County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT
Zoning Administration
October 10, 2020
Item #3

Staff Contact: Mark Connolly
(408) 299-5786, mark.connolly@pln.sccgov.org

File: PLN20-108
Major Modification of Building Site Approval, Grading Approval and Design Review for a new single-family residence

Summary: Major Modification of the 2016 Building Site Approval, Grading Approval and Design Review concurrent land use entitlement for a 5,944 square-foot single-family residence and 980 square-foot attached garage, with associated improvements including driveways, onsite wastewater system and well. Grading quantities are 910 cubic yards (c.y.) cut and 910 c.y. fill. Modification also includes review of on-site landscaping.

Owner: Norman DePeau / Duong Nguyen
Applicant: Norman DePeau / Duong Nguyen
Lot Size: 29.9 acres

APN: 537-07-009
Supervisorial District: 1

Gen. Plan Designation: Hillsides
Zoning: HS-d1
Address: 15300 Blackberry Hill Road, Los Gatos, CA
Present Land Use: Residential
HCP: N/A

RECOMMENDED ACTIONS

A. Accept the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303 (Class 3(a) – One Single-Family residence in an urbanized area) of the CEQA Guidelines, Attachment A.

B. Grant Modification of Building Site Approval, Grading Approval and Design Review, subject to revised Conditions of Approval, outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination
Attachment B – Originally Approved Design Review Permit, Conditions of Approval and Plans (File 10709)
Attachment C – Original Building Permit number 2016-61363
Attachment D- Grading Permit issued plans with staff modification
Attachment E- Modified Planning Conditions of Approval
Attachment F – Proposed Landscape Plan
Attachment G - Location & Vicinity Exhibit Map
Attachment H – Color Board and LRV

PROJECT DESCRIPTION

The proposed project is a Major Modification of a concurrent land use entitlement for Building Site Approval, Grading Approval and Design Review Approval, approved in 2016 by the then-Zoning Administrator, at a public hearing. The 2016 approval included a request for a 5,944 square-foot single-family residence and 980 square-foot attached garage, with associated improvements including driveways, onsite wastewater system and well. Previously approved grading quantities were 803 cubic yards of cut and 904 cubic yards of fill. (See Attachment B)

Upon a request for a final inspection of the project, the current Planner observed that the project did not reflect the 2016-ZA-Approved project plan design. It is important to note that during the plan check process, the project was modified/revised several times, resulting in the relocation of the residence, redesign the driveway configuration and addition of a new driveway. These changes to the site design resulted in increased grading quantities by 86 c.y of cut and 200 c.y. fill, to total quantities of 910 c.y. cut and 910 c.y. fill(See Attachment D). These modifications were not publicly noticed. Additionally, required landscape plans were not revised to accommodate the newly located residence in the County's records of approved documents. The residence and on-site improvements are installed and pending a final for occupancy, however a Major Modification to accommodate a redesign of the landscaping is required. Additionally, this Major Modification request will concurrently reconcile the Planning Office records for the previously-authorized changes to the site design by the then-Zoning Administrator, while ensuring that adequate landscaping is installed for screening of the new residence through a public hearing before the Zoning Administration Hearing Officer. The modification also includes the demolition of a historically significant barn. A more detailed outline of the modifications is described in Section C of this Staff Report.

Setting/Location Information

The subject parcel is 29.9 acres in size and is currently developed with a new single-family residence and associated improvements. Access to the subject property is via a County maintained Road (Blackberry Hill Road). The property is in the unincorporated Los Gatos Hills area, above Lexington Quarry.

The property is a steeply sloping parcel with a mixture of trees and shrubs. The slope of the subject lot is approximately 24%. In addition to Lexington Quarry, parcels surrounding the

subject property are also larger rural lots and are either vacant or developed with a mixture of one (1) to two (2) story single-family residences.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption under Section 15303(a) of a new single-family residence. No new impacts have resulted from the modifications made to the project (site design and additional grading). As such, an Initial Study and further analysis under the CEQA was not required.

B. Project/Proposal

1. **General Plan**: The project is a single-family residence within the HS-d1 combined zoning district with no jurisdictional Urban Service Area. The General Plan land use designation for the subject parcel is Hillsides, which is intended to allow low density single-family residential use

2. **Building Site Approval**: Per County Ordinance Section C12-307, Building Site Approval is required for new single-family or two-family dwellings, including any HS zoning district. An application for Building Site Approval was applied for in 2015 and ultimately approved in September 2016 at the County Zoning Administration hearing, concurrently with the Design Review and Grading application. The Building Site Approval was effectuated through the issuance of Building Permit number 2016-61363 in 2016(Attachment C).

3. **Zoning Standards**. The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by a Table A, noting the project's conformance with Section 3.20.040 "-d1" Combing District:

   Main Residence
   Setbacks (HS-d1): 30-feet from all property lines and/or rights-of-way(ROW)
   Height: 35-feet maximum
   Stories: 3-stories maximum

Table A: Compliance with Development Standards for -d1 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 Built
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

C. Modification

Pursuant to Zoning Ordinance Section 5.20.200(B), a Major modification is defined as the following:

> *Major Modification. A modification shall be considered major if any of the following circumstances apply:*
>
> *1. It involves substantive changes to the approved site plan;*
> *2. It significantly changes the nature of the approved use;*
> *3. It results in intensification of the approved use; or*
> *4. It may result in new or substantially greater environmental impacts than the originally approved project.*
>
> *Major modifications shall be subject to a new public hearing, if a public hearing was required for the original approval.*

Following a September 2016 approval at the Zoning Administration hearing, the project had major modifications that were processed through the Grading Permit Plan Check process and Building Permits for the new residence. The major changes were the following:

- Demolition of a historically significant barn that was proposed to be used as a garage, requiring a short driveway at the top of the site.
- Construction of a new, longer driveway at the top of the site required the footprint of the proposed home to be shifted slightly to afford for turnaround space.
- Addition of a garage in previously approved underfloor area beneath the residence at the end of the driveway.
- Abandonment of a long driveway that circled below the site and around the proposed residence.
- Modification of the Landscape plan in keeping with the approved Zoning Administration hearing Conditions of Approval, but with modified planting locations to provide screening.

Per the Zoning Ordinance definition of a Major modification, the project should have been required to return to the Zoning Administration hearing for approval of the modifications. However, the project was modified during the permit stage and subsequent permits were issued. Staff was not able to locate documentation as to the determination made at that time Additionally, according to an e-mail between Staff and the owner, the barn was a historically contributing structure and not a registered historic structure.

Therefore, the removal was found not to be a significant CEQA impact and it was allowed to be removed administratively.

It is also important to note that at the time of the 2016 Zoning Administrator hearing, staff reports with findings were not yet a part of the Staff level hearing process. Therefore, an audio recording and draft preliminary conditions are the entirety of the record for that hearing. However, staff has included the originally approved plans and modified Grading and Building Permit plans in this report. Because the residence and associated improvements are constructed, the modification

D. Design Review Findings:

All Design Review applications are subject to the scope of review, as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. For the purposes of this Major Modification, Staff is reviewing the findings to ensure that the revised project design and landscaping continue to meet the required findings for Design Review. In the following discussion, the scope of the modification review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. **Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;**

   Attachment B demonstrates how the original approval included Conditions of Approval to mitigate adverse visual impacts with a Landscaping Plan showing size, species and location of native trees to help screen views of the residence from the valley floor.

   As noted in the Project Description section of this Staff Report, the project was revised several times during the plan check phase, and the residence has been constructed as shown in the plans in modified and approved grading and building permits (Attachment C and D). It is important to note that elevations exposed toward the valley floor are quite tall. Although the residence conforms to the County height requirements, the way that height is calculated is done using an average formula, thus exposing walls taller than 35 feet tall on downhill slopes. This can be visualized by reviewing the Architectural elevations in Attachment B and C.

   Given the tall walls exposed toward the valley floor, no amount of landscape screening will provide significant screening of the residence immediately, or in the near future. Also, the property is located within the Wildland Urban Interface (WUI) high fire risk area. The residence is developed up to the required 30-foot setback. This makes it difficult to meet defensible space requirements for trees and shrubs, which has been established to be 30 feet on this subject property. Therefore, the proposed trees along the northern property line to screen the residence from the valley floor are already within the 30-foot defensible space area. However, the residence is painted a very dark color with an LRV between 8 and 15 (see Attachment H), which helps the structure blend into the dark evergreen native tree canopy upslope of the property.

Despite the complexities of planting trees within a WUI defensible space, Staff has required the owner to provide a Landscape Plan (Attachment F), along with a Landscape Architect letter, providing recommendations to ensure long term survivability of the trees. Additionally, Staff has determined that the trees proposed to be planted are the minimum necessary to attempt to screen the project. Staff suggests that it be up to the discretion of the hearing officer to consider the record and the site circumstances to condition additional screening mitigation measures, or larger box sizes for installation.

With regard to the modified grading, the current project design avoids tall retaining walls by incorporating contour grading instead of tall cut slopes and retaining walls. The contour slopes have been hydroseeded to blend back into the natural environment and avoid erosion control per the Land Development Engineering requirements. The modified residence and project design includes a two-story design with a basement that includes dark colors and materials with a Light Reflectivity Value (LRV) of 45 or less. As such, Staff recommends that as conditioned, this finding can continue to be made.

2. Compatibility with the natural environment;

The proposed residence is located on the most suitable building pad on the top of the site, with minimal grading and tree removal to accommodate onsite improvements. The second driveway below the house was required by the Fire Marshal after the Zoning Administration hearing approval, and a Grading Permit revision was applied for and issued. Overall, the proposed residence and driveways are designed to be follow the contours of the natural topography and be compatible with the natural environment. As such, Staff recommends that this finding can continue to be made.

3. Conformance with the *"Design Review Guidelines,"* adopted by the Board of Supervisors;

The proposed project conforms to the Design Review Guidelines as the siting of the proposed residence utilizes the top of the 29.9 – acre site and its related improvements are designed to follow the natural contours, thereby minimizing excessive grading. The bulk and mass of the building has been designed to minimize long and tall wall planes and is broken up by incorporating varied roof planes. As conditioned and as constructed, the exterior colors for the house façade, trim and roof materials have a Light Reflectivity Value less than or equal to 45. Lastly, Staff has modified the Conditions of Approval to require additional/new landscaping to assist in screening the residence, as seen from the valley floor and neighboring properties. As conditioned, Staff recommends this finding can be made.

4. Compatibility with the neighborhood and adjacent development;

The proposed residence is in keeping with the characteristics of the surrounding neighborhood. The neighboring parcels are developed with low density single-family development and surrounded by dense trees to minimize impacts on privacy and view of neighboring properties. The architectural styles range from contemporary to older ranch style homes. The residence is a two-story design with a basement, which is found in the neighborhood. Staff recommends that this finding can continue to be made.

5. Compliance with applicable zoning district regulations; and

Residential uses are allowed in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence exceeds all required setbacks (30-feet from all property lines) and is below the maximum allowed building height at 33 feet tall (maximum of 35-feet). The proposed design is also in keeping with the –d1 design standards, building massing standards, and natural (dark) exterior colors and materials. Staff recommends that this finding can continue to be made.

6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines.

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy No. 3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has designed the project with a modest building footprint and has located the residence higher on the slope to avoid excessive grading.

The residence is visible toward the lower hillsides and valley floor below the parcel. However, the elevation and location, as viewed from the valley floor immediately below, would not be perceived as projecting above the natural topography.

The project is located within the Los Gatos Specific Plan Area. County General Plan policies R-LU 111 and 112 refer to a the jointly adopted *'Los Gatos Hillside Specific Plan'* between the County and Los Gatos.

R-LU 111 states: *The Specific Plan shall serve to implement the provisions of the Land Use Element of the Santa Clara County General Plan for those lands included within the Study Area Boundary of the Specific Plan. Refer to the Specific Plan (not contained within the General Plan) for the allowable uses and densities permitted for each sub-area of the lands governed by the Specific Plan. 1. All policy provisions of the Specific Plan shall be deemed compatible with the County's General Plan. 2. For areas governed by the "20-160-acre variable slope density formula," development must fully conform to Hillsides policies concerning clustering of residential development and open space dedication.*

R-LU 112 states: *Urban development shall not occur outside of city jurisdiction. Unincorporated land within the Urban Service Area of the Town of Los Gatos and which is suitable for urban development: a. should be annexed at a time consistent with the development schedule of the city; and b. shall conform to the city's General Plan.*

The project continues to be in conformance with the County General Plan, is not a subdivision and is not annexable to the Town of Los Gatos. As such, the project would be in conformance with the General Plan and this finding can be made.

D. **Grading Findings:**

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. For the purposes of this Major Modification, Staff is reviewing the findings to ensure that the revised project design and changes to grading and landscaping continue to meet the required findings for Grading Approval. 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.

1. **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 includes 910 cubic yards cut and 910 cubic yards fill, up by 85 c.y. of cut and 200 c.y. of fill from the originally approved grading quantities. The additional grading accommodated the new location of the residence and associated site improvements. The majority of the proposed grading was necessary to establish the onsite driveways and fire-truck turn-arounds for the residence. The amount, design, location and the nature of proposed grading was necessary and appropriate to establish the single-family residential use, which is a permissible use in the HS zoning district and this finding can continue to be made.

2. **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 Applicant has applied for and obtained permits to contour grade slopes along the driveway and below the residence, which resulted in less steep and more stable graded slopes, as opposed to steep cuts and retaining walls near the proposed residence and right-of-way. The grading is mostly contour grading and blended slopes to avoid unnecessary fills and balance the grading. The owner has satisfied the Conditions of Approval and requirements of final grading plans to ensure that grading around the building pad and driveway is stable and avoids erosion. The changes to the grading to reconcile the County's recoreds and new landscape plan continue to meet this finding.

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

   The proposed grading has been designed and constructed to contour to the natural topography to the maximum extent possible for both driveways and the residence. The residence is sited on the most suitable building pad location. The majority of the proposed grading is for onsite improvements, such as the driveway and yard space. The grading will not impose any impacts to the natural landscape, biological, or aquatic resources. Furthermore, maximum cuts for the proposed grading will generally not exceed 5 feet in height in most areas and are consistent with design guidelines for retaining walls located in the –d1 zoning district. The applicant has submitted a revised landscape plan to ensure that on-site landscaping is provided and the applciant has installed some ground cover. For these reasons, this finding continues to be supported by Staff.

4. **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.**

   The majority of the proposed grading is related to the onsite driveways and improvements to serve the new residence and create yardspace. The grading is designed to follow the natural contours to the maximum extent possible. No on-site alternative location would minimize grading amounts. All other alternatives downslope of the proposed location would greatly exacerbate grading amounts and would be found unnecessary and excessive, as well as aesthetically infierior. This finding continues to be made.

5. **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 proposed grading is designed to conform with natural terrain and existing topography and will not create any significant visual scar, because the grading is designed using contour grading as opposed to tall retaining walls, which would create more of a visual scar. This finding continues to be made.

6. **Grading conforms with any applicable general plan or specific plan policies; and**

   The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading and to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 22 and 23, which state that grading

should be the minimum necessary to establsh the use and to balnace cuts and fills. This finding continues to be made.

7. **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(driveway) design, building form and design, and landform grading. The proposed residence will be located in the area on top of the slope, away from any ridgelines. Grading for longer driveways is limited to those required by the County Fire Marshal. The driveway is designed in keeping with Guidelines 5, 7, 8 and 9 that require the proposed driveway design is curved to follow the existing contours, an existing dirt road in this case. The project must meet the minimum emergency access standards for width and slope of driveway and turnarounds. This finding continues to be made.

BACKGROUND

In September of 2016, the project achieved approval at the Zoning Administration Hearing. Through the Plan Check process for the subsequent Grading Permit and Building Permits, the project design changed, necessitating a major modification, but was not processed accordingly.

In June 2020 Planning Staff was called to perform a final inspection and became aware that the owner could not install their required landscaping as approved. Upon further investigation, it was discovered that significant modification to the design and footprint had occurred. Staff reached out to the Owner in July of 2020 to apply for a Major Modification at no cost to them, where the modifications could be properly processed, and an appropriate Landscape plan conditioned for installation.

September 10, 2020, the applicant submitted the Major Modification application. Because the residence is constructed with full approvals and permits, as well as partially finaled, the application was only routed to Planning for the purposes of approving the Major Modification and amended landscape plan. The application was deemed complete September 29, 2020. A public notice was mailed to all property owners within a 300-foot radius on September 21,2020 and was also published in the Post Record Newspaper on September 21,2020.

STAFF REPORT REVIEW

Prepared by: Mark J. Connolly, Senior Planner / Deputy Zoning Administrator 

Reviewed by:  For: Leza Mikhail, Principal Planner / Zoning Administrator

ATTACHMENT A

Notice of Exemption from CEQA

ATTACHMENT A

Notice of Exemption from CEQA

To: ☒ County Clerk-Recorder
County of Santa Clara

☐ Office of Planning & Research
PO Box 3044, Room 222
Sacramento, CA 95812-3044

Project Title	File Number (if applicable)
DePeau Major Modification of Building Site, Grading and Design Review File PLN20-108	

Project Location
15300 Blackberry Hill Rd. Los Gatos, CA

Public Agency Approving Project	Person or Agency Carrying Out Project
County of Santa Clara	Mark J Connolly, Senior Planner

Project Description (including purpose and beneficiaries of project)

Major Modification a of the 2016 Building Site Approval, Grading Approval and Design Review concurrent land use entitlement for a 5,944 square-foot single-family residence and 980 square-foot attached garage, with associated improvements including driveways, onsite wastewater system and well. Grading quantities are 910 cubic yards (c.y.) cut and 910 c.y. fill. Modification also includes review of on-site landscaping.

Exempt Status check one/indicate type of State CEQA Guidelines section number:

☒ Categorical Exemption [CEQA Guidelines 15301-15333]:
☐ Statutory Exemption [CEQA Guidelines 15260-15285]:
☐ Declared Emergency [15269(a)]:
☐ Emergency Project [15269(b)(c)]:
☐ General Rule [CEQA Guidelines 15061(b)(3)]:

Reasons the project is exempt:

Class 15303 (a)
One single-family residence, or a second dwelling unit in an urbanized residential zone.

County Contact Person	Title	Telephone Number
Mark J. Connolly	Senior Planner	(408) 299-5786

Date: _____9/30/2020_____ Signature: ____  _____

ATTACHMENT B

Originally Approved Design Review Permit, Conditions of Approval and Plans (File 10709)

EXECUTIVE SUMMARY

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
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BUILDING SITE APPROVAL, PRELIMINARY GRADING, DESIGN REVIEW

File No: **10709-15B-15G-15DR**

Permittee: **N. DePeau, D. Nguyen** Site Address: **15300 Blackberry Hill Rd**

Description: New single-family residence and associated site improvements. Proposed 5,850 square-foot dwelling subject to Viewshed Preservation Ordinance (Tier 2 Project). Grading quantities include 803 cubic yards cut, 904 yards fill.

In accordance with the provisions of Chapter 5.50 and Chapter 3.20 of the County Zoning Ordinance, and Chapters II and III of Division C12 of the County Ordinance Code, the Zoning Administrator hereby grants approval for the specified construction subject to the following:

- The date of this decision is September 1, 2015. This permit shall become effective on **September 17, 2015**, provided no appeal has been filed before that date (see below).
- All applicable building permits must be obtained and all conditions of approval (attached) must be completed on or before September 16, 2019, or these approvals and permits will expire.

James Reilly, Deputy Zoning Administrator

Note: Read this permit and attached conditions carefully. If any wording is incorrect or inconsistent with the understood action of the hearing, it must be resolved prior to the effective date. The permit will become effective with the presumption that the applicant fully understands, accepts, and agrees to comply with all conditions.

Any person dissatisfied with this action or any specific conditions may appeal to the Planning Commission. Appeals must be filed at the Planning Office within fifteen (15) days of the decision date (see above), and must be accompanied by the current filing fee established by the Board of Supervisors.

Conditions of Approval

File Number: **10709-15B-15G-15DR**

Date: September 17, 2015
Owner: Norman DePeau, Duong Nguyen
Location: 15300 Blackberry Hill Road, Los Gatos vicinity

Project Description:

BUILDING SITE APPROVAL, GRADING and DESIGN REVIEW for proposed 5,850 square-foot single-family residence and related site improvements. Design review requirement based on Viewshed Protection Ordinance (§ 3.20.040); Tier 2 project. Grading quantities include 803 cubic yards cut, 904 yards fill.

Items marked with an asterisk (*) must be completed prior to building permit issuance.

Items marked with a double asterisk (**) must be completed prior to final inspection.

Items not marked with asterisks may be general requirements or informational items, or they may have specific timing requirements stated in the condition.

PLANNING:

Contact JIM REILLY at (408) 299-5799 (or james.reilly@pln.sccgov.org) for details on the following:

1. Development must take place according to approved architectural plans, prepared by James Stroup, dated August 24, 2015; and approved engineering plans, prepared by Hanna & Brunetti, dated August 2015.

Rec'd 10/15/15 OK

2.* LANDSCAPE PLAN: Prior to issuance of the building permit, submit three (3) copies of a landscape plan (including irrigation systems), prepared and stamped by a licensed landscape architect. The landscape plan shall emphasize native plant species, and shall be designed to sustainably stabilize and vegetate the disturbed earthwork areas, and to provide some visual mitigation of the house as viewed from adjacent properties and the valley floor.

   a. The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. In particular:

      i. Landscape water efficiency must be demonstrated by utilizing any one of the three options provided in Section B33-5: Demonstration of Landscape Water Efficiency.

      ii. Landscape design must comply with all applicable standards and

criteria of Section B33-6: Water-Efficient Design Elements.

iii. Landscape and irrigation plans must comply with all applicable standards and criteria of Section B33-8: Landscape and Irrigation Design Plans.

The landscape ordinance and supporting information can be found on the Planning Office web site: <www.sccplanning.org> > Permits and Development > Landscape Ordinance

b. The landscape plan shall consist of a variety of landscape material types (i.e. large/small trees, shrubs, forbs, vines/ivy, and ground cover) of varying species. Canopy trees shall, for the purposes of this condition, mean deciduous or evergreen trees of a species whose height and spread at maturity normally exceeds 35 feet, and shall not include palms (family Arecaceae or Palmae).

c. The plan shall include at least four (4) native or naturalized canopy trees (oaks or other), to be installed in locations where they would eventually provide meaningful ridgeline construction mitigation, screening, or both, with the following specific requirements:

i. Two of the trees shall be planted to the northwest of the house site, above the 1,768-foot contour line (pad elevation is 1,790). Remaining two (or more) trees shall be installed elsewhere in the vicinity of the house, above the 1,750-foot contour line.

ii. Trees shall be from (minimum) 24-inch box containers.

iii. Due to the increased frequency of observed sudden oak death (Phytophthera ramorum) in the western portions of Santa Clara County, oak choices should be limited to species which have not shown susceptibility to sudden oak death, such as valley oak (Quercus lobata), Oregon white oak (Quercus garryana), blue oak (Quercus douglasii).

d. The grading plan shows that several trees are proposed to be removed. All trees to be removed shall be so indicated on the plan and replaced with native canopy trees in equivalent numbers. This is in addition to trees required by (c), above.

e. Arrangement of trees and other plant materials shall provide for defensible space for fire protection around proposed buildings. Please contact the Fire Marshal's Office (408 299-5760) for more information.

f. Soil must be capable of supporting the proposed installation and must

have adequate water storage capacity. Soil characteristics, including structure, texture, percolation, pH, mineral content, and microbiology, shall be evaluated early in the design process. Soil amendments, such as compost or fertilizer, shall be added as appropriate.

3.** The landscape architect shall oversee the installation of plant materials and irrigation hardware, and assess the quality of installation. After the planting is complete, the property owner shall provide to the Planning Office a written summary report from the landscape architect, which shall:

a. Detail the plant materials installed (species, number, location, size, quality) per the approved plan. Indicate any discrepancies between plan and installation (if applicable), and state reasons for such discrepancies.

b. Detail any necessary soil augmentation, fertilizer, staking or other plant-specific maintenance required for the installation.

c. Report any installation problems or concerns of long-term viability.

d. Detail any longer-term maintenance needs, including periodic professional tree fertilizing and pruning to better assure successful growth.

4. Landscaping materials must be installed per approved plan prior to final inspection.

5. Original invoices and receipts from landscape contractor(s) and tree nursery must be kept on hand for one year following installation. Should verification of proper installation be necessary, such invoices shall be made available to the zoning administrator for inspection.

6.* COLOR/ LRV: With the exception of trim and minor details, the exterior surfaces of the structure must be of muted colors with light reflectivity value (LRV) of 30 or lower. Provide two sets of color samples for review prior to building permit issuance.

7.* ONGOING COMPLIANCE: 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 prior to building permit issuance.

LAND DEVELOPMENT ENGINEERING:

Contact ED DUAZO at (408) 299-5733 (or ed.duazo@pln.sccgov.org) for details on the following:

8.* PLAN REVIEW: Obtain a grading permit from the Land Development Engineering (LDE) office prior to beginning any construction activities. The process for obtaining a grading permit includes submitting the following:

- Six sets of grading plans on 24"x36"
- One set of plans on 11x17 or pdf
- Engineer's estimate
- One set of drainage calculations per the County Drainage Manual
- One set of retaining wall details and structural calculations, if applicable
- One copy of the title report
- One copy of soils report
- One copy of a letter from the geotechnical engineer approving the final plans
- Pay the plan check and inspection fee

A performance bond for the engineer's estimate is required; this can be in the form of cash deposit, assignment of a savings account or CD, a surety from an insurance company, or a letter of credit. LDE will provide the final amount of the engineer's estimate.

Expect six to twelve weeks to complete the review process. Once all the fees and security have been submitted, and the plan has been approved and signed, a grading permit will be issued and said construction may begin. This permit does not imply that a building permit has been issued. Please contact LDE (408 299-5734) for additional information and timelines.

Additional information about the processing requirements and various forms may be found at the following link;

http://www.sccgov.org/sites/dso/Land%20Development%20Engineering/Pages/Plan-Review-and-Processing.aspx

9.* Final plans shall contain standard notes and certificates as shown on County Standard Cover Sheet. The minimum letter size for plan submission and approval shall be no smaller than 1/10 inch.

10.* IMPROVEMENT PLANS: Preliminary plans prepared by Hanna and Brunetti dated August 2015 have been reviewed. Submit final improvement, grading, and drainage plans prepared by a registered civil

engineer for review and approval by Land Development Engineering. All improvement, grading, and drainage plans require plan, profile (if applicable), typical sections, and contour grading. All the following standards shall be consistent the March 1981 Standards and Policies Manual, Volume 1 (Land Development), County of Santa Clara, as appropriate. Copies of these details are available at the following web sites:

Land Development Engineering Standards and Policies Manual, Santa Clara County Drainage Manual, Flood Plain Ordinance, and/or Grading Ordinance can be found at the following link:

http://www.sccgov.org/sites/dso/Land%20Development%20Engineering/Pages/Office-of-Land-Development-Engineering.aspx

Private road standard details are at the bottom of the page along with links to the standard policy manual.

ROADS NOT TO BE COUNTY MAINTAINED: Final plans shall reflect the following:

a. Driveway approaches per County Standard SD4. The driveway approach shall conform to County standard slopes of less than 5% grade 20 feet from the edge of pavement, or to the right of way, whichever is greater.

b. Single lot driveways per County Standard SD5. All geometries shall be consistent with the conditions imposed by the Fire Marshal's Office below.

c. Drainage ditch linings per County Standard SD8.

d. Energy dissipaters per County Standard SD10.

e. Standard turnarounds and turnouts per County Standard SD16.

EROSION CONTROL: Provide an erosion/sediment control plan that provides seasonally appropriate erosion and sediment controls during construction in accordance with Section C12-568 through C12-571 of the Grading Ordinance and NPDES municipal regional permit. The plan should include BMPs (Best Management Practices) as appropriate, such as:

e. Erosion and Sediment Control: soil binders, geotextiles, mats, creek and hillside stabilization, hydroseeding, silt fence, sediment basin, check dams, fiber rolls, gravel bags, drainage inlet protection, construction entrance/exit, street sweeping requirements, perimeter controls, etc.

f. Good Site Management: containment, spill prevention, material

storage/protection, sanitary waste management, etc.

g. Non-Stormwater Management: dewatering operations, paving operations, concrete washouts, vehicles and equipment storage and refueling, etc.

h. Include the County's Standard Best Management Practice Plan Sheets (BMP-1 and BMP-2) in the plan set.

GRADING: Final plans shall reflect the following:

i. Cross sections of the driveway and house pad.

j. Retaining walls plans and sections necessary to establish the grades shown including retaining wall structural calculations. No retaining walls shall be installed across property lines.

k. All other improvements required by these conditions of approval.

l. The requirement to take all exported materials from the site to a County approved disposal site must be clearly indicated on the plan.

m. Indicate how the graded areas shall comply with setback requirements from property line for cuts and fills per Section C12-558.

n. A licensed land surveyor, or registered civil engineer authorized to practice land surveying shall set or verify permanent survey monuments (lot stakes), and identify the parcel boundary on the plan. If property was previously surveyed, the monuments must be exposed, verified and shown on grading and building plans. If new monuments will be set, the stakes shall be set pursuant to the State Land Surveyor's Act prior to issuance of a construction or grading permit as necessary. The land surveyor / engineer in responsible charge of the boundary survey shall file appropriate records pursuant to §8762 or 8771 of the Land Surveyors Act with the County Surveyor.

DRAINAGE: Final plans shall reflect the following:

o. Provide for the uninterrupted flow of water in swales and natural courses on the property or any access road. No fill or crossing of any swales or watercourses is allowed unless shown on the approved plans. 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..

p. Demonstrate the subject property has adequate existing and proposed

storm drainage facilities in accordance with criteria as designated in the County Drainage Manual. At the minimum, plans and calculations shall demonstrate all of the following:

i. The site can be adequately drained,

ii. The development of the site will not cause problems to nearby properties, and

iii. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

STORM WATER TREATMENT: This project is located within the San Francisco Bay Watershed. Provide at least one of the following site design measures:

q. Direct roof runoff into cisterns or rain barrels for reuse.

r. Direct roof runoff onto vegetated areas.

s. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

t. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.

u. Construct sidewalks, walkways, and/or patios with permeable surfaces.

EASEMENTS: Indicate on the improvement plans all applicable easements affecting the parcel(s) with benefactors and recording information. Supply one copy of a preliminary title report, dated within 60 days of the day of submittal, with the submission of the grading/improvement plans for review by Land Development Engineering.

11. UTILITIES: All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed residence. All extensions shall be included in the improvement plans submitted to LDE for review. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

12.* SOILS AND GEOLOGY: Submit one copy of the geotechnical report for the improvements, prepared by a registered civil engineer, as required by the Santa Clara County Ordinance Code, to Land Development Engineering.

13.* Submit a plan-review letter by the project geotechnical engineer certifying that the geotechnical issues identified in the above geotechnical report been mitigated on the improvement plan. This letter shall be submitted to and reviewed by Land Development Engineering.

14.* DEDICATIONS AND EASEMENTS: The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor's Office. The owner/ applicant will be required to record the document with the County's Recorder's Office after reviewed and approved by the County Surveyor's Office. For additional information, please contact Jess Tanciangco, at (408) 299-5734 or by email at Jess.Tanciangco@pln.sccgov.org.

a. Offer to dedicate a minimum 25-foot wide or 5 feet beyond top of bank, whichever is greater, easement to the public and the County for storm-drainage purposes for all swales and channels effected by this development that pass drainage through the site.

15.* AGREEMENTS: Enter into a land development improvement agreement with the County for the off-site work. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (C12-206)

16.** CONSTRUCTION: Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

ENVIRONMENTAL HEALTH:

Contact DARRIN LEE at (408) 299-5748 or (or darrin.lee@deh.sccgov.org) for details on the following conditions:

17.* Submit revised plot plans to scale (1"= 20') on a grading and drainage plan showing house, driveway, all accessory structures, septic tank and required drainlines to contour. In order to prepare the plans the following must be included/completed:

a. For the proposed use of an alternative waste water treatment system, submit a final onsite waste water treatment system design with corrections to the application rates and sizing of the drip dispersal field.

18.* Provide a geotechnical report prepared by a state registered civil engineer, state certified engineering geologist or a state registered environmental health specialist which demonstrates that use of a subsurface sewage disposal system will not permit sewage effluent to surface, affect soil stability, degrade water quality, create a public nuisance or present a threat to the public health or safety. The report must address the specific engineered septic system plan. This report is required where drainfields are proposed to be installed on slopes exceeding 20%.

19.* Domestic water shall be supplied by an approved individual water system installed to Environmental Health standards. The water system application must be approved prior to obtaining a septic system or building permit. A well log must be submitted which shows a 50-foot sanitary seal, and pump tests, bacterial and chemical testing must be completed. Contact Ann Peden at the Department of Environmental Health at 408 918-3480 for detailed information. More information can be found by consulting the DEH website at www.ehinfo.org and viewing the drinking water section.

FIRE MARSHAL:

Contact MAC BALA at (408) 299-5763 (or mac.bala@pln.sccgov.org) for details on the following conditions:

20. 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.

21.* ON-SITE WATER STORAGE: Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply (e.g. onsite well, shared well); tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration.

a. All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.

b. Provide 10,000 gallons of secondary aboveground storage tank dedicated to the wharf hydrant.

c. Above-ground storage tanks shall be provided with automatic refill. Manual refilling of tanks is not acceptable.

d. Installation of aboveground storage tanks located less than 20 feet to a structure requires tanks to be of noncombustible construction.

e. Installation of the tank system shall comply with Fire Marshal Standard CFMO-W5.

f. Underground storage tanks and swimming pools shall not be accepted in place of aboveground storage tanks.

22. WHARF HYDRANT: One on-site wharf hydrant with 2 $^1/_2$-inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.

a. Minimum distance to structure shall not be less than 55 feet from the closest portion of the structure and shall not exceed 150 feet from the farthest portion of the structure, measured along path of travel.

b. Hydrant shall be installed within eight (8) feet of driving surface in a location acceptable to the Fire Marshal's Office.

c. Installation of a hydrant adjacent to a driveway (12 feet wide) requires a turnout complying with SD-16 to allow additional emergency vehicles to pass.

d. Hydrant shall have a positive flow by means of gravity feed or where that is not possible, from a reliable, listed automatic pump approved by the Fire Marshal. Elevation of hydrants and tanks in relation to each other shall be a major consideration. NOTE: tank and hydrant elevations shall be noted on the site plan submitted for building permit.

23. Fire protection water shall be made to the fire department.

24. 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 finaled by this office (FMO) 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.

25. GENERAL ACCESS REQUIREMENTS: These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.

a. Construction of access roads and driveways shall use good engineering practice.

b. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the 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.

26. 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 feet. (measured along the path of travel).

a. *Width*: Clear width of drivable surface of 12 feet.

b. *Vertical Clearance:* Minimum vertical clearance of 13 feet 6 inches 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 42 feet.

d. *Grade*: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices. In no case shall the portion exceeding 15% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300-foot section. Grades exceeding 15% shall be paved in compliance with County Standards.

e. *Surface*: All driving surfaces shall be all-weather and capable of sustaining 65,000-pound gross vehicle weight.

f. *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-foot by 48-foot pad, hammerhead, or bulb of 32-foot radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.

g. *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.

27. Property is located within the Santa Clara County Fire Department response area.

28. 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 feet 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.

29. MAINTENANCE: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

30. Fire department access roads, driveways, turnouts and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order, and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

GEOLOGY:

Contact JIM BAKER at (408) 299-5774 (or jim.baker@pln.sccgov.org) for details on the following conditions:

31.* Submit a geotechnical report and plan review letter that address slope stability near the building. Include one wet-signed print copy and an electronic version (pdf on CD) of the report and letter to the Planning Office, along with the appropriate report review fee.

BUILDING INSPECTION:

Contact BUILDING INSPECTION OFFICE at (408) 299-5700 for details on the following conditions:

32. At the time an application is filed for a building permit, a checklist from either LEED for Homes or Build it Green (GreenPoint) will be required. The checklist must demonstrate compliance with the Santa Clara County Green Building Ordinance (§ C3-50).

33. The building shall be designed with enhanced structural shearing and surface finishes to withstand the anomalous local wind loads characteristic of the Blackberry Hill Road ridgeline area. Refer to wind load criteria in

chapters C26, C27 and C28 of the American Society of Civil Engineers/ Structural Engineering Institute 7-10 *Minimum Design Loads for Buildings and Other Structures.*

BACKGROUND

SANTA CLARA COUNTY PLANNING DEVELOPMENT LICATION

PROPERTY OWNER'S NAME	Phone	Email	Prefer correspondence: Email ☐ Mail ☐
Charity Homes, LLC	408 702-0348	john_paiva@yahoo.com	
Mailing Address	**City**	**Zip**	
8555 Burchell Road	Gilroy, CA	95020	
APPLICANT OR APPELLANT NAME	**Phone**	**Email**	**Prefer correspondence: Email ☐ Mail ☐**
Hanna & Brunetti	408 842-2173	awilson@hannabrunetti.com	
Mailing Address	**City**	**Zip**	
7651 Eigleberry Street	Gilroy, CA	95020	

ADDRESS OF SUBJECT PROPERTY: 15300 Blackberry Hill Road APN: 537-07-009

EXISTING USE OF PROPERTY: Vacant ACCESS RESTRICTIONS (gate, dog, etc.):

The ACKNOWLEDGEMENTS AND AGREEMENTS FORM on the reverse side of this application must be completed and signed by the property owner(s).

FOR DEPARTMENT USE ONLY

FILE NUMBER: 10709 - 15B(R1) - 5G(R1) - 15DR(R1)

PROJECT DESCRIPTION: RESUBMITTAL: Revised plans and informational documents as per 3/27/15 letter.

APPLICATION TYPES	FEE(S)	COMMENTS / SUBMITTAL MATERIALS
Architecture and Site Approval / ASX		
Building Site Approval / BA (Urban / Rural)		
Certificate of Compliance		
Design Review / DRX		
CEQA (EA / Cat Ex / Prior CEQA / EIR)		
Compatible Use Determination (WA / OSE)		
Geologic Report / Letter		
Grading Approval / Abatement		
Lot Line Adjustment / Lot Merger		
Pre-Screening		
Special Permit		
Subdivision		
Use Permit		
Variance		
Other		
TOTAL FEES		

RESUBMITTAL

Application fees are not refundable.

Submittal reviewed and received by: JDR

Date: 6/3/15

Coordinates: X 31 Y 48

Zoning: HS-d1

General Plan: Hillsides

Parcel Size:

USA / (SOI) Los Gatos

~~WA / OSE / HCP~~

Supervisorial Dist:

Previous Files:

Red Box

SANTA CLARA COUNTY PLANN NG DEVELOPMENT APPLICATION

PROPERTY OWNER'S NAME	Phone	Email	Prefer correspondence: Email ☐ Mail ☐
Charity Homes, LLC	(408)702-0348	john_paiva@yahoo.com	
Mailing Address	**City**	**Zip**	
8555 Burchell Road	Gilroy	95020	
APPLICANT OR APPELLANT NAME	**Phone**	**Email**	**Prefer correspondence: Email ☐ Mail ☐**
Hanna & Brunetti	(408)842-2173	awilson@hannabrunetti.com	
Mailing Address	**City**	**Zip**	
7651 Eigleberry Street	Gilroy	95020	

ADDRESS OF SU JECT PROPERTY: 15300 Blackberry Hill Road, LG, CA 95030 **APN:** 537-07-009

EXISTING USE OF PROPERTY: Vacant **ACCESS RESTRICTIONS** (gate, dog, etc.):

The **ACKNOWLEDGEMENTS AND AGREEMENTS FORM** on the reverse side of this application must be completed and signed by the property owner(s).

FOR DEPARTMENT USE ONLY

FILE NUMBER: 16709 - 15 DR, B, G

PROJECT DESCRIPTION: Building Site Approval, Grading + Design Review New house on slopes <30% on vacant lot

APPLICATION TYPES	FEE(S)	COMMENTS / SU MITTAL MATERIALS
Architecture and Site Approval / ASX		
Building Site Approval / BA (Urban / Rural)	10894	
Certificate of Compliance		
Design Review / DRX	3982	
CEQA (EA / Cat Ex / Prior CEQA / EIR)		
Compatible Use Determination (WA / OSE)		
Geologic Report / Letter		
Grading Approval / Abatement	2383	
Lot Line Adjustment / Lot Merger		project planner:
Pre-Screening		Jim Reilly
Special Permit		
Subdivision		
Use Permit		
Variance		
Other		
TOTAL FEES	7259	

Application f s r not r fund bl .

Submittal reviewed and received by: BAZ

Date: 2-9-15

Coordinates: X 31 Y 48

Zoning: HS d1

General Plan: Hillsides

Parcel Size:

HCP-10

SRA-39

UDA

Hist 9N

USA / SOI LG

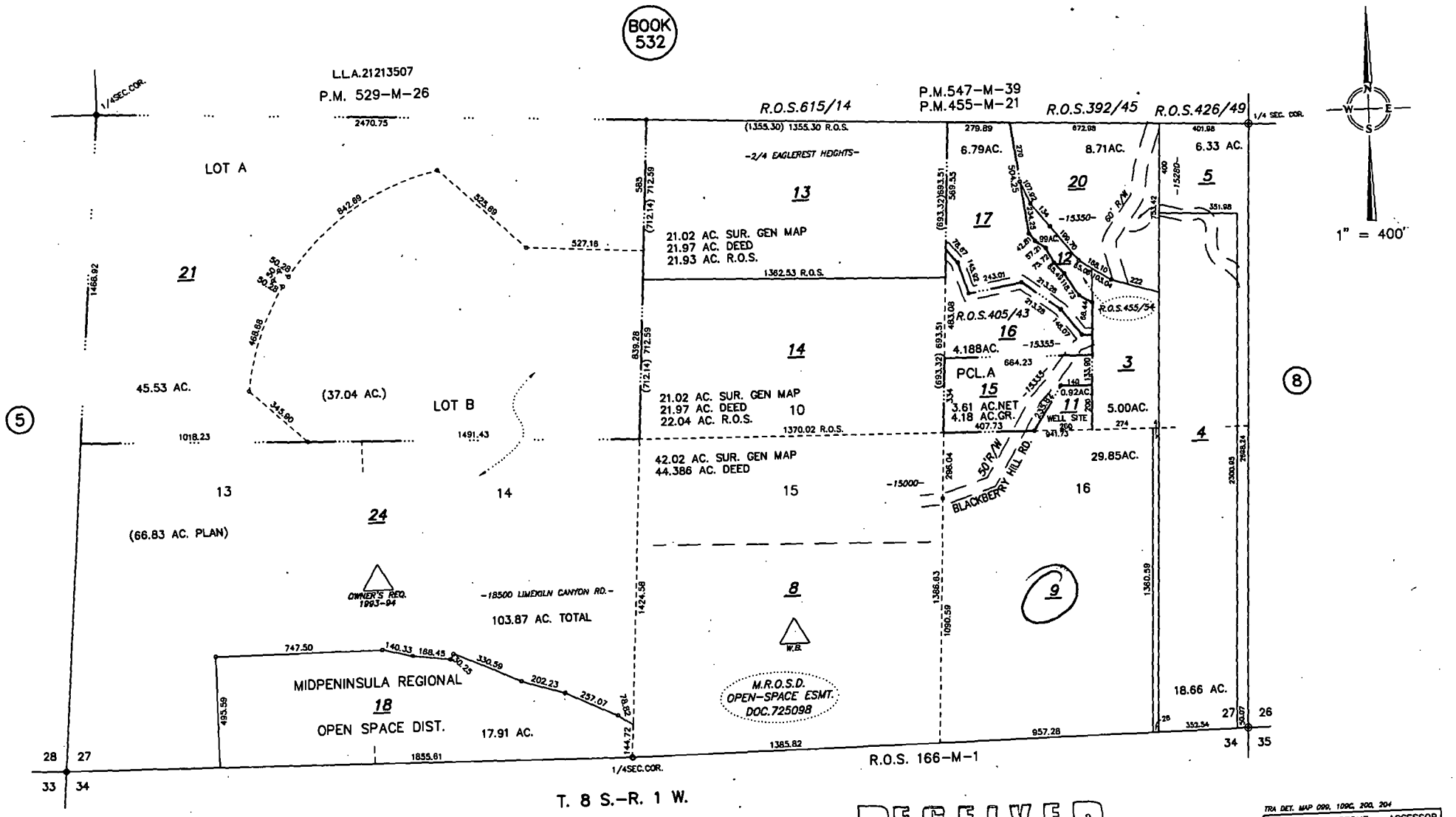
WA / OSE / HCP

Early Outreach: ~~L1 / L2~~ per GB

Previous Files:

OFFICE OF COUNTY ASSESSOR SANTA CLARA COUNTY, CALIFORNIA

BOOK 537 PAGE 7



RECEIVED
FEB 09 2015
COUNTY OF SANTA CLARA
PLANNING OFFICE

10709 - 15B - 15Q - 15DR

TRA DET. MAP 009, 109C, 203, 204
LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2013–2014

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

July 17, 2015

John Paiva
Charity Homes, LLC
8555 Burchill Road
Gilroy, CA 95020

Re: File 10709-15B-15G-15DR
15300 Blackberry Hill Road

Dear Mr. Paiva:

YOUR BUILDING SITE APPROVAL, GRADING AND DESIGN REVIEW APPLICATION IS COMPLETE. The project has been scheduled for a public hearing on Tuesday, August 4, 2015. Once the meeting agenda has been finalized, you will be sent a notice that includes specific information about the hearing, including time and location.

Story poles must be installed in accordance with the County's story pole guidelines. They must be fully installed before 10:30 am, Monday July 27, and must remain during the hearing process, including any active appeal period thereafter.

If you have any questions, please feel free to contact me (408-299-5799)/ james.reilly@pln.sccgov.org).

Sincerely,

James Reilly
Associate Planner

cc: Amanda Wilson, Hanna & Brunetti

COUNTY OF SANTA CLARA
LAND DEVELOPMENT AGREEMENT

(Single Building Sites)

8-11-78
Date

Project Identification: BLACKBERRY HILL Rd. 75M11.924

Name of Developer: D. B. LEESON

Address: 990 ALMANOR AV., SUNNYVALE, CA 94086

Type(s) of Improvements: ROAD MPROVEMENTS
1/3 Stage share of work
as outlined on Hoskins' pans.

THIS IS AN AGREEMENT between the COUNTY OF SANTA CLARA, State of California (hereinafter called County), and the developer named above (hereinafter called Developer), setting forth the requirements for construction of certain land development improvements.

1. Approval of Plans, etc.

The County hereby approves the improvement plans and specifications prepared for the aforesaid described project by J. W. HOSKINS. A true copy of said plans and specifications is on file in the office of the County Surveyor and the same are incorporated herein by reference as though set out in full. Said plans and specifications shall be referenced herein as "the Plans," and the work to be done under the Plans shall be referenced as "the Work." The work shall include the setting of construction stakes, the adjustments or setting of monument boxes, the setting of survey monuments, or resetting of monuments disturbed or removed during the course of construction. All work performed in connection with setting monuments shall be done by persons legally qualified to perform such work.

2. Installation of the Work.

(a) The Developer shall install and complete the Work

10709-15B(R1)-15G(R1)-15DR(R1)

prior to occupancy of any new building or additions to existing buildings resulting from County approval of subject project, but not later than one year from the date of this agreement. The County Surveyor may, upon written request and submission of satisfactory evidence that the specified time limits are not appropriate or practical, give written authorization of an extension of time.

In the event the Developer fails or refuses to complete the Work within the specified period of time, the County, at its sole option, shall be authorized to complete the Work in whatever manner the County shall decide. In the event the County completes the Work, the County may recover any and all costs incurred thereby from the Developer or the Developer's surety, or both. Developer hereby grants County, its employees, contractors and subcontractors right of entry to Developer's land to inspect or perform Work as provided herein.

(b) The Developer shall install and complete the Work in a good and workmanlike manner and in accordance with the standards and specifications of the County for such Work. The decision of the County shall be final as to whether any material or workmanship meets the standards and specifications of the County. Any special investigations, tests and reports done at County expense pursuant to provisions of the Santa Clara County Ordinance Code, or any retesting of compaction or materials due to failure to comply with plan specifications, shall be paid by Developer prior to final approval of the Work and release of any performance bond. In the event that Work is not proceeding in a good and workmanlike manner, the County Surveyor may order suspension of Work pending corrective action.

(c) The Developer hereby certifies that the plans conform to the tentative map or development plan previously approved by the County. Developer agrees to cooperate with other property owners, contractors, the County, and public agencies that may be affected by the construction Work.

3. Maintenance of the Work.

The Developer shall maintain the Work until all deficiencies in the Work are corrected to conform to the Plans and

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

March 26, 2015

Charity Homes, LLC
8555 Burchell Road
Gilroy, CA 95020

FILE NUMBER: 10709 – 15B – 15G – 15DR
SUBJECT: Building Site and Grading Approvals with Design Review
SITE LOCATION: Blackberry Hill Road
DATE RECEIVED: 2/9/2015

Dear Charity Homes, LLC Representative:

Your application for Building Site and Grading Approvals and Design Review is incomplete. In order for application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made in person at the Planning Office counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Office will distribute the plans, reports and / or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or office and can provide details about the requested information.

AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL. PLEASE CALL ME AT (408) 299-5781 TO SCHEDULE AN APPOINTMENT.

Submit four (4) revised full set of plans addressing the following items.

PLANNING OFFICE
Contact Jim Reilly (408-299-5799 / jim.reilly@pln.sccgov.org) for information regarding the following items.

1. If the existing barn is located within the existing 50-foot easement and is to be incorporated into the new residence it will need to be moved outside of the easement and it must adhere to the required setback from the north property line. If it remains as a stand-alone structure, then its Agricultural Exemption status can remain and the barn may be considered appropriate in its current location relative to the easement and relative to its proximity to the north property line. Also, if the existing barn is to remain and is attached to the residence, label the intervening construction as a breezeway. If it is a breezeway, show the width of the breezeway on the architectural plans to demonstrate that the width

of the breezeway is 8 feet or less. Revise the architectural plans to ensure that the sides of the breezeway are entirely open except for necessary structural supports. Again, if the barn is attached to the residence and considered living space and part of the residence (not a detached accessory structure connected by a breezeway of 8 feet in width or less) it must be moved out of the required setback.

2. Provide a site plan that shows the parcel in its entirety. On the existing site plan a line exists 120 feet south of the north property line, what does this line represent? If nothing, please remove the line or label it appropriately. Show complete lot dimensions on the revised site plan.

3. On the architectural plans, provide square foot totals for each individual floor. Also, provide at least one set of plans stamped and signed by the architect who prepared the plans.

4. Provide a table on the civil plans enumerating the trees to be removed and any trees that will remain whose dripline will be located within any area of construction. Within the table; list the size, type and general health of each of the trees to be removed and those whose dripline will be located within any area of construction.

5. Provide color and texture samples for the proposed residence and the existing barn. Also, list on the architectural plans those colors and textures as well as the Light Reflectivity Value (LRV) of the proposed colors.

6. Provide documents/deeds showing legal creation of the lot. The deed recorded February 27, 1969 does not match the current grant deed. Please demonstrate whatever mechanism was used to allow for the difference between the two deeds and how the parcel was legally created.

7. Regarding the existing barn: fill out and submit with your resubmittal the enclosed Part I and Part II Identification of Potential Historical Resources form.

LAND DEVELOPMENT ENGINEERING
Contact Ed Duazo (408-299-5733 / ed.duazo@pln.sccgov.org) for information regarding the following items.

8. Please submit evidence of legal access to the site from the nearest publicly maintained road compiled and / or prepared by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying.

9. Provide additional information on the private road used to access the property. Specifically, provide the following information for the portions of private road within the unincorporated County:

   a. The location / limits of ingress / egress easement used to access the property,

   b. The location of existing pavement relative to the ingress / egress easement(s),\

   c. A road profile, and

   d. Topographic survey information (contours, trees, existing improvements, etc.) adjacent to the existing roadway and ingress / egress easement.

   NOTE: The above information outlined in item #9 is necessary to determine whether improvements to the private access road will be required as part of the building site approval. The owner's engineer is to provide a proposal to build a pro rata portion of the access road based upon the fully developed use of the road (County Standard Detail SD2).

10. Please provide a Drainage Plan that demonstrates the following items:

   a. The site can be adequately drained,

   b. The proposed development will not cause problems to the nearby properties,

   c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

DEPARTMENT OF ENVIRONMENTAL HEALTH
Contact Darrin Lee (408-299-5748 / darrin.lee@deh.sccgov.org) for information regarding the following items.

11. Submit revised plot plans to scale (1"= 20') on a grading and drainage plan showing house, driveway, all accessory structures, septic tank and required drainlines to contour. In order to prepare the plans the following must be included / completed:

   a. An alternative Onsite Wastewater Treatment System (OWTS) proposed as a means for onsite sewage disposal, submit septic plans / designs to the Department of Environmental Health (Nicole Jorgensen at 408-918-3492). Separate fees may be applicable.

b. Although percolation tests and soil profiles were conducted, submit the following information to the Department of Environmental Health (Nicole Jorgensen at 408-918-3492): percolation test hole location, percolation test data, stabilized percolation rate, and soil profile test hole locations.

12. Provide a geotechnical report prepared by a state registered civil engineer, state certified engineering geologist or a state Registered Environmental Health Specialist **THAT DEMONSTRATES** that use of a subsurface sewage disposal system will not permit sewage effluent to surface, affect soil stability, degrade water quality, create a public nuisance or present a threat to the public health or safety. The report must address the specific engineered septic system plan. This report is required where drainfields are proposed to be installed on slopes exceeding 20%.

NOTES:

a. Floor plan shows an eight (8) bedroom single family residence. Commercial wastewater flows maybe applicable to determine OWTS.

b. Will this residence be a commercial use?

c. Plans show an onsite well.

FIRE MARSHAL OFFICE
Contact Mac Bala (408-299-5763 / mac.bala@pln.sccgov.org) for information regarding the following items.

13. Provide an access road profile from the nearest county / city maintained public road. Provide widths, grade, turning radii, type of surface.

14. The plans do not denote the gross square footage of the proposed structure. CFMO W-1 addresses the quantity of water needed to support the on-site wharf hydrant. Homes in excess of 10,000 - 15,000 gross square foot require a minimum of 30,000 gallons of water. Please provide the square footage for the residence including the garage.

15. The civil drawings (sheet 2) drawn by Hanna-Brunetti and the partial site plan drawn by James Reed Stroupe (sheet 1 of 7) do not match. Revise and / or clarify.

NORTHWEST INFORMATION CENTER
Contact Brian Denham (707-588-8455 / nwic@sonoma.edu) for information regarding the following items.

16. The proposed project area has the possibility of containing unrecorded archaeological sites. A study is recommended prior to commencement of project activities.

17. We (Northwest Information Center) recommend you contact the local Native American tribes regarding traditional, cultural and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

18. Since the Office of Historical Preservation has determined that any building or structure 45 years or older may be of historical value. If the project area contains such structures, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Santa Clara County conduct a formal CEQA (environmental / historical) evaluation. For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's standards can be at http://www.chrisinfo.org.
19. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation.

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that your Building Site and Grading Approvals and Design Review application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted. In submitting this land use application you provided an initial application fee. Application fees are categorized as "fixed fees" and "billable fees," based on the particular application type. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application. As of the date of this letter, less than 25% of the initial deposit associated with your "billable fee" application has been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5799 to discuss by telephone or to schedule an appointment to do so.

Sincerely,

Jim Reilly
by Carl Hilgrantz

Jim Reilly
Deputy Zoning Administrator
jim.reilly@pln.sccgov.org

cc: Ed Duazo, LDE
Darrin Lee, DEH
Mac Bala, Fire Marshal Office
David Cheung, LDE
Northwest Information Center

Hanna & Brunetti
7651 Eigleberry Street
Gilroy, CA 95020
Attn: Amanda Wilson

Resubmittal: Referral to Greg Bazhaw (copy of application and letter only)

Enclosures:

HANNA & BRUNETTI

Civil Engineers - Land Surveyors - Planners - Construction Managers

Established 1910
Walter J. Hanna, Jr. P.E., L.S.

February 6, 2015

County of Santa Clara
70 West Hedding St
San Jose, CA 95110

Re: Project Background
15300 Blackberry Hill Road
APN 537-07-009

To whom it may concern:

This parcel applied for and was granted Building Site Approval in 1975, but the approval has since expired. One of the Building Site Approval conditions was for the project to improve their pro-rata share portion of Blackberry Hill Road. In 1978 the owners of this and adjoining properties prepared road improvement plans and constructed their pro-rata share improvements on Blackberry Hill Road. These improvements were inspected and approved in 1980 (please reference file 75M11.924 for more information). Since the BSA expired, we are currently applying for BSA, however we believe that the property has already satisfied their fair share portion of road improvements to this site and there is not a nexus to complete them again.

The project proposes to incorporate the existing barn in to the single family residence. The barn was permitted as an agriculture exemption in 1975, exemption no 2089, document attached.

If you need any clarification on the statements above, please contact me to discuss 408 842-2173.

Sincerely,

Amanda Wilson

10709-15B-15G-15DR

SANTA CLARA COUNTY
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION DIVISION

1555 Berger Drive, ROOM
SAN JOSE, CALIFORNIA, 9
PHONE: 408-299-

APPLICATION FOR AGRICULTURAL EXEMPTION

APPLICANT PLEASE NOTE: This exemption, if granted, will exempt the applic only from the necessity of Building, Plumbing, and Electrical permits, and inspections. It DOES NOT provide exemption from applicable Zoning, Health other Laws and Ordinances. IT DOES NOT APPLY TO DWELLINGS OR GAS INSTALLA

Application is hereby made for exemption from the Provisions of Chapter 1, Title 11, of the Santa Clara County Ordinance Code as follows:

1. Structure, etc., to be exempted, and use thereof: BARN - STORAGE

2. Address of Proposed Construction: END OF BLACKBERRY HILL RD

3. Description or Assessors Book No. 537 Page No. 07 Parcel No. 009

4. Area in Acres exclusive of public roads: 29.85± A

5. Type of present and primary agricultural use: TREES & SHRUBS

6. Supervisor District: #1 S. SANCHEZ

7. I attach hereto a plot plan showing location of the proposed improvement and all existing buildings and access thereto.

I am the OWNER of the above described land and declare under the penalty of perjury that the above statements are true and correct.

Space for Notary Seal

Owner's Signature: David B Leeson

Print Name: DAVID B. LEESON

Owner's Address: [redacted] 455 W. MAUDE AVE

SUNNYVALE, CA. 94086

Lessee's Signature:

Print Name:

Lessee's Address:

Witnessed [signature] Date: 6-30-75

APPLICANT: DO NOT WRITE BELOW THIS LINE

~~& attach hereto~~ a plot plan showing location of the proposed improvemen and all existing buildings and access thereto.

I am the OWNER of the above described land and declare under the penalty of perjury that the above statements are true and correct.

Space for Notary Seal

Owner's Signature: David B Leeson

Print Name: DAVID B. LEESON

Owner's Address: [redacted] 455 W. MAUDE AVE

SUNNYVALE, CA. 94086

Lessee's Signature:

Print Name:

Lessee's Address:

Witnessed [signature] Date: 6-30-75

APPLICANT: DO NOT WRITE BELOW THIS LINE

1. Zoning: RHS Setbacks Required: Front 25' Side — Rear —

For agricultural use only Planning Department, Date 6-30-75

2. Agri. Use Only Engineering Services, Date 30 Jun 75

3. [signature] Approved for farm only - no permit Health Department, Date 6/30/75 Septic Tank # —

4. [signature] Fire Marshal, Date 6-30-75

APPROVED [signature] Date 7-3-75

TO: PACIFIC GAS & ELECTRIC CO. This Exemption permits connection of

Elec. meter

7/16/74 JUN-30-75 Exemption No. 2089

HANNA & BRUNETTI

Civil Engineers - Land Surveyors - Planners - Construction Managers

Established 1910

Walter J. Hanna, Jr. P.E., L.S.

February 6, 2015

County of Santa Clara
70 West Hedding St
San Jose, CA 95110

RECEIVED
FEB 09 2015
COUNTY OF SANTA CLARA
PLANNING OFFICE

Re: Statement of Justification for Proposed Grading
15300 Blackberry Hill Road
APN 537-07-009

To whom it may concern,

The project consist of building a single family residence, driveway, guest parking, and associated improvements. The zoning on the lot allows for a single family residence. The proposed residence will be located on the north east corner lost and placed at the right-of-way where the lot is the flattest, helping minimize the disturbed area footprint. The proposed grading will not endanger any public/private property or public health and safety. It will minimize the impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts. This site minimizes grading in comparison with other available sites, taking into consideration other development constraints and regulations applicable to the project. Grading and associated improvements will conform to the natural terrain and existing topography of the site as much as possible, and will not create a significant visual scar. The proposed grading conforms to the general plans and the Guideline for Grading and Hillside Development by the county.

If you have any questions, please call our office.

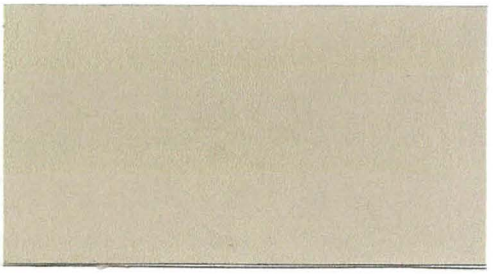
Sincerely,

Amanda Wilson

1070g-15B-156-15 DR

15300 Blackberry Hill Road
Los Gatos, CA

Color Selection Chart

Body Color	SW7638	Jogging Path	
Trim Color	SW7045	Intellectual Gray	
Accent Color	SW7645	Thunder Gray	
Windows	Clad	Black	
Roof Tile		Charcoal Gray	
Exterior Railing		Glass	

10709-15B-15G-15DR

RECORDING REQUESTED BY:
County of Santa Clara

RETURN TO:
Norman Depeau
2376 Plateau Dr.
San Jose, CA 95125

DOCUMENT: 23209179

Pages: 8

Fees.... 46 00
Taxes...
Copies..
AMT PAID 46.00

REGINA ALCOMENDRAS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
County Agency

RDE # 002
1/29/2016
12:09 PM

Space Above this Line for Recorder's Use Only

NOTICE OF PERMIT AND COND T ONS OF APPROVAL

PURSUANT TO COUNTY OF SANTA CLARA ZONING ORDINANCE § 5.20.125

Notice is hereby given by the County of Santa Clara, pursuant to Santa Clara County Zoning Ordinance Section 5.20.125, that a discretionary permit has been issued for the subject property described below, and that certain conditions of approval accepted by the owner of subject property at the time of permit issuance shall be the enduring obligation of successor property owners.

Permit and conditions of approval are on file with the Santa Clara County Department of Planning and Development, and are available for review.

File Number: 10709-15B-15G-15DR

Permit Type: Building site approval, grading, design revie

Property Address: 15300 Blackberry Hill Road

Assessor's Parcel Number: 53707009

THE GRANT DEED IN EFFECT AT THE TIME OF RECORDING SHALL BE ATTACHED HERETO AND INCORPORATED HEREIN.

Property Owner(s)
(Print as appears on deed): Norman DePeau

Property owner(s) shall sign below in the presence of a notary public, who shall attest to the identity of the signatory(ies). Acknowledgement certificate shall be attached.

Signature(s): Norman P. DePeau Date: October 6, 2015

Form revised March 2015

Certificate of Acknowledgement

State of North Carolina

County of WAKE

On October 6, 2015, before me, Norman D Pau,
personally appeared and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.

WITNESS my hand and official seal

(notary signature)

My Commission Expires: February 6, 2018

(seal)

JENNIFE LOO EY
Notary Public, North Carolina
Wake County
My Commission Expires
February . 2 1

RECORDING REQUESTED BY:
County of Santa Clara

RETURN TO:
Norman DePeau and Duong Nguyen
2376 Plateau Dr.
San Jose, CA 95125

DOCUMENT: 23209178

Pages: 8

Fees.... 46.00
Taxes...
Copies..
AMT PAID 46.00

REGINA ALCOMENDRAS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
County Agency

RDE # 002
1/29/2016
12:09 PM

Space Above this Line for Recorder's Use Only

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Permit and conditions of approval are on file with the Santa Clara County Department of Planning and Development, and are available for review.

File Number: 10709-15B-15G-15DR

Permit Type: Building site approval, grading, design revie

Property Address: 15300 Blackberry Hill Road

Assessor's Parcel Number: 53707009

THE GRANT DEED IN EFFECT AT THE TIME OF RECORDING SHALL E ATTACHED HERETO AND INCORPORATED HEREIN.

Property Owner(s)
(Print as appears on deed): Duong Nguyen

Property owner(s) shall sign below in the presence of a notary public, who shall attest to the identity of the signatory(ies). Acknowledgement certificate shall be attached.

Signature(s): _____ Date: 10/6/15

_____ _____

Form revised March 2015

C LI O I LL- U OS CK L T **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SANTA CLARA)

On OCT. 6, 2015 *Date* before me, JEANA SODEN, NOTARY. *Here Insert Name and Title of the Officer*

personally appeared DIONG NGUYEN *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JEANA SODEN
Commission 2 22 76
Notary Public - California
Santa Clara County
My Comm. Expires May 30, 2017

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: County Notice of Permit + Conditions / Approval
Document Date: 10/6/2015 Number of Pages: 1
Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: Diong Nguyen	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Self	Signer Is Representing:

NOTICE OF PUBLIC HEARING - ZONING ADMINISTRATOR

Project: single-family residence and associated site improvements

Property Location: 15300 Blackberry Hill Rd, Los Gatos

Owner / Applicant: N. DePeau, D. Nguyen/ Applicant: A. Wilson

File # 10709 -15B-15G-15DR

Continued public hearing to consider BUILDING SITE APPROVAL, GRADING and DESIGN REVIEW for proposed single-family residence and associated site improvements. Proposed 5,850 square-foot dwelling subject to Viewshed Preservation Ordinance (Tier 2 project). Grading quantities include 803 cubic yards cut, 904 yards fill.

Environmental Determination: Categorical Exemption

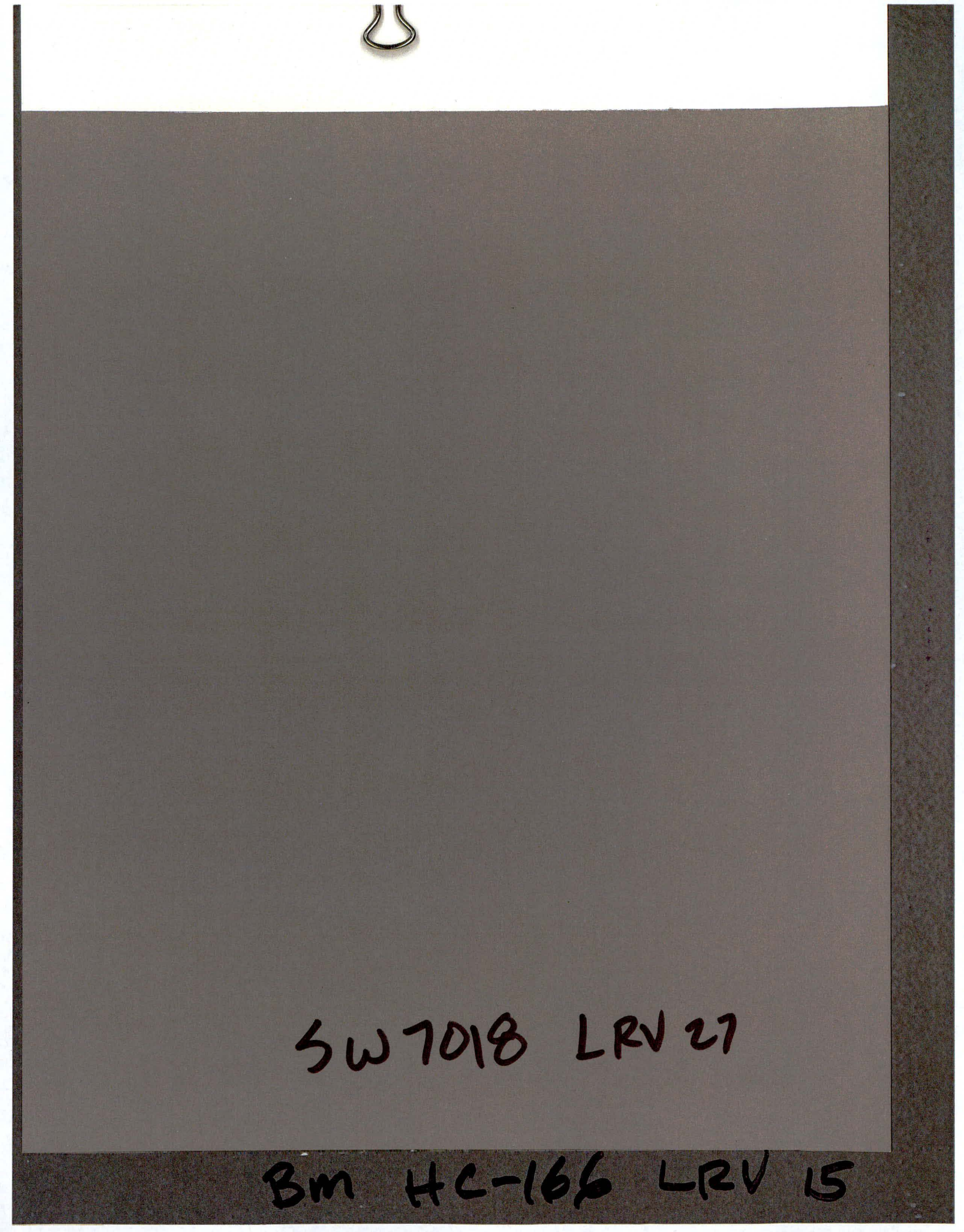
Project Planner: J im Reilly (408) 299-5799 jim.reilly@pln.sccgov.org

Public Hearing will be held on September 1, 2015 at 9:30 a.m.

County Government Center, 1st floor, Room 157, 70 W Hedding Street, San Jose, CA.

All interested persons may appear and be heard. Written communication should be filed with the Planning Office prior to the date of the hearing. In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Clerk of the Board 24 hours prior to the meeting at 408-299-5001 or TDD 408-993-8272. For more information, visit our website at www.sccplanning.org.

Para obtener información en Español, llame a Sylvia Ornelas-Wise al 408-299-5759.


SW 7018 LRV 27
Bm HC-166 LRV 15

QUANTUM GEOTECHNICAL INC.

Project No. A011.G
April 24, 2015

Mr. Jeff Cooks
McCowan Construction
7010 Holsclaw Road
Gilroy, CA 95020

Subject: Proposed New Residence
15300 Blackberry Hill Road
Los Gatos, California
REVIEW OF ONSITE WASTEWATER SYSTEM

References:

1. Geotechnical and Geologic Investigation
   By Quantum Geotechnical, Inc.
   Dated January 19, 2015

2. Alternative Onsite Wastewater System Design for New Development Plans
   15300 Blackberry Hill Road, Los Gatos
   By BioSphere Consulting
   Sheets 1 and 2, dated 2/18/15

Dear Mr. Cooks:

At your request, we have reviewed the above references for the purpose of evaluating if the proposed wastewater system meets the requirements as specified in the Santa Clara County's "Geotechnical Report and Engineering Requirements" Attachment D document.

PROJECT DESCRIPTION

Based on a review of reference 2, it is our understanding that subsurface drip dispersal system is planned to discharge treated sewage from the proposed new residence. The disperal field is located in an area of the site upon an approximate 3:1 (horizontal to vertical) slope at the north western part of the site. The system applies the treated wastewater at a maximum rate of 0.28 gallons per day per square foot of field. The actual application is dependent on the number of house hold occupants and usage and is expected to be less than this figure on a regular basis.

Percolation test holes performed by Biosphere Consulting, Inc., in the proposed field area revealed 3 to 5 feet of sandy and clayey soil over sandstone bedrock. This soil profile is consistent with the conditions encountered in the soil report of reference1.

10709-15B(R1)-15G(R1)-15OR(R1)

EVALUATION AND REVIEW

The application rate of the treated water is equivalent to a rainfall of less than 0.025 inches per hour.

Based on this level of water dispersal, the use of this system on these slopes is acceptable. The field is located more than 100 feet away from slopes steeper than 50%, which is acceptable. The sewage is being treated in a tank before being discharged into the dispersion field.

Based on the above, it is our opinion, that the proposed on site water treatment system;

a) Has a very low risk of permitting sewage effluent to the surface
b) Has a very low risk of degrading water quality
c) Has a very low risk of affecting soil stability
d) Has a very low risk of presenting a threat to the public health or safety
e) Has a very low risk of creating a public nuisance

We trust the above information satisfies your present needs. Should there be any questions or should you require any additional information, please contact our office at your convenience.

Sincerely,
Quantum Geotechnical Inc.,

Simon Makdessi, P.E., G.E.
President

PLANS

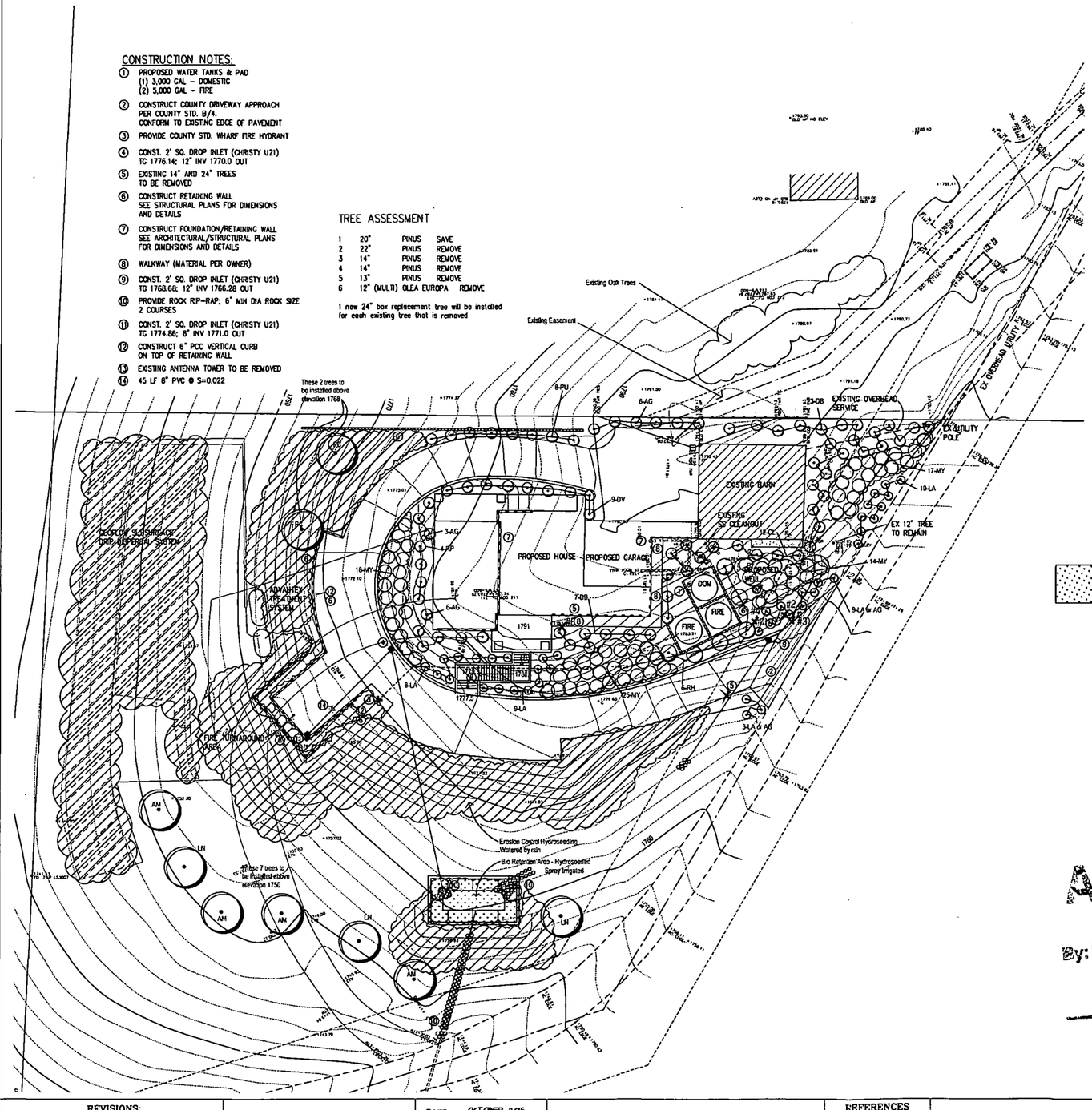
CONSTRUCTION NOTES:

1. PROPOSED WATER TANKS & PAD
   (1) 3,000 GAL – DOMESTIC
   (2) 5,000 GAL – FIRE
2. CONSTRUCT COUNTY DRIVEWAY APPROACH PER COUNTY STD. B/4. CONFORM TO EXISTING EDGE OF PAVEMENT
3. PROVIDE COUNTY STD. WHARF FIRE HYDRANT
4. CONST. 2' SQ. DROP INLET (CHRISTY U21) TC 1776.14; 12" INV 1770.0 OUT
5. EXISTING 14" AND 24" TREES TO BE REMOVED
6. CONSTRUCT RETAINING WALL SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
7. CONSTRUCT FOUNDATION/RETAINING WALL SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
8. WALKWAY (MATERIAL PER OWNER)
9. CONST. 2' SQ. DROP INLET (CHRISTY U21) TC 1768.68; 12" INV 1766.28 OUT
10. PROVIDE ROCK RIP-RAP; 6" MIN DIA ROCK SIZE 2 COURSES
11. CONST. 2' SQ. DROP INLET (CHRISTY U21) TC 1774.86; 8" INV 1771.0 OUT
12. CONSTRUCT 6" PCC VERTICAL CURB ON TOP OF RETAINING WALL
13. EXISTING ANTENNA TOWER TO BE REMOVED
14. 45 LF 8" PVC @ S=0.022

TREE ASSESSMENT

1	20"	PINUS	SAVE
2	22"	PINUS	REMOVE
3	14"	PINUS	REMOVE
4	14"	PINUS	REMOVE
5	13"	PINUS	REMOVE
6	12" (MULTI)	OLEA EUROPA	REMOVE

1 new 24" box replacement tree will be installed for each existing tree that is removed



Plant Legend

KEY	SIZE	WOCULS WATER USE	BOTANICAL NAME	COMMON NAME
TREES				
PC	24" box	low	Pistacia chinensis	Chinese Pistache
AM	24" box	low	Arbutus Marina	Strawberry Tree
LN	24" box	low	Laurus nobilis	Sweet Bay

Two trees to be planted in the NW corner of the house site above the 1768 contour
Two other trees shall be planted in the vicinity of the house above the 1750 contour line
Five additional trees to be installed to replace 5 existing trees being removed.

SHRUBS				
DB	5	low	Dietes bicolor	Butterfly Lily
DV	5	low	Dietes vegeta	Fortnight Lily
RH	5	low	Rhamnus San Bruno	Coffee Berry
PU	5	low	Punica nana	Dwarf Pomegranite
CL	5	low	Callistemon Little John	Dwarf Bottlebrush
AG	5	low	Agave Blue Bota Select	Medium size agave
GROUND COVERS				
MP	1	low	Myoporum parvifolium	
LA	1	low	Lavandula Intermedia Provense	Lavender
RP	1	low	Rosmarinus Huntington Carpet	Dwarf Rosemary

Firewise Landscape Notes

30 feet from building - Fuel exclusion zone
Plants used that aren't on Highly Flammable Plant List
Plants are irrigated. Dead wood on plants is removed on a regular basis
Remove significant combustible vegetation within 30 feet of structures to minimize risk of wildfire casualty.

30 to 100 feet from the structure - maintain appropriate separation of vegetative fuels

30 to 100 feet from building - Fuel reduction Zone
Trim lower tree limbs up 6' to 10' from ground
Remove excessive mulch and dead leaves
Remove all dead wood on trees
Driveway, paths, and paving help serve as fire breaks
Don't allow plants to get full of dead wood.
Reduce height of existing shrub vegetation on a regular basis to reduce fuel

Landscape Notes

1) See sheets L3 and L4 for details and specifications
2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
3) Use 2 inch deep mulch in all shrub and ground cover planting areas. Provide owner with different mulch samples and prices including a blend of Redwood Bark Double Grind and Redwood Chip from Rouser In Cloverdale installed by Jet Mulch Inc. (925) 250-5590
4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 24" box size
5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. Keep valves and quick couplers away from trees.
6) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of nitrolized redwood sawdust or BFI Super Humus Compost and 16 pounds of 12-12-12 fertilizer tilled into the top 6" to 8" of soil after ripping soil to 12" deep, except under existing trees or on steep slopes.
7) Don't trench too close to structures without getting an OK from the building architect or structural engineer.
8) Prior to finalizing bid or ordering plants check with the Landscape Architect to see if there are any changes to the plant list and check to make sure you have the most recent plans.
9) Even thought the proposed plants are found on deer resistant lists and are known to be deer resistant in some areas it is safest to protect them with deer proof wire cages or fencing initially when they are young and tender

Landscape and Irrigation System Maintenance

1) The landscape installation and irrigation system shall be maintained to ensure successful establishment following installation and to ensure water use efficiency consistent with the Santa Clara County Water Conservation in Landscaping Ordinance.
Irrigation systems shall be tested, adjusted and repaired following the manufacturers specifications and the recommendations of the landscape professional.
Failed plants shall be replaced with the same of functionally equivalent plants that may be size adjusted as appropriate for the stage of growth of the overall installation

Long term erosion control hydroseeding in bio retention areas
Use a straw erosion control blanket on steeper slopes 3:1 and over
Pacific Coast Seed - Native Ornamental Bioswale Mix

lbs./Acre	Species/Common Name
20	Festuca rubra Molate, (Molate Blue Fescue
10	Festuca occidentalis, (Western Fescue)
10	Festuca idahoensis, (Idaho Fescue)
8	Deschampsia caespitosa holciformis, (California Hairgrass)
2	Carex praegracilis, (Deer Bed Sedge)

50 lbs. per acre total
This bio retention area is irrigated. This seed mix is considered medium water use.

HYDROSEED SLURRY FOR BOTH SEED MIXES
Seed mix as specified
Fertilizer @ 600 lbs./acre Biosol 7-3-1 Organic
Tackifier @ 60 lbs./acre - Psyllium Based such as M Binder
Fiber @ 2000 lbs.acre Cellulose Mulch

Long term erosion control hydroseeding on graded areas
Use a straw erosion control blanket on steeper slopes 3:1 and over
No supplimental irrigation is being proposed. This is watered by rain.
Success of the growth will vary according to the amount and timing of rain.

Pacific Coast Seed - Heritage Mix "Bay Area"

lbs./Acre	Species/Common Name
12	Hordeum californicum/CA Barley
9	Nassella pulchra/Purple Needlegrass
9	Nassella cernua/Nodding Needlegrass
6	Melica californica/California Onlongrass
4	Poa secunda/Native Pine Bluegrass

40 lbs. per acre total

APPROVED
By: _____ Date: 10/15/2015

I have complied with the criteria of the County of Santa Clara Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan

Greg Lewis - Landscape Architect 10-6-15

GRAPHIC SCALE
30 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GREGORY LEWIS LANDSCAPE ARCHITECT No. 2176 CALIFORNIA 10/6/15 STATE OF CALIFORNIA

REVISIONS:		
DATE	DESCRIPTION	BY:

Hanna·Brunetti
•Civil Engineers • Land Surveyors•
•Construction Managers•
Gilroy California (408) 842-2173

DATE: OCTOBER 2015
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: GL
CHECKED BY: ____
DRAWN BY: GL

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 425-4747
lewislandscape@sbcglobal.net

REFERENCES

Planting Plan

15300 Blackberry Hill Road - apn 537-07-009

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA
SEPTEMBER 2015

SHEET L1 OF –
JOB NO. 14069

GENERAL NOTES

1 The work under this contract includes all labor, materials, transportation, tools and equipment necessary for construction of the project leaving entire project ready for use.
2 These contract documents indicate the general extent of construction necessary for the project, but are not intended to be all-inclusive.
All work required to provide a finished project in accordance with the intent of these contract documents is included regardless of whether shown on the drawings, called out in a note, or not shown or mentioned.
3 Any conflicts, errors or omissions found in these contract documents shall be brought to the attention of the Architect and Owner for clarification before proceeding with the work.
4 The General Contractor shall verify and be responsible for all dimensions and site conditions.
5 Written dimensions take precedence. Do not scale drawings.
6 Install all fixtures, equipment and materials per manufacturer's recommendations.
7 Verify required clearances for flues, vents, appliances, fixtures, etc. before ordering or installing these items.
8 The General Contractor shall be responsible for removing all rubbish from all subcontractors and trades on a weekly basis and shall exercise strict control over maintaining a clean job site to prevent safety hazards.
9 The General Contractor shall leave the finished project clean and ready for occupancy. This includes cleaning all glass inside and out.

COPYRIGHT NOTICE

FIRE CODES

1 Fire rating = Type V-N, sprinklered.
2 Occupancy = Residential, single family detached.
3 Requirements of teh "Single Family Dwelling Guide" are met.
4 These plans are in compliance with the California Building and Fire Codes,
2010 and District ammendments.

FIRE PROTECTION NOTES

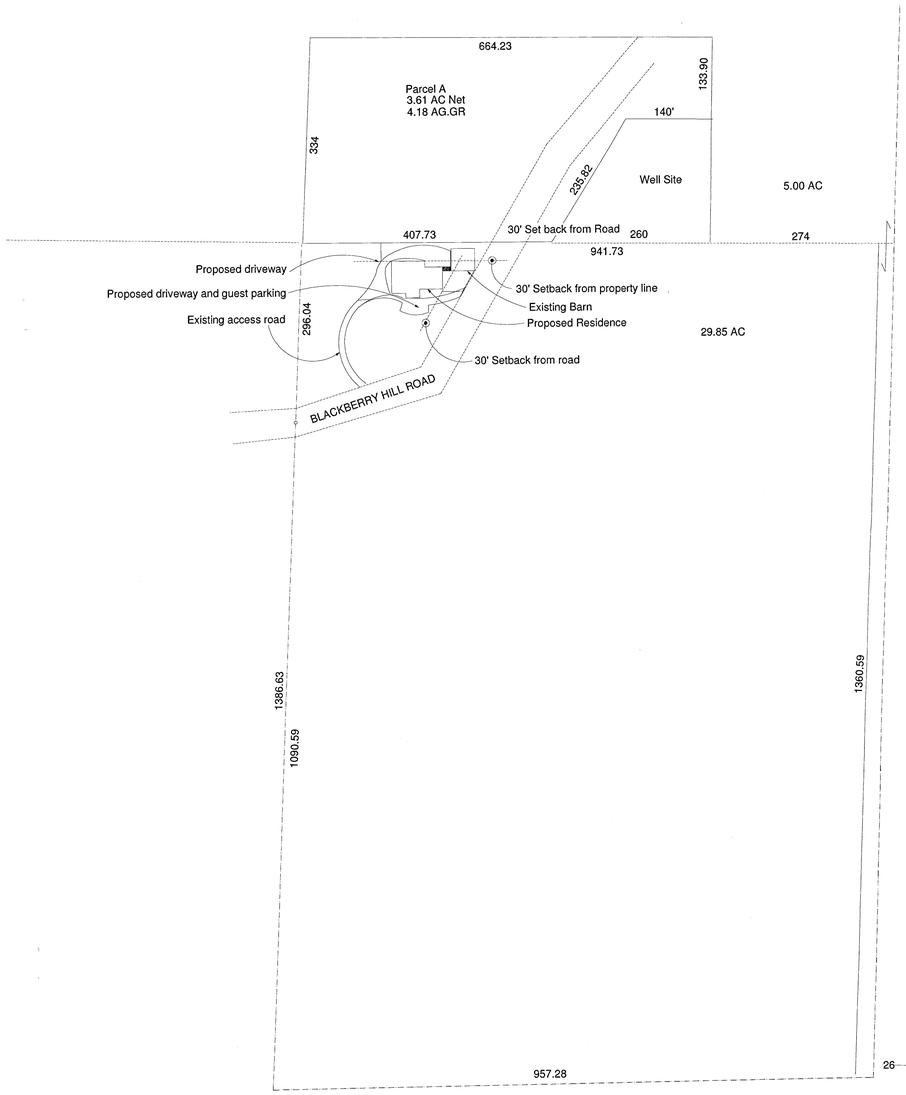
A FIRE SPRINKLER SYSTEM IS REQUIRED FOR NEW RESIDENCES AND REMODELS AS PER THE GOVERNING JURISDICTION REQUIREMENTS.FIRE SPRINKLER PLANS AND CALCULATIONS WILL BE DEFERRED SUBMITTAL, AS PER CITY FIRE PROTECTION ENGINEER.

DEFERRED SUBMITTALS

1 Fire Sprinkler System design and installation.
2 Roof truss design and calculations
3 Mechanical ducting
4 Elevator
5 Pool

APPLICABLE CODES

2013 CALIFORNIA BUILDING STANDARDS CODE including :
2013 California Residential Code
2013 California Building Code
2013 California Electrical Code
2013 California Mechanical Code
2013 California Plumbing Code
2013 California Fire Code
2013 California Energy Code
2013 California Green Building Code
2013 California Administrative Code
2013 California Referenced Standards Code



C Plot Plan
1" = 100'-0"
North

B ASSESSOR'S PARCEL MAP
NTS
North

AREA SUMMARY

Lot Size	1,300,266 square feet (29.85 acres)

GROSS FLOOR AREA

Living Area (Conditioned)

Conditioned Ground floor of new residence	1,583 square feet*
Upper level of new residence	2,553 square Feet*

Total Conditioned Living Area New Residence: 4,136 square feet

*Area calculation includes stairwell and elevator shaft on both levels

Living Area (Conditioned)

Ground floor Recreation Room and Dressing Room	1,018 square feet

Total Living Area New Residence: 5,154 square feet

Garage Areas

Existing Barn Garage Level	1,456 square feet
New residence garage attached	696 square feet
Total Garage Area	2,152 square feet

Total Gross Floor Area of Proposed Residence:	5,850 square feet
Total Gross Floor Area of Existing Barn:	2,912 square feet
Total Gross Floor Area:	8,762 square feet

PROJECT TEAM

Owner
Charity Homes, LLC
305 Vineyard Town Center #195
Morgan Hill, CA. 95037
(408) 702-0348

Architect
James Reed Stroupe, C 12455
P.O. Box 388
Aptos, California 95001
(831) 688-3300

Structural Engineering
Bob Patterson, CE
17953 Berta Canyon Road
Salinas, California 93907
(831) 235-2253

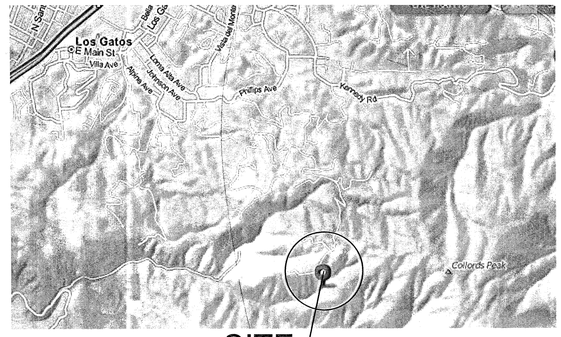
Surveyor
Hanagan Land Surveyors
Paul Hanagan, President
305-C Soquel Ave.
Santa Cruz, CA. 95062
(831) 469-3428

Geotechnical Engineer
Quantum Geotechnical Inc.,
Simon Makdessi, P.E.,G.E. ,President
1110 Burnett Avenue, Suite B
Concord, CA. 94520
(925) 788-2151

Civil Engineer
Hanna & Brunetti, Amanda Wilson
7651 Elgeberry Street
Gilroy, CA. 95060
(408) 842-2173

Septic Engineer
Biosphere Consulting, Andrew Brownstone
1315 King Street
Santa Cruz, CA. 95060
(831) 430-9116

Energy Consultant
Monterey Energy Group, David Knight
26465 Carmel Rancho Boulevard #3
Carmel, CA. 93923
(831) 372-8328



A Vicinity Map
road map
north

PROJECT DATA

Assessor's Parcel	537-07-009
Site Address	15300 Blackberry Hill Road Los Gatos, California 95030
Owner	Charity Homes, LLC 305 Vineyard Town Center #195 Morgan Hill, California 95037 (408) 702-0348
Occupancy	R3/U
Construction Type	V-B, sprinklered
Zoning	HS-d1
Water and Sewer	New private well and septic system
Fire District	CalFire

PROJECT DESCRIPTION

Remodel existing barn without adding any square footage to be 1,456 SF garage with 1,456 unheated storage above.

Construct new 2-story, 4 bedroom, 4-1/2 bath residence to include 4,136 SF of heated living area with 1,018 SF of indoor pool area and changing room.

New residence includes an elevator, an unenclosed breezeway connecting to existing barn and 1,498 SF of covered porches on two levels.

DRAWING INDEX

APPROVED
By: [signature] Date: 9/17/15

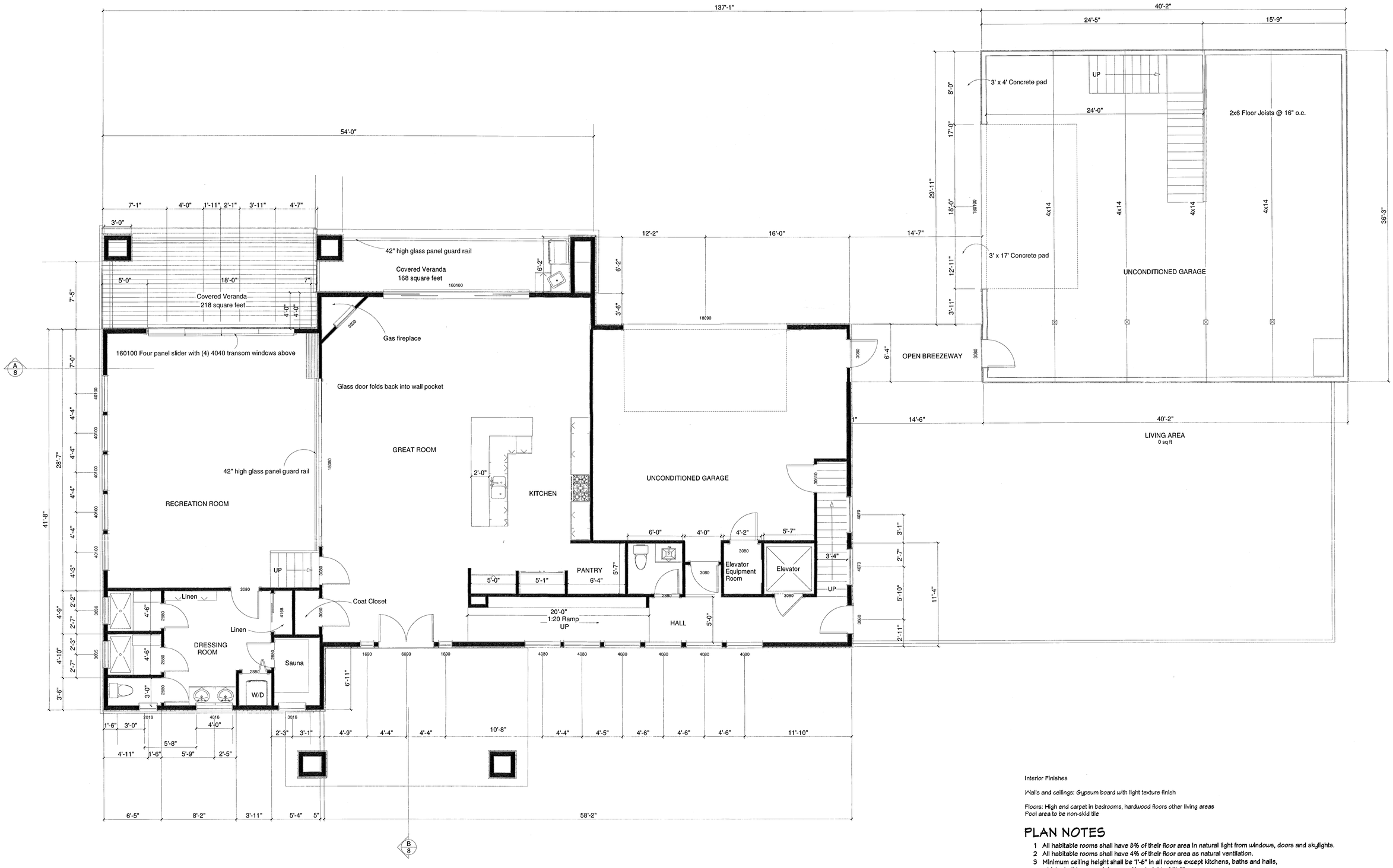
Submitted
24 August 2015

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

Plot Plan, Project Data, Drawing Index

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number 1 of 6



GROUND FLOOR SQUARE FOOTAGE

Conditioned	1,583 square feet
Unconditioned	1,018 square feet
Garage	696 square feet
Existing Barn	1,456 square feet
Total	4,753 square feet

Interior Finishes

Walls and ceilings: Gypsum board with light texture finish

Floors: High end carpet in bedrooms, hardwood floors other living areas
Pool area to be non-skid tile

PLAN NOTES

1. All habitable rooms shall have 8% of their floor area in natural light from windows, doors and skylights.
2. All habitable rooms shall have 4% of their floor area as natural ventilation.
3. Minimum ceiling height shall be 7'-6" in all rooms except kitchens, baths and halls, which shall have a minimum ceiling height of 7'-0".
4. All glass shall be tempered when it is in a door or shower enclosure, over a bath, shower or stairway.
5. All exterior doors shall have a minimum landing 44 inches perpendicular to the door and the full width of the door opening.
6. Egress/rescue windows shall have a minimum net clear openable area of 5.7 square feet.
   Their minimum net clear openable height shall be 24 inches.
   Their minimum net clear openable width shall be 20 inches.
   Their net clear opening shall not be more than 44 inches above the finished floor.
7. All concrete flatwork at courtyard shall be 2,500 PSI concrete 5 inches thick with #3 bars at 18" on center each way on 6 inches of 90% compacted baserock.

All dimensions are to face of stud unless noted otherwise.

north

A Ground Floor Plan
1/4" = 1'-0"

Submitted
24 August 2015

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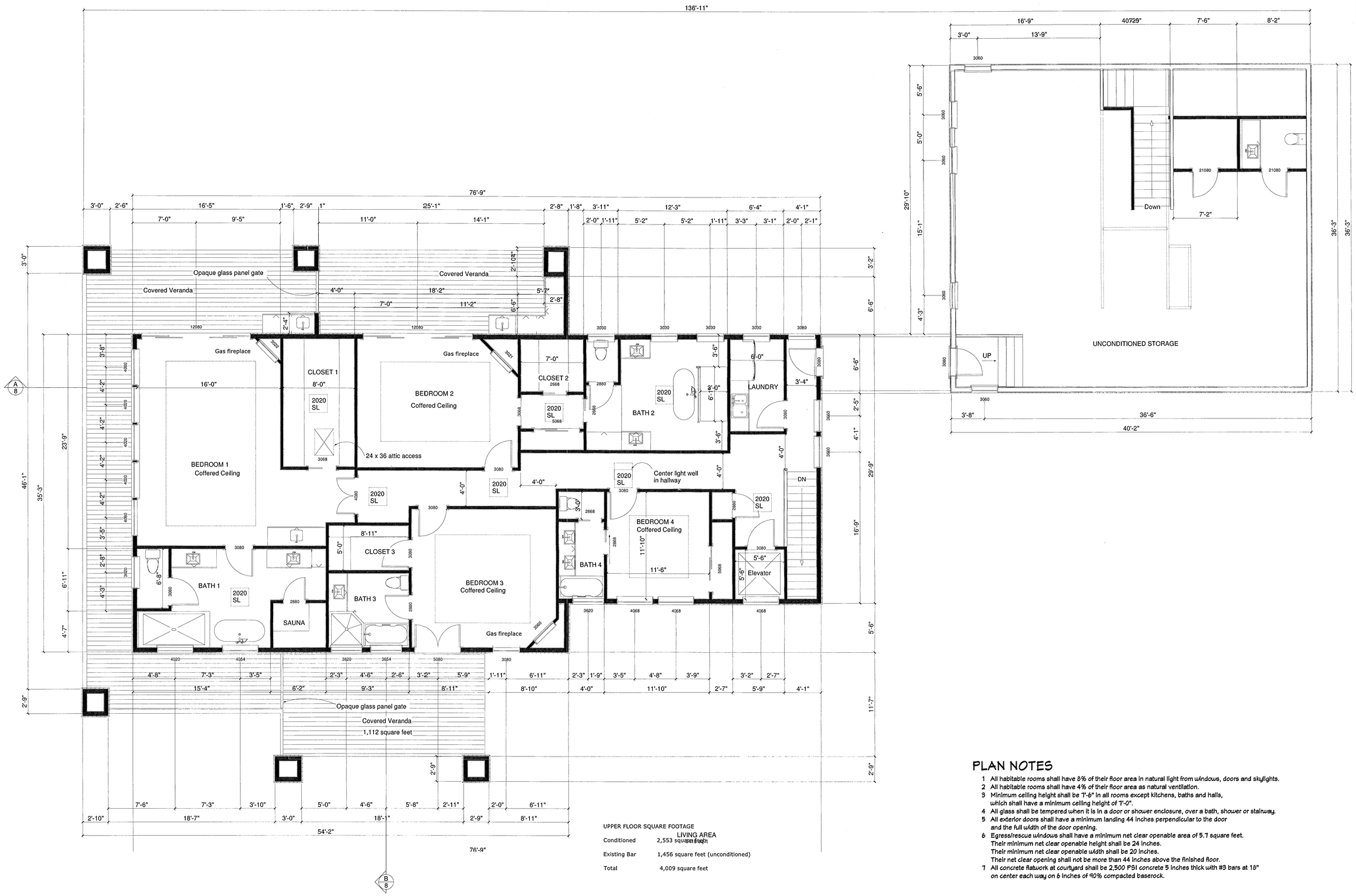
Ground Floor Plan

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number 2 of 6



UPPER FLOOR SQUARE FOOTAGE

	LIVING AREA square feet
Conditioned	2,553 square feet
Existing Bar	1,456 square feet (unconditioned)
Total	4,009 square feet

PLAN NOTES

1 All habitable rooms shall have 8% of their floor area in natural light from windows, doors and skylights.
2 All habitable rooms shall have 4% of their floor area as natural ventilation.
3 Minimum ceiling height shall be 7'-6" in all rooms except kitchens, baths and halls, which shall have a minimum ceiling height of 7'-0".
4 All glass shall be tempered when it is in a door or shower enclosure, over a bath, shower or stairway.
5 All exterior doors shall have a minimum landing 44 inches perpendicular to the door and the full width of the door opening.
6 Egress/rescue windows shall have a minimum net clear openable area of 5.7 square feet. Their minimum net clear openable height shall be 24 inches. Their minimum net clear openable width shall be 20 inches. Their net clear opening shall not be more than 44 inches above the finished floor.
7 All concrete flatwork at courtyard shall be 2,500 PSI concrete 5 inches thick with #3 bars at 18" on center each way on 6 inches of 90% compacted baserock.

A Upper Floor Plan

1/4" = 1'-0"

north

Submitted
24 August 2015

ARCHITECT
James Reed Stroupe
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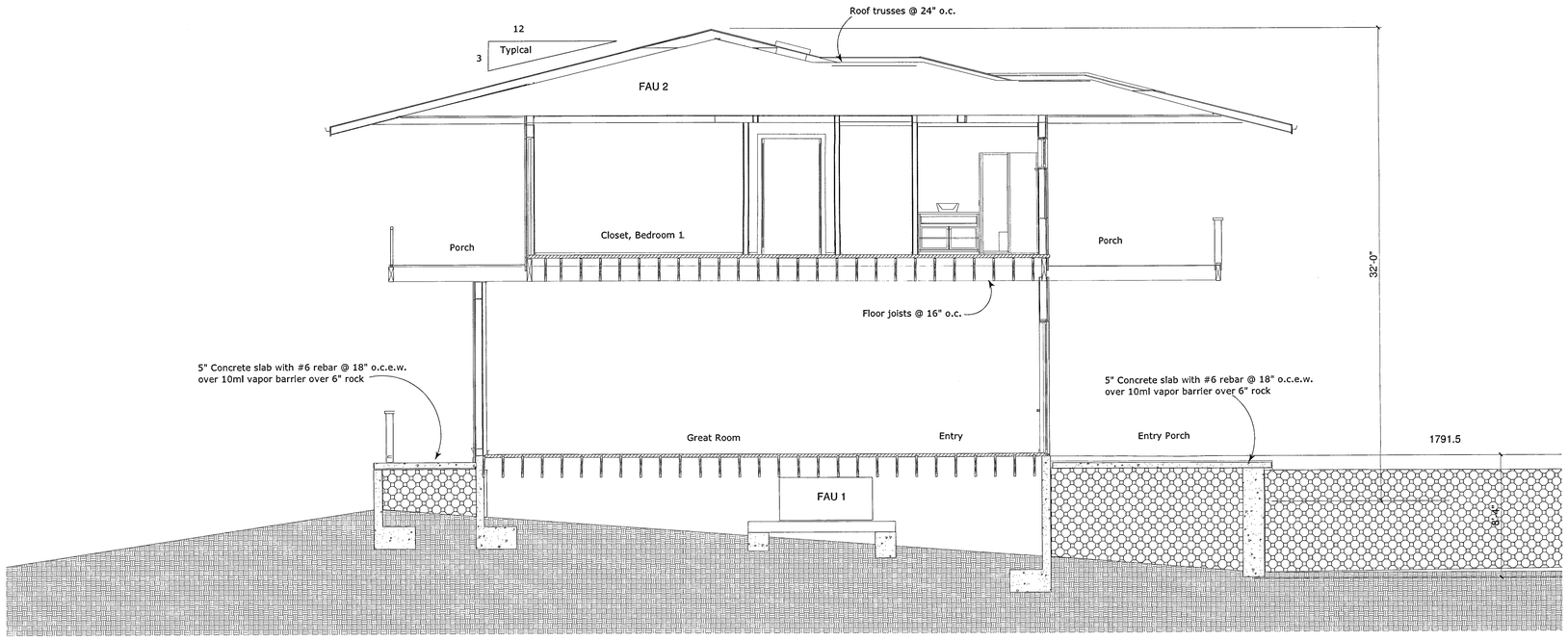
(831) 688-3300

Upper Floor Plan

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 004

sheet number 3 of 6



B Transverse Building Section Looking East

1/4" =1'-0"

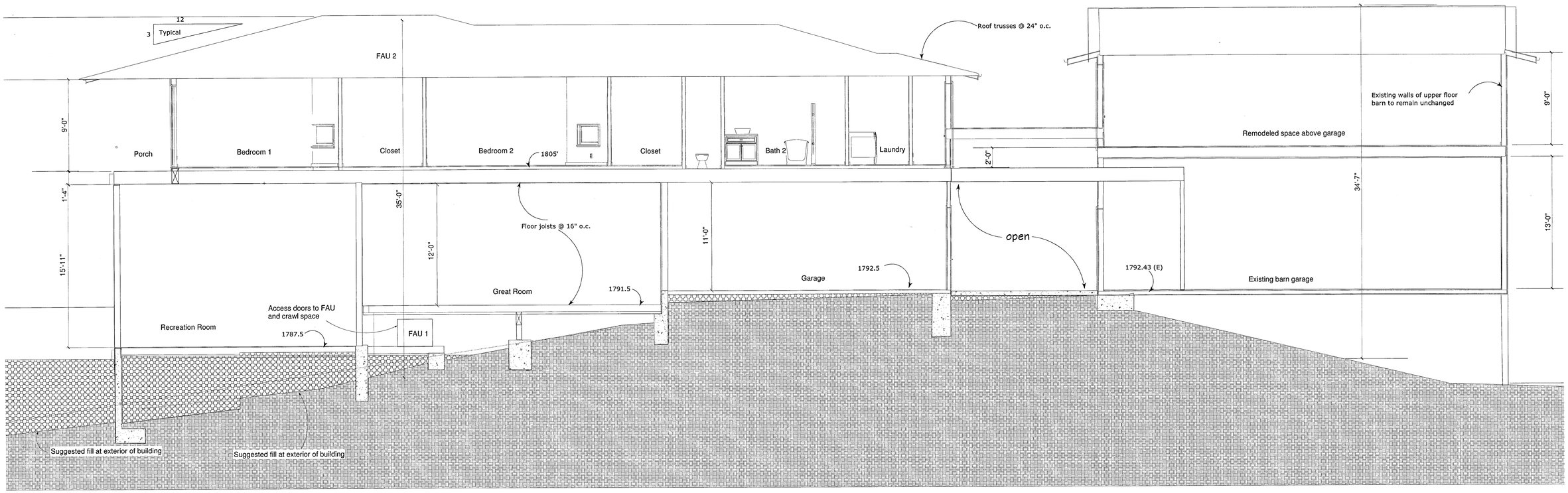
Insulation and Caulking Notes

1 Provide Certainteed GREENGUARD certified unfaced Fiberglas batts as follows:

Roof	R-38, 11-1/4 inches thick
Walls	R-21, 5-1/2 inches thick
Underfloor	R-19, 5-1/2 inches thick

NOTE : Provide 3-1/2 inches thick R-15 sound insulation at all interior walls.

2 Provide expanding foam spray-on insulation at all plate lines, penetrations in exterior sheathing, penetrations in Ground Floor OSB subfloor and penetrations of drywall finish at exterior walls. Provide low-VOC caulking manufactured by OSI Industries.



A Longitudinal Building Section Looking North

1/4" =1'-0"

Submitted
24 August 2015

ARCHITECT
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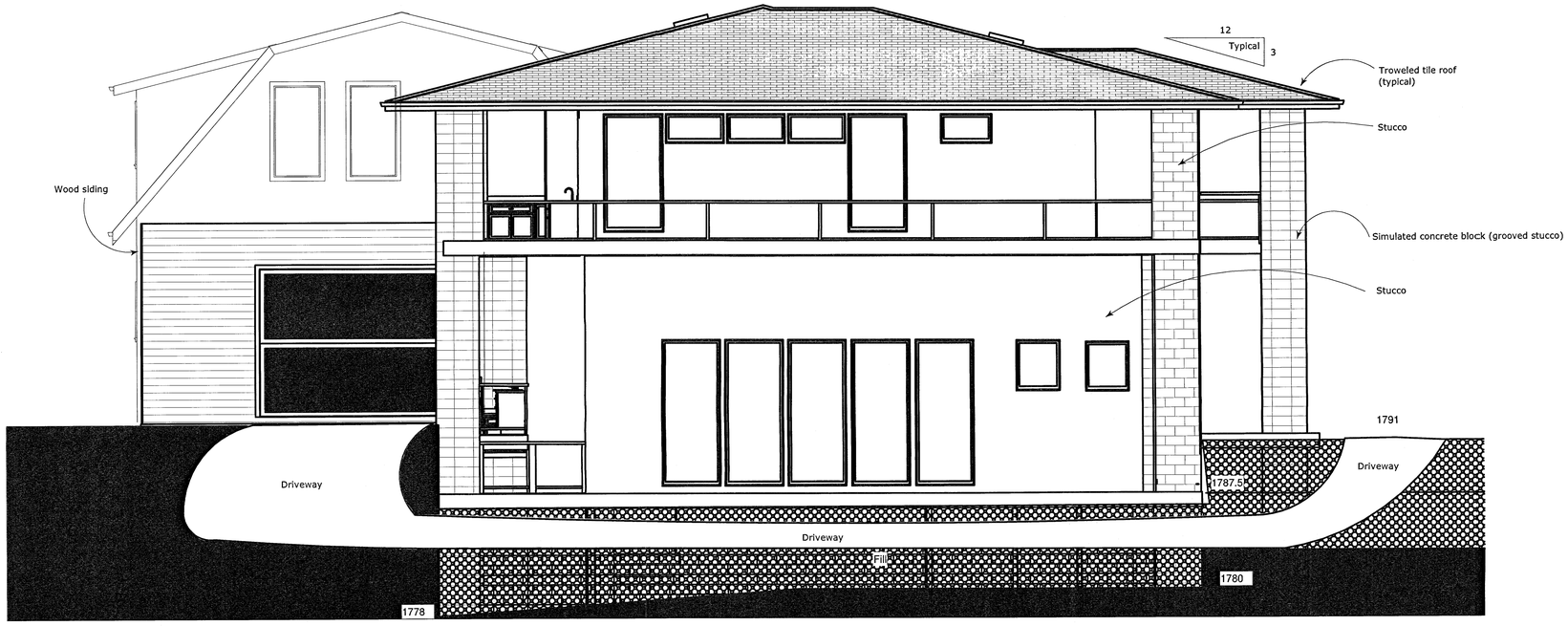
(831) 688-3300

Building Sections

Blackberry Hill Road

15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 01 004

sheet number 4 of 6



West Elevation, Left Side

B

1/4" =1'-0"

EXTERIOR MATERIALS

Roofing Material: Trowelled finish Concrete tile, color blend to be selected by Owner
on 1 layer GAF Deck-Armor Breathable underlayment
on 15/32 LP TechShield radiant barrier sheathing
on 2x pre-engineered roof trusses at 24 inches on center.
Roof shall have no less than a Class "A" fire rating.

Dual-glazed vinyl windows with locks and screens.
with wood trim inside and anti-reflective coating
Milgard or equal.
See Title 24 calculations for required "U" value.

2-coat 7/8-inch stucco - no integral color
on 1 layer "HydroGap" drainable housewrap
manufactured by Benjamin Obdyke
on 15/32 OSB wall sheathing.
Paint color to be selected by Owner.

Porch floor finish shall be non-skid tile selected by Owner
over waterproof coating on concrete slab-on-grade.
Add Xypex water-resisting additive to all concrete slabs-on-grade.

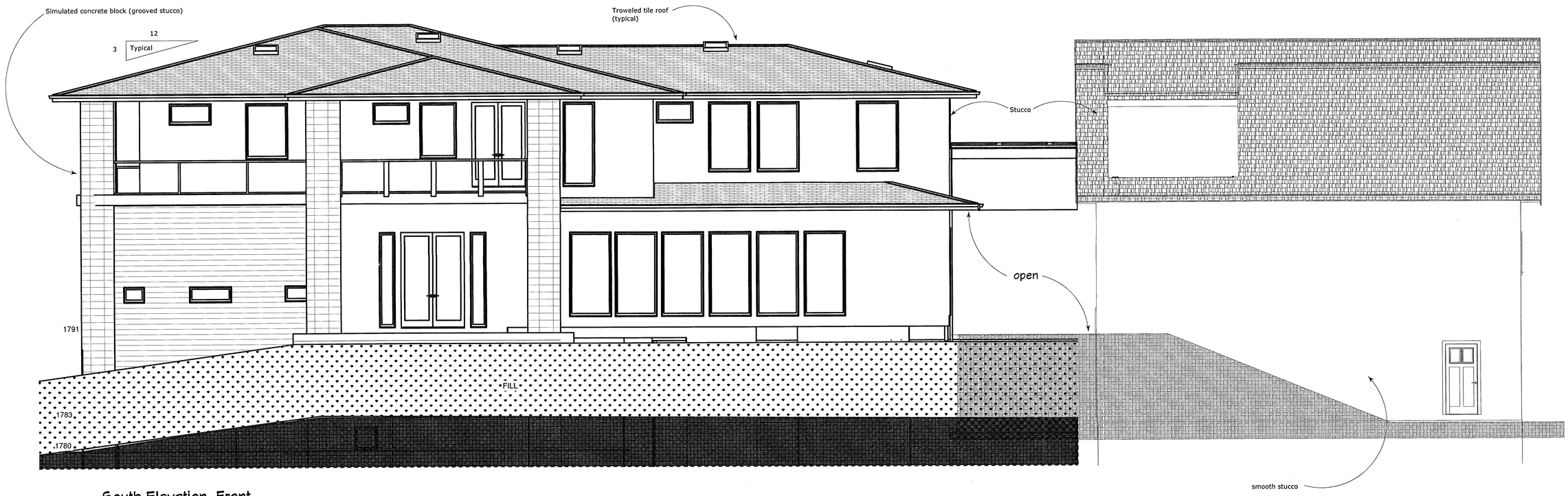
Block Simulation: 2-coat 7/8-inch stucco - integral color
with faux granite finish grooved to simulate stacked blocks
on 1 layer "HydroGap" drainable housewrap
manufactured by Benjamin Obdyke
on 15/32 OSB wall sheathing.

EXTERIOR COLORS

15300 Blackberry Hill Road
Los Gatos, CA

Color Selection Chart

Body Color	To Be Selected by Owner		LRV 30
Trim Color	SW7045	Intellectual Gray	LRV 36
Accent Color	SW7645	Thunder Gray	LRV 9
Windows	Vinyl Clad	White	
Roof Tile		Charcoal Gray	
Exterior Railing		Glass	



South Elevation, Front

A

1/4" =1'-0"

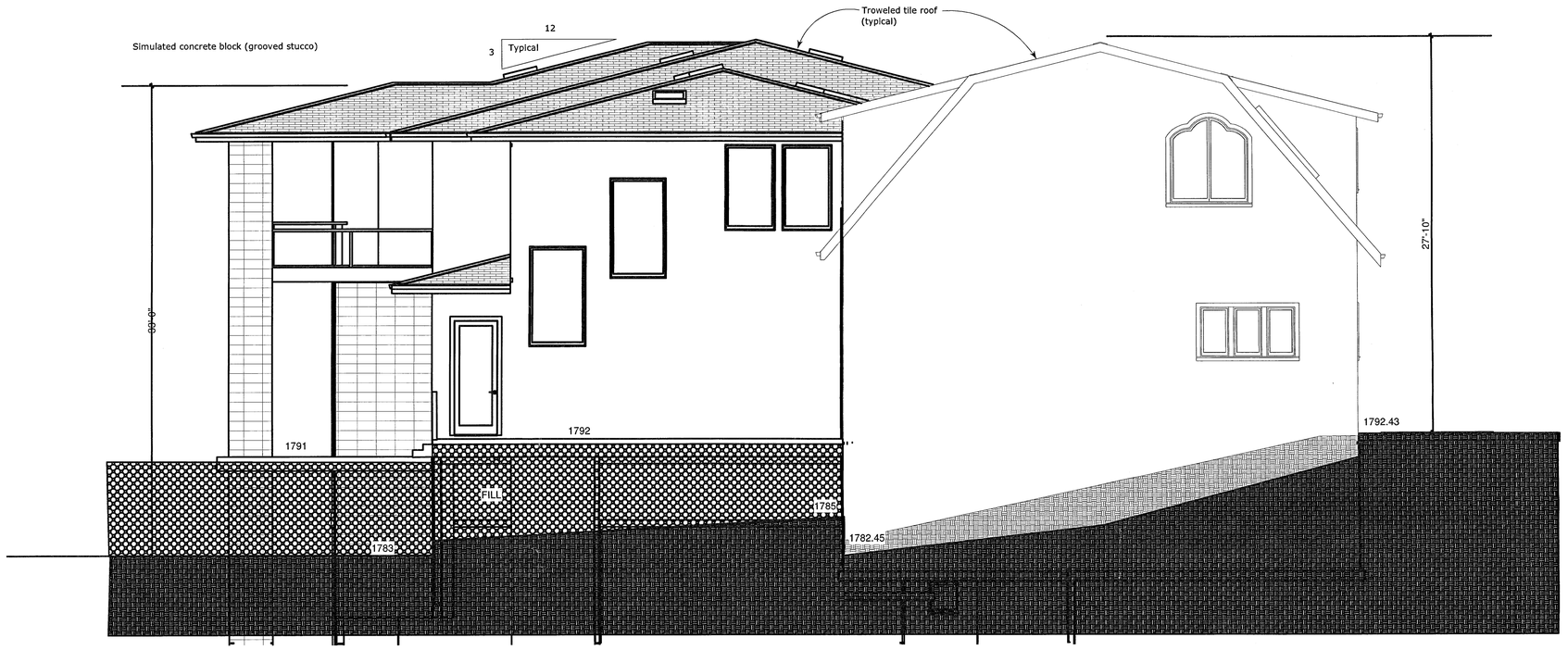
Submitted
24 August 2015

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

South and West Elevations

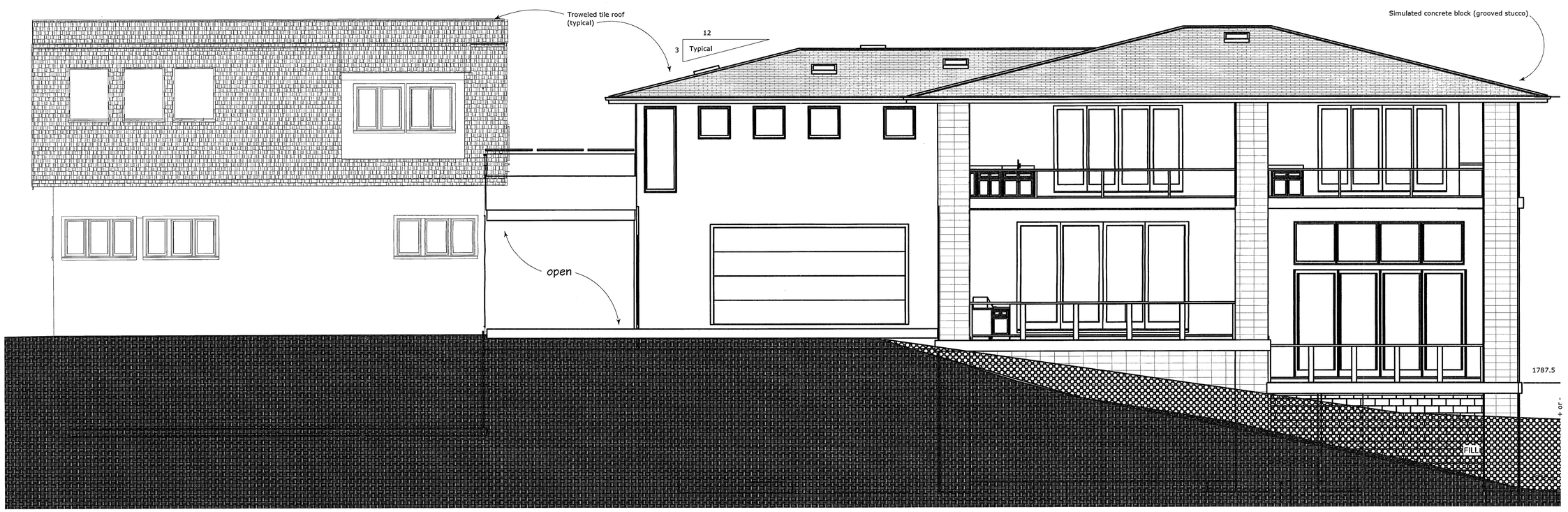
Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number 5 of 6



B East Elevation

1/4" =1'-0"



A North Elevation, View Side

1/4" =1'-0"

EXTERIOR MATERIALS

Roofing Material: Trowelled finish Concrete tile, color blend to be selected by Owner
on 1 layer GAF Deck-Armor Breathable underlayment
on 15/32 LP TechShield radiant barrier sheathing
on 2x pre-engineered roof trusses at 24 inches on center.
Roof shall have no less than a Class "A" fire rating.

Dual-glazed vinyl windows with locks and screens.
with wood trim inside and anti-reflective coating
Milgard or equal.
See Title 24 calculations for required "U" value.

2-coat 7/8-inch stucco - no integral color
on 1 layer "HydroGap" drainable housewrap
manufactured by Benjamin Obdyke
on 15/32 OSB wall sheathing.
Paint color to be selected by Owner.

Porch floor finish shall be non-skid tile selected by Owner
over waterproof coating on concrete slab-on-grade.
Add Xypex water-resisting additive to all concrete slabs-on-grade.

Wood siding to be 1x6 clear heart V-groove Redwood

Block Simulation: 2-coat 7/8-inch stucco - integral color
with faux granite finish grooved to simulate stacked blocks
on 1 layer "HydroGap" drainable housewrap
manufactured by Benjamin Obdyke
on 15/32 OSB wall sheathing.

EXTERIOR COLORS

15300 Blackberry Hill Road
Los Gatos, CA

Color Selection Chart

Body Color	To Be Selected By Owner		LRV 30
Trim Color	SW7045	Intellectual Gray	LRV 36
Accent Color	SW7645	Thunder Gray	LRV 9
Windows	Vinyl Clad	White	
Roof Tile		Charcoal Gray	
Exterior Railing		Glass	

Submitted
24 August 2015

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(831) 688-9300

North and East Elevations

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number 6 of 6

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY ______________________ AND DATED ____________ THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (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).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

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

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

GRADING

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

REVISED 11-26-14

GRADING (continued)

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	0	80±	6.5±
ACCESSORY STRUCTURE			
POOL/HARDSCAPE			
LANDSCAPE			
DRIVEWAY	843±	764±	5.5±
OFF SITE IMPROVEMENTS			
TOTAL	843±	844±	

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

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT ______________________SF.
15. WDID NO.______________________.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
   A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
   B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
   C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
   D. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT http://www.sccplanning.gov." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DIRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
   A. 15 MILES PER HOUR (MPH) SPEED LIMIT
   B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
   C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL (continued)

17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
    A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
    B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
    C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS-BUILT PLANS STATEMENT

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

DATE ______________________ SIGNATURE ______________________

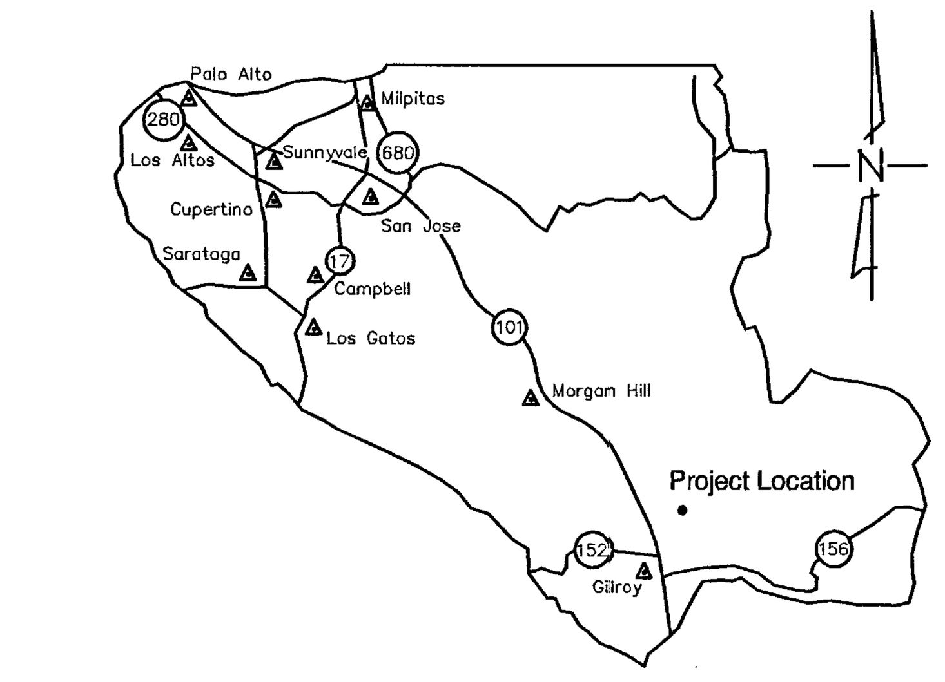
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTERCONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

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

PROJECT NOTES:

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



COUNTY LOCATION MAP

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

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

NOTE:

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

NOTE TO CONTRACTOR

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

NOTE:

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

FLOOD ZONE STATEMENT:

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 06085C0380H
MAP REVISED: MAY 18, 2009

PROJECT LOCATED IN ZONE D

ZONE D DESCRIPTION
AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THESE PLANS IS THE CENTERLINE OF RIGHT OF WAY NORTH 56° 42' 15" EAST AS SHOWN ON THESE PLANS.

TEMPORARY PROJECT BENCHMARK

EXISTING SET CONTROL POINT; ASSUMED ELEVATION 100.00 FEET. LOCATED ON THE EAST SIDE OF THE PROPERTY WITHIN THE 50 FOOT RIGHT OF WAY; AS SHOWN ON THESE PLANS.

SCOPE OF WORK

1. CLEAR AND GRUB BUILDING PAD AND DRIVEWAY
2. BUILDING PAD AND DRIVEWAY GRADING
3. CONSTRUCT AC DRIVEWAY APPROACH TO COUNTY STD PLAN B/4
4. CONSTRUCT AC/AGGREGATE BASE DRIVEWAY
5. INSTALL SEPTIC SYSTEM
6. CONSTRUCT AC BERM
7. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.

ENGINEER'S STATEMENT

I HEARBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. 10685-45-47-14B

DATE ____________ ____________

17,186
R.C.E. NO.

EXP 6-30-17

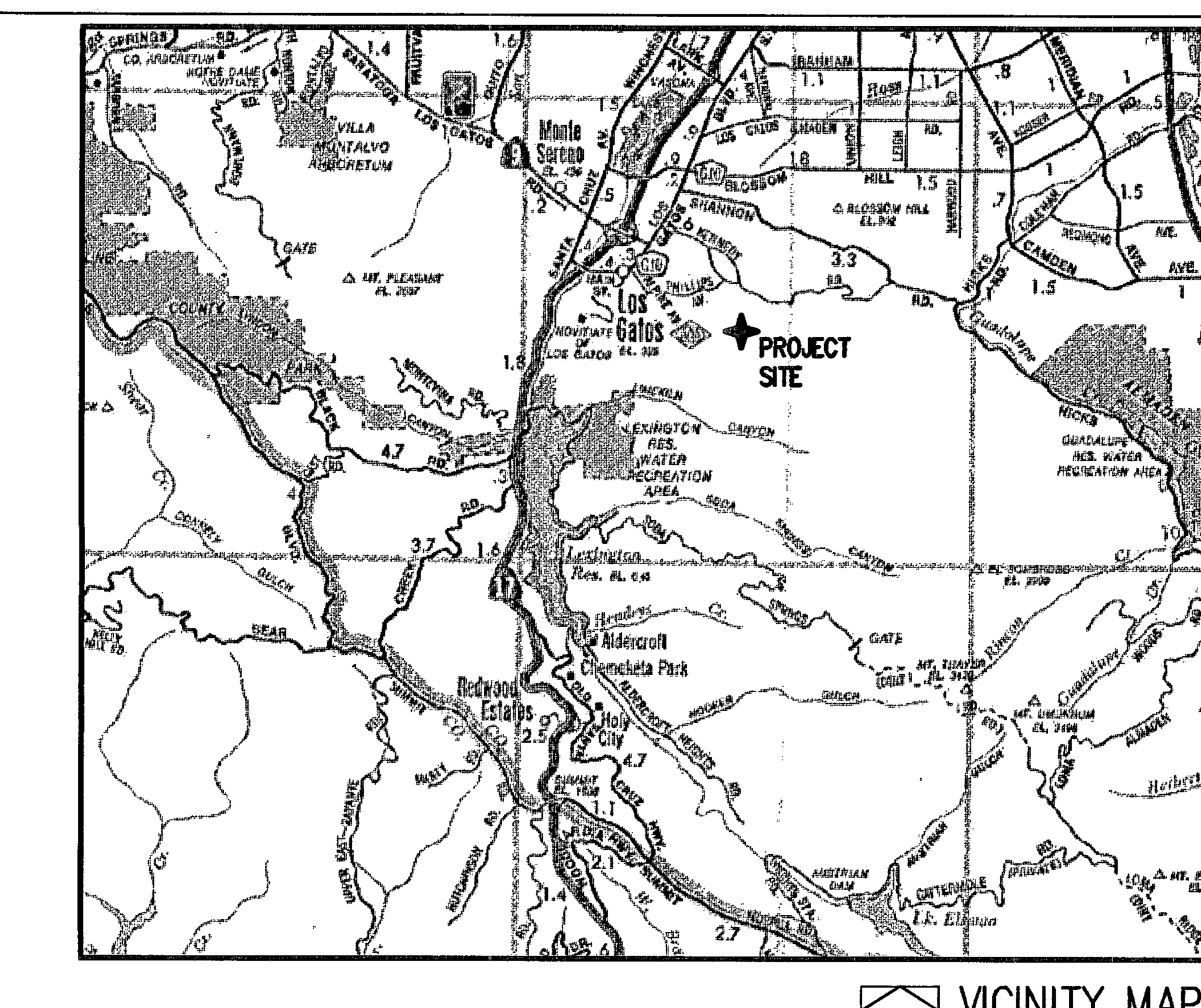
COUNTY ENGINEER'S NOTE

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 ______________________

CHRISTOPHER L. FREITAS

R.C.E. NO. 42107
EXPIRES 3/31/16



VICINITY MAP
NO SCALE

CONSTRUCTION / ENCROACHMENT / GRADING PERMIT

PERMIT(S) NO.: ______________________

FILE(S) NO.: ______________________

ISSUED BY: ______________________ DATE: ______________
LAND DEVELOPMENT ENGINEERING & SURVEYING
DEVELOPMENT SERVICES OFFICE
COUNTY OF SANTA CLARA

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS

ISSUED BY: ____________ DATE: ______________

ENCROACHMENT PERMIT NO. ______________

COUNTY OF SANTA CLARA
LAND DEVELOPMENT ENGINEERING & SURVEYING

CONSTRUCTION PERMIT NO. ______________
GRADING PERMIT NO. ______________
ISSUED BY: ____________ DATE: ______________

SHEET INDEX

ENGINEER'S NAME: HANNA & BRUNETTI

ADDRESS: 7651 EIGLEBERRY STREET, GILROY CA 95020

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

PRELIMINARY

IMPROVEMENT PLANS

FOR THE
HOME GRADING AND DRAINAGE
ON THE LANDS OF McCOWAN

PORTION OF LOT 16, SECTION 27, TOWNSHIP 8 SOUTH, RANGE 1 WEST
MOUNT DIABLO BASE AND MERIDIAN
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 537-07-009

AUGUST 2015 NO SCALE

Revision 1 Date		APN 537-07-009	Sheet 1 of 7
Revision 2 Date		Co. File X	
Revision 3 Date			

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: JOB NO. 14069

APN 537-07-014
SINOFSKY / WATERS

APN 537-07-015
KAASE
405 M 42

APN 537-07-003
FISHMAN

APN 537-07-004
SEARLE

APN 537-07-011
LEESON / CHIA
PARCEL THREE
DOC. NO. 22643941

APN 537-07-008
RUDKIN

APN 537-07-009
CHARITY HOMES LLC
PARCEL ONE
DOC. NO. 22643941

S89°28'13"E 664.22'

N02°34'34"E 334.01'

FD 3/4" IP OPEN

50' RIGHT OF WAY FOR INGRESS/EGRESS, UTILITY AND WATER LINES PARCEL TWO DOC. NO. 22643941

20' RIGHT OF WAY FOR INGRESS/EGRESS, UTILITY AND WATER LINES PARCEL FOUR DOC. NO. 22643941

N 01°58'30" E 133.90'

N89°28'13"W 140.00'

EXISTING FIRE HYDRANT

235.82'

200.00'

N 01°58'30" E

S32°33'09"W

EXISTING HOUSE

10' EASEMENT FOR LIMITED USE FOR INGRESS/EGRESS PARCEL FIVE DOC. NO. 22643941

EXISTING PAVEMENT

EXISTING RADIO TOWER

EXISTING 32" TREE TO BE REMOVED

407.73'

9.9

EXISTING UTILITY POLE

S89°28'13"E

260.00'

941.73'

274.00'

28.8

145.0

PROPOSED DRIVEWAY

EXISTING BARN

PROPOSED HOUSE

WELL

EXISTING 12" TREE TO REMAIN

EXISTING 24" TREE TO BE REMOVED

EXISTING 4" TREE TO BE REMOVED

713.6

1360.59'

S 01°58'30" W

WHARF FIRE HYDRANT

LIMITS OF SLOPE CALCULATION

BLACKBERRY HILL ROAD

FD 3/4" IP LS 3007

1386.63'

FD 1" IP LS 5007

EXISTING 8" PIPE

EXISTING PAVEMENT

N 02°34'34" E

50' RIGHT OF WAY FOR INGRESS/EGRESS, UTILITY AND WATER LINES PARCEL TWO 6190 O.R. 7

FLOOR AREA	
RESIDENCE	
FIRST LEVEL	2,411 SF
SECOND LEVEL	2,472 SF
GARAGE	
FIRST LEVEL	1,456 SF
SECOND LEVEL	1,456 SF
PORCH	104 SF
STAIRS	104 SF
TOTAL AREA	8,003 SF

Average Slope of Proposed Developed Area

$$S = \frac{I \times L}{A} \times 100$$

S = the average slope in percent (%)
I = the contour interval in feet = 2 ft
L = the sum length of contour lines in feet = 6,826
A = the area in sq. ft. = 58,577

$$S = \frac{2 \times 6826}{58577} \times 100 = 23.3\%$$

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

PLAN # ____
SHEET ____ OF ____

REVISIONS:		
DATE	DESCRIPTION	BY:

Hanna • Brunetti
• Civil Engineers • Land Surveyors •
• Construction Managers •
Gilroy California (408) 842-2173

DATE: AUGUST 2015
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: A.W.
CHECKED BY:
DRAWN BY: T.M.

REFERENCES

Site Plan

15300 Blackberry Hill Road - apn 537-07-009

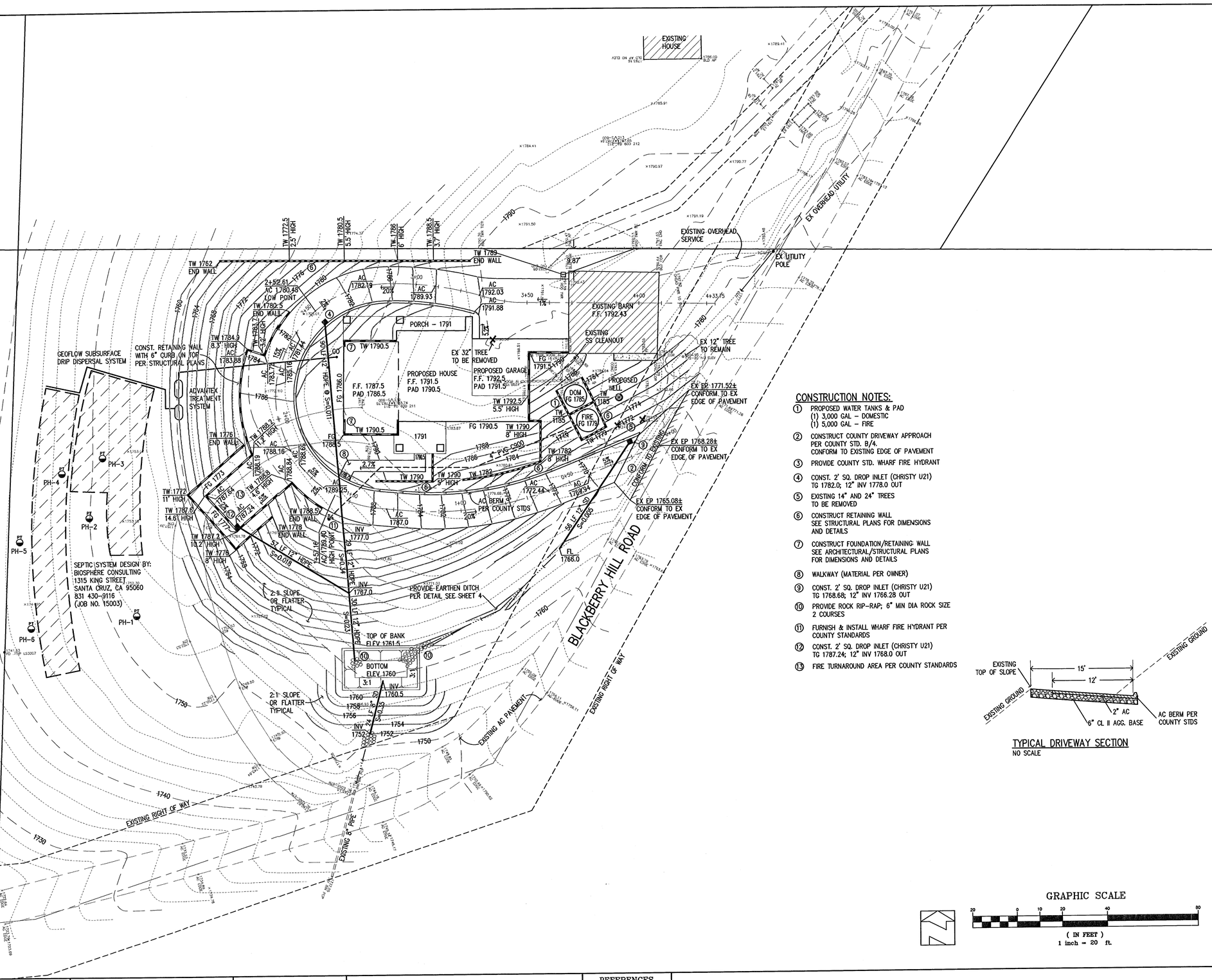
UNINCORPORATED
AUGUST 2015

SANTA CLARA COUNTY
CALIFORNIA

SHEET 2 OF 7

JOB NO. 14069

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: JOB NO. 14069



CONSTRUCTION NOTES:

1. PROPOSED WATER TANKS & PAD
   (1) 3,000 GAL – DOMESTIC
   (1) 5,000 GAL – FIRE
2. CONSTRUCT COUNTY DRIVEWAY APPROACH PER COUNTY STD. B/4, CONFORM TO EXISTING EDGE OF PAVEMENT
3. PROVIDE COUNTY STD. WHARF FIRE HYDRANT
4. CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1782.0; 12" INV 1778.0 OUT
5. EXISTING 14" AND 24" TREES TO BE REMOVED
6. CONSTRUCT RETAINING WALL SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
7. CONSTRUCT FOUNDATION/RETAINING WALL SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
8. WALKWAY (MATERIAL PER OWNER)
9. CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1768.68; 12" INV 1766.28 OUT
10. PROVIDE ROCK RIP-RAP; 6" MIN DIA ROCK SIZE 2 COURSES
11. FURNISH & INSTALL WHARF FIRE HYDRANT PER COUNTY STANDARDS
12. CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1787.24; 12" INV 1768.0 OUT
13. FIRE TURNAROUND AREA PER COUNTY STANDARDS

TYPICAL DRIVEWAY SECTION
NO SCALE

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

Hanna • Brunetti
• Civil Engineers • Land Surveyors •
• Construction Managers •
Gilroy California (408) 842-2173

DATE: AUGUST 2015
HORIZ. SCALE: 1"=10'
VERT. SCALE: NONE
DESIGNED BY: A.W.
CHECKED BY: _____
DRAWN BY: T.M.

REFERENCES

UNINCORPORATED
AUGUST 2015

Grading & Drainage Plan

15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

SHEET 3 OF 7

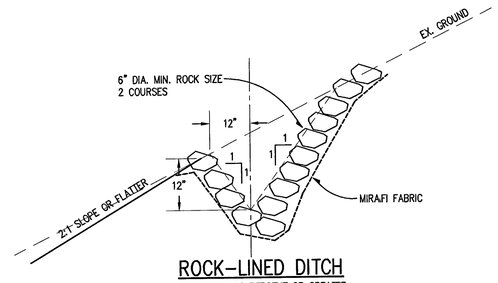
JOB NO. 14069

APPLICANT: McCOWAN

ROAD: 15300 BLACKBERRY HILL ROAD

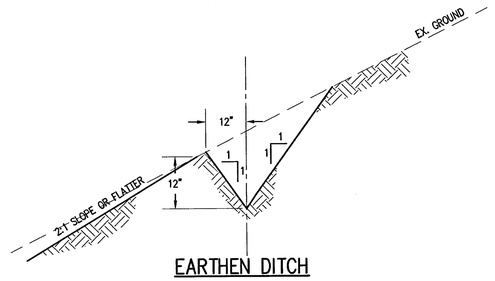
COUNTY FILE NO.:

JOB NO. 14069



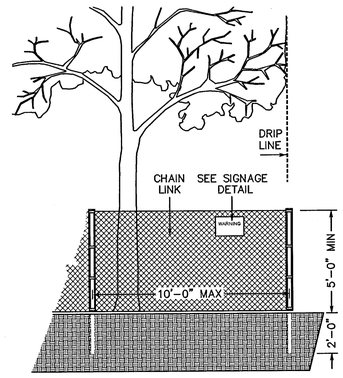
ROCK-LINED DITCH

ON SLOPES 20 PERCENT OR GREATER
NO SCALE



EARTHEN DITCH

NO SCALE



EXISTING TREE PROTECTION DETAILS

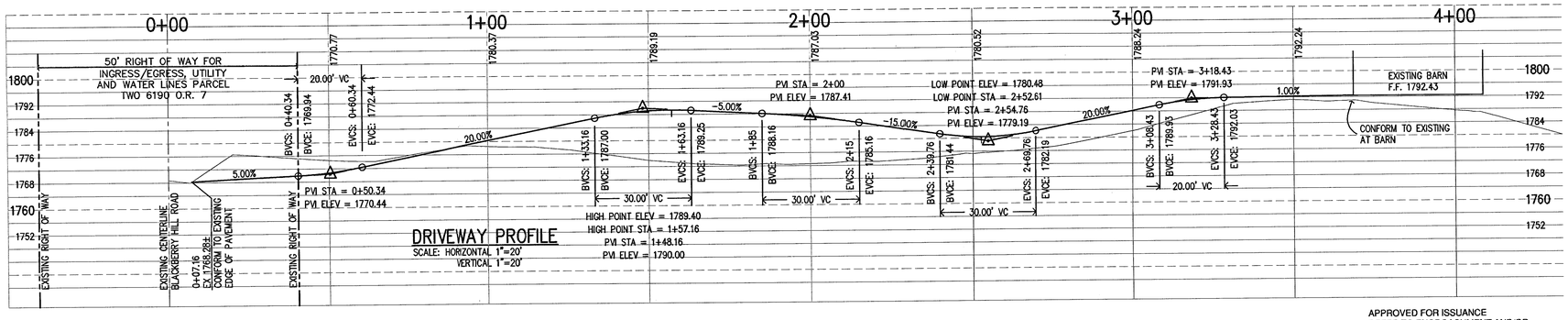
1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING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

LEGEND

EXISTING	PROPOSED	
480	484	CONTOUR ELEVATION
(W)	W	WATER MAIN
(SD)	(length) LF (size) SD @ S=(grade)	STORM DRAIN
(SS)	(length) LF (size) SS @ S=(grade)	SANITARY SEWER
tc 236.56	TC 236.65	TOP OF CURB ELEVATION
inv 169.63	INV 457.35	PIPE INVERT ELEVATION
pcc 259.56	PCC 257.65	PORTLAND CONCRETE ELEVATION
fl 158.95	FL 125.48	FLOWLINE ELEVATION
ac 365.75	AC 359.45	ASPHALT CONCRETE ELEVATION
tg 365.75	TG 359.45	TOP OF GRATE ELEVATION
tw 365.75	TW 359.45	TOP OF WALL ELEVATION
bw 395.65	BW 458.25	BOTTOM OF WALL ELEVATION
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER SERVICE
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
		DRAINAGE SWALE
SS		SEWER LATERAL
		TREE TO BE REMOVED
MON		MONUMENT
		ROCK RIP-RAP

ABBREVIATIONS

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



DRIVEWAY PROFILE

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

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

PLAN # ____
SHEET ____ OF ____

REVISIONS:		
DATE	DESCRIPTION	BY:

Hanna • Brunetti
• Civil Engineers • Land Surveyors •
• Construction Managers •
Gilroy California (408) 842-2173

DATE: AUGUST 2015
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: A.W.
CHECKED BY: ____
DRAWN BY: T.M.

REFERENCES

Abbreviations, Legend, Driveway Profile and Details

15300 Blackberry Hill Road - apn 537-07-009

UNINCORPORATED
AUGUST 2015

SANTA CLARA COUNTY
CALIFORNIA

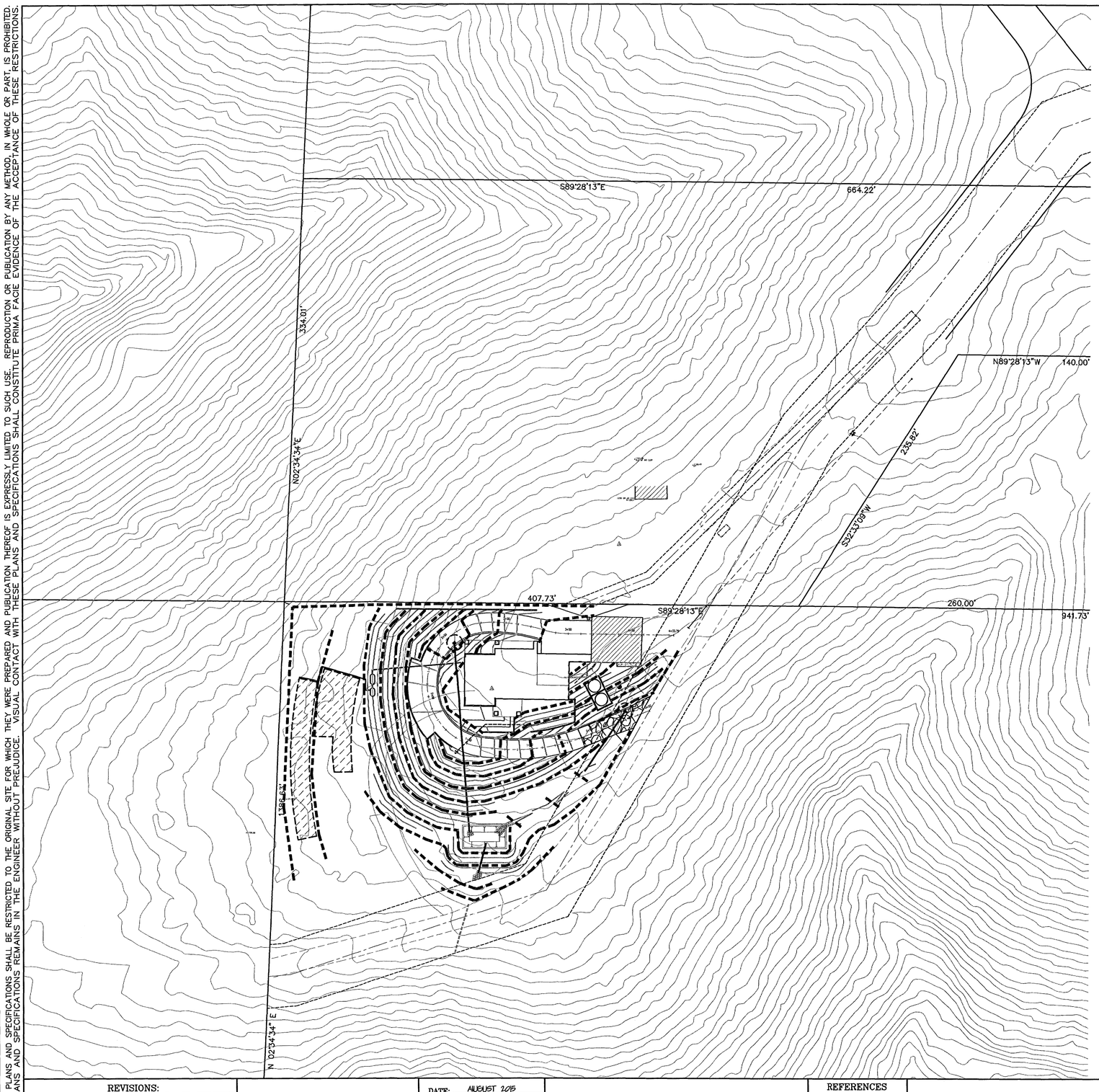
SHEET 4 OF 7
JOB NO. 14069

APPLICANT: McCOWAN

ROAD: 15300 BLACKBERRY HILL ROAD

COUNTY FILE NO.:

JOB NO. 14069



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.

13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

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

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.

15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.

16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:

   A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.

   B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

   C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY

17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

LEGEND

FIBER ROLL SLOPE PROTECTION PER DETAIL SE-5

CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1

STORM DRAIN INLET PROTECTION PER DETAIL SE-10

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

Hanna • Brunetti
• Civil Engineers • Land Surveyors •
• Construction Managers •
Gilroy California (408) 842-2173

DATE: AUGUST 2015
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: A.W.
CHECKED BY: ____
DRAWN BY: T.M.

REFERENCES

Erosion Control Plan

15300 Blackberry Hill Road - apn 537-07-009

UNINCORPORATED
AUGUST 2015

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5 OF 7

JOB NO. 14069

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: JOB NO. 14069

ATTACHMENT C
Original Building Permit number 2016-61363

GENERAL NOTES

1 The work under this contract includes all labor, materials, transportation, tools and equipment necessary for construction of the project leaving entire project ready for use.
2 These contract documents indicate the general extent of construction necessary for the project, but are not intended to be all-inclusive.
All work required to provide a finished project in accordance with the intent of these contract documents is included regardless of whether shown on the drawings, called out in a note, or not shown or mentioned.
3 Any conflicts, errors or omissions found in these contract documents shall be brought to the attention of the Architect and Owner for clarification before proceeding with the work.
4 The General Contractor shall verify and be responsible for all dimensions and site conditions.
5 Written dimensions take precedence. Do not scale drawings.
6 Install all fixtures, equipment and materials per manufacturer's recommendations.
7 Verify required clearances for flues, vents, appliances, fixtures, etc. before ordering or installing these items.
8 The General Contractor shall be responsible for removing all rubbish from all subcontractors and trades on a weekly basis and shall exercise strict control over maintaining a clean job site to prevent safety hazards.
9 The General Contractor shall leave the finished project clean and ready for occupancy. This includes cleaning all glass inside and out.

Copyright Notice

FIRE CODES

1 Fire rating = Type V-N, sprinklered.
2 Occupancy = Residential, single family detached.
3 Requirements of teh "Single Family Dwelling Guide" are met.
4 These plans are in compliance with the California Building and Fire Codes,
2010 and District ammendments.

FIRE PROTECTION NOTES

A FIRE SPRINKLER SYSTEM IS REQUIRED FOR NEW RESIDENCES AND REMODELS AS PER THE GOVERNING JURISDICTION REQUIREMENTS.FIRE SPRINKLER PLANS AND CALCULATIONS WILL BE DEFERRED SUBMITTAL, AS PER CITY FIRE PROTECTION ENGINEER.

APPLICABLE CODES

2013 CALIFORNIA BUILDING STANDARDS CODE including :
- 2013 California Residential Code
- 2013 California Building Code
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code
- 2013 California Fire Code
- 2013 California Energy Code
- 2013 California Green Building Code
- 2013 California Administrative Code
- 2013 California Referenced Standards Code

PLANNING OFFICE REVIEW
Zoning HS-d1
Setbacks: Front 30' Sides 30' Rear 30'
Max. Height 35'
APN# 537-07-009
This project conforms to current zoning requirements.
By Bill Shoe Date 8/12/16
New tier 2 SFD & att garage
File 10707-158-15G-15DR

COMPLETE BEFORE FINAL INSPECTION
1) Landscaping install
2) RV ; ~~...~~ ... of
Bill Shoe & notice of
299-5748 3) ~~...~~ permit

COMPLETE PRIOR TO FINAL INSPECTION
submit Construction Observations Letter (by project geologist or soils engineer) to County Geologist for Geology clearance.

NO ENCROACHMENT WITHIN ANY EASEMENT OR RIGHT-OF-WAY IS APPROVED

VERIFY PROPERTY LINES
Misrepresentation of property lines, right-of-way locations, or setback dimensions may invalidate this permit

AREA SUMMARY

Lot Size	1,300,266 square feet (29.85 acres)
GROSS FLOOR AREA	
Living Area	
Conditioned Ground floor of new residence	2,483 square feet*
Conditioned Upper floor of new residence	2,464 square Feet*
Total Conditioned Living Area New Residence	4,947 square feet
Garage Area	980 square feet
Total Gross Floor Area of Proposed Residence	5,927 square feet
Total Gross Floor Area of Existing Barn (to be Demolished)	2,912 square feet

*Area calculation includes stairwell and elevator shaft on both levels

Deferred Submittals

1 Roof Trusses shall be engineered by Mitek Industries, Inc. and prepared by Pacific Continental Truss, 8 Hangar Way, Watsonville, California 95076, (831) 728-9313, Mr. Mike Daniels.
A full set of roof truss calculations shall be prepared an submitted prior to installation for approval by County.
2 Fire Sprinkler System shall be designed and installed by MidState Fire Protection Co., Inc., P.O. Box 4457, Salinas, California 93912, (831) 422-3367, Mr. Doug Tanner.
3 Mechanical duct layout shall be prepared and submitted for approval prior to installation.
4 A full package of elevator specifications shall be submitted and approved prior to installation.
5 Glass panel guardrail system shall be submitted and approved prior to installation.

PROJECT TEAM

Owner
Charity Homes, LLC
305 Vineyard Town Center #195
Morgan Hill, CA. 95037
(408) 702-0348

Architect
James Reed Stroupe, C 12455
P.O. Box 388
Aptos, California 95001
(831) 688-3300

Structural Engineering
RI Engineering, Inc, Richard Irish
303 Portrero Street, Suite 42-202
Santa Cruz, California 95060
(831) 425-3901

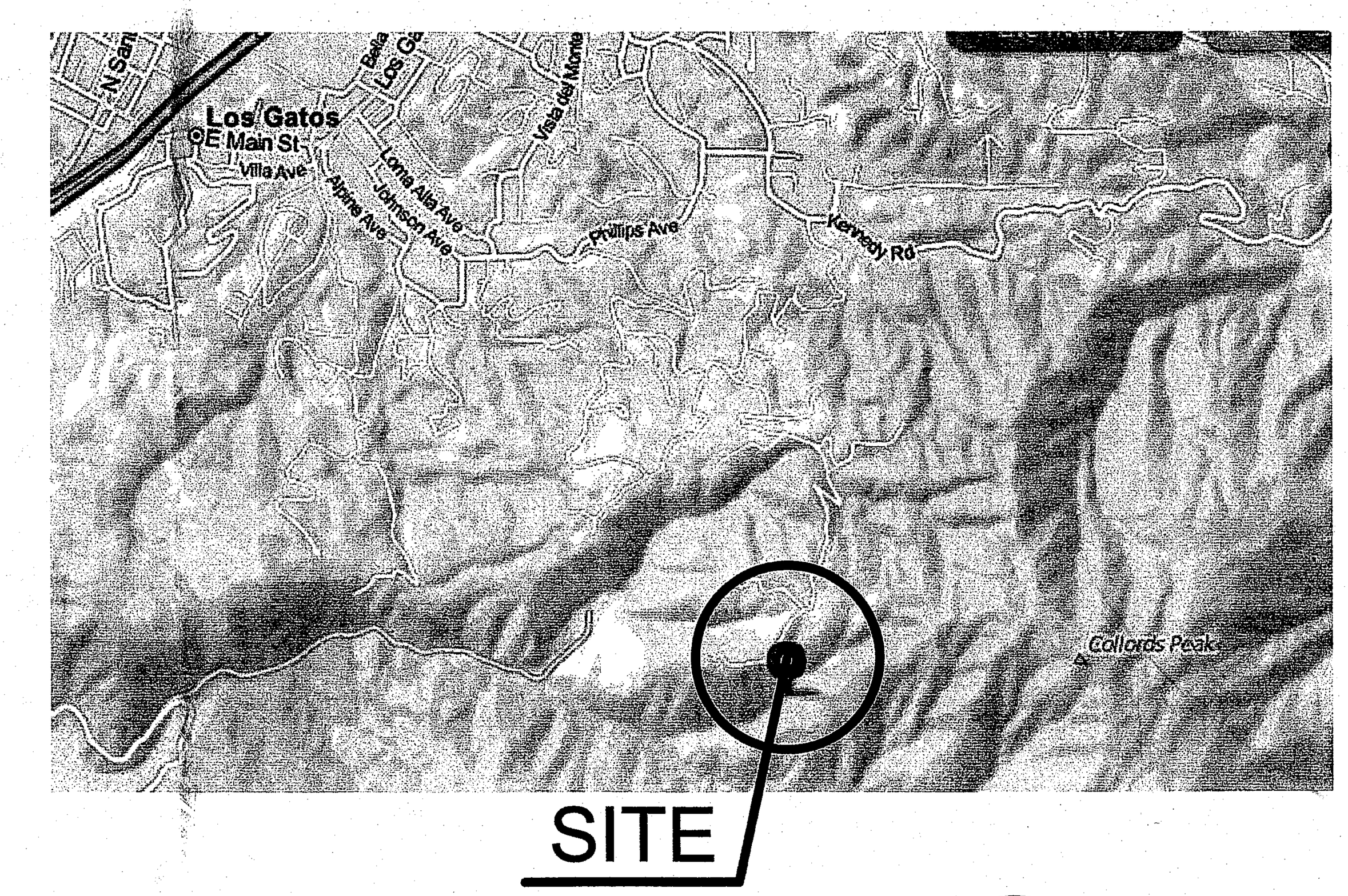
Surveyor
Hanagan Land Surveyors
Paul Hanagan, President
305-C Soquel Ave.
Santa Cruz, CA. 95062
(831) 469-3428

Geotechnical Engineer
Quantum Geotechnical Inc.,
Simon Makdessi, P.E.,G.E. ,President
1110 Burnett Avenue, Suite B
Concord, CA. 94520
(925) 788-2751

Civil Engineer
Hanna & Brunetti, Amanda Wilson
7651 Eigeberry Street
Gilroy, CA. 95060
(408) 842-2173

Septic Engineer
Biosphere Consulting, Andrew Brownstone
1315 King Street
Santa Cruz, CA. 95060
(831) 430-9116

Energy Consultant
Monterey Energy Group, David Knight
26465 Carmel Rancho Boulevard #8
Carmel, CA. 93923
(831) 372-8328



A Vicinity Map
road map
north

PROJECT DATA

Assessor's Parcel	537-07-009
Site Address	15300 Blackberry Hill Road Los Gatos, California 95030
Owner	Norman DePeau and Duong Nguyen 2376 Plateau Drive San Jose, California 95125 ndepeau@cisco.com
Occupancy	R3/U
Construction Type	V-B, sprinklered
Zoning	HS-d1
Water and Sewer	New private well and septic system
Fire District	CalFire

PROJECT DESCRIPTION

Demolish existing 2,900 square foot barn.

Construct new 2-story, 4 bedroom, 4-1/2 bath residence to include 4,947 square feet of conditioned living area and a 980 square foot 3-car garage.

New residence includes an elevator and 1,894 square feet of covered porches on two levels.

No attic or underfloor space exceeds 7 feet in height.

DRAWING INDEX

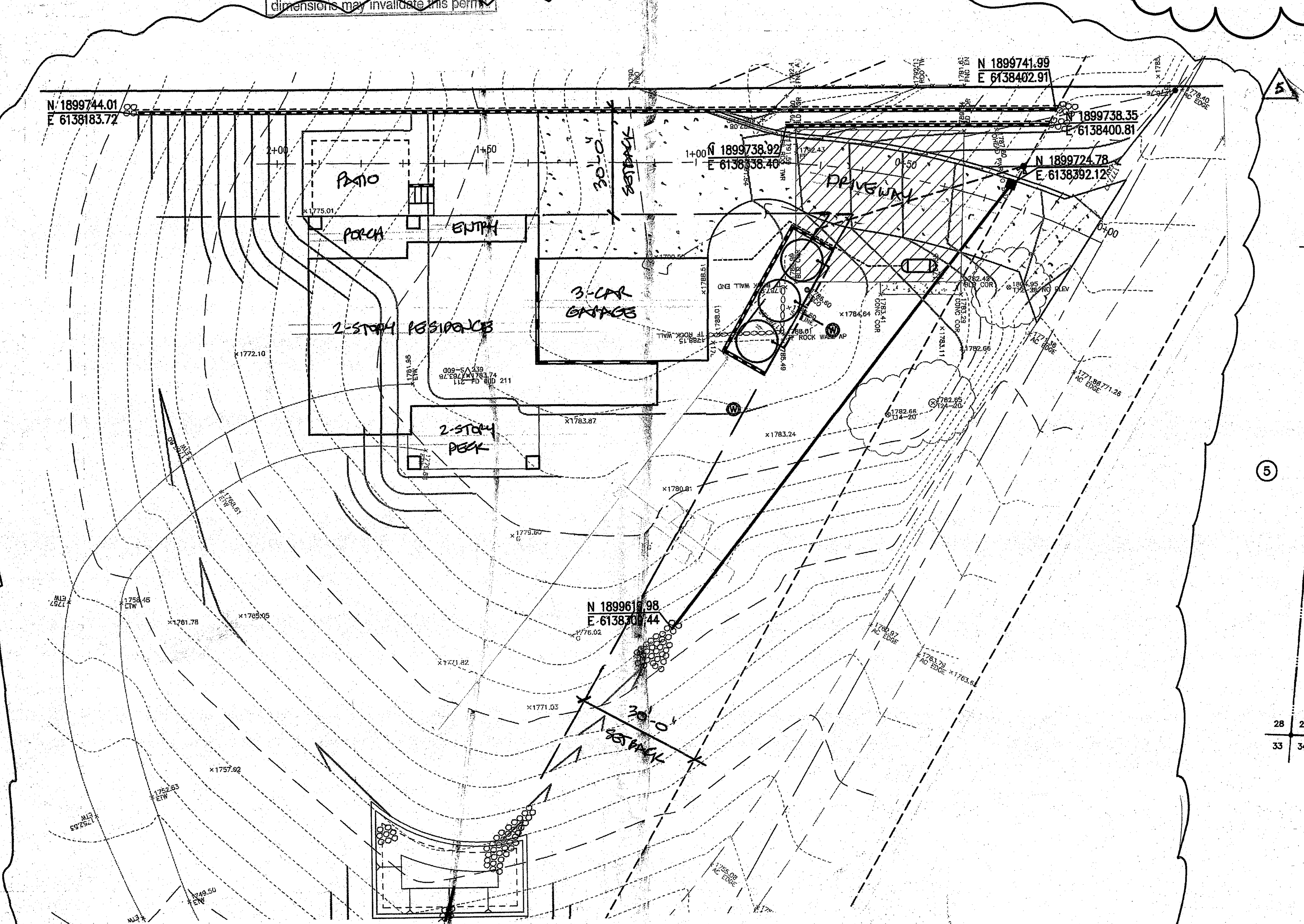
ALL WORK IN THE COUNTY ROAD RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT ... ELECTRIC GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES FENCES ... PING, ETC.

COUNTY OF SANTA CLARA BUILDING INSPECTION OFFICE PLANS APPROVED FOR PERMIT
SHEET NO. 1 OF 25 SHEETS
BY [signature] DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

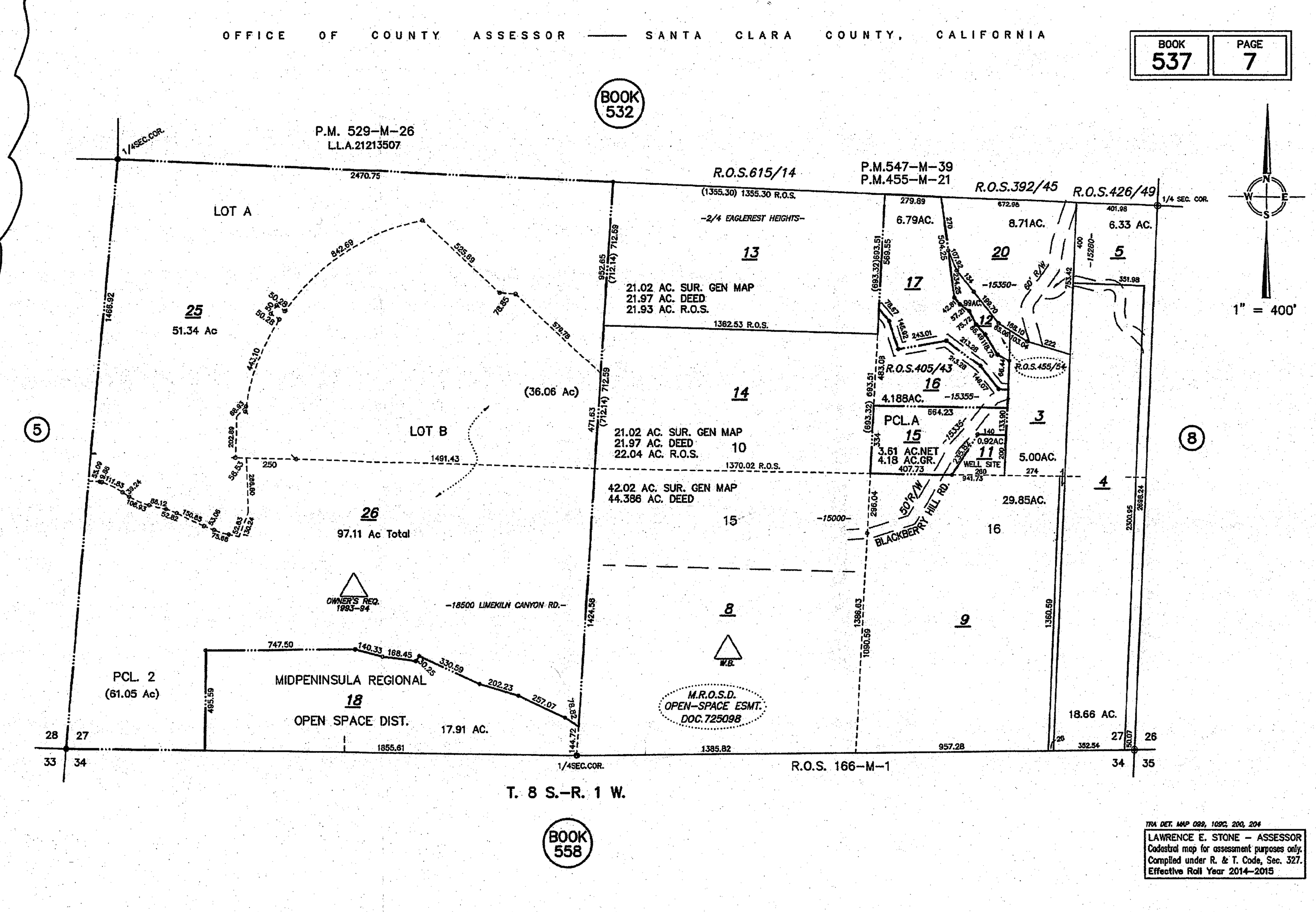
RECEIVED JUL 27 2016 BUILDING INSPECTION DIV.

Provide Smoke Detectors in each bedroom & in adjacent hallway.
Tallow CO Detector

Sill height shall NOT exceed 44 inches from finish floor. Clear opening dimensions per Section R310 of the Uniform Building ...



C Partial Plot Plan, see Sheet 2 for complete Plot Plan
1" = 20'-0"
North



B ASSESSOR'S PARCEL MAP
NTS
North

Submitted
07 April 2015
1 18 September 2015
2 22 April 2016
3 09 June 2016

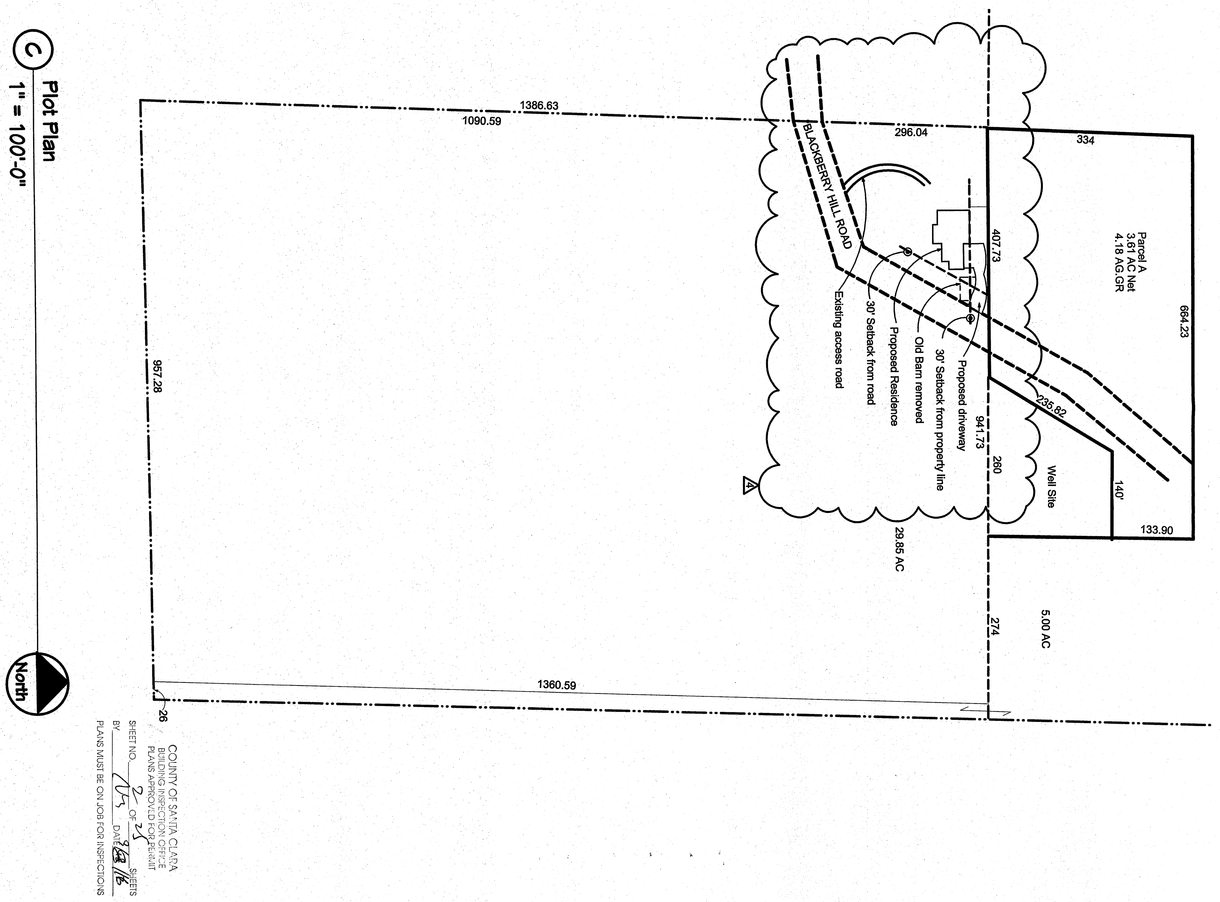
ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

Partial Plot Plan, Project Data, Drawing Index

PLN 42332-7
BP013603
PLN 42332-6

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number
1 of 24



C Plot Plan
1" = 100'-0"

North

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 2 OF 24 SHEETS
BY DATE 8/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

sheet number
2 of 24

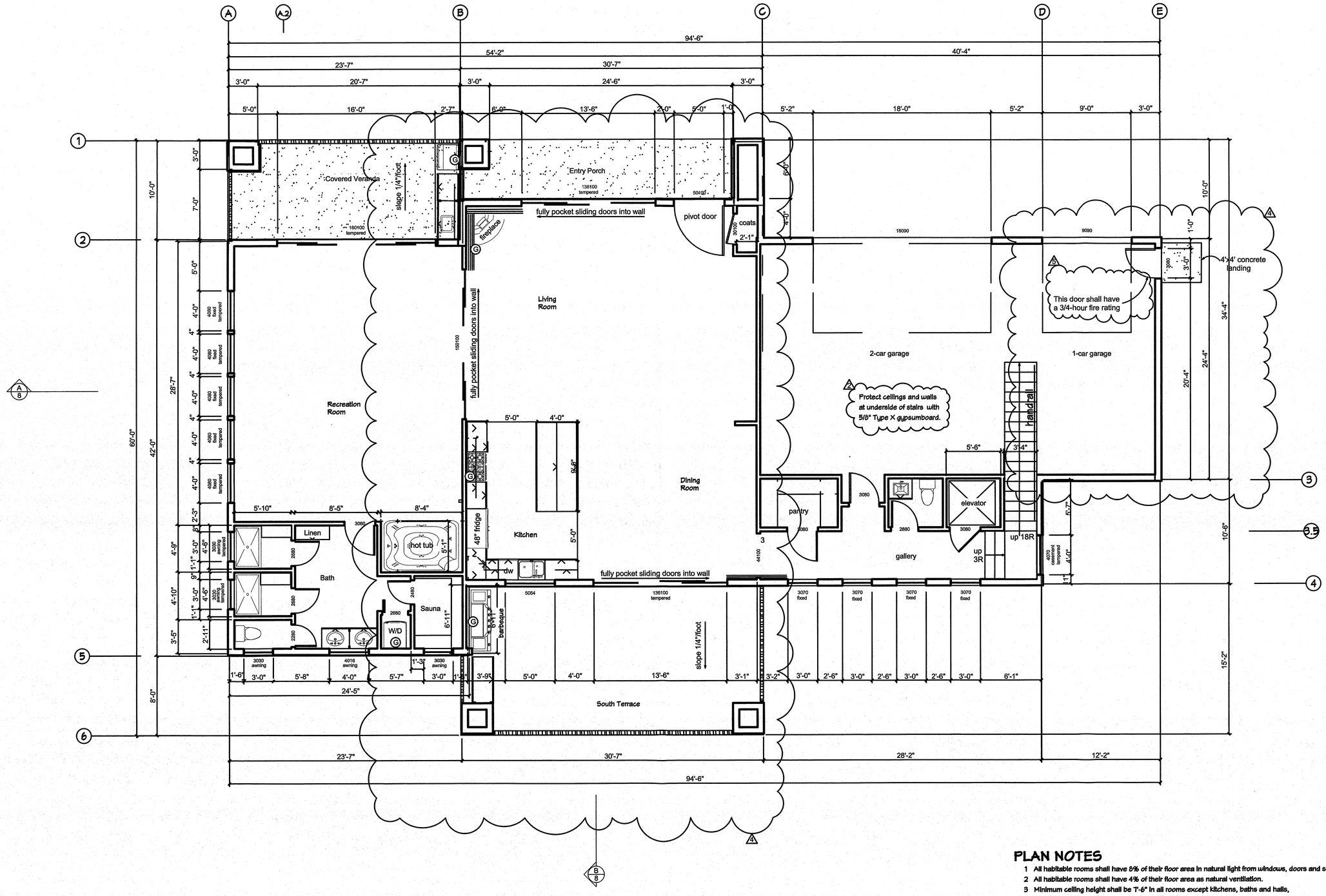
Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

Plot Plan

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

LICENSED ARCHITECT JAMES REED STROUPE Rep. 7,317 STATE OF CALIFORNIA

Submitted
07 April 2015
5 09 June 2016



PLAN NOTES

1. All habitable rooms shall have 8% of their floor area in natural light from windows, doors and skylights.
2. All habitable rooms shall have 4% of their floor area as natural ventilation.
3. Minimum ceiling height shall be 7'-6" in all rooms except kitchens, baths and halls, which shall have a minimum ceiling height of 7'-0".
4. All glass shall be tempered when it is in a door or shower enclosure, over a bath, shower or stairway.
5. All exterior doors shall have a minimum landing 44 inches perpendicular to the door and the full width of the door opening.
6. Egress/rescue windows shall have a minimum net clear openable area of 5.7 square feet. Their minimum net clear openable height shall be 24 inches. Their minimum net clear openable width shall be 20 inches. Their net clear opening shall not be more than 44 inches above the finished floor.
7. All concrete flatwork at courtyard shall be 2,500 PSI concrete 5 inches thick with #3 bars at 18" on center each way on 6 inches of 90% compacted baserock.
8. All glass in doors or within 24 inches of a door or in stairways shall be tempered.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
STREET NO. 3 OF 25 SHEETS
BY _____ DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

All dimensions are to face of stud unless noted otherwise.

north

GROUND FLOOR SQUARE FOOTAGE

Conditioned	2,483 square feet
Garage	484 square feet
Total	3,467 square feet

Interior Finishes

Walls and ceilings: Gypsum board with light texture finish

Floors: High end carpet in bedrooms, hardwood floors other living areas
Pool area to be non-skid tile

A Ground Floor Plan
1/4" = 1'-0"

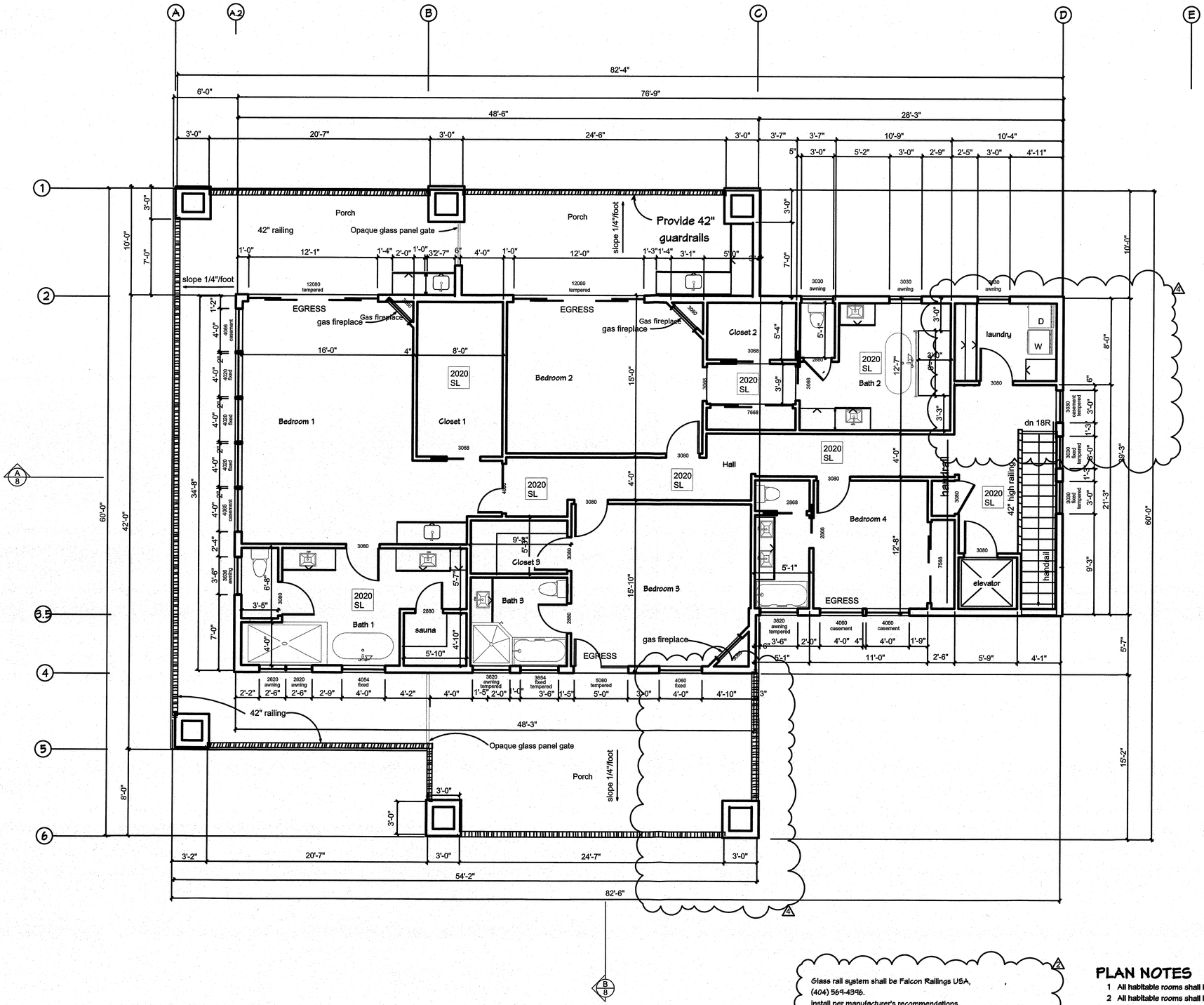
Submitted
07 April 2015
1 15 September 2015
2 22 April 2016
3 04 June 2016

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

Ground Floor Plan

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 004

sheet number 3 of 24



Glass rail system shall be Falcon Railings USA,
(404) 564-4346.
Install per manufacturer's recommendations.

Stair handrails shall be constructed per current code, continuous to a point directly above the lowest riser and be ended with a return or in a newel post.

UPPER FLOOR SQUARE FOOTAGE

Conditioned	2,464 square feet
Covered Porches	1,241 square feet
Total	3,705 square feet

PLAN NOTES

1. All habitable rooms shall have 8% of their floor area in natural light from windows, doors and skylights.
2. All habitable rooms shall have 4% of their floor area as natural ventilation.
3. Minimum ceiling height shall be 7'-6" in all rooms except kitchens, baths and halls, which shall have a minimum ceiling height of 7'-0".
4. All glass shall be tempered when it is in a door or shower enclosure, over a bath, shower or stairway.
5. All exterior doors shall have a minimum landing 44 inches perpendicular to the door and the full width of the door opening.
6. Egress/rescue windows shall have a minimum net clear openable area of 5.7 square feet.
   Their minimum net clear openable height shall be 24 inches.
   Their minimum net clear openable width shall be 20 inches.
   Their net clear opening shall not be more than 44 inches above the finished floor.
7. All concrete flatwork at courtyard shall be 2,500 PSI concrete 5 inches thick with #3 bars at 18" on center each way on 6 inches of 90% compacted baserock.
8. All glass in doors or within 24 inches of a door or in stairways shall be tempered.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 4 OF 25 SHEETS
BY _____ DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

A Upper Floor Plan
1/4" = 1'-0"

north

Submitted
07 April 2015
15 September 2015
04 April 2016

LICENSED ARCHITECT JAMES REED STROUPE No. C13685 REGISTERED STATE OF CALIFORNIA

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

Upper Floor Plan

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 004

sheet number 4 of 24

entire sheet

KEY TO STRUCTURAL SYMBOLS

SIMPSON wood strong wall

11 SWX=5.0' 11 — Wood shearwall with 15/32" structural sheathing, 4x edge members and 8d nails at 2" on center edges unless noted otherwise

4x4 post

4x6 post

4x8 post

SHEARWALL NOTES

1 All shearwalls shall have 8d common nails at 2" o/c edges and 12"o/c field.
2 All shearwall shall have 4x edge members unless noted otherwise.
3 Provide high-strength anchors at all Simpson Steel Strongwalls.
4 See Hold Schedule for anchor specification and embedment depth.

SHEARWALL SCHEDULE

Provide 15/32" OSB on one side of all exterior walls with
3x framing members receiving edge nailing from abutting panels.
Provide 3x PTDF mudsills with 3"x3"x1/4" square plate washers.
Nails shall be common or hot-dipped galvanized box.
Anchor bolts require 9-1/2" minimum embedment into concrete.

WALL NAILING	SILL NAILING/ANCHOR BOLTING
8d at 2" on center edges and 12" on center field with A35s at 8" on center	1/4" x 3" SDS screws at 4" on center and LPT4 at 16" o/c opposing sides

A35 = Simpson Strong-Tie A35 framing anchor
LTP4 = Simpson Strong-Tie LTP4 lateral tie plate

MATERIALS NOTE

All foundation concrete shall be 3,000 PSI strength
(2,500 PSI design strength, so no special inspection is required)
All reinforcing steel shall be #5 grade 40 deformed bars.

GROUND FLOOR FRAMING SYSTEM

Provide Weyerhaeuser "Edge Gold" 3/4-inch OSB tongue and groove subfloor
with 10d nails at 6 inches on center edges and field
on 9-1/2" TJI110 floor joists at 16 inches on center
on 3-1/2" x 9-1/4" Parallam floor girders on 4x4 PTDF posts
with Simpson PB44 post base wet-set into 2500 PSI concrete pads,
24" x 24" x 24" deep with (2) #5 grade 40 bars each way at bottom.

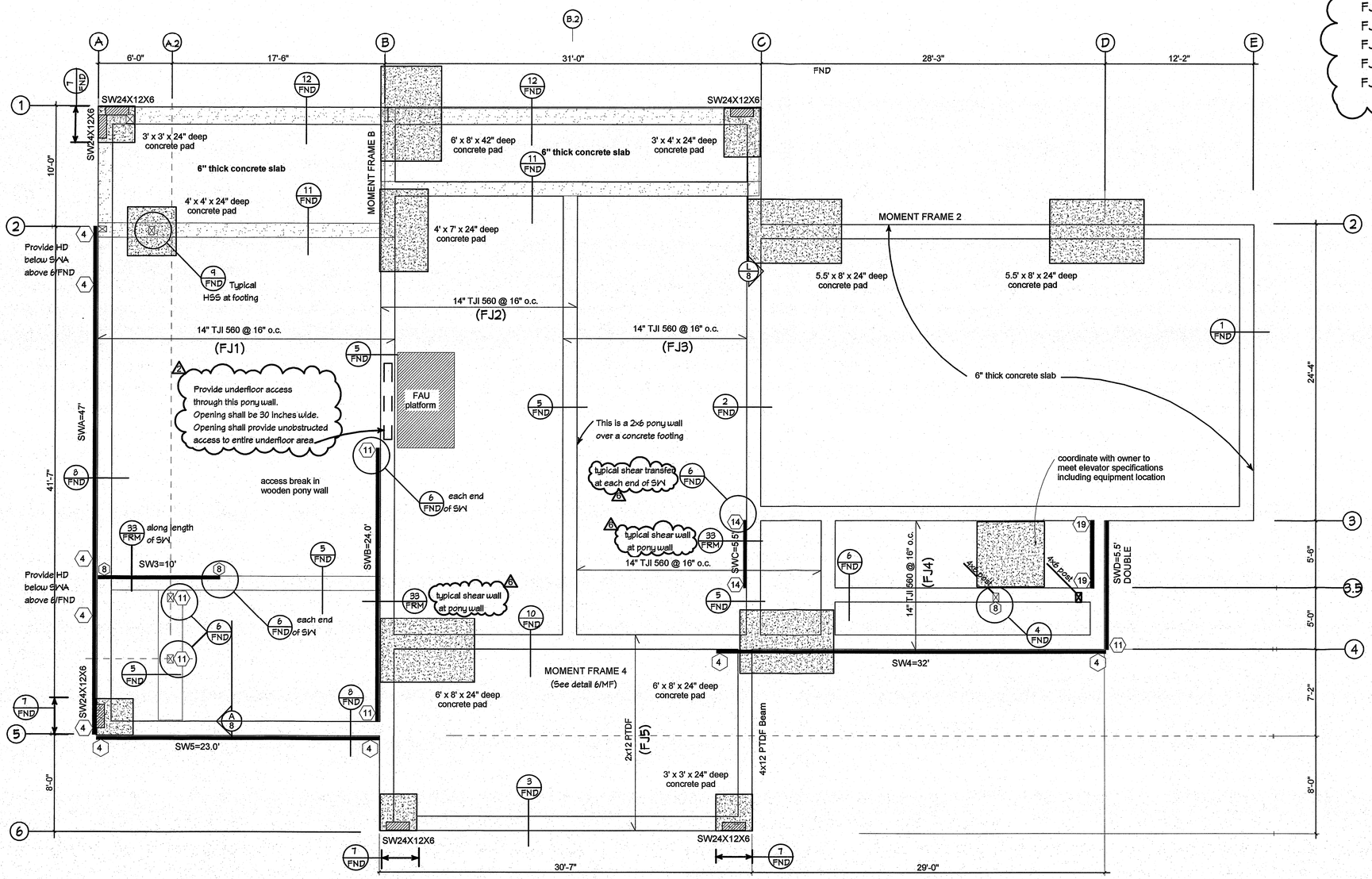
FOUNDATION NOTES

1 Provide 5/8-inch diameter x 12 inch galvanized steeel anchor bolts at 48 inches on center and within 6 inches of each end of each PTDF sill plate minimum, unless otherwise required by sheanwall schedule.
2 Provide holdowns manufactured by Simpson Strong-Tie. Install per manufacturer's recommendations.
3 Screws, nails and any metal hardware in contact with pressure-treated wood shall be hot-dipped galvanized, zinc-coated or corrosion-resistant per code.
4 Any plate cut for any reason shall be provided with a metal tie at least 0.058 inches thick and 1-1/2 inches wide, fastened across opening with (6) 16d nails each side of opening.
5 Reference soils report prepared by Quantum Geotechnical, Inc., dated January 19, 2015, project number A011-1. (925) 788-2751, 1110 Burnett Avenue, Suite B, Concord, CA 94520; Mr. Simon Makdessi.

UNDERFLOOR VENTILATION

Ventilation area shall be greater than 1/150 of the floor area ventilated.
748 square feet / 150 = 2.5 square feet along the North and South elevations.
2.5 square feet x 144 SF/SI = 360 square inches net free area.
11-1/4" x 14'1/2" vents (11-7/8" floor joists at 16" on center) = 163 SI,square inches.
360 square inches / 163 SI/vents = 3 vents each on North and South elevations.

FLOOR JOIST LEGEND
FJ1 spans between column lines A and B, 2 to 5
FJ2 spans between column lines B and B.2, 2 to 4
FJ3 spans between column lines B.2 and C, 2 to 4
FJ4 spans between column lines 3 and 4, C to D
FJ5 spans between column lines 4 and 6, B to C



HOLDOWN SCHEDULE

GROUND FLOOR HOLDOWNS

4 HDU4/SDS2.5 with SSTB16/ Double Studs
8 HDU8/SDS2.5 with 7/8" diameter all-thread with 20-inch embedment epoxied into existing perimeter footing and into 4x4 Posts
11 HDU11-SD2.5/ SSTB28 with 1" Diameter All Thread Double Nut Head with 24" Embedment/ 4x8 Posts
14 HDU14-SD2.5/ SSTB28/ 4x8 Posts

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 5 OF 24 SHEETS
BY _____ DATE 8/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

A Foundation Plan and Ground Floor Framing Plan with pony wall shearwalls shown NOTE : All "FND" details are shown on Sheet 20

1/4" = 1'-0"

north

14 July 2016

Submitted
07 April 2015
22 July 2015
22 April 2016
04 June 2016

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

Foundation and Ground Floor Framing Plan

Blackberry Hill Road

15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number 5 of 24

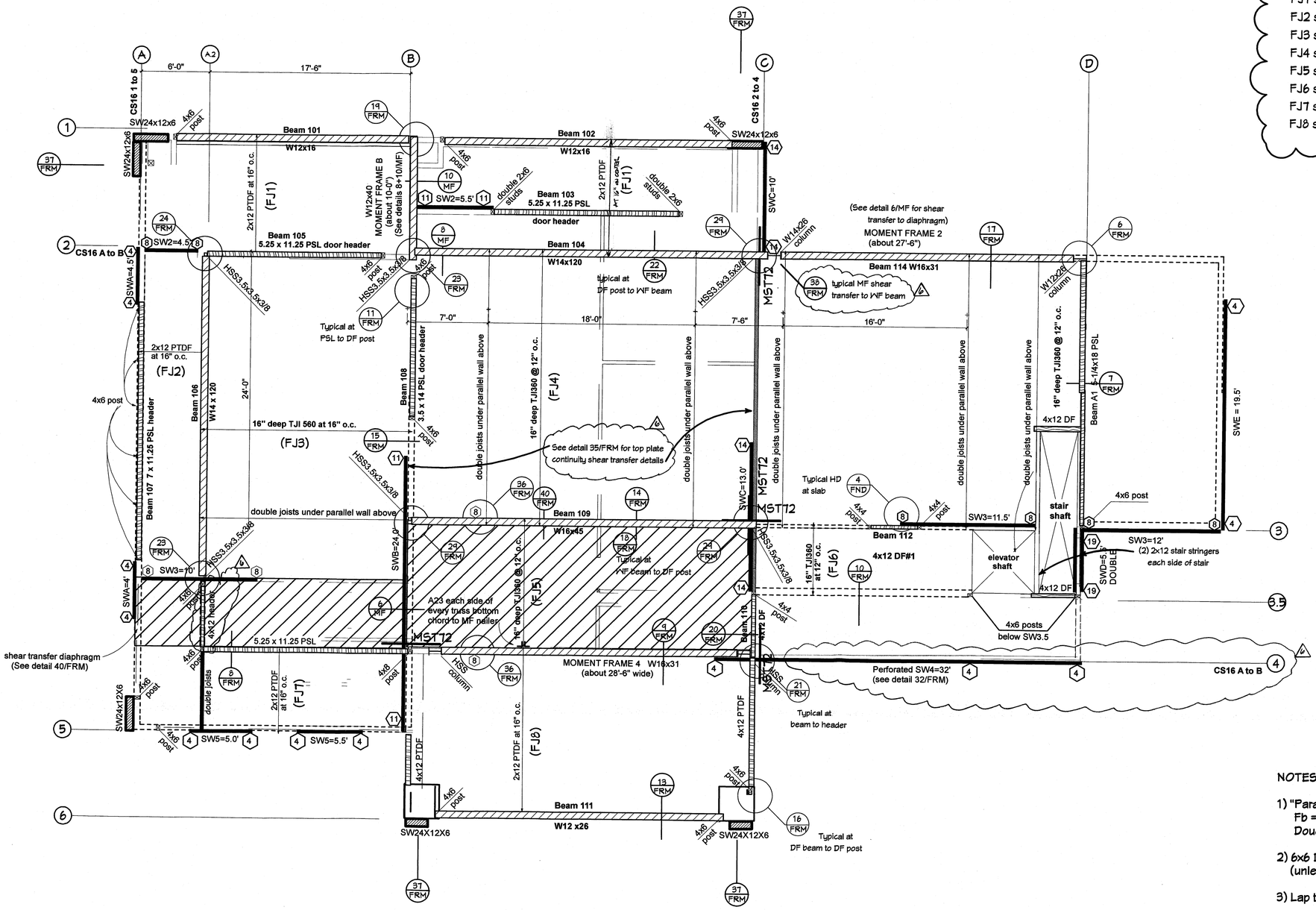
entire sheet

FLOOR JOIST LEGEND

FJ1 spans between column lines 1 and 2, A to C
FJ2 spans between column lines A and A.2, 2 to 5
FJ3 spans between column lines A.2 and B, 2 to 4
FJ4 spans between column lines 2 and 3, B to D
FJ5 spans between column lines 3 and 4, B to C
FJ6 spans between column lines 3 and 3.5, C to D
FJ7 spans between column lines 4 and 5, A.2 to B
FJ8 spans between column lines 4 and 6, B to C

KEY TO STRUCTURAL SYMBOLS

- 4x4 post
- 4x6 post
- 4x8 post
- WF column
- HSS3.5x3.5x3/8
- WF beam
- PSL wood beam



NOTES

1) "Parallam" beams shall be manufactured by Weyerhauser/Trusjoist
Fb = 2,900 psi, Fv = 290 psi, E = 2,000,000.
Douglas Fir #1; Fb = 900 psi, Fv = 90 psi, E = 1,600,000.

2) 6x6 DF#1 Typical Window and Door Headers
(unless noted otherwise)

3) Lap top plates 4'-0", 12-16d splice typical U.O.N.

4) Typical Beam connection = PC / EPC U.O.N.,

5) Floor DL = 15.0 psf
Floor LL = 40.0 psf

See detail 37/FRM for SIMPSON SW out of plane bracing details (typical)
See detail 35/FRM for top plate continuity details (typical)
Provide 2x solid blocking between floor joists at CS16 straps where shown.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 6 OF 24 SHEETS
BY _____ DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

A Upper Floor Framing Plan, with ground floor shearwalls NOTE : All "FRM" details are shown on Sheets 21 and 22
1/4" = 1'-0"

north

14 July 2016
Submitted
07 April 2015
22 July 2015

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3900

Upper Floor Framing Plan

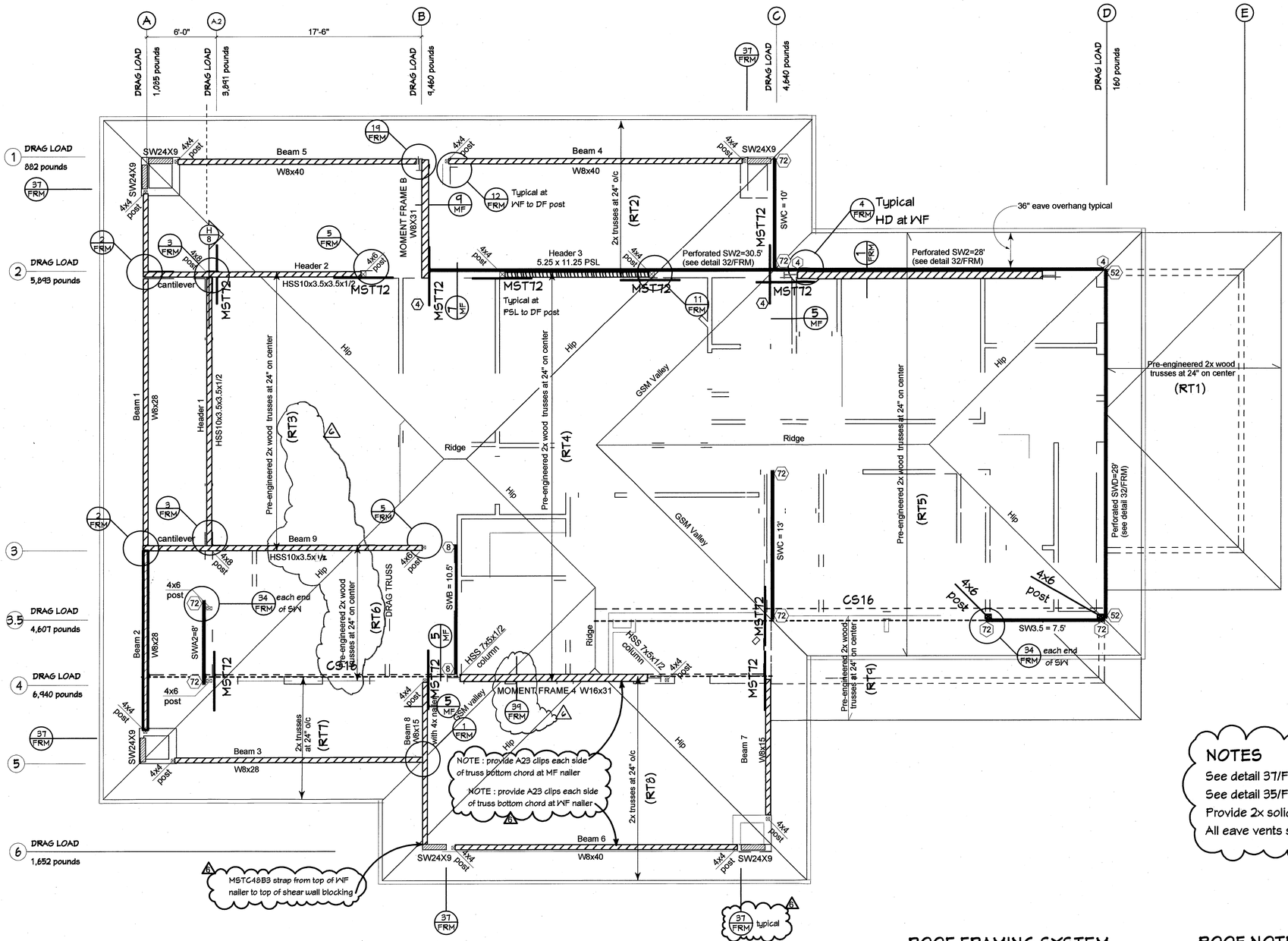
Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 004

sheet number 6 of 24

entire sheet

14 July 2016
04 June 2016

Submitted
07 April 2015
22 July 2015
18 September 2015
22 April 2016



ROOF TRUSS LEGEND

RT1 at lower garage roof
RT2 spans between column lines 1 and 2, A to C
RT3 spans between column lines 2 and 3, A to B
RT4 spans between column lines 2 and 4, B to C
RT5 spans between column lines 2 and 3.5, C to D
RT6 spans between column lines 3 and 4, A to B
RT7 spans between column lines 4 and 5, A to B
RT8 spans between column lines 4 and 6, B to C
RT9 spans between column lines 3.5 and 4, C to D

KEY TO STRUCTURAL SYMBOLS

- 4x4 post
- 4x6 post
- 4x8 post
- W14x30 column — WF column
- HSS3.5x3.5x3/8
- WF beam
- PSL wood beam
- SIMPSON wood strong wall
- 11 SWX=5.0' 11 — Wood shearwall with 15/32" structural sheathing, 4x edge members and 8d nails at 2" on center edg unless noted otherwise

NOTES

See detail 37/FRM for SIMPSON SW out of plane bracing details (typical).
See detail 35/FRM for top plate continuity details (typical).
Provide 2x solid blocking between floor joists at CS16 straps where shown.
All eave vents shall be products listed by SFM 12-7A.

SHEARWALL NOTES

1 All shearwalls shall have 8d common nails at 2" o/c edges and 12"o/c field.
2 All shearwall shall have 4x edge members unless noted otherwise.
3 Provide 6x edge members at SWA.2.
4 Provide sheathing and holdowns on both sides of SWA.2.

HOLD DOWNS, installed at floor to floor below

52 Simpson MSTC52, fully nailed at 4x4 post to double 2x4 stud below

72 Simpson MSTC72, fully nailed at 4x4 post to 4x4 post below

SHEARWALL SCHEDULE

Provide 15/32" OSB on one side of all exterior walls with 3x framing members receiving edge nailing from abutting panels.
Provide 3x PTDF mudsills with 3"x3"x1/4" square plate washers.
Nails shall be common or hot-dipped galvanized box.
Anchor bolts require 9-1/2" minimum embedment into concrete.

WALL NAILING	SILL NAILING/ANCHOR BOLTING
8d at 2" on center edges and 12" on center field with A35s at 8" on center	1/4" x 3" SDS screws at 4" on center and LPT4 at 16" o/c opposing sides

A35 = Simpson Strong-Tie A35 framing anchor
LTP4 = Simpson Strong-Tie LTP4 lateral tie plate

ROOF FRAMING SYSTEM

Provide 5/8-inch oriented strand board (OSB) with radiant barrier with 10d nails at 6 inches on center edges and field on engineered 2x wood "storage" style trusses or DF#2 rafters as shown at 24 inches on center.
Provide 24-inch overhangs at all low eaves and 12-inch overhangs at all gable ends.
Typical HDR = 6x6 DF No. 2 U.O.N.
Typical post/beam connection = PC/EPC.
Lap top plates 48 inches with (8) 16d nails at splice.

ATTIC VENTILATION

Provide "Vulcan Fire-stopping Vents" at eaves between all engineered 2x wood trusses or DF#2 rafters as shown at 24 inches on center.

ROOF NOTES

1 Roof sheathing shall be 5/8-inch OSB (Oriented Strand Board) with a reflective coating, with 8d nails at 6 inches on center edges and 12 inches on center field.
2 All metal connectors shall be Simpson Strong-Tie. Install per manufacturer's recommendations.
3 Structural posts and beams shall be Douglas Fir #1, unless noted otherwise.
4 Provide Simpson H2.5 seismic ties to connect all pre-engineered wood trusses to double top plate or beam.
5 Reference additional notes located on Sheet 13, Notes.
6 Plumbing and mechanical contractors shall group as many vents together as allowed by code to minimize the number of roof penetrations and shall route all vents through the roof framing system so that no vents are visible from the South entry elevation.
7 Attic ventilation shall be no less than 1/300 of the area of space ventilated, provided a vapor barrier not exceeding one perm is installed on the warm side of attic insulation.
8 Provide 22-inch by 36-inch attic access openings located as shown with a single sheet of 4x8x1/2" plywood nailed to the top of truss bottom chord/ceiling joist to form an "attic walkway" connecting all three attic access openings.

TRUSS TOP CHORD = 14.0 psf D. L. and 20.0 psf L. L.
TRUSS BOT CHORD= 8.0 psf D. L. and 10.0 psf L. L.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 7 OF 25 SHEETS
BY AM DATE 08/18/16
PLANS MUST BE ON JOB FOR INSPECTIONS

A Roof Plan with upper floor shear walls shown
1/4" = 1'-0"

NOTE : See details 30 and 31/FRM for truss to framing connections.

north

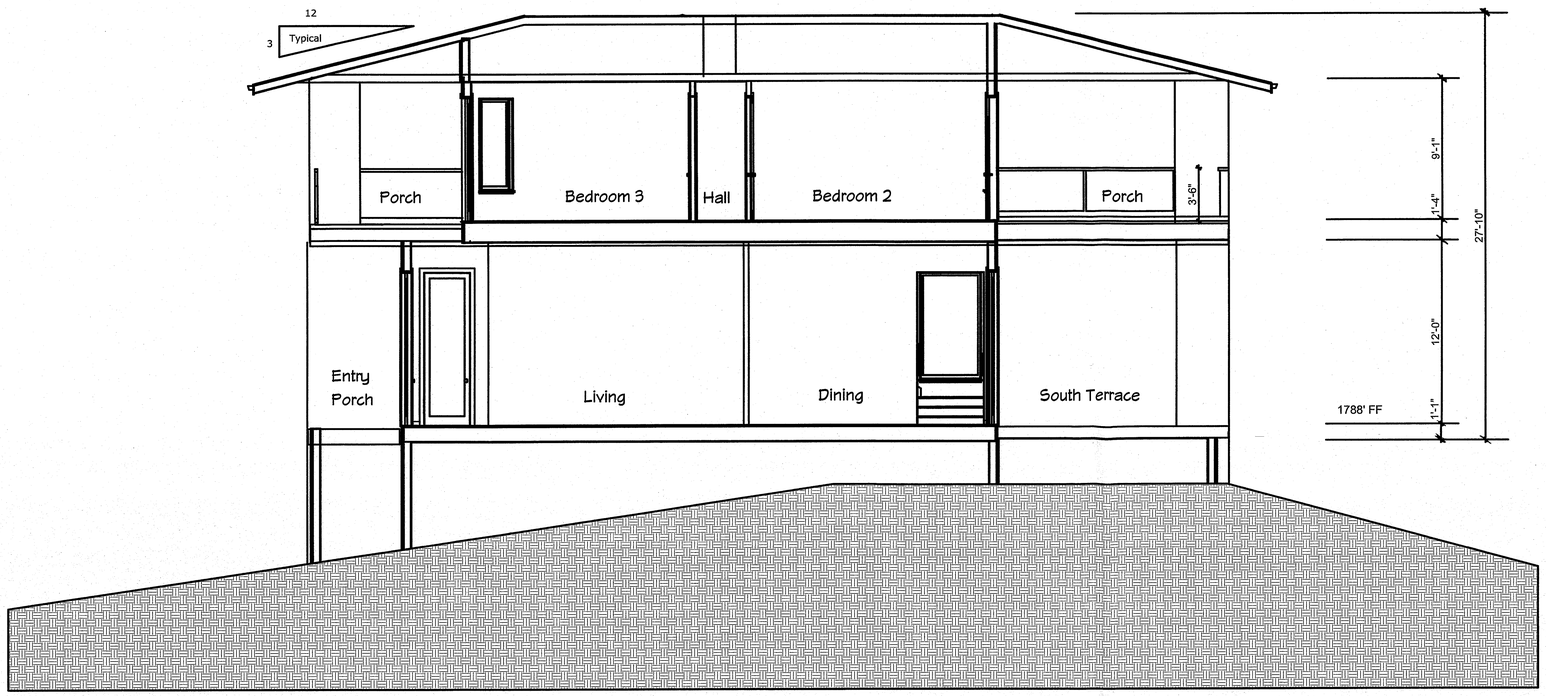
ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

Roof Framing Plan

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 004

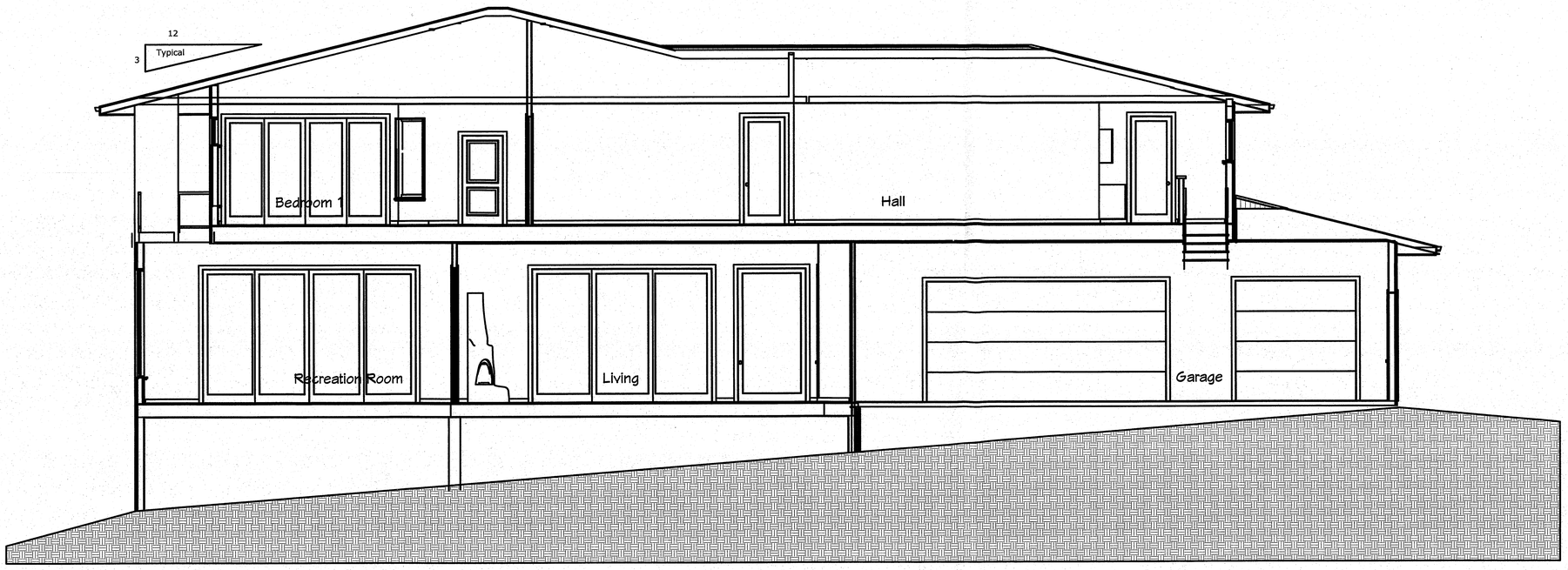
sheet number 7 of 24

entire sheet



B **Transverse Building Section Looking East**

1/4" =1'-0"



A **Longitudinal Building Section Looking North**

1/4" =1'-0"

Insulation and Caulking Notes

1 Provide Certainteed GREENGUARD certified unfaced Fiberglas batts as follows:

Roof	R-38, 11-1/4 inches thick
Walls	R-21, 5-1/2 inches thick
Underfloor	R-19, 5-1/2 inches thick

NOTE : Provide 3-1/2 inches thick R-15 sound insulation at all interior walls.

2 Provide expanding foam spray-on insulation at all plate lines, penetrations in exterior sheathing, penetrations in Ground Floor OSB subfloor and penetrations of drywall finish at exterior walls. Provide low-VOC caulking manufactured by OSI Industries.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 8 OF 25 SHEETS
BY ... DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

Submitted
07 April 2015
1 10 September 2015
2 22 April 2016

ARCHITECT
James Reed Stroupe
P.O. Box 388
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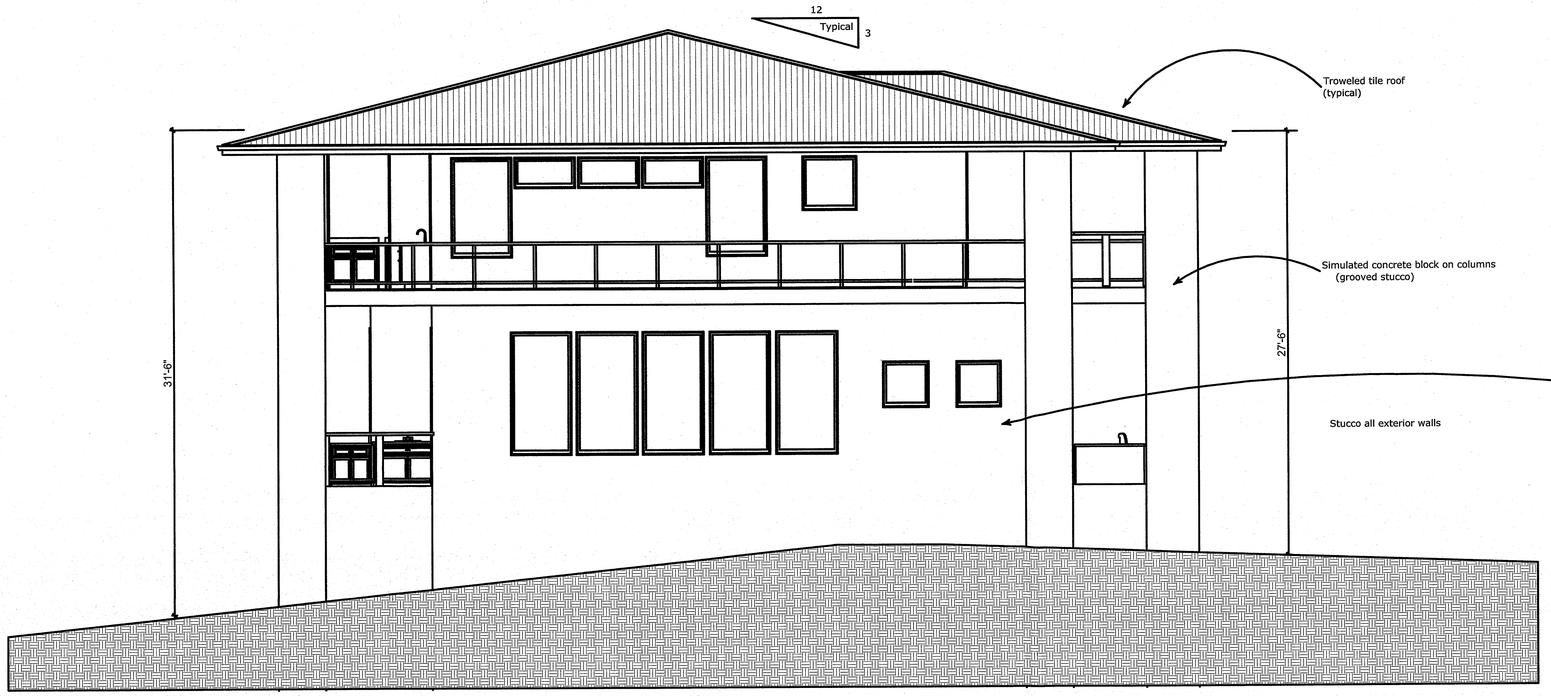
(831) 688-3300

Building Sections

Blackberry Hill Road

15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number
8 of 24



B West Elevation, Left Side

1/4" =1'-0"

A South Elevation, Front

1/4" =1'-0"

entire sheet

EXTERIOR MATERIALS

Roofing Material: Trowelled finish Concrete tile, color blend to be selected by Owner
on 1 layer GAF Deck-Armor Breathable underlayment
on 15/32 LP TechShield radiant barrier sheathing
on 2x pre-engineered roof trusses at 24 inches on center.
Roof shall have no less than a Class "A" fire rating.
Dual-glazed vinyl windows with locks and screens.
with wood trim inside
Milgard or equal.
See Title 24 calculations for required "U" value.

2-coat 7/8-inch stucco - no integral color
on 1 layer "HydroGap" drainable housewrap
manufactured by Benjamin Obdyke
on 15/32 OSB wall sheathing.
Paint color to be selected by Owner.

Porch floor finish shall be non-skid tile selected by Owner
over waterproof coating on concrete slab-on-grade.
Add Xypex water-resisting additive to all concrete slabs-on-grade.

Block Simulation: 2-coat 7/8-inch stucco - integral color
with faux granite finish grooved to simulate stacked blocks
on 1 layer "HydroGap" drainable housewrap
manufactured by Benjamin Obdyke
on 15/32 OSB wall sheathing.

EXTERIOR COLORS

15300 Blackberry Hill Road
Los Gatos, CA

Color Selection Chart

Body Color	Sherwin Williams "Dovetail"	SW 7018	LRV 27
Trim Color	Benjamin Moore "Kendall Charcoal"	HC-166	LRV 15
Windows	Vinyl Clad	White	
Roof Tile		Charcoal Gray	
Exterior Railing		Glass	

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 7 OF 25 SHEETS
BY AM DATE 9/9/16
PLANS MUST BE ON JOB FOR INSPECTIONS

Submitted
01 April 2015
22 April 2016
04 June 2016

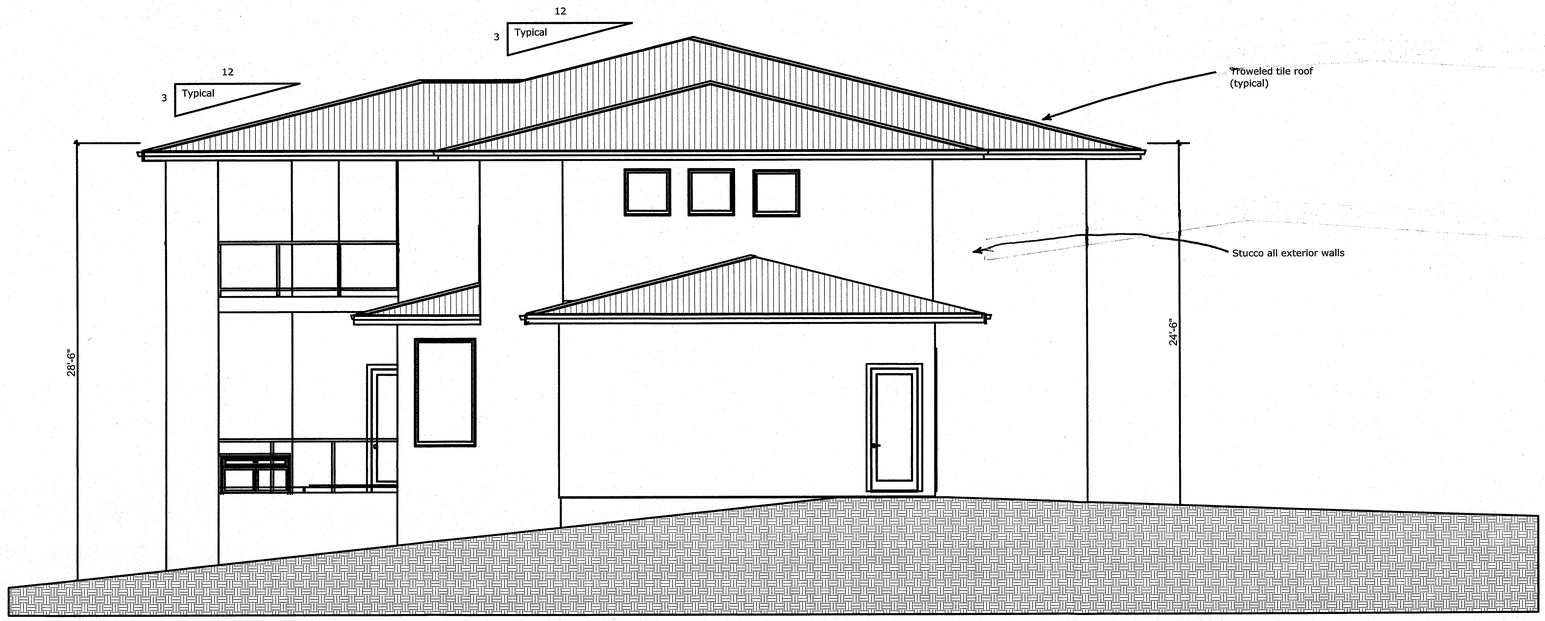
ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

South and West Elevations

Blackberry Hill Road

15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number 9 of 24



B East Elevation

1/4" =1'-0"

A North Elevation, View Side

1/4" =1'-0"

WILDLAND URBAN INTERFACE NOTES

This building is located in the Wild Land Urban Interface zone, (WUI).
All requirements of California Residential Code Section R327 shall be met :

- provide a Class A roof with valleys and guttters per Section 327.5.
- provide attic ventilation protection per Section 321.6.
- provide exterior wall protection per Section 327.7.3.
- provide decking protection per Section 327.9.
- provide underside of porches and floor projections per Section 327.7.6 and 327.7.9.
- provide eave protection per Section 327.7.4 and 327.7.5.

Eave or cornice vents are not allowed unless they comply to exceptions of Section R327.6.3.

Entire exterior of house shall be stucco - a noncombustible material.
This includes wall , soffits, underside of eaves, porch ceilings - everything.
All exterior doors shall be of noncombustible material.
All windows and doors shall have at least one pane of glass be tempered safety glass and this shall be the exterior pane.
Roof gutters shall be provided with a means of preventing the accumulation of leaves and debris in the gutter.
Roof valley flashing shall be 26 gauge Galvanized Sheet Metal over a layer of 72-pound mineral-surfaced non-perforated cap sheet 36 inches wide running the full length of the valley.

EXTERIOR MATERIALS

Roofing Material: Trowelled finish Concrete tile, color blend to be selected by Owner
on 1 layer GAF Deck-Armor Breathable underlayment
on 15/32 LP TechShield radiant barrier sheathing
on 2x pre-engineered roof trusses at 24 inches on center.
Roof shall have no less than a Class "A" fire rating.

Dual-glazed vinyl windows with locks and screens.
with wood trim inside
Milgard or equal.
See Title 24 calculations for required "U" value.

2-coat 7/8-inch stucco - no integral color
on 1 layer "HydroGap" drainable housewrap
manufactured by Benjamin Obdyke
on 15/32 OSB wall sheathing.
Paint color to be selected by Owner.
Porch floor finish shall be non-skid tile selected by Owner over waterproof coating on concrete slab-on-grade.
Add Xypex water-resisting additive to all concrete slabs-on-grade.

Wood siding to be 1x6 clear heart V-groove Redwood

Block Simulation: 2-coat 7/8-inch stucco - integral color with faux granite finish grooved to simulate stacked blocks
on 1 layer "HydroGap" drainable housewrap
manufactured by Benjamin Obdyke
on 15/32 OSB wall sheathing.

EXTERIOR COLORS

15300 Blackberry Hill Road
Los Gatos, CA

Color Selection Chart

Body Color	Sherwin Williams "Dovetail"	SW 7018	LRV 27
Trim Color	Benjamin Moore "Kendall Charcoal"	HC-166	LRV 15
Windows	Vinyl Clad	White	
Roof Tile		Charcoal Gray	
Exterior Railing		Glass	

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 10 OF 24 SHEETS
BY _____ DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

entire sheet

Submitted
07 April 2015
22 April 2016
04 June 2016

LICENSED ARCHITECT James Reed Stroupe No. C12685 STATE OF CALIFORNIA

ARCHITECT
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P.O. Box 388
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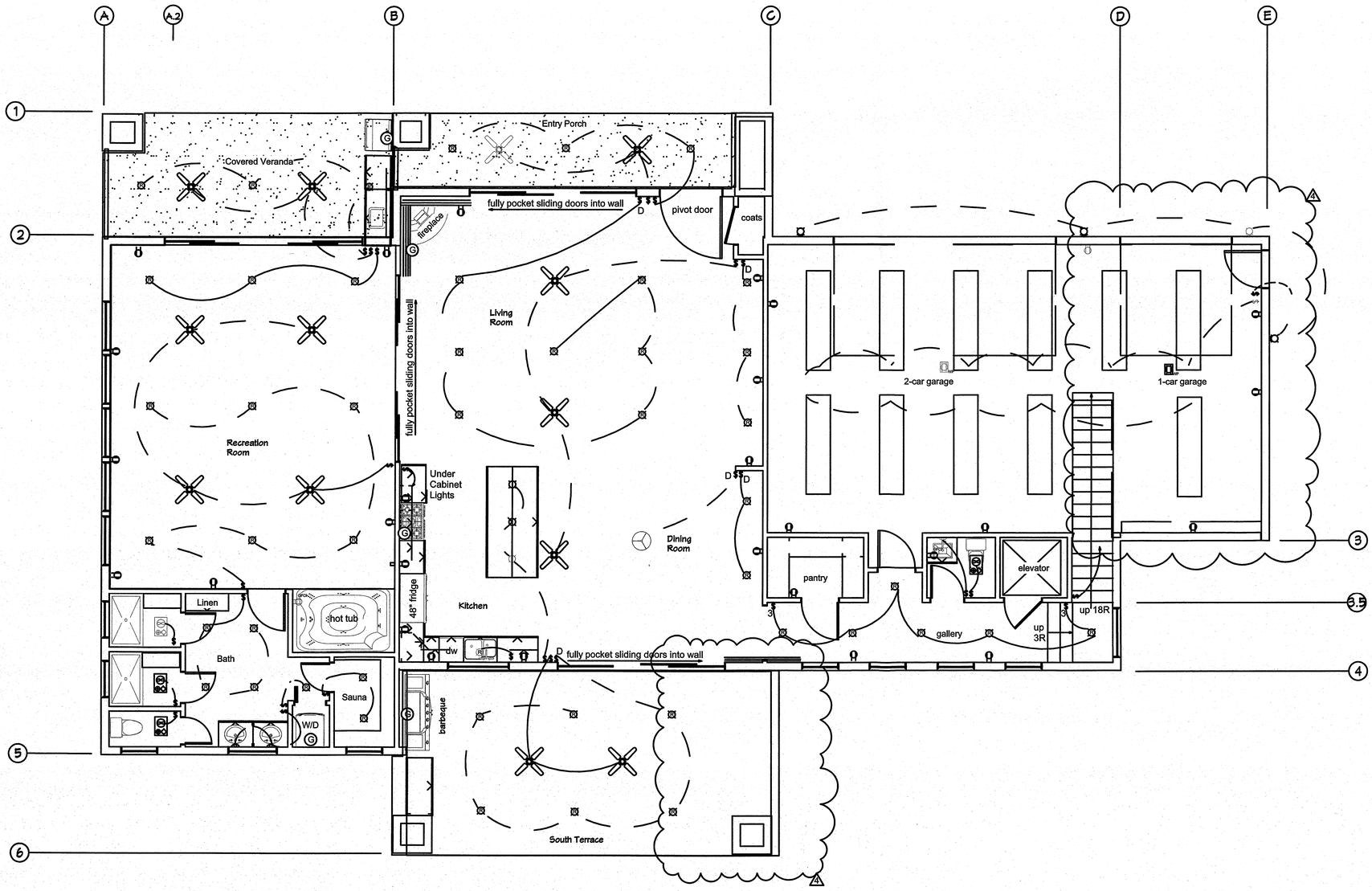
North and East Elevations

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number 10 of 24



Ground Floor Electrical, Mechanical and Plumbing Plan

A

1/4" =1'-0"

KEY TO ELECTRICAL, MECHANICAL AND PLUMBING SYMBOLS

C	cold water supply with stop
H	hot water supply with stop
G	natural gas supply with valve
air	supply air, wall or toe kick register
HB	cold water hose bibb
G	gas meter
E	electric meter
B	doorbell at 42 " above finish floor (AFF)
C	door chime at 90" AFF
	telephone jack at 12" AFF
	cable television jack at 12" AFF
S	single pole switch at 44" AFF
SD	continuous slide dimmer switch
	under-cabinet LED rope lighting
FAU	forced air unit
WH	hot water heater
ODO	overhead door operator
S	ceiling-mounted smoke detector
CO	ceiling-mounted CO2 detector
	ceiling-mounted light fixture
	recessed downlight
	recessed can wall washer
	recessed exhaust fan
	duplex wall outlet at 12" AFF UNO
	220-volt wall outlet
GFCI	ground fault interupted outlet at 42" AFF UNO
WP	weatherproof outlet with cover, GFI
3	three-way switch

Electrical Notes

1 Provide an UFER ground for the electrical system.
2 All outlets in bathrooms shall be GFCI protected.
3 All countertop outlets in the kitchen shall be GFCI protected.
4 Provide arc-fault interrupter outlets in every bedroom.
5 All recessed light fixtures shall be "IC" rated. (CEC 410.66)
6 Provide receptacle outlets at countertop adjacent to oven. (CEC 210.52)
7 Provide a dedicated 20-amp circuit to serve each bathroom's outlets.
8 All outlets in the garage shall be GFCI protected unless dedicated to fixed equipment.
9 Fluorescent lighting, operated by the first switch entering the room, shall provide general lighting in the kitchen.
10 Provide an electrical bond between hot, cold, and gas lines at the water heater.
11 Provide a receptacle in the kitchen for each counter wider than 12 inches so that no point is more than 24 inches from an outlet. (CEC 210.52)
12 Provide 2 small appliance branch circuits for the kitchen limited to supplying wall counter space outlets only. (CEC 210.11)
13 All branch circuits that supply 125-volt, single phase, 15 and 20 ampere outlets (i.e. receptacles, lights, smoke alarms, etc.) to be protected by Arc-Fault Circuit Interrupter (AFCI) listed to provide protection to the entire branch circuit per CEC 210.12(B) except those circuits requiring protection by GFCI per CEC 210.8(A).
14 Fluorescent lighting operated by the first switch entering a room shall provide general lighting in the room where any bath or shower is located.
15 All electrical penetrations at the floor and ceiling plates are to be sealed with a residential fire caulk with an ASTM-E136 rating.
16 Fixtures mounted less than 7'-6" above the maximum water level shall be listed for use at damp locations and GFCI protected. If fixtures are mounted more than 7'-6" above the maximum water level they will require GFCI protection only.

Mechanical Notes

1 Provide a backdraft damper on the clothes dryer.
2 Provide a backdraft damper on the laundry ceiling exhaust fan vent to the outside with smooth wall duct.
3 The source of combustion air for the laundry room shall be through the door undercut only. No louvers are required in the door.
4 All mechanical penetrations at the floor and ceiling plates are to be sealed with a residential fire caulk with an ASTM-E136 rating.

Plumbing Notes

1 All hose bibbs shall have backflow prevention devices.
2 Provide two seismic straps at the water heater.
3 Provide a wall cleanout for each sink. (CPC 707.4, exception 1)
4 Provide hot water heater temperature and pressure balancing valve with drain line discharge to the exterior. (CPC 608.5)
5 Locate gas valve for fireplace outside of required hearth area and no more than 36 inches from fireplace opening. (CFC 1211.7 and 1211.18)
6 All plumbing penetrations at the floor and ceiling plates are to sealed with a residential fire caulk with an ASTM-E136 rating.
7 All building water supply systems in which quick acting valves are installed shall be provided with devices to absorb the caused by high pressures resulting from the quick closing of these valves. Water hammers shall be installed as close as possible to these valves (CPC Section 609.10)
8 All water heaters shall be provided with a drain pan and drain line to outside the foundation.
9 If underfloor cleanouts are located more than 20 feet from the underfloor access, then cleanouts for those lines shall be extended to the building exterior.

Fire Sprinkler Notes

1 The entire building shall be protected by an approved autosprinkler system complying with the edition of NFPA 13D currently adopted by Chapter 60 of the California Building Code.
2 The sprinkler system designer/installer shall submit 3 sets of plans and calculations for the underground and overhead "Residential Automatic Sprinkler System" to the Santa Clara County Fire Department for their review and approval. Installation shall follow their guide sheet.
3 The total gross floor area of this residence is less than 10,000 square feet, so only 10,000 gallons of water storage is required.

north

Submitted
07 April 2015
04 April 2016

LICENSED ARCHITECT JAMES REED STROUPE No. C12485 REGISTERED CIVIL ENGINEER

ARCHITECT
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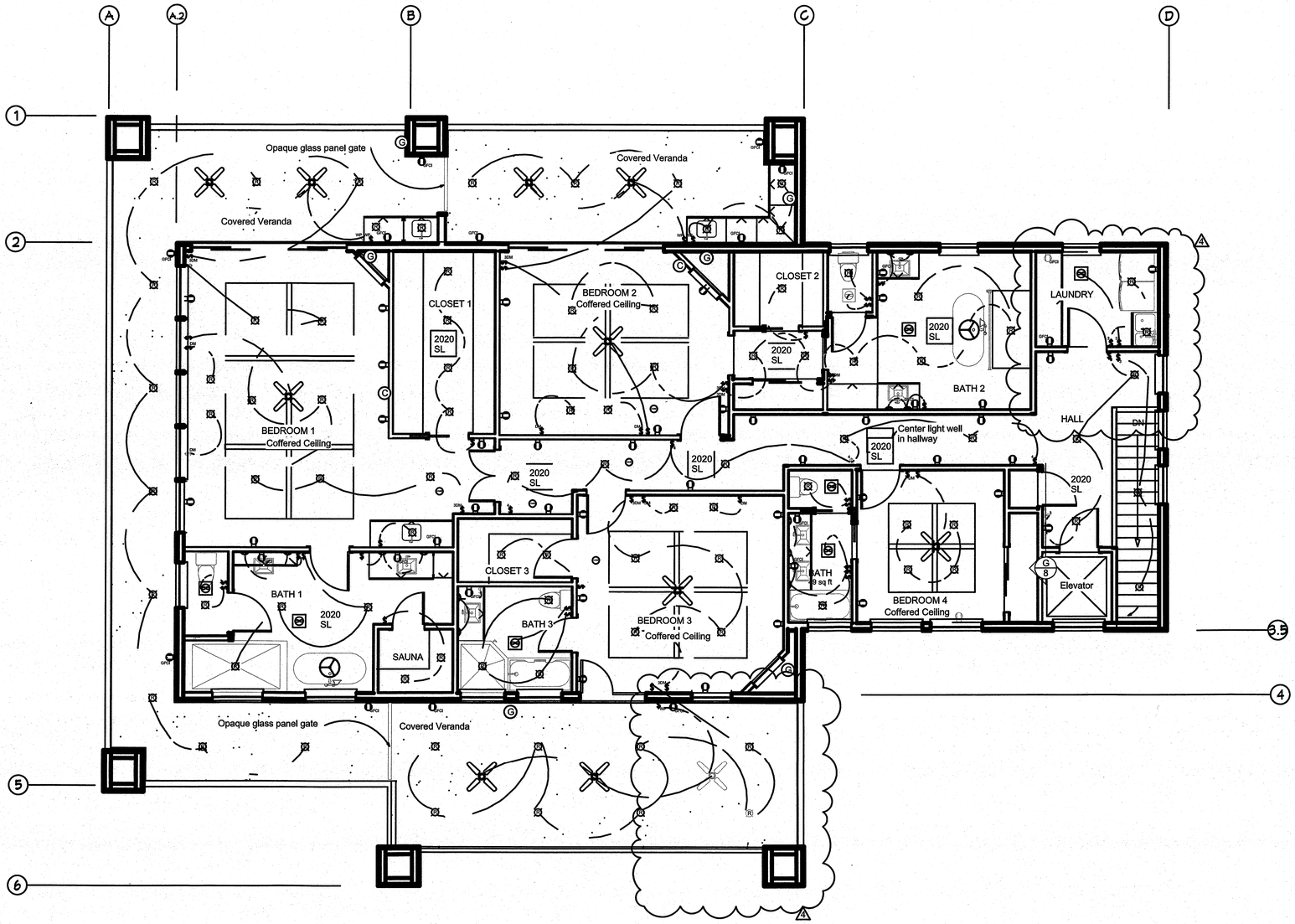
Ground Floor Electrical, Mechanical and Plumbing Plan

Blackberry Hill Road

15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 01 004

sheet number 11 of 24



Three gang switch

Dimmer switch

Three way dimmer switch

Carbon Monoxide / Smoke Detector hardwired, interconnecte

Chandelier

Recessed light fixture (dimmable LED)

96" Surface mount fluorescent fixture

LED Sconce light

Ceiling Fan

Exhaust fan, light, heat lamp, separately switched

Tamper proof duplex outlet
Note: All outdoor outlets to have weather proof cover and be GFCI protected
All garage outlets to be GFCI protected
All kitchen outlets to be GFCI protected
All other outlets to be AFCI protected

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 12 OF 25 SHEETS
BY _____ DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

A Upper Floor Electrical, Mechanical and Plumbing Plan

1/4" =1'-0"

north

Submitted
07 April 2015
15 September 2015
04 April 2016

ARCHITECT
James Reed Stroupe
P.O. Box 388
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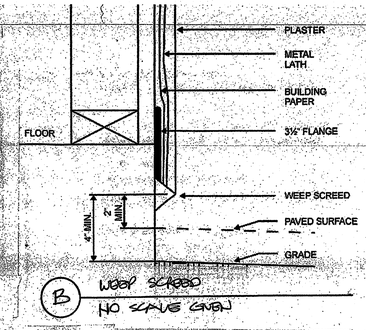
Upper Floor Electrical, Mechanical and Plumbing Plan

Blackberry Hill Road

15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 004

sheet number 12 of 24



B — WOOD SCREED
NO SCALE GIVEN

SITE HOUSEKEEPING

CONSTRUCTION MATERIALS

1 All loose stockpiled construction materials that are not actively being used shall be covered and bermed. (i.e. soil, spoils, aggregate, fly-ash, hydrated lime, etc.)
2 All chemicals shall be stored in water-tight containers with appropriate secondary containment to prevent any spillage or leakage or in a completely enclosed storage shed.
3 Exposure of construction materials to precipitation shall be minimized. This does not include materials and equipment that are designed to be outdoors and exposed to environmental conditions. (i.e. poles, equipment pads, cabinets, conductors, insulators , bricks, etc.)
4 Implement Best Management Practices to prevent the off-site tracking of loose construction and/or landscape materials.

LANDSCAPE MATERIALS

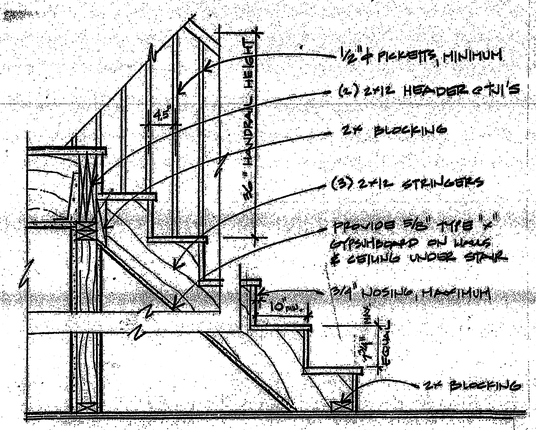
1 Contain stockpiled materials such as mulches and topsoil when they are not actively being used.
2 Contain fertilizers and other landscape materials when they are not actively being used.
3 Discontinue the application of any erodible material within 2 days before a forecasted rain event or during periods of precipitation.
4 Apply erodible landscape material at quantities and application rates according to manufacture recommendations or based on written specifications by knowledgeable and experienced field personnel.
5 Stack erodible landscape material on pallets and covering or storing such materials when not being used or applied.

VEHICLE STORAGE AND MAINTENANCE

1 Measures shall be taken to prevent oil, grease or fuel from leaking into the ground, storm drains or surface waters.
2 All equipment and vehicles which are fueled, maintained and/or stored on-site shall be in a designated area fitted with appropriate BMP's.
3 All leaks shall be immediately cleaned and all leaked materials shall be disposed of properly.

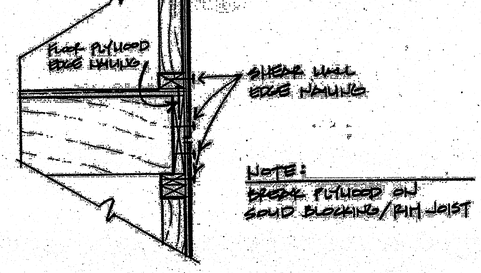
WASTE MANAGEMENT

1 Prevent disposal of any rinse or wash waters or materials onto impervious or pervious site surfaces or into the storm drain system.
2 Contain sanitation facilities (e.g. portable toilets) to prevent discharge of pollutants into the storm drain system. Locate sanitation facilities a minimum 20 feet from any inlet, driveway, street, stream, riparian area of other drainage facility.
3 Inspect sanitation facilities regularly for leaks and spills. Clean and replace as necessary.
4 Cover waste disposal containers at the end of every day and during any rain event.
5 Prevent discharges from waste disposal containers to the storm water drainage system or receiving water.
6 Contain and protect stockpiled waste materials from wind and rain at all times unless actively being used.
7 Implement procedures that actively address hazardous and non-hazardous spills.
8 Keep available on site all equipment and materials necessary for cleanup of spills and leaks so they can be cleaned up immediately and disposed of properly.
9 Contain concrete washout areas and all other washout areas that may have additional pollutants so there is no discharge into the underlying soil and onto the surrounding areas.

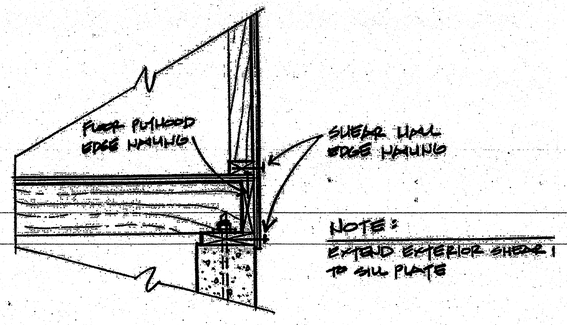


G — Interior Stair
NTS

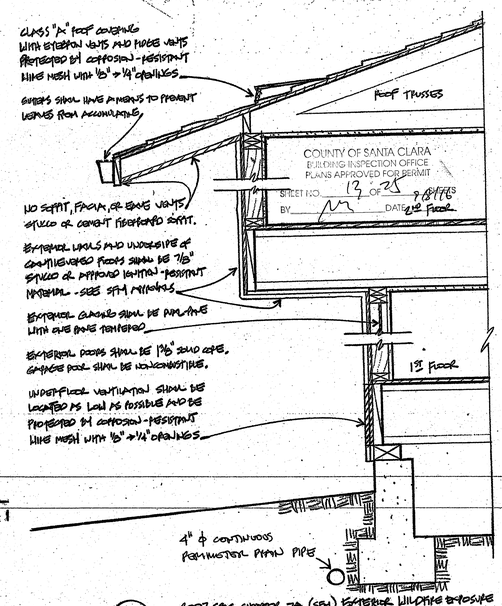
DELETED



E — SHEAR TRANSFER BETWEEN FLOORS
NTS



D — SHEAR TRANSFER AT FOUNDATION
NTS



A — 2007 CBC CHAPTER 7A (SFM) EXTERIOR WILDFIRE EXPOSURE
1"=1'-0"

NEW HOME RATING SYSTEM, VERSION 6.0 — Blueprint Scoresheet

GreenPointRated

15300 Blackberry Hill	Min. Required Points	Possible Points: Energy	Water	Materials	Indoor Air Quality	Total	Proposed Points	Proposed Points Verified
CALGreen								
Yes	CALGreen Mandatory Measures							
A. SITE								
	A1. On-Site Construction Waste Diversion							
Yes	A1.1 65% C&D Waste Diversion (Including Alternative Daily Cover)							
65%	A1.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)							
Yes	A2.3 Recycling Rules from Third-Party Verified Mixed-Use Waste Facility							
B. LANDSCAPING								
100%	Enter the landscape area percentage							
Yes	B1. Plants Designed by Water Needs (Hydrozoning)							
Yes	B2. Three Inches of Mulch in Planting Beds					1		
	B3. Efficient Irrigation Systems							
Yes	B3.1 No Invasive Species Listed by CAL-IPC							
	B3.2 Plants Chosen and Located to Grow to Natural Size					1		
Yes	B3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species					1		
	B4. Minimal Turf in Landscape							
Yes	B4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than Eight Feet Wide					1		
250%	B4.2 Turf on a Small Percentage of Landscaped Area					2		
C. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	C1. Engineered Lumber							
Yes	C1.1 Engineered Beams and Headers					1		
Yes	C1.2 Wood I-Joists or Web Trusses for Floors					1		
Yes	C1.3 Engineered Lumber for Roof Rafters					1		
	C1.4 OSB or Sheathing					0.5		
	C1.5 OSB or Plywood Roof Sheathing					0.5		
D. FOUNDATION								
	D1. Drywall Roofing Materials							
Yes	D1.1 Dry-Mix and Fire Resistant Roofing Materials or Assembly					1		
E. PLUMBING								
	E1. Efficient Distribution of Domestic Hot Water							
Yes	E1.1 Insulated Hot Water Pipes					1		
	E2. Install Water-Efficient Fixtures							
Yes	E2.3 Maximum Flow Rates with a Maximum Performance (MaP) Threshold of No Less Than 800 Grams					1		
F. HEATING, VENTILATION, AND AIR CONDITIONING								
	F1. Sealed Combustion Units							
Yes	F1.1 Sealed Combustion Furnace							
Yes	F1.2 Sealed Combustion Domestic Water Heater							
	F2. Effective Ductwork							
Yes	F2.1 Duct Mastic on Duct Joints and Seams							
Yes	F2.2 Pressure Balance the Ductwork System							
Yes	F3. ENERGY STAR® Bathroom Fans For HVAC Standards with Air Flow Verified							
	F4. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	F4.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	R	R	R	R	R		
Yes	F4.2 Advanced Ventilation Standards							
Yes	F4.3 Outdoor Air Ducted to Bedroom and Living Areas							
	F5. Effective Range Hood Design and Installation							
Yes	F5.1 Effective Range Hood Ducting and Design							
Yes	F5.2 Automatic Range Hood Control							
Yes	F6. No Fireplace or Sealed Gas Fireplace							
Yes	F10. Register Design Per ACCA Manual T							
Yes	F11. High-Efficiency MERV Filter (MERV 6+)							
I. RENEWABLE ENERGY								
	I1. Solar Ready Construction (SOLAR Ready Zone, Thermal, and PV)							
J. BUILDING PERFORMANCE AND TESTING								
Yes	J2. Supply and Return Air Flow Testing							
	J3. Verify Performance Measures in Section 54 Part 6							
15.0%	J3.1 Energy Compliance Rate at Part 6							
Yes	J4. HERS Rater Observed and Signed by a CABEC Certified Energy Analyst							
K. FINISHES								
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints					1		
Yes	K3. Low-VOC Caulks and Adhesives					1		
L. FLOORING								
100%	L1. Low-Emitting Flooring Meets CDPH 01350 Standard (Section - Verification)					1		
Yes	L2. Durable Flooring					1		
Yes	L3. Thermal Mass Flooring							
M. APPLIANCES AND LIGHTING								
	M1. Permanent Centers for Recycling Strategies							
Yes	M1.1 Built-In Recycling Center							
Yes	M1.2 Built-In Composting Center							
N. COMMUNITY								
	N1. Home Size Efficiency							
2000	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
	N2. Pedestrian and Bicycle Access							
	N2.1 Pedestrian Access to Services Within ½ Mile of Community Services							
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
	N3. Social Interaction							
Yes	N3.1 Residence Entries with Views to Others					1		
	N5. Passive Solar Design							
Yes	N5.1 Heating Load							
Yes	N5.2 Cooling Load							
O. OTHER								
Yes	O1. Comprehensive Indoor Checklist for Occupants							
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	0.5				0.5		
	O4. Green Building Education							
Yes	O4.1 Marketing Green Building							
Yes	O5. Green Appraisal Addendum							
SCORE								
	Total Points Possible for Selected Categories	20	6	10	4	40	0	0
	Minimum Points Required for Selected Categories	10	3	5	2	20		

HERS RATER CC 2005682, KATERINA DRAYER, (650)759-7709

Construction Waste Management Plan (CWMP) – CW 1

Project Name: 15300 BLACKBERRY HILL ROAD
Project Location: 15300 BLACKBERRY HILL ROAD
Building Permit #: BC 92391 + 92333 Project Sq. Ft.: 8,762 SQ. FT.
Contractors Name: WINDOWS Telephone:
Owners Name: CHRISTIAN HOMES, LLC Telephone: (408) 702-0340

This construction waste management plan is hereby submitted to comply with Section 4.408.2 of the 2010 California Green Building Standards Code.

The purpose of this plan is to identify and outline the methods to be used as the minimum requirements for a construction waste management plan when the local jurisdiction does not have a construction and demolition waste management ordinance per Section 4.408.2.

1. The method of waste tracking to be used on this project will be: (Check one box)
☐ Volume ☐ Weight ☐ # Lbs. per Sq. Ft. ☐ Recycling Facility
2. Construction waste generated on this project for transport to a recycling facility will be: (Check appropriate box)
☐ Sorted on-site (Source-separated) ☐ Bulk mixed (Single stream)
3. The facility (or facilities) where the construction waste material will be taken is:
Name of Facility:
Address:
Telephone:
(Attach separate sheet for additional facilities)
4. The following construction methods will be used to reduce the amount of waste generated: (Check all that apply)
☑ Efficient design (dimensions of building components are designed to available material sizes or standard sizes).
☑ Careful and accurate material ordering.
☑ Careful material handling and storage.
☐ Panelized or prefabricated construction.
☑ Other AT LEAST 50% OF WASTE SHALL BE RECYCLED!
☐ Other
5. Waste reduction and recycling strategies shall be discussed at periodic project meetings. Each new [Contractor]* that comes onto the site shall be provided with a copy of the CWMP, which shall also be posted in the project office. The [Project Manager]* shall also instruct all [Subcontractors]* as to the location and proper use of debris boxes for disposal of construction waste materials.
6. Every effort shall be made to use recycling and/or reuse (diversion) measures to reduce the amount of construction waste and other materials sent to landfills. Whenever possible, site-sorted debris boxes shall be used to segregate construction waste materials to maximize the diversion rate.
7. The [Contractor]* shall provide debris boxes for materials sorted on-site (source-separated) and/or bulk mixed (single stream) waste for all construction related waste generated on this project. Mixed construction waste shall be taken to a recycling facility that has a diversion rate of at least 50 percent. In the event that a [Subcontractor]* provides their own debris box, they shall be responsible for providing the [Contractor]* with a monthly report of the total Recycled and Reused (Diverted) and the total Non-Recycled (Disposed) materials to be included in the project's overall waste management/waste reduction program.
8. Any [Supplier]* hauling away packaging or waste materials shall notify the [Contractor]* of the amount of these materials and how they will be disposed of (reused, recycled, salvaged, or taken to landfill).
9. Identified below are the construction waste materials that will be reused and/or recycled during the course of this project and how they will be diverted:

Material	Diversion Method: (Recycle/Reuse)
WOOD - SOLID SAWN	
WOOD - PLYWOOD/OSB	
GYPSUMBOARD	
CHIPBOARD	
CONCRETE AND TILES	
METALS	
PLASTICS	
MIXED WASTE	

(See Construction Waste Management Worksheets for examples of common materials.)

10. The [Waste Hauler]* shall track the total amount of construction waste leaving the project by weight or by volume and supply the [Contractor]* with copies of tickets or detailed receipts from all loads of construction waste removed from the jobsite.
11. The [Contractor]* shall monitor the process of waste management, recycling, and reuse of construction waste materials to ensure compliance with the CWMP during the course of the project.
12. The [Contractor]* shall ensure that all supporting documentation which demonstrates compliance with the waste management plan is provided to the local enforcement agency upon completion of the project.

* Insert title of appropriate party or responsible person, which may include, but not be limited to: Contractor(s), Subcontractor(s), Project Manager(s), Superintendent(s), Supplier(s), or Waste Hauler(s).

Submitted
07April2015
2 21JUL2015
4 11JAN2016

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

Details

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number
13 of 24

General Notes

1. This building shall be constructed to meet all requirements of the 2010 California codes as follows . . . Building Code (CBC), Electrical (CEC), Mechanical (CMC), Plumbing (CPC), Fire (CFC), Energy (CEnC), and Administrative Code (CAC).
2. The General Contractor shall guarantee, be responsible for, and make good all defects due to faults of, labor or materials in the work included in the contract for one year following the completion of the structure.
3. The General Contractor shall be responsible for damages caused by poor workmanship, system failures, breakage, and/or his subcontractors' errors that cause additional time and expense to the Owner as they may occur for a period of one year after the home was completed.
4. All work shall meet the minimum requirements of current local codes and adopted national codes, latest editions at the time of the building permit.
5. The General Contractor shall provide an Operations and Maintenance Manual to include all warranties and guarantees for all materials, fixtures, and appliances provideed under this contract.
6. The General Contractor shall provide Owner with a list of all heating, cooling, water heating, and lighting system components operating instructions.
7. No structural member shall be bored or notched unless specifically shown or noted otherwise.
8. Provide means furnish and install.

Site

1. The General Contractor shall verify and locate all property corners, setbacks, easements, and utilities prior to beginning any construction work.
2. The General Contractor shall verify all grades and dimensions in the field. Written dimensions shall supersede scaled drawings.
3. All slab lot lines shall be witnessed by a saw cut slash in the top of curb.
4. Final grades shall be provided with a 5 percent slope for the first 10 feet from building positive gradient away from all foundation in order to provide rapid removal of the surface runoff from the foundations to an adequate discharge point. Surface waters must not be allowed to pond adjacent to the building foundation.
5. Continuous roof gutters shall be provided. The outlets from the downspouts shall be provided with adequate capacity to carry storm water away from the structure to reduce the possibility of soil saturation and erosion.
6. Utility trenches that are parallel to the sides of the building shall be placed so that they do not extend below a plane sloping down and away at a one horizontal to one vertical slope from the bottom edge of any footing.
7. Trenches may be backfilled with on-site material compacted uniformly to a minimum relative dry density of 90 percent, except that unless otherwise clays encountered on this site, sands will not be allowed. Clean sand shall not be used for trench backfill.
8. Trenches shall be shored as required by the local jurisdiction and the State of California Division of Industrial Safety, Construction Safety Orders. Cal-OSHA permits shall be obtained by the General Contractor if required.

Doors

1. The minimum clear width of required egress doors is 32 inches with a height of 80 inches.
2. Interior doors shall be 1-3/8 inch hollow core unless noted otherwise.
3. Provide 1-3/4 inch solid core door with self-closing hinges between the interior conditioned space and the garage.
4. Sliding doors shall have tempered glass panels and operable screen panels. Sliding doors shall be Milgard quality or equal.
5. All doors shall be selected by Owner.

Drywall

1. A complete gypsum board ceiling and wall installation shall be provided. Wall board shall be ½-inch recessed edge type board such as manufactured by US Gypsum Co. or equal. Nails shall be 6d, 13 ½ gauge, cement coated, flathead, 1-5/8 inch long. Gypsum board shall be taped using "Perfatape" joint reinforcing tape and cement as manufactured by the US Gypsum Co. or equal. Use 1/2-inch type "X" fire-rated gypsum board between garage and home, under all stairways, and where indicated on drawings.
2. The best workmanship and construction practices are required. In the event the drywall contractor finds cracked walls or bad joints occurring in the frame structure, they shall be brought to the attention of the General Contractor so they are fixed prior to being covered by drywall.
3. Special care must be taken to protect and preserve all finish wood surfaces.
4. All doors and windowsills shall be trimmed flush with openings.
5. All scraps shall be removed from the interior of the building the same day as hanging.
6. Joints at plates and stairwells, header connections, and at plates on two-story high walls shall not be broken.
7. All recessed kitchen lights shall have clean straight lines.
8. Sheetrock shall be within 1/8" of all rough-in boxes.

Electrical

1. The electrical contractor shall provide a fully operational system per plan. The drawings show only the location and type of outlets, including control switches. No extra charges will be paid for providing items not specified in the plans, but required by all required electrical codes.
2. Electrical service grounding shall be per code.
3. Receptacle outlets shall be provided in all habitable rooms, CEC 210-52, on all walls 2 feet or wider and the wall space occupied by sliding panels in exterior walls. Not more than 6 feet from openings and 12 feet maximum between receptacles.
4. Doorbell and chime shall be provided as a standard item.
5. All recessed, under-counter, and soffit lighting shall be provided as indicated on the drawings.
6. Provide phone and TV jacks as indicated on the drawings.
7. Provide all electrical fixtures and appliances as selected by Owners.
8. Provide internet and ethernet connections with a smart closet to be located by Owner.

Energy Requirements

1. Mechanical contractor shall provide a complete and operating heating system to meet all applicable code requirements. (and cooling if specified)
2. All heating, ventilating, air conditioning, and water heating equipment shall meet all the requirements of the Appliance Efficiency Standards, be certified by the California Energy Commission, and be Energy Star rated.
3. Complying HVAC equipment shall be provided and verified for certification by the field inspector.
4. Mechanical contractor shall provide the permitting jurisdiction with a list of all heating, venting, and air conditioning equipment and efficiency ratings per section Title 20 CAC prior to the start of work if required.
5. Equipment which requires preventive maintenance to maintain efficient operation shall be provided with all necessary maintenance information.
6. Mechanical contractor shall determine, with approval of architect, the exact locations of thermostats and cold air returns.
7. A two-stage thermostat, which controls the supplementary heat on its second stage, shall be provided for heat pumps.
8. Thermostats, except those controlling heat pumps, shall be equipped with an automatic setback.
9. All gas-fired fan type central furnaces and all gas appliances shall be equipped with an intermittent ignition device,
10. Lamps used in luminaries for general lighting in kitchens and bathrooms shall have an efficiency of not less than 40 lumens per watt.
11. Shower heads and faucets shall be equipped with flow restrictors and balancing pressure valves and thermostatic controls as outlined in the appliance efficiency standards and shall be certified by the California Energy Commission as "low-flow".
12. Freezers, refrigerators, and fluorescent lamp ballasts shall be CEC certified
13. All fan systems exhausting air to the outside shall be provided with backdraft dampers.
14. Bath, kitchen, and laundry exhaust fans shall have damper controls.
15. All transverse duct, plenum, and fitting joints shall be sealed with pressure sensitive tape or mastic to prevent air loss and shall be insulated to conform to the provisions of California Mechanical Code, Chapter 6.
16. Caulking, sealants, or weatherstripping must be provided at the following locations - exterior joints around windows and door frames, between sills and floors, around penetrations in walls, ceilings, and floors for plumbing, electrical, and gas lines, and at openings in attic and underfloor access.
17. All joints and penetrations of conditioned spaces shall be caulked and sealed.
18. Doors and windows shall be certified and labeled to meet the minimum standards listed in Table 2-5V, Title 24 CAC.
19. Glass and glazing shall be per CBC Chapter 24. All windows shall be labeled for infiltration per the requirements of California Title 24. This includes skylights and glazing in doors and sliding glass doors.
20. All manufactured windows and sliding glass doors shall meet the current ANSI air infiltration standards and shall be certified and labeled.
21. All windows and sliding glass doors shall be dual pane.
22. Skylights shall comply with CBC Chapter 24 for glazed skylights.
23. All doors and windows leading to unconditioned areas shall be fully weatherstripped, including the door opening to the garage from home.
24. Door between garage and home shall be tight-fitting, solid core 1 ¾-inch with a self-closing device.
25. Masonry and factory-built fireplaces shall have all of the following per CAC Title 24,2-5302(f) - a. tight-fitting, closeable metal or glass doors covering the entire opening of the firebox (This requirement may be omitted if such doors would interfere with devices permanently provideed in the fireplace which are designed to increase the circulation of the heat. b. combustion air intake to draw air from outside the building directly into the firebox, which is at least 6 square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper, tight-fitting flue damper with a readily accessible control.
26. Insulation shall be Certainteed GREENGUARD certified unfaced fiberglass batts as follows unless noted otherwise . . .
    Attic/ceiling = 9-½ inches thick R30
    Exterior Walls = 3-½ inches thick R15
    Underfloor = 6-¼ inches thick R30
27. Insulation provider shall post a signed certificate stating insulation conforms to minimum requirement of Title 24, Chapter 2, Subchapter 4, Article 3 with manufacturer's name, material, and R values.
28. Hot water heater shall have R19 insulation blanket wrap and pipe insulation throughout unconditioned space.
29. All furnace ducts shall be constructed, provided, and insulated per California Mechanical Code.

Exterior Finishes

1. Exterior 7/8-inch textured stucco walls shall have GI weep screed per CBC Section 2512 at or below the foundation plate line and 4 inches minimum above grade that will allow trapped water to drain to the exterior.
2. A weep screed shall be provided at or below the foundation plate line on all exterior stud walls. The screed shall be placed a minimum of 4 inches above grade and shall be a type which will allow trapped water to drain to the exterior of the building. The weather-resistive barrier and exterior finish material shall cover and terminate on the attachment flange of the screed.
3. All exterior doors shall have an aluminum or stainless steel threshold and weather-stripping unless noted otherwise, garage doors excepted.
4. Exterior veneer shall be selected by Owner.
5. Lath and plaster shall conform to CBC Chapter 25 and Table 2507.2.
6. Trim shall be 2x6 resawn tight knit spruce, typical at doors, windows, and corners unless noted otherwise.
7. Bands shall be 2x10 resawn, as indicated on drawings.
8. Decking shall be 2x6 redwood decking secured to deck joists with a concealed fastening system.
9. Exterior wall covering shall be applied as specified in CBC Chapter 14.

Fixed Glass

1. All glazing shall be guaranteed watertight. Glass which leaks shall be reglazed.
2. Size glass to meet minimum CBC requirements.
3. All glass shall be tempered where required per CBC requirements.

Foundation

1. Refer to the specific soils report prepared for this project and coordinate with the soils engineer to obtain their approval letter.
2. DELETED.
3. Underfloor areas shall be ventilated by approved mechanical means or by openings in exterior foundation walls. Such openings shall have a net area of not less than 1 square foot for each 15 square feet of underfloor area. Openings shall be located as close to corners as practical to provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of two opposite sides. Openings shall be covered with corrosion resistant wire mesh with openings of ¼-inch in dimension.
4. Wood posts on concrete or masonry floors or decks exposed to the weather or water splash shall be supported by concrete piers or metal pedestals projecting above the floors, unless posts are approved wood with natural resistance to decay or treated wood. The pedestals shall project at least 8 inches above exposed earth and at least 1 inch above such floors.
5. Individual concrete or masonry piers shall project at least 8" above exposed ground unless the columns or posts which they support are of approved wood with natural resistance to decay or treated wood.
6. Earth on which concrete grade beams are constructed must be wetted not less than 24 hours prior to placing concrete. Shrinkage cracks shall not be permitted.
7. Requirements for pre-wetting the subgrade prior to pouring slabs will depend on the specific soils and seasonal moisture conditions. The subgrade soils shall be thoroughly saturated at the time the slabs are poured. Title is critical in those areas where the pad grade consists of clay soils.
8. Concrete slabs on grade may be used if underlain by a 4-inch thick capillary break of clean crushed rock, ¾-inch diameter to #4 size. Neither Class 2 aggregate base nor sand shall be used as the capillary break material.
9. All garage slabs shall be 4" deep reinforced with #3 bars at 16 inches on center on 4-inch thick approved rock base or sand.
10. Provide a ½ inch in 12 inch minimum slope at garage slab for drainage to exterior.
11. Reinforcement of the concrete slabs and slab thickness shall be determined by the Architect based on design loads. Provide a minimum #3 bars at 16" inches on center. Slabs shall be placed integrally with the footings.
12. Reinforcing steel shall be grade 60 deformed bars conforming to ASTM A615, 30000 psi, splices=40 bar diameters, bends minimum 12 inches.
13. All exposed concrete slabs shall be light broom finish. Garage slab shall be finished smooth.
14. Provide deep groove joints as needed and at no more than 10 feet on center each way.
15. DELETED.
16. DELETED.
17. Footings shall contain steel reinforcement as directed by architect based on the anticipated loadings, but in no case shall the continuous footings have less than four #5 bars - two near the top and two near the bottom.
18. Provide 5/8"x10" anchor bolts, with a minimum embedment distance of 7 inches into concrete, 48 inches on center, and no more than 12 inches from any corner. All anchor bolts shall be provided with 3-inch diameter galvanized metal washers.

Water Closet
Lavoratory Sink
Kitchen Sink
Tubs
Showers

Framing

1. All framing lumber shall be Douglas Fir grade stamped according to the current grading rules as follows . . .
    beams and stringers - #1 or select structural as noted
    ceilings joists and rafters - #2 or #1 as noted
    door and window headers - #2
    studs - #2
    plates and blocking - #2
2. All lumber shall be minimum Douglas Fir #2 WWPA.
3. Lumber shall be at least the minimum grade shown in CBC Chapter 23.
4. All plywood subflooring shall be ¾" Tongue & Groove Edge Gold OSB.
5. All plywood shear walls shall be ½" OSB.
6. All glu-lam beams shall be combination 24FV4, no camber anywhere.
7. Structural steel shall be ASTM A36.
8. Provide 3x6 (or 3x8 for 2x6 wall framing) pressure treated Douglas Fir continuous nailer.
9. Maintain minimum 12-inch clearance between inside grade and girders and 18-inch clearance between grade and joists typical throughout underfloor.
10. All wood framing shall be a minimum of 6 inches above finish grade.
11. All 4x8 posts on independent pads shall be cross braced with 1x6 if more than 36 inches high.
12. The top of the concrete foundation shall be at least 6 inches above the crown of the street.
13. Subfloor shall be ¾-inch "Edge Gold" OSB (oriented strand board) tongue and groove, stagger joints. Glue with "OSI" construction adhesive. Nail with 8d nails at 6 inches on center edges and 12 inches on center field.
14. Double floor joists below parallel partitions with 16d nails at 12 inches on center staggered throughout.
15. Provide galvanized hangers manufactured by Simpson as required. Install per manufacturer's recommendations.
16. Stud bearing wall foundations shall conform to CBC Chapter 18 and Section 2308.
17. Floor joists and ceiling joists shall be side-lapped and nailed over top plates.
18. Floor framing shall be #2 or better Douglas Fir floor joists at 16" on center typical throughout UON.
19. All floors shall be level within 1/8" all around.
20. Provide 4x#1 Douglas Fir Headers at all door and window openings typical throughout per CBC.
21. Girders shall be 6x8 Douglas Fir #1, unless noted otherwise.
22. Pony walls shall be studs at 16 inches on center with double top plate per CBC unless noted otherwise.
23. Provide metal bridging manufactured by Simpson.
24. Provide bracing for exterior walls and main partitions per CBC Chapter 23.
25. Provide wall bracing in conformance with the minimum requirements of CBC Chapter 23.
26. Provide rafter ties a minimum 1x6 at 48 inches on center in lower third where ceiling joists are not parallel to rafters.
27. All corners and ends of exterior and interior bearing walls shall be braced with metal bracing by Simpson per code. In other areas, braces shall span at 20 feet on center unless noted otherwise. Use metal braces in pairs when possible. Provide 2x4 or 2x6 flat braces or metal braces to all four corners of garage over top plate if needed.
28. All post and beam connections shall have Simpson post caps. All post and footing connections shall have Simpson post or column bases.
29. Provide 2x6 diagonal bracing at all interior posts over 36 inches high per CBC Chapter 23.
30. All metal frame connectors shall be Simpson.
31. All shearwall nailing shall be with 10d common galvanized nails at 3 inches on center edges and 12 inches on center field or per shear wall schedule.
32. Nailing shall conform to CBC Chapter 23.
33. Washers shall be provided for all bolts.
34. All nailing shall be in compliance with CBC Chapter 23.
35. Galvanized nails shall be used for all exterior siding and trim.
36. Coated 16d sinker nails shall be used for framing, except hot-dipped galvanized nails must be used when nailing into pressure-treated wood.

Heating System

1. The heating system shall be designed by the mechanical contractor responsible for the installation and balancing of the system.
2. The heating system design shall provide 10% more than the BTUs calculated for the State of California Title 24 energy requirements.
3. Provide heating equipment sufficient to maintain a temperature of 68 degrees Fahrenheit at 3 feet above the floor in each habitable room.

Human Factors/Safety

1. One window in each sleeping room shall have a net clear openable area not less than 5.0 square feet with a minimum net clear opening height of 24 inches, a minimum net clear opening width of 20 inches, and a sill height no greater than 44 inches above the finish floor per CBC 1026.2.
2. Approved smoke detectors shall be provided per plans.
3. Smoke detectors shall receive their primary power from the building wiring - not batteries.
4. Chimneys shall extend at least 2 feet above any other part of the building within 10 feet of the chimney.
5. Fireplace chimney shall be provided with an ICBO-approved spark arrestor.
6. The General Contractor shall provide Building Official with ICBO number for fireplace/wood stove prior to beginning construction if required.
7. Provide clearance of 2 inches between combustible material and fireplace per CBC Chapter 21.
8. Hearths shall extend at least 22 inches from the front of the fireplace opening, and at least 12 inches beyond each side.
9. Fireplace extensions of approved factory-built fireplaces shall not be less than 3/8"-thick concrete, hollow metal, stone, tile, or other approved noncombustible material. Such hearth extensions may be placed on the subflooring or finish flooring whether the flooring is combustible or not.
10. Except for fireplaces which open to the exterior of the building, the hearth slab shall be readily distinguishable from the surrounding adjacent floor.
11. Height to combustible material above kitchen ranges shall be 30 inches unprotected and 24 inches protected per CMC Section 913.
12. Range, furnace, and water heater vents shall be lined per CMC.
13. Dumbwaiter and laundry chutes shall be lined to achieve a 1-hour rating.
14. Provide ½-inch Type X sheet rock with a 1-hour fire rating at underside of stairs.
15. Fire blocking shall be provided at floor, ceiling, coves, and mid-height of walls over 10 feet.
16. Heating and cooling equipment which generates a glow, spark, or flame capable of igniting flammable vapors shall be provided with the pilots and burners or heating elements and switches at least 18 inches above the floor level. Where such appliances provided within a garage are enclosed in a separate approved compartment having access only from outside the garage, such appliances may be provided at floor level if the required combustion air is taken from and discharged to the exterior of the garage.
17. Combustion air for the furnace and water heater shall be provided as required. Combustion air intakes shall be located within 6" of floor and ceiling; 6-inch clearance between furnace and combustibles shall be maintained.
18. All exterior receptacles, garage receptacles, and bathroom receptacles shall have ground fault interrupter circuit protection, CEC Chapter 2.
19. Glazing adjacent to a door whose nearest edge is within 24 inches from the door in a closed position and whose bottom edge is below the level of the top of the door must be tempered safety glass.
20. Glass windows and doors subject to human impact must have safety glazing or a protective grill or pushbar per CBC Section 2406.
21. Glazing used in doors and panels of shower or tub enclosures shall be tempered glass, laminated safety glass, or approved plastic.
22. Stairways shall have a maximum rise of 7-3/4 inches and a minimum tread depth or run of 11-1/4 inches.
23. Headroom clearance over stairs shall be a minimum 7'-0".
24. Stairways open on one or both sides shall have guardrails as required by CBC Section 1013.
25. Handrails shall be between 34-38 inches above the nosing of the tread and be continuous the full length of the stairs per CBC Section 1012. Handrail extensions shall be provided per commercial codes.
26. All required guardrails shall be 42 inches high. They shall be constructed to withstand a horizontal force of 200 pounds per lineal foot, applied at the top of the railing.
27. Guardrails shall have intermediate railings spaced so that a 4-inch diameter sphere cannot pass through per CBC Section 1013.
28. Ends of handrails shall be returned per CBC Section 1012.
29. Hand grip portion of the handrail and clearance from the wall shall conform to CBC Section 1012 - not less than 1-1/4 inches nor more than 2 inches in cross sectional dimension.
30. In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour for all guest rooms, dormitories, habitable rooms, and in public corridors. One fifth of the air supply shall be taken from outside the building. In bathrooms, water closet compartments, laundry rooms, and similar rooms, a mechanical ventilation system connected directly to the outside, capable of providing five air changes per hour shall be provided.
31. Water closet compartments shall be 30 inches wide minimum and have 24 inches clearance minimum in front of all fixtures.
32. Shower stalls and tub enclosures shall conform to the requirements of CPC Section 411, 1024 square inches minimum floor area with 30 inches minimum in any dimension.
33. Maximum floor level change at any door shall be 1 inch, except if stairs end at doorway and the door does not swing over top step, CBC Section 1003.
34. Appliances provided in garage, warehouse, or other areas where they may be subjected to mechanical damage shall be suitably guarded against such damage by being behind protective barriers or by being elevated or located out of the normal path of vehicles.
35. Attic access shall be at least 20 inches x 30 inches net clear opening with a minimum 30 inches head room.
36. Underfloor access shall be at least 18 inches x 24 inches net clear opening without pipe or duct interference.
37. Access for bathtub trap and all cleanouts shall be provided with a maximum 20 feet distance to all plumbing in crawl space or a cleanout shall be provided at the exterior wall.

Insulation

1. All insulation batts shall be provided with vapor barrier against heated side.
2. R15 wall insulation batts are required in all stud cavities exposed to the exterior and common walls between the interior conditioned space and the garage.
3. R30 underfloor insulation batts shall be laid over nylon netting or metal wires.
4. Except when enclosed, inside space under stairs is prohibited by CBC Section 1009, the walls and soffit of the enclosed space shall be protected on the enclosed side as required for one-hour fire-resistive construction.
5. Insulation shall not block required ventilation in rafter cavities, attics, or foundations.

Kitchen Appliances

1. The following appliances shall be provided . . .
    wall oven
    range completre with exhaust fan system
    dishwasher
    garbage disposal
2. Appliances shall be selected by Owner.
3. Water heater shall be On-demand type manufactured by Rennai. The General Contractor shall provide model number and complete specifications for Owner's review prior to ordering.

Masonry

1. Masonry veneer shall comply with CBC Chapters 21 and 23.
2. Veneer ties and a weatherproof covering shall be provided as required.

Mirrors

1. Mirrors shall be ¼-inch polished plate glass, "A" quality.

Nailing Schedule

Joist to sill or girder - toe nail	3-8d common
Bridging to joist - toe nail	2-8d common each end
Subfloor plywood - face nail	8d at 6" on center edges, 12" on center in field
2" subfloor to joist or girder	2-16d common
Plate to joist or blocking	16d at 16" on center
Stud to plate - end nail	2-16d at 16" on center
Stud to plate - toe nail	4-8d
Top plates - splice together	8-16d at 16" on center
Top plates - laps and intersections	2-16d end nail
Ceiling joist to plate - toe nail	3-8d
Ceiling joist laps over partitions	3-16d
Ceiling joist to parallel alternate rafters	3-16d
Rafter to plate	3-8d
Continuous 1" brace to stud	2-8d, 3-8d top & bottom
1" sheathing to bearing	2-8d
Corner studs and angles	16d at 24" on center

All other connections to be nailed to provide relative strength.

Painting

1. No painting or finishing shall be done under conditions which jeopardize the quality of the work. Surfaces to be finished shall be in proper condition to receive finish. Each coat shall be applied at the proper consistency, free of runs, sags, brush marks, spattering, or any evidence of poor workmanship.
2. Surfaces shall be sanded smooth. Nails holes and imperfections in the wood shall be filled with material of the same color as the finish.
3. All items having a factory finish shall not be painted. All other surfaces shall be painted or finished whether specifically mentioned herein or not.
4. Paint materials shall be approved by Owner.
5. Drywall in kitchen, baths, laundry, and garage shall be enameled. All other drywall areas shall have one coat of interior latex wall finish. Interior trim shall be enameled.
6. Natural woods shall be finished with semi-transparent stain and sealer. Cabinets and wood doors shall be sanded, stained, and sealed.
7. Wood siding, trim, fascia, beams, and railings shall be treated with a semi-transparent or heavy body penetrating latex finish.
8. Exterior doors shall have two coats of exterior type spar finish.
9. All galvanized metal shall be coated with exterior latex.
10. Special care shall be taken to preserve natural woodwork. Work shall be neat, clean, and accurate so as not to damage finish of natural wood surfaces. All surfaces not intended to have paint shall be left in a clean condition.

Plumbing

1. The Plumbing Contractor shall design and provide a complete plumbing system as indicated on the drawings.
2. Pipes shall be sized adequately to accommodate the fixtures served. The Plumbing Contractor shall make all necessary connections to utilities shown on plot plan and provide all piping, etc. required. Stop valves shall be at each fixture or appliance.
3. Provide plumbing for automatic washers. Plumb rough for future soft water system at hot side only. Plumb for at least 4 exterior hose bibbs.
4. Provide a pressure relief valve at the water heater. Provide a pressure reducer if water pressure exceeds 60 psi.
5. Provide all GI material or lead roof jacks for plumbing vents, etc., as required and locate all roof vents so they are not visible from the street or entry walk.

Plumbing Fixtures

1. The following plumbing fixtures shall be provided
    - low-flow dual -flush water closets
    - lavoratory sinks with low-flow faucets
    - kitchen sink
    - tubs
    - showers
2. Plumbing fixtures shall be selected by Owner.

Roof

1. Roof pitches shall be 4/12 typical, unless noted otherwise.
2. Overhangs shall be 24 inches typical, unless noted otherwise.
3. Roof coverings must conform to the standards of CBC Chapter 15.
4. Concrete tile roof shall be laid over ½-inch OSB sheathing and 2 layers of 15 pound felt, with 8d at 6 inches on center edges, 12 inches on center field.
5. Heavy shake roof surfaces shall be covered with 24"X14" to 12" Certi-split Handsplit Red Cedar Shakes #1 grade with 10" exposure. Shakes shall be applied over roof as indicated on drawing. Shakes shall be laid with a starter course at the eave line. At the eave line, a 36" wide strip of 30lb roofing felt shall be laid over the roof, and thereafter an 18-inch wide strip of 30lb roofing felt shall be applied over the top portion of the shakes, extending onto the sheathing, with the bottom edge of the felt positioned at a distance above the butt equal to twice the weather exposure. Shakes shall be spaced not less than ¼ inch nor more than 3/8 inch apart, nor shall joints fall less 1-½ inches away from the course below. Nails shall be hot-dipped zinc-coated nails of the length and gauge that is recommended by the local building codes. Use two nails to a shake, placing them approximately 1" in from each side and from 1 to 2 inches above the butt line of the following course.
6. Shake or shingle nails to be galvanized, CBC Section 1507.
7. Verge rafters shall be 2x6 typical, unless noted otherwise.
8. Frieze blocking shall be provided at top plate between rafters.
9. Provide eave ventilation as required per CBC.
10. Provide GI gable vents as indicated on drawings.
11. Provide 1x6 V-groove at all exposed eaves and overhangs typical.
12. Gutters shall be GI fascia gutters as shown on Roof Plan. Provide GI fascia gutter with round downspouts as required for proper water runoff typical.

Sheet Metal

1. All sheet metal shall be 26 gauge galvanized unless noted.
2. Sheet metal work includes chimney saddles and cricketts, gutters, downspouts, flashing, counterflashing, and any other sheet metal not specifically a part of other trades.
3. Fabrication and installation shall be in accordance with t best standards.
4. Soldered joints shall have continuous solder and be watertight.
5. Free edges projecting from adjoining surfaces shall have metal bent on itself.
6. Nails shall be galvanized.
7. Fascia gutters shall be straight with all intersections soldered. Downspouts shall be round design. Offsets shall be rigid and water tight. Short pieces shall not be used.
8. Provide 26 gauge GI flashing at all roof related areas as required per CBC.
9. Provide flashing and counterflashing of chimneys, parapets, and roof-to-wall connections and lead flashing for tile per CBC Chapter 15.
10. Provide flashing as required per drawings and per CBC Section 1507.

Tile

1. Tile shall be installed in accordance with best methods and construction practices. Joints shall be kept neat and symmetrical and all lines shall be true and straight.
2. Joints and tile shall be thoroughly washed.
3. Owner shall select color, finish, and pattern of all tile and grout.

Trim Work

1. All external fascias shall be scarfed. No butt joints or spaced boards will be allowed. All trim connections shall be tight and fit flush against the exterior.
2. All exterior redwood decking shall be installed in a craftsmanlike manner. Sand all mitered exterior and exposed edges. Remove all sharp edges from handrails.
3. Closets shall have shelves of ½ inch SierraPine "Arrela". Solid pine shelves may be used as a substitute. Clothes pole made of pine, 1-3/8 inch diameter. An intermediate support for spans longer than 40 inches shall be provided and a 1x4 hook strip to also act as a shelf support.
4. 3/6-inch SierraPine "Arrela" MDF shall be used as underlayment under all resilient flooring except for slab areas. Nail 3 inches on center 3/6" in from edge, 6 inches on center field.

Ventilation

1. Bedrooms, living room, kitchen, dining room, family room, and all other habitable rooms shall have a window area of not less than 8 percent of the floor area of the room with a minimum area of 4 percent operable for natural ventilation, or a mechanical ventilation system capable of providing 2 air changes per hour, CBC Chapter 3.
2. Mechanical ventilation systems must supply 5 changes per hour in bathrooms and laundry rooms, 2 changes per hour in other habitable rooms.
3. Clothes dryer shall be vented to exterior of building.
4. Vents shall be provided for kitchen fans, bath fans, gas ranges, gas heaters, and any other area indicated on the drawings.
5. Attic ventilation shall be provided equal to 1/150 of area to be ventilated. Vent attic per CBC Section 1203.
6. Provide 6" x14" screened GI foundation vents at 6 feet on center equal to not less than 1/150 of underfloor area beginning 3 feet from corners. Locate on opposing walls to provide cross-ventilation.
7. Provide 60 square inches fixed ventilation per car to outside air, 6 inches above the garage finished floor near the garage door if possible.

Water Heater

1. Water heater shall be approved with a temperature and pressure-relief valve having a full size drain of galvanized steel or hard-drawn copper to the outside of the building with the end of the pipe no more than 2 feet or less than 6 inches above grade, pointing downward and with the terminal end being unthreaded.
2. Provide a ½-horse power recirculation pump on the hot water loop.

Water Heater Bracing

1. Water heater strap, shall be located between 6 inches and 12 inches from the top of the water heater tank case. This strap shall be galvanized ¾ inch wide minimum perforated steel strap and have maximum 5/16" size holes. Provide ½"x 3" lag bolts with washers located at each end of strap to stud.
2. Water heater base anchorage shall not be construed to be used in lieu of the upper strap.
3. Minimum 2 inches noncombustible spacer between water heater tank and wall stud unless water heater is approved for a lesser clearance from RECEIVED combustibles.

Water-Resistant Wall Material

1. Shower area walls shall be provided with a nonabsorbent surface to a minimum height of 70 inches.
2. Wall surfaces behind ceramic tile or other finish wall material shall be constructed of material not adversely affected by water. If gypsum board is used, it must be approved WR board provided according to CBC Chapter 25.

Windows

1. Windows shall be Milgard quality or equal.
2. Windows shall be dual thermal pane selected by Owner.
3. Screens and locks shall be provided for all openings.
4. Windows shall be straight, plumb, and true and shall operate easily - without binding.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 14 OF 25 SHEETS
BY _____ DATE 7/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

Submitted
01April2015

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Notes

Blackberry Hill Road
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sheet number 14 of 24

California Green Building Standards Code

Chapter 4 – Residential Mandatory Measures

Division 4.1 – PLANNING AND DESIGN

SECTION 4.106 SITE DEVELOPMENT

4.106.2 **Storm water drainage and retention during construction.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 **Surface drainage.** The site shall be planned and developed to keep surface water from entering buildings. Construction plans shall indicate how the site grading or drainage system will manage surface water flows. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge

Division 4.2 – ENERGY EFFICIENCY

4.201.1 **Scope.** Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2013 California Energy code.

Division 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION 4.303 INDOOR WATER USE

4.303.1 **Water conserving plumbing fixtures and fittings.** Plumbing fixtures and fittings shall comply with the following:

4.303.1.1 Water Closets: ≤ 1.28 gal/flush

4.303.1.2 Urinals: ≤ 0.5 gal/flush

4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi

4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet is to be in operation at a time

4.303.1.4.1 Residential Lavatory Faucets: ≤ 1.5 gpm @ 60 psi

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi

4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle

4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

4.303.2 **Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code.

4.304.1 **Irrigation controllers.** Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFCIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 **Joints and openings.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 **Construction Waste Reduction of at least 50%.** Recycle and/or salvage for reuse a minimum of 50% of the non hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 **Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance, a construction waste management plan shall be submitted for approval to the enforcing agency that:

1. Identifies the materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specifies if materials will be sorted on-site or mixed for transportation to a diversion facility.
3. Identifies the diversion facility where the material collected will be taken.
4. Identifies construction methods employed to reduce the amount of waste generated
5. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not by both.

4.408.2.1 **Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

4.408.2.2 **Isolated jobsites.** The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.

Notes:

1. Sample forms found in Chapter 8 may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris (C&D) processors can be located at the California Dept. of Resources Recycling and Recovery (CalRycycle).

4.408.3 **Waste Management Company.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

4.408.4 **Waste Stream Reduction Alternative.** Generate a total combined weight of construction and demolition waste disposed in landfills that is ≤ 4 pounds per square foot of the building area.

SECTION 4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 **Operation and maintenance manual.** At the time of final inspection, a manual, compact, disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including condensers and air filters.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-40 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

Division 4.5 – ENVIRONMENTAL QUALITY

SECTION 4.503 FIREPLACES

4.503.1 **General.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 **Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system.

4.504.2 **Finish material pollutant control.** Finish materials shall comply with this section:

4.504.2.1 **Adhesives, sealants and caulks.** Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units or product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

4.504.2.2 **Paints and coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 o the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.2.1, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 **Aerosol paints and coatings.** Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 **Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

4.504.3 **Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health Standard Practice for the testing of VOC's (Specification 01350).
3. NSF/ANSI 140 at the Gold level
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 **Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program.

4.504.3.2 **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1

4.504.4 **Resilient flooring systems.** Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:

1. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
2. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350.)

4.504.5 **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 **Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specification.
2. Chain of custody certification
3. Other methods acceptable to the enforcing agency

Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joints, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(a).

SECTION 4.505 INTERIOR MOISTURE CONTROL

4.505.2 **Concrete slab foundations.** Concrete slab foundations required to have a vapor retarder by *California Building Code*, CCR, Title 24, Part 2, Chapter 19, shall also comply with this section.

4.505.2.1 **Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6mm) thick base of ½ inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 **Moisture content of building materials.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.
2. Moisture readings shall be taken at a point 2 feet (610mm) to 4 feet (1219mm) from the grade stamped end of each piece to be verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

SECTION 4.506 INTERIOR AIR QUALITY AND EXHAUST

4.506.1 **Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%.
   b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.

Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans are required in each bathroom.

SECTION 4.507 ENVIRONMENTAL COMFORT

4.507.2 **Heating and air-conditioning system design.** Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

Chapter 7 – Installer and Special Inspector Qualifications

SECTION 702 QUALIFICATIONS

702.1 **Installer training.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installation when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs
2. Public utility training programs
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations
4. Programs sponsored by manufacturing organizations
5. Other programs acceptable to the enforcing agency

702.2 **Special inspection. Department of Housing and Community Development (HCD):** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher
2. Certification by a statewide energy consulting or verification organization, such are HERS raters, building performance contractors, and home energy auditors
3. Successful completion of a third party apprentice training program in the appropriate trade
4. Other programs acceptable to the enforcing agency

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

California Building Standards Commission (BSC): When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

SECTION 703 VERIFICATION

703.1 **Documentation.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific Documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.

NOTE = HERS certification is different than the certification of Green Point Rater. 4

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
DATE 9/21/16
SHEET NO. 25 SHEETS
PLANS MUST BE ON JOB FOR INSPECTION

TABLE 4.504.1
ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Coinpounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012
Flat coatings	50	
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
Specialty Coatings		
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings[3]	120	
Magnesite cement coatings	450	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multicolor coatings	250	
Pretreatment wash primers	420	
Primers, sealers, and undercoaters	100	
Reactive penetrating sealers	350	
Recycled coatings	250	
Roof coatings	50	
Rust preventative coatings	400	250
Shellacs Clear Opaque	730 550	
Specialty primers, sealers and undercoaters	350	100
Stains	250	
Stone consolidants	450	
Swimming pool coatings	340	
Traffic marking coatings	100	
Tub and tile refinish coatings	420	
Waterproofing membranes	250	
Wood coatings	275	
Wood preservatives	350	
Zinc-rich primers	340	

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT	JANUARY 1, 2012	JULY 1, 2012
Hardwood plywood veneer core	0.05		
Hardwood plywood composite core	0.08		0.05
Particleboard	0.09		
Medium density fiberboard	0.11		
Thin medium density fiberboard[2]	0.21	0.13	

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 8 millimeters.

Submitted
07April2015
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22 Nov 2016

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sheet number
15 of 24

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET (SHEET # OR N/A)	Compliance Documentation (e.g. note # or detail #)	Enforcing Agency to specify at plan check which entity will provide verification: Enforcing Agency	Installer/ Designer	Third Party	County Inspectors to verify completion signatures and supporting documentation at Final: Date	Signature
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS									
25	4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combusion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	15			x			
26	4.504.1	Duct openings and other related air distribution component openings shall be covered during construction.	15			x			
27	4.504.2.1	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	15			x			
28	4.504.2.2	Paints, stains and other coatings shall be compliant with VOC limits.	15			x			
29	4.504.2.3	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	15			x			
30	4.504.2.4	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	15			x			
31	4.504.3	Carpet and carpet systems shall be compliant with VOC limits.	15			x			
32	4.504.4	80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS), High Performance Products Database or be certified under the Resilient Floor Covering Institute (FRCI) FloorScore program; or meet California Department of Public Health Specification 01350.	15			x			
33	4.504.5	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	15			x			
34	4.505.2	Vapor retarder and capillary break is installed at slab-on-grade foundations.	15			x			

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET (SHEET # OR N/A)	Compliance Documentation (e.g. note # or detail #)	Enforcing Agency to specify at plan check which entity will provide verification: Enforcing Agency	Installer/ Designer	Third Party	County Inspectors to verify completion signatures and supporting documentation at Final: Date	Signature
16	A4.304.4	Provide water efficient landscape irrigation design that reduces the use of potable water. Tier 1: Does not exceed 65 percent of ETo times the landscape area.	15A			x			
17		Comply with at least two elective measures selected from Division A4.3.	#16+15			x			
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS									
18	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	15			x			
19	4.408.1	Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste.	15			x			
20	4.410.1	An operation and maintenance manual shall be provided to the building occupant or owner.	15			x			
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: TIER 1 REQUIREMENTS									
21	A4.403.2	Cement use in foundation mix design is reduced. Tier 1: Not less than 20 percent reduction in cement use.	15A			x			
22	A4.405.3	Postconsumer or preconsumer recycled content value (RCV) materials are used on the project. Tier 1: Not less than a 10-percent recycled content value.	15A			x			
23	A4.408.1	Reduce construction waste by at least 65%. Documentation shall be submitted to the enforcing agency demonstrating compliance.	N/A			x			
24		Comply with at least two elective measures selected from Division A4.4.	#21 +22			x			

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET (SHEET # OR N/A)	Compliance Documentation (e.g. note # or detail #)	Enforcing Agency to specify at plan check which entity will provide verification: Enforcing Agency	Installer/ Designer	Third Party	County Inspectors to verify completion signatures and supporting documentation at Final: Date	Signature
PLANNING AND DESIGN: TIER 1 REQUIREMENTS									
7	A4.106.2.3	Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.	15A			x			
8	A4.106.4	Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable.	15A			x			
9	A4.106.5	Cool Roof for reduction of heat island effect. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(1) for low-rise residential or Table A4.106.5.1.(3) for high-rise residential, hotels or motels.	N/A			x			
10		Comply with at least two elective measures selected from Division A4.1.	#7+8 MOVED			x			
ENERGY EFFICIENCY: MANDATORY REQUIREMENTS									
11	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards	16			x			
WATER EFFICIENCY & CONSERVATION: MANDATORY REQUIREMENTS									
12	4.303.1	Plumbing Fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.4.	15			x			
13	4.303.2	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the CPC and shall meet the applicable referenced standards.	15			x			
14	4.304.1	Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.	15			x			
WATER EFFICIENCY & CONSERVATION : TIER 1 REQUIREMENTS									
15	A4.304.3	A water budget shall be developed for landscape irrigation.	L2			x			

The following county Green Checklist items were not included on Sheet 15 in our original submittal and are shown here instead. Since the total conditioned area of this new residence is proposed to be 4,947 SF (greater than 3,000 SF), all mandatory measures PLUS Tier 1 requirements are listed.

#3 Provide capability for electric vehicle charging.

#7 Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.

#8 Not less than 20 percent of the total parking walking or patio surfaces shall be permeable.

#16 Provide water efficient landscape irrigation design that reduces the use of potable water so it does not exceed 65 percent of ETo times the landscape area.

#21 Cement use in foundation mix is reduced by not less than a 20 percent reduction.

#22 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project so there is not less than 10 percent recycled content value.

#38 Thermal insulation in the building shall be in compliance with VOC limits.

ENTIRE NEW SHEET 16

COUNTY OF SANTA CLARA
2013 CALGREEN RESIDENTIAL CHECKLIST

New Buildings < 3,000 SF (MAND), ≥ 3,000 SF (MAND + TIER 1)
County Amendments to CALGreen in *Italics*.

Directions to Applicant: **Incorporate this form onto the plans. Provide complete project information and complete the Plan Check Review Data found in the table below.**

Project Data:
Address: 15300 BLACKBERRY HILL ROAD
APN: 537-07-009
Owner: DAVID VISHER & JOHN PERRY

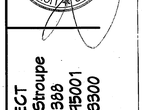
Date: 11 OCT 2016

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET (SHEET # OR N/A)	Compliance Documentation (e.g. note # or detail #)	Enforcing Agency to specify at plan check which entity will provide verification: Enforcing Agency	Installer/ Designer	Third Party	County Inspectors to verify completion signatures and supporting documentation at Final: Date	Signature
PLANNING AND DESIGN: MANDATORY REQUIREMENTS									
1	4.106.2	A plan is developed and implemented to manage storm water drainage during construction.	15			x			
2	4.106.3	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	15			x			
3	4.106.4, *4.106.4.1*	*For new dwellings and the rebuild of existing dwellings that include a panel upgrade or construction between panel and parking,* provide capability for electric vehicle charging; and 3 percent of total parking spaces, as specified, for multifamily dwellings.	15A			x			
4	*4.106.4.2*	*For new multifamily dwellings, at least 3 percent of the total number of parking spaces provided for all types of parking facilities, but not less than one, shall be electric vehicle charging station (EVCS) capable.*	N/A			x			
5	*4.106.4.3*	*Multifamily dwellings with more than 100 new parking spaces shall install Level 2 Electric Vehicle Supply Equipment (EVSE) to service 1 percent of the total number of parking spaces.*	N/A			x			
6	*4.106.4.4*	*Shared Parking. When parking is provided to new buildings from shared parking lots, including existing and new parking lots install pre-wiring and/or EVSE among both the existing and new parking lots. Not applicable if the building does not require the installation of new parking spaces.*	N/A			x			

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET (SHEET # OR N/A)	Compliance Documentation (e.g. note # or detail #)	Enforcing Agency to specify at plan check which entity will provide verification: Enforcing Agency	Installer/ Designer	Third Party	County Inspectors to verify completion signatures and supporting documentation at Final: Date	Signature
35	4.505.3	Moisture content of building materials used in wall and floor framing shall not exceed 19% and shall be checked before enclosure.	15			x			
36	4.507.2	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or Equivalent 2. Size duct systmes according to ANSI/ACCA 1 Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	15			x			
ENVIROMENTAL QUALITY: TIER 1 REQUIREMENTS									
37	A4.504.2	At least 90% of resilient flooring shall comply with VOC limits.	N/A			x			
38	A4.504.3	Thermal insulation in the builing shall be in compliance with VOC limits.	15A			x			
39		Comply with at least one elective measure selected from Division A4.5.	#38			x			
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS									
40	702.1	HVAC system installers are trained and certified in the proper installation of HVAC systems.	15			x			
41	702.2	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	15			x			
42	703.1	Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	15			x			

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 15a OF 25 SHEETS
BY AMS DATE 10/18/16
PLANS MUST BE ON JOB FOR INSPECTIONS

Submitted
11 OCTOBER 2016



ARCHITECT
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County of Santa Clara
CalGreen Residential Checklist

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number
15a of 24

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 1 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

GENERAL INFORMATION

01	Project Name	15300 Blackberry Hill Road			
02	Calculation Description	Title 24 Analysis			
03	Project Location	15300 Blackberry Hill Road			
04	City	Los Gatos	05	Standards Version	Compliance 2015
06	Zip Code	95030	07	Compliance Manager Version	BEMCmpMgr 2013-4 (744)
08	Climate Zone	CZ4	09	Software Version	EnergyPro 6.6
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	0
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft²)	4947	15	Number of Zones	1
16	Slab Area (ft²)	0	17	Number of Stories	2
18	Addition Cond. Floor Area	N/A	19	Natural Gas Available	No
20	Addition Slab Area (ft²)	N/A	21	Glazing Percentage (%)	27.0%

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	37.35	34.73	2.62	7.0%
Space Cooling	6.48	6.08	0.40	6.2%
IAQ Ventilation	0.82	0.82	0.00	0.0%
Water Heating	15.02	10.09	5.14	32.1%
Photovoltaic Offset	---	0.00	0.00	---
Compliance Energy Total	60.47	52.31	3.16	13.5%

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 2 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ceiling has high level of insulation
- Window overhange and/or fins

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- IAQ mechanical ventilation

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Fan Efficacy Watts/CFM

HVAC Distribution System Verifications:
- Duct Sealing

Domestic Hot Water System Verifications:
- -- None --

ENERGY DESIGN RATING

This is the sum of the annual TDV energy consumption for energy use covered by the Standard Design Building (Energy Budget) and the annual TDV energy consumption for lighting and component credits calculated by TDV-SUM (result in domestic appliances as a component credit(s)) and accounting for the annual TDV energy offset by an on-site renewable energy system.

	Deficient Energy Use	Energy Design Rating	Margin	Percent Improvement
Total Energy (kTDV/ft2-yr)*	104.53	96.87	8.16	7.8%

* Includes calculated Appliances and Miscellaneous Energy Use (AMEU)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
15300 Blackberry Hill Road	4947	1	4	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Entire House	Conditioned	HVAC1	4947	10.5	DHW Sys 1	

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-03092016-744 — Report Generated at: 2016-03-31 14:43:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 3 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)
FWall	Entire House	R-21 Wall	0	Front	1340.8	564	90
LWall	Entire House	R-21 Wall	90	Left	523.5	65	90
BWall	Entire House	R-21 Wall	180	Back	1673.2	460.708	90
RWall	Entire House	R-21 Wall	270	Right	863.5	206.298	90
Roof	Entire House	R-38 Roof Attic			3315		
Raised Floor	Entire House	R-19 Floor Crawlspace			2483		
Interior Surface 2	Entire House>>__Garage__	R-19 Floor No Crawlspace			832		
FWall 2	__Garage__	R-0 Wall	0	Front	494		90
LWall 2	__Garage__	R-0 Wall	90	Left	292		90
BWall 2	__Garage__	R-0 Wall	180	Back	148		90
Interior Surface	__Garage__>>Entire House	R-15 Wall			708	24	
Roof 2	__Garage__	R-0 Roof Attic			162		

ATTIC

01	02	03	04	05	06	07
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic __Garage__	Attic Garage Roof Cons	Ventilated	0	0.1	0.85	No	No
Attic Entire House	Attic Roof/Entire House	Ventilated	4	0.1	0.85	No	No

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-03092016-744 — Report Generated at: 2016-03-31 14:43:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 4 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

WINDOWS

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
FG1	Window	FWall (Front-0)	9.3	10.0	2	185.0	0.35	0.35	Insect Screen (default)
FG2	Window	FWall (Front-0)	16.0	10.0	1	160.0	0.35	0.35	Insect Screen (default)
FG3	Window	FWall (Front-0)	12.0	8.0	2	192.0	0.35	0.35	Insect Screen (default)
FG4	Window	FWall (Front-0)	3.0	3.0	3	27.0	0.35	0.35	Insect Screen (default)
LG1	Window	LWall (Left-90)	4.0	7.0	1	28.0	0.35	0.35	Insect Screen (default)
LG2	Window	LWall (Left-90)	3.0	3.0	3	27.0	0.35	0.35	Insect Screen (default)
BG1	Window	BWall (Back-180)	---	---	1	24.0	0.35	0.35	Insect Screen (default)
BG2	Window	BWall (Back-180)	10.2	8.2	2.003	168.7	0.35	0.35	Insect Screen (default)
BG3	Window	BWall (Back-180)	3.0	7.0	4	84.0	0.35	0.35	Insect Screen (default)
BG4	Window	BWall (Back-180)	3.9	4.7	3.003	55.0	0.35	0.35	Insect Screen (default)
BG5	Window	BWall (Back-180)	4.2	5.3	4.007	89.7	0.35	0.35	Insect Screen (default)
BG6	Window	BWall (Back-180)	3.1	3.1	3.004	31.3	0.35	0.35	Insect Screen (default)
RG1	Window	RWall (Right-270)	19.2	9.2	2.012	178.0	0.35	0.35	Insect Screen (default)
RG2	Window	RWall (Right-270)	3.9	9.2	2.012	71.9	0.35	0.35	Insect Screen (default)

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-03092016-744 — Report Generated at: 2016-03-31 14:43:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 5 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

OVERHANGS AND FINS

01	02	03	04		05	06	07	08	09	10	11	12	13	14
			Overhang				Left Fin				Right Fin			
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
FG1	6	1.8	0	0	0	0	0	0	0	0	0	0	0
FG2	10	1.8	0	0	0	0	0	0	0	0	0	0	0
FG3	10	0	0	0	0	0	0	0	0	0	0	0	0
FG4	3	0.5	0	0	0	0	0	0	0	0	0	0	0
LG1	3	1	0	0	0	0	0	0	0	0	0	0	0
LG2	3	1	0	0	0	0	0	0	0	0	0	0	0
BG2	15	1.5	0	0	0	0	0	0	0	0	0	0	0
BG3	3	1	0	0	0	0	0	0	0	0	0	0	0
BG4	3	0.5	0	0	0	0	0	0	0	0	0	0	0
BG5	15	0.5	0	0	0	0	0	0	0	0	0	0	0
BG6	10	0.5	0	0	0	0	0	0	0	0	0	0	0
RG2	19	0	0	0	0	0	0	0	0	0	0	0	0

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-03092016-744 — Report Generated at: 2016-03-31 14:43:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 6 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.302	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Exterior Finish: Wood Siding/sheathing/decking
R-15 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.095	• Inside Finish: Gypsum Board • Cavity / Frame: R-15 / 2x4 • Other Side Finish: Gypsum Board
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	none	0.481	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
Attic Roof/Entire House	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21*	0.068	• Inside Finish: Gypsum Board • Cavity / Frame: R-21 / 2x6 • Exterior Finish: Wood Siding/sheathing/decking
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.049	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-19 / 2x6
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 38	0.025	• Inside Finish: Gypsum Board • Cavity / Frame: R-9.1 / 2x4 • Over Floor Joists: R-28.9 Insul.
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.048	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-19 / 2x6 • Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	---

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-03092016-744 — Report Generated at: 2016-03-31 14:43:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 7 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1 - 1/1	DHW	Recirculation, Demand Control Push Button	DHW Heater 1	1	.0%

WATER HEATERS

01	02	03	04	05	06	07	08
Name	Heater Element Type	Tank Type	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating	Tank Exterior Insulation R-value	Standby Loss (Fraction)
DHW Heater 1	Propane	Small Instantaneous	0	0.92	199900-Btu/hr	0	0

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Point-of-Use	Recirculation Control	Central DHW Distribution
DHW Sys 1 - 1/1					---	---

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEATING UNIT TYPES

01	02	03
Name	Type	Efficiency
Heating Component 1	Coil/Furnace - Fuel-fired central furnace	80 AFUE

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-03092016-744 — Report Generated at: 2016-03-31 14:43:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 8 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07
		Efficiency				
Name	System Type	EER	SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Split AirCond	12	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Required	Not Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	Ducts/Attic	Supply/Return	Supply/Return	Attic	None	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	6.0	Not Required	Not Required	Not Required	Not Required	---

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-03092016-744 — Report Generated at: 2016-03-31 14:43:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: 15300 Blackberry Hill Road — Calculation Date/Time: 14:42, Thu, Mar 31, 2016 — Page 9 of 10
Calculation Description: Title 24 Analysis — Input File Name: 15-142 Blackberry Hill 2 VS3.xml

IAQ (Indoor Air Quality) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	88.97	0.25	Default	0	Required

Registration Number: 215-N009102BD-000000000-0000 — Registration Date/Time: 2016-03-31 21:07:02 — HERS Provider: CalCERTS Inc.
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READ THIS FIRST

READ THIS FIRST (BUILDING DESIGNER, CONTRACTORS & BUILDING OFFICIAL)

The following values and systems are required for this project to meet the State Energy Code.

INSULATION VALUES

R-38 ceiling insulation or higher

R-21 wall insulation and R-15 Wall insulation between house and garage or higher

R-19 floor insulation or higher

WINDOW PERFORMANCE

Average U value of windows = 0.35 or lower

Average SHGC of windows =0.35 or lower.

HVAC PERFORMANCE

90% eff. FAU or higher

14 SEER AC or higher

R-6 duct insulation

Ducts located in attic for worst case compliance

ACCA Manual J,D & S calculations are required to be submitted for plan review, followed by installing contractor and field inspected for compliance.

DHW PERFORMANCE

EF 0.92 tank less water heater

HERS INSPECTIONS REQUIRED

Besides the performance values listed above, the following HERS inspection items are required to meet the State Energy Code. HERS third party inspections are designed to insure proper installation and project efficiency. Failure to meet all of these requirements will likely delay and or make extremely difficult building department final approval. MEG recommends that the GC meet with the HERS inspector before breaking ground to review requirements.

Duct leakage test

Airflow and Fan Efficacy Testing

Indoor air quality inspection

See CF-1R pages for additional HERS inspections

Subcontractors to provide signed CF-2R forms that match or exceed compliance calcs.

Submitted
07april2015
2 CF1RPRF.PDF

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 16 OF 25 SHEETS
BY [signature] DATE 2/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

State Title 24 Energy Standards

Blackberry Hill Road

15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 004

sheet number
16 of 24

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE 2013 CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA BUILDING CODE, AND ASCE STANDARD 7.10 2013 EDITION AND AS OTHERWISE NOTED HEREIN.

5. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FOR THE WORK SHOWN HEREIN.

FRAMING NOTES

1. ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" STRUCT I W/ 8d NAILS @ 6"/12"oc, U.O.N. @ SHEAR WALLS.

2. ALL INTERIOR WALLS TO BE MIN. 1/2" GYPSUM BOARD U.O.N. W/5d COOLER NAILS @ 7"oc, U.O.N.

3. ALL FLOOR SHEATHING TO BE 3/4" C.D.X. PLYWOOD W/ (2) LINESOF 10d NAILS @ 4"/6"oc U.O.N., W/ 4" NAILING FACE AT PANEL EDGE.

4. ALL ROOF SHEATHING TO BE 1/2" STRUCT I W/ (2) LINES OF10d NAILS @ 4"/6"oc U.O.N., W/ 3" NAILING FACE AT PANEL EDGE.

5. ALL HEADERS 4x12 TYPICAL, U.O.N.

6. CEILING FRAMING TO BE D.F. #1 2x6's @ 16"oc U.O.N. MAXIMUM SPAN SHALL BE 16'-3"

7. ALL EXTERIOR FRAMING TO BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD.

8. ALL FRAMING SHALL BE DOUGLAS FIR #2 OR BETTER U.N.O.

9. PROVIDE SIMPSON A35 TIES @ 24" o.c. FROM ALL ROOF TRUSSES TO UPPER FLOOR FRAMING

STRUCTURAL DESIGN STANDARDS FOR STRUCTURAL MATERIALS	
CONCRETE	ACI 318-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ALUMINUM	ADM 1-05 ALUMINUM DESIGN MANUAL
MASONRY	TMS 402-08/ACI 530-11/ASCE 5-08 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (MSJC CODE)
STEEL	AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AISC 341-10 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS,INCLUDING SUPPLEMENT NO. 1 DATED 2006 AISI S100-2007/S2-10 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OFCOLD-FORMED STEEL STRUCTURES
WOOD	AF&PA NDS-12 NORTH AMERICAN SPECIFICATION (NDS) FOR WOODCONSTRUCTION WITH 2012 SUPPLEMENT AF&PA SDPWS-08 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC

SPECIFICATIONS

1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH the 2008ACI 318-08.

2. CONCRETE SHALL BE TYPE HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 2500 PSI. CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.50.

3. STEEL REINFORCING SHALL CONFORM TO ASTM DESIGNATION A614, GRADE 60.

4. PLACEMENT AND HANDLING OF STEEL REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 52, "REINFORCEMENT OF THE CALTRANS STANDARD SPECIFICATIONS.

5. ANCHOR BOLTS SHALL CONFORM TO ASTM DESIGNATION A 307 OR ASTM DESIGNATION A36. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION 75-1.05"GALVANIZING" OF THE CALTRANS STANDARD SPECIFICATIONS.

6. TIMBER CONNECTORS, SHEAR WALL HOLD DOWNS AND OTHER METAL FASTENINGS SHALL BE SIMPSON STRONG TIE COMPANY CONNECTORS. NAILS SHALL BE COMMON WIRE NAILS.

7. SHEATHING SHALL BE STRUCTURAL I OR EQUAL.

8. EXPOSED BEAMS AND POST SHALL BE REDWOOD OR APPROVED EQUAL.

9. STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH OR EQUAL. LUMBER AND TIMBER SHALL BE OF THE STRESS GRADE SHOWN ON THE PLANS IF NO DESIGNATION IS SHOWN ON THE PLANS ALL COLUMNS,BEAMS, GIRDERS, JOISTS AND PURLINS SHALL BE #2 GRADE OR BETTER. STRUCTURAL TIMBERS SHALL BE GRADED IN ACCORDANCE WITH THE CURRENT STANDARD GRADING PRACTICES ADOPTED BY THE WESTERN WOOD PRODUCTS ASSOCIATION. ALL SIZES SHOWN ON THE PLANS SHALL REVERT TO NOMINAL SIZES,UNLESS OTHERWISE NOTED.

10. PRESERVATIVE TREATMENT OF LUMBER SHALL CONFORM TO THE REQUIREMENTS OF SECTION 58 OF THE CALTRANS STANDARD SPECIFICATIONS.

11. ALL NAILS AND ANCHOR BOLTS THAT WILL BE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153. FASTENERS AND CONNECTORS EXPOSED TO WET WEATHER SHALL BE STAINLESS STEEL, TYPE A304 OR A316

STEEL

1. STRUCTURAL STEEL AND BOLTED AND WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL(14TH EDITION), THE 2013 CALIFORNIA BUILDING CODE, AND THESE SPECIFICATIONS.

2. ALL FIELD WELDING TO BE DONE UNDER CONTINUOUS INSPECTION ASREQUIRED BY THE COUNTY OF SANTA CRUZ.

3. ALL WIDE FLANGE STEEL SHALL CONFORM TO ASTM A36 WITH A MINIMUM YIELD STRENGTH OF 36 KSI OR BETTER OR AS NOTED IN THESE PLANS AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS UNLESS OTHERWISE NOTED.

4. ALL STEEL PLATES SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KSI.

5. ALL TUBE COLUMNS SHALL BE H.S.S. SHAPES AND SHALL CONFORM TO ASTM A592 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46 KSI.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL NECESSARY TEMPORARY BRACING.

7. BOLTS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED.

8. ALL STEEL DIMENSIONING TO BE DETERMINED BY CONTRACTOR. INFORMATION ON PLANS MUST BE VERIFIED IN FIELD.

9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ANY FABRICATION DONE PRIOR TO RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT THE CONTRACTORS OWN RISK.

10. SHOP DRAWINGS STEEL FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER M, SPECIFICATION OF THE AISC, STEEL CONSTRUCTION MANUAL, THIRTEENTH EDITION.

11. ALL FABRICATION SHALL BE DONE IN THE SHOP OF AN APPROVED FABRICATOR OR UNDER CONTINUOUS INSPECTION OF A DEPUTY INSPECTOR LICENSED BY THE SAME BODY.

12. ALL STRUCTURAL STEEL, EXCEPT THE PORTION TO BE EMBEDDED IN CONCRETE OR TO RECEIVE SPRAYED ON FIREPROOFING SHALL RECEIVE ONE TOP COAT OF PAINT AS DESCRIBED BY MANUFACTURER'S SPECIFICATIONS.

13. WELDED CONNECTIONS SHALL MEET THE REQUIREMENTS OF THE AISC SEISMIC DESIGN MANUAL AND THE 2013 CALIFORNIA BUILDING CODE CHAPTER22, "STEEL."

14. CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN THE ALIGNMENT OF THE BUILDING FRAME UNTIL ALL WELDING IS COMPLETED AND/OR SLABS AND WALLS ARE POURED.

15. ORDINARY MOMENT FRAMES AND BRACED FRAMES SHALL MEET THE REQUIREMENTS OF THE AISC SEISMIC DESIGN MANUAL, (2006) EDITION.

16. a. ALL WIDE FLANGE BEAMS USED IN MOMENT FRAMES SHALL BE ASTMA992, GRADE 50 STEEL WITH A SPECIFIED MINIMUM YIELD STRENGTH OF 50KSI.
b. STEEL TUBE SECTION USED IN MOMENT FRAMES AND BRACED FRAMES SHALL BE ASTM A500, GRADE B WITH A MINIMUM YIELD STRENGTH OF 46KSI.
c. CUSTOM FABRICATED STEEL PLATES SHALL BE SUPPLIED BY AN APPROVED FABRICATOR. APPROVAL SHALL BE THROUGH THE INTERNATIONAL ACCREDITATION SERVICE, INC. (IAS), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), OR THE AMERICAN WELDING SOCIETY (AWS).

17. ALL WIDE FLANGE BEAMS TO HAVE TOP 2x NAILER WITH 5/8" Ø NELSON STUDS @ 2' o.c.

STRUCTURAL FORCES

SOILS:
ALLOWABLE FOUNDATION PRESSURE: 3,000 psf DL+LL @ CONTINUOUS FTGS
4,000 psf DL+LL+EL @ CONTINUOUS FTGS
3,500 psf DL+LL @ ISOLATED FTGS
4,700 psf DL+LL+EL @ ISOLATED FTGS
PER GEOTECHNICAL ENGINEER

FLOOR LIVE LOADS: CBC Table 1607.1

ROOMS OTHER THAN SLEEPING ROOMS UNIFORM LOAD 40 psf
SLEEPING ROOMS 30 psf
DECKS 40 psf
ATTICS WITH STORAGE 20 psf
ATTIC WITHOUT STORAGE 10 psf

ROOF LIVE LOAD CBC SECTION 1607

WIND PROVISIONS: CBC SECTION 1609 & ASCE 7.10, CHAPTER 26

SEISMIC PROVISIONS: CBC SECTION 1613 & ASCE 7.10, CHAPTER 11

GEOTECHNICAL ENGINEER

1. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY QUANTUM GEOTECHNICAL INC., ENTITLED "GEOTECHNICAL AND GEOLOGIC INVESTIGATION: 15300 BLACKBERRY HILL RD, LOS GATOS," DATED January19, 2015. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT QUANTUM GEOTECHNICAL INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

FOUNDATION NOTES

1. BOTTOM OF ALL FOOTINGS SHALL BE EMBEDDED MIN. 18" BELOW ADJACENT GRADE OR 6" MIN INTO BEDROCK, WHICHEVER IS GREATER. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED NATIVE SOIL.

2. FOOTING EXCAVATION SHALL BE NEAT AND FREE OF ALL DELETERIOUS MATERIALS PRIOR TO PLACING REINFORCING STEEL OR CONCRETE.

3. ALL REINFORCED STEEL, ANCHOR BOLTS, METAL CONCRETE. INSERTS, ETC. SHALL BE SECURED IN PLACING CONCRETE.

4. ANCHOR BOLTS TO BE 5/8"Ø x 12" LONG WITH 3"x3"x 0.224"SQUARE WASHERS. BOLTS TO BE EMBEDDED MIN. 7" INTO CONCRETE. ANCHOR BOLTS TO BE SPACED MAXIMUM OF 4'-0"oc EXCEPTED AS NOTED AT SHEAR WALLS.

5. ALL METAL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE. WHERE SPECIFIED INSTALLATION IS NOT SHOWN ON THESE PLANS, CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS
6. CONTRACTOR TO REVIEW AND CAREFULLY INSPECT LAYOUT PLACEMENT OF HOLDOWN BOLTS AND STRAPS PRIOR TO POURING CONCRETE FOR FOUNDATION. ACTUAL LOCATION OF HOLDOWN HARDWARE MAY VARY SLIGHTLY DEPENDING UPON SILL LOCATIONS,ROUGH DOOR OPENINGS, ROUGH WINDOW OPENINGS AND OTHER FRAMING CONDITIONS. SEE LATEST EDITION OF SIMPSON CATALOG FOR SIZE AND EMBEDMENT OF ANCHOR BOLTS. CONTRACTOR IS CAUTIONED AGAINST USING OTHER HARDWARE THAN SIMPSON GRADE PRODUCTS. OTHER MANUFACTURER'S HARDWARE MAY NOT HAVE EQUIVALENT LOAD CAPACITY AS SIMPSON PRODUCTS.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 1 OF 25 SHEETS
BY _____ DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

FASTENERS

1. REFER TO 2013 CBC TABLE 2304.9.1

Submitted
07 April 2015
△22 July 2015

LICENSED ARCHITECT JAMES REED STROUPE No. C12665 Exp. 7-31-17 STATE OF CALIFORNIA

ARCHITECT
James Reed Stroupe
P.O. Box 368
Aptos, CA 95001
(831) 688-3300

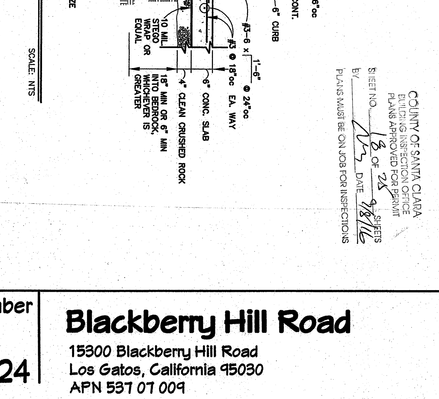
Structural Notes

Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number 19 of 24

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 13 OF 25 SHEETS
BY _____ DATE 9/18/15
PLANS MUST BE ON JOB FOR INSPECTIONS

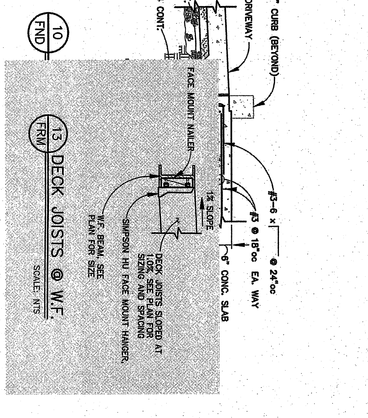
7 FND EXTERIOR FTG @ SIMP SW
SCALE: NTS



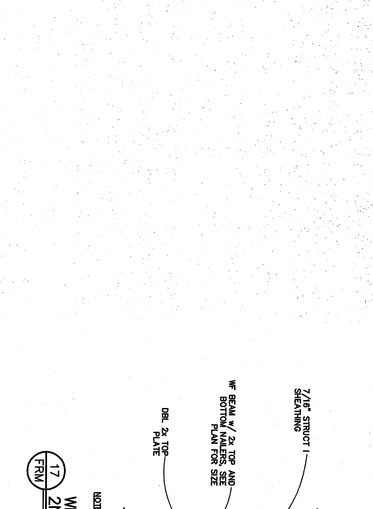
entire sheet

Sheet number	Blackberry Hill Road	Foundation Details	ARCHITECT	Submitted
20 of 24	15300 Blackberry Hill Road Los Gatos, California 95030 APN 537 07 009		James Reed Stroupe P.O. Box 388 Aptos, CA 95001 (831) 688-3300	07 April 2015 1 22 July 2015 2 18 September 2015 3 22 April 2016 4 09 June 2016

LICENSED ARCHITECT JAMES REED STROUPE No. C12455 REN. 7-31-17 STATE OF CALIFORNIA

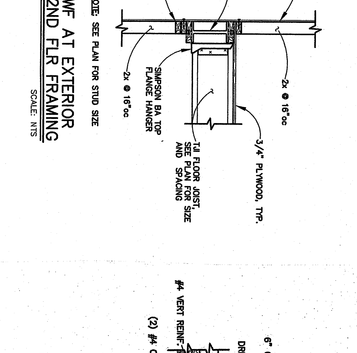


10 FND — 13 FRM DECK JOISTS @ W.F.
SCALE: NTS



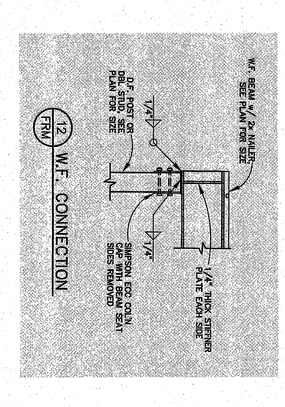
9 FRM DECK AT W.F. BEAM
SCALE: NTS

NOTE: SEE PLAN FOR STUD SIZE

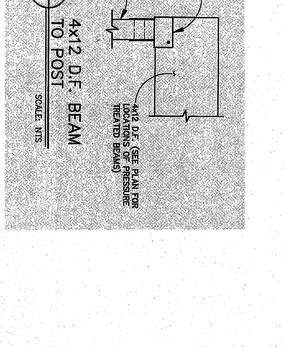


17 FRM WF AT EXTERIOR 2ND FLR FRAMING
SCALE: NTS

NOTE: SEE PLAN FOR STUD SIZE

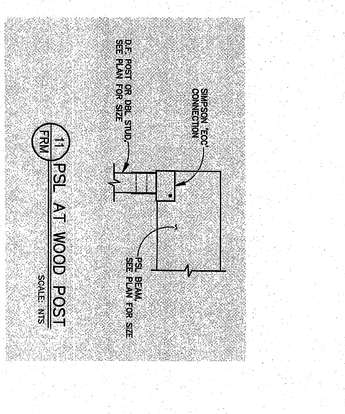


12 FRM W.F. CONNECTION

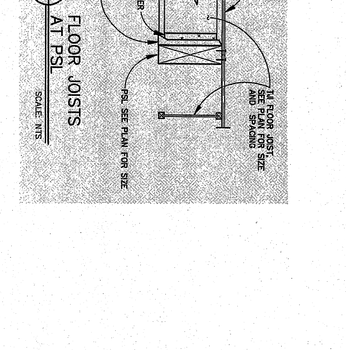


16 FRM 4x12 D.F. BEAM TO POST
SCALE: NTS

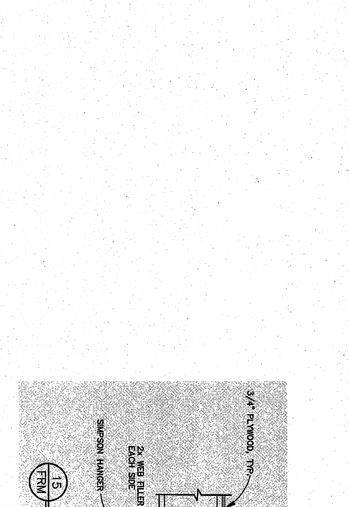
15 FRM FLOOR JOISTS AT PSL
SCALE: NTS



11 FRM PSL AT WOOD POST
SCALE: NTS

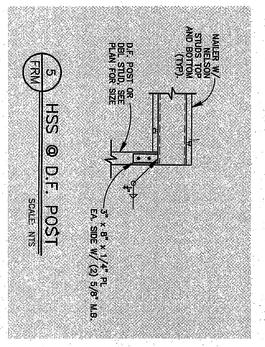


14 FRM 2ND FLOOR AT WIDE FLANGE
SCALE: NTS

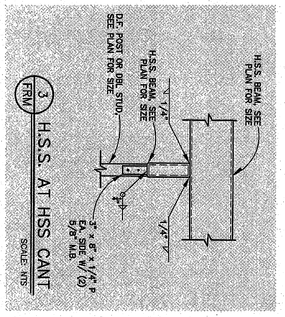


6 FRM 2ND FLOOR AT EXTERIOR WALL
SCALE: NTS

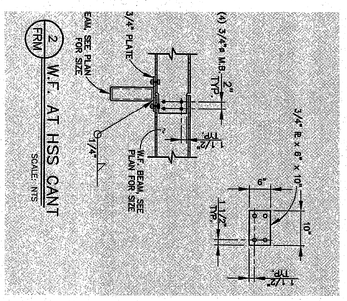
NOTE: SEE PLAN FOR STUD SIZE



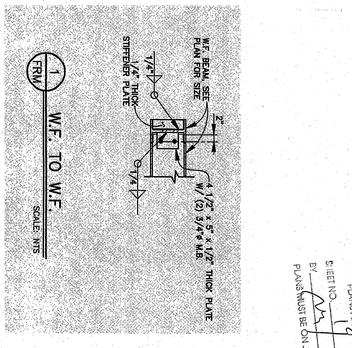
5 FRM HSS @ D.F. POST
SCALE: NTS



3 FRM H.S.S. AT HSS CANT
SCALE: NTS



2 FRM W.F. AT HSS CANT
SCALE: NTS



10 FRM SHED ROOF AT 2ND FLOOR STUD WALL
SCALE: NTS

1 FRM W.F. TO W.F.
SCALE: NTS

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED AS NOTED ON PERMIT
SHEET NO. 1 OF 23 SHEETS
BY: DATE 7/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

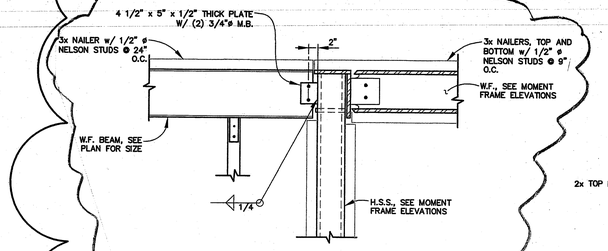
Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

Framing Details

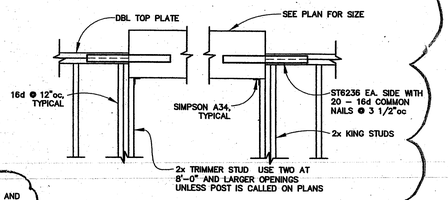
ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

LICENSED ARCHITECT JAMES REED STROUPE No. C12456 Reg. 7-31-17 STATE OF CALIFORNIA

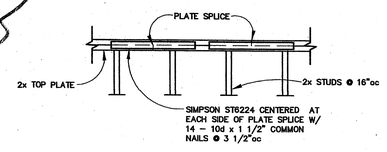
Submitted
07 April 2015
22 July 2015
14 July 2016



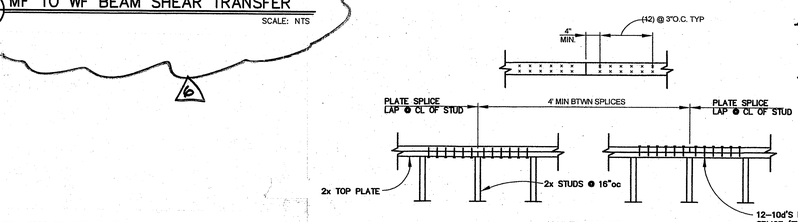
38 FRM MF TO WF BEAM SHEAR TRANSFER
SCALE: NTS



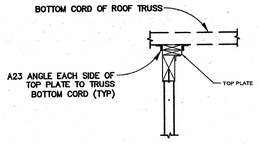
BREAK @ BEAM



STRAPPED SPLICE

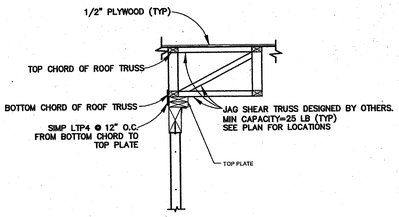


NAILED SPLICE



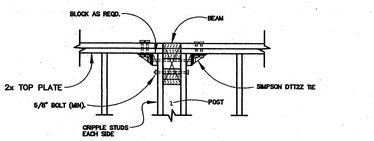
NOTE: ONLY BOTTOM CORD OF ROOF TRUSS SHOWN FOR CLARITY

AT ROOF PERPENDICULAR TO TRUSSES

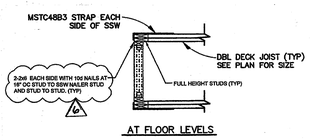


AT ROOF IN LINE WITH TRUSSES

35 FRM TOP PLATE SPLICES
SCALE: NTS

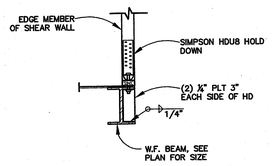


AT CROSSING BEAM

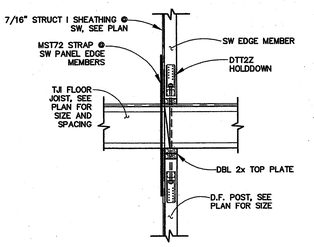


AT FLOOR LEVELS

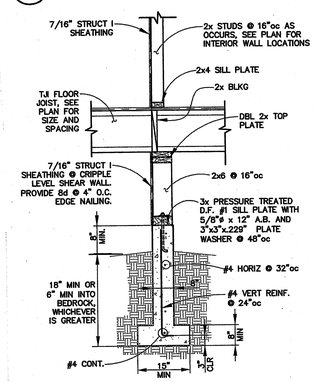
37 FRM SIMPSON PANEL OUT OF PLANE BRACING
SCALE: NTS



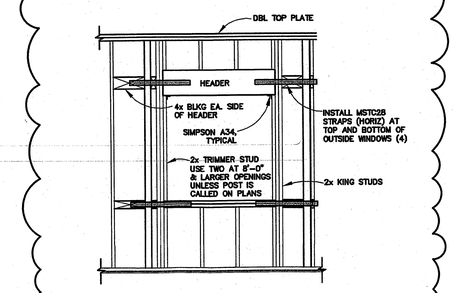
36 FRM SHEAR TRANSFER AT W.F.
SCALE: NTS



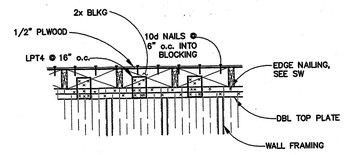
34 FRM SHEAR TRANSFER @ 2ND LEVEL SW TO 1ST LEVEL POST
SCALE: NTS



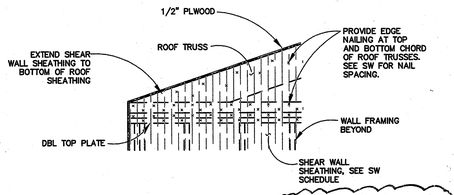
33 FRM SHEAR TRANSFER @ PONY WALL
SCALE: NTS



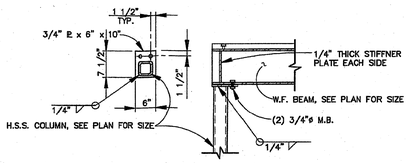
32 FRM PERFORATED SHEAR WALL
SCALE: NTS



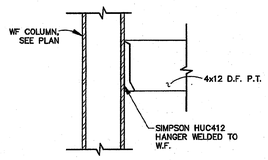
31 FRM TYPICAL ROOF TRUSS TO FRAMING SHEAR TRANSFER
SCALE: NTS



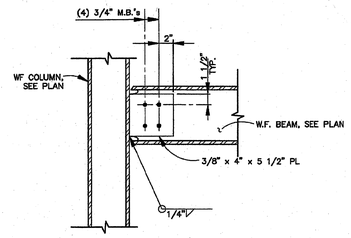
30 FRM TYPICAL ROOF TRUSS TO SW SHEAR TRANSFER
SCALE: NTS



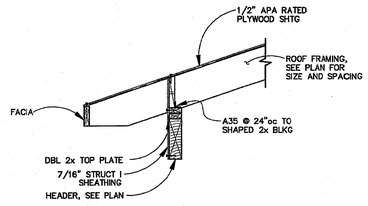
29 FRM W.F. BEAM TO HSS COLUMN
SCALE: NTS



28 FRM D.F. TO W.F. COLUMN
SCALE: NTS

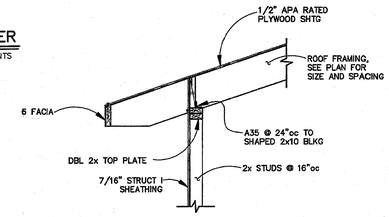


27 FRM W.F. TO W.F. COLUMN
SCALE: NTS



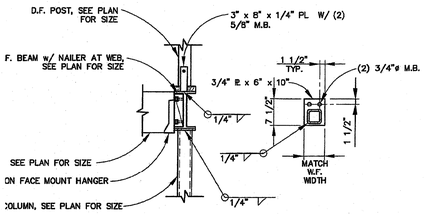
NOTE: SEE PLAN FOR STUD SIZE

26 FRM RAFTER AT HEADER
SCALE: NTS

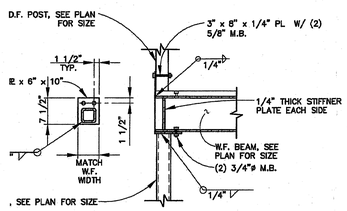


NOTE: SEE PLAN FOR STUD SIZE

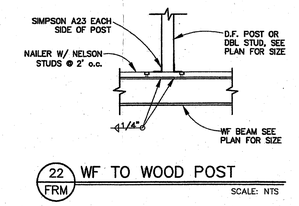
25 FRM RAFTER AT BLDG EDGE
SCALE: NTS



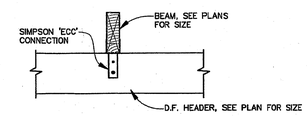
24 FRM PSL AT W.F.
SCALE: NTS



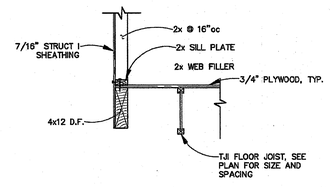
23 FRM W.F. AT D.F. COLUMN
SCALE: NTS



22 FRM WF TO WOOD POST
SCALE: NTS

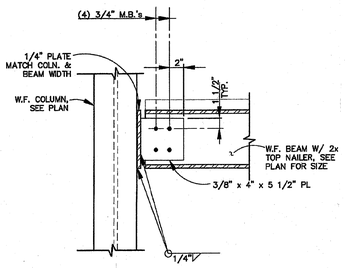


21 FRM BEAM TO HEADER
SCALE: NTS

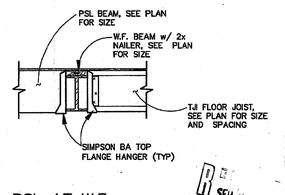


NOTE: SEE PLAN FOR STUD SIZE

20 FRM 2ND FLOOR AT 4x12 BEAM
SCALE: NTS



19 FRM W.F. BEAM AT W.F. COLUMN
SCALE: NTS



18 FRM PSL AT W.F.
SCALE: NTS

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 20 OF 28 SHEETS
BY NM DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

SEP 02 2016
BUILDING INSPECTION DIV.

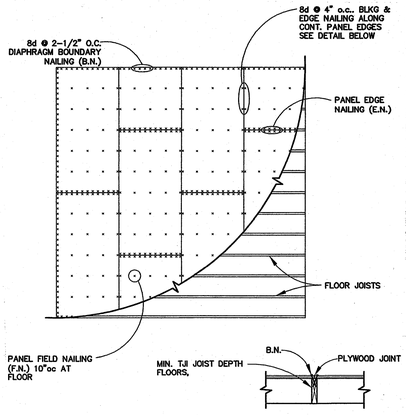
Submitted
07 April 2015
1 22 July 2015
2 22 April 2016
3 09 June 2016
4 14 July 2016

ARCHITECT
James Reed Stroupe
P.O. Box 388
Aptos, CA 95001
(831) 688-3300

More Framing Details

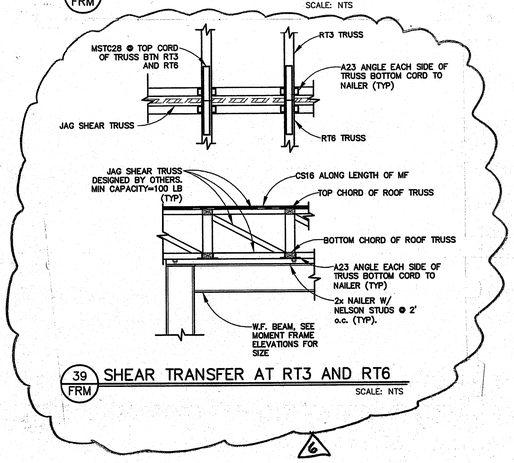
Blackberry Hill Road
15300 Blackberry Hill Road
Los Gatos, California 95030
APN 537 07 009

sheet number
22 of 24



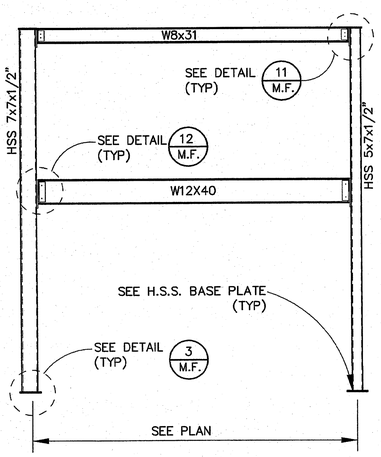
BLOCKED FLOOR DIAPHRAGM NAILING AT SHEAR TRANSFER

40 FRM — SCALE: NTS



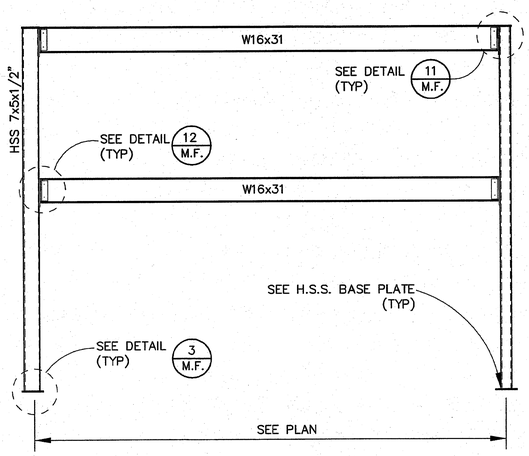
SHEAR TRANSFER AT RT3 AND RT6

39 FRM — SCALE: NTS



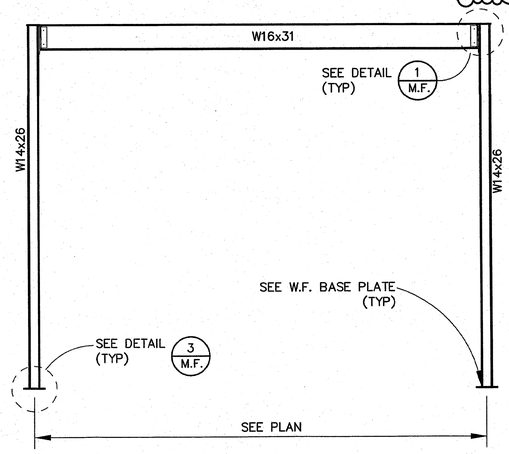
MOMENT FRAME B

SCALE: NTS



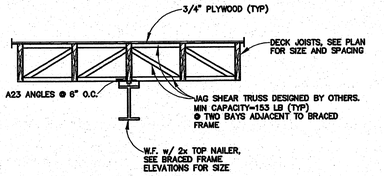
MOMENT FRAME 4

SCALE: NTS



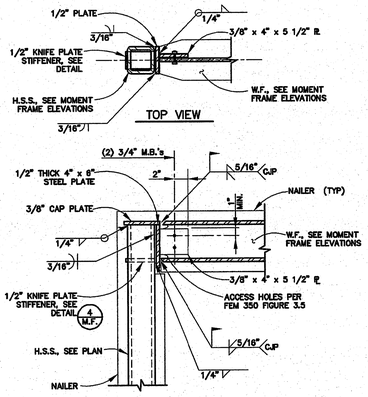
MOMENT FRAME 2

SCALE: NTS



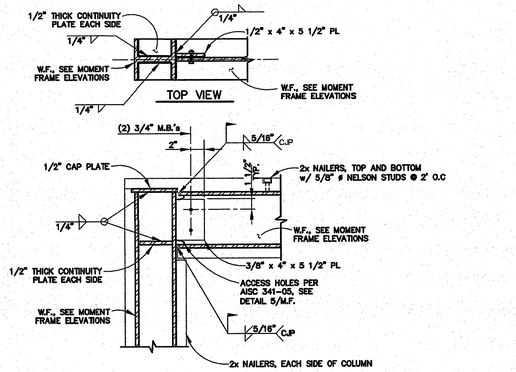
10 M.F. OUT OF PLANE BRACING AT M.F. B @ 2ND FLR

SCALE: NTS



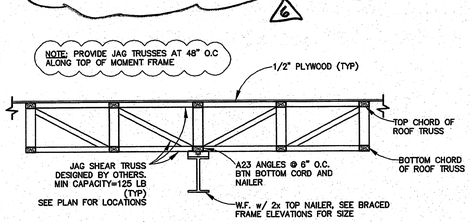
MOMENT FRAME AT HSS

11 M.F. — SCALE: N.T.S



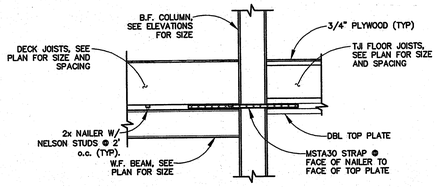
MOMENT FRAME AT ROOF

1 M.F. — SCALE: N.T.S



9 M.F. OUT OF PLANE BRACING AT M.F. B. @ ROOF

SCALE