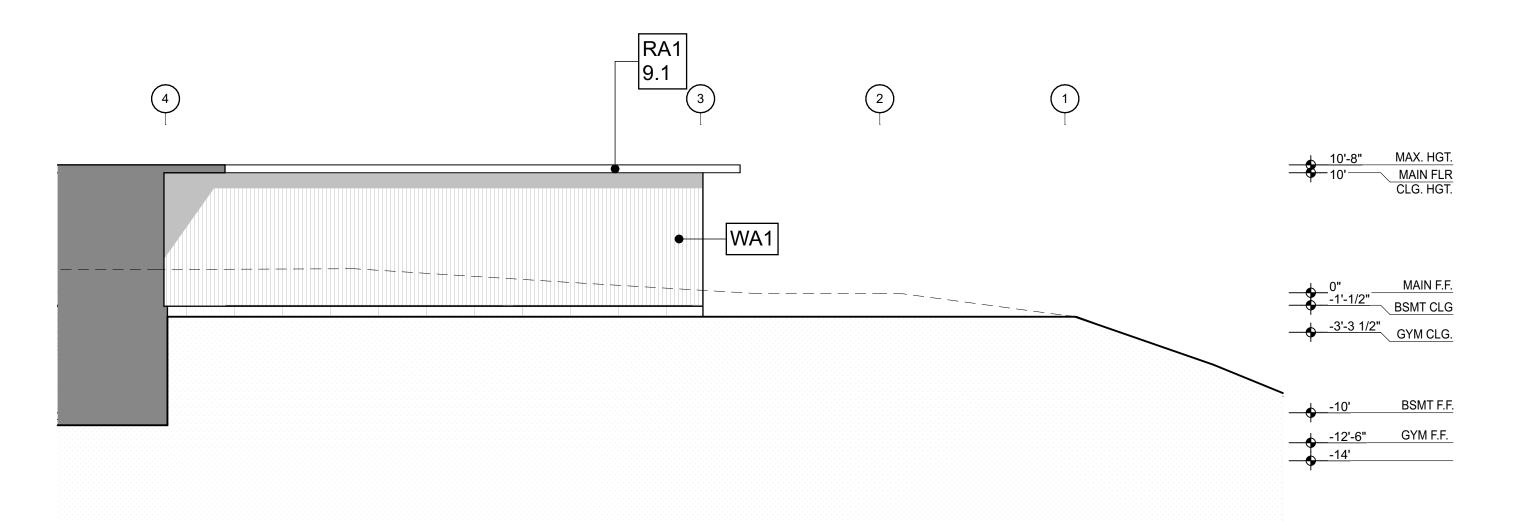
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**ELEVATIONS** 

SHEET:









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Revisions:

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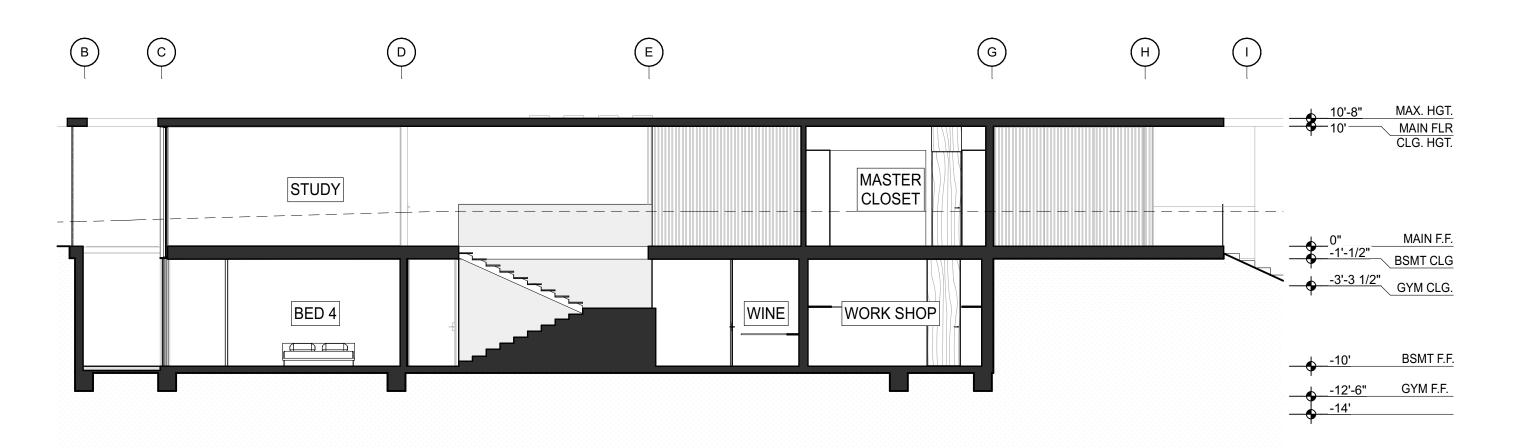
**BUILDING SECTIONS** 

**A4.1** 

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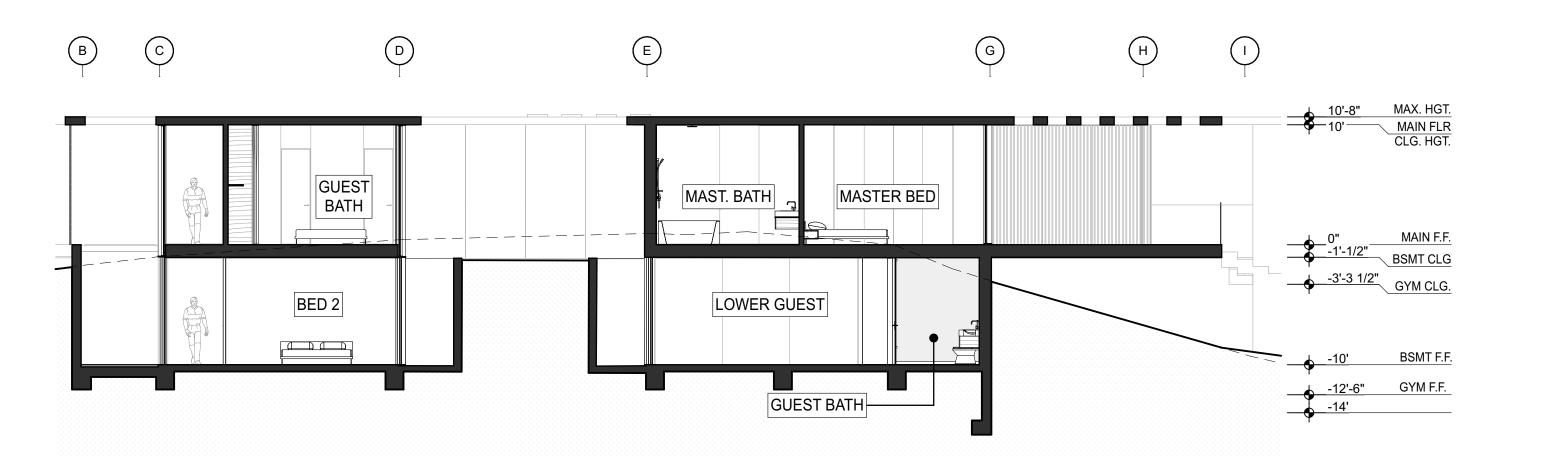
A4.2



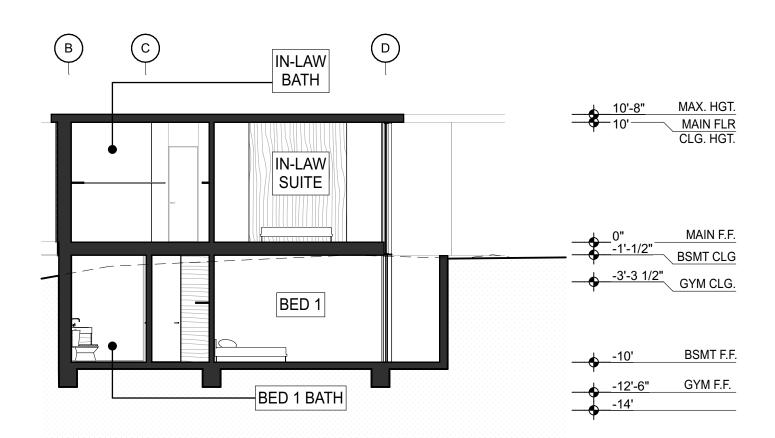
SECTION AT BED 4, STAIR, MASTER 1 SECTIOI A4.3 SCALE: 1/8" = 1'-0"

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SECTION AT STUDY, STAIR CASE, AND MASTER 2 SECTION A4.3 SCALE: 1/8" = 1'-0"



SECTION AT IN-LAW BATH AND SUITE 3 SECTION A4.3 SCALE: 1/8" = 1'-0"



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Revisions:

PLANNING & DEV COMMENTS 1/17/20

**BUILDING SECTIONS** 

SHEET:

DATE :

A4.3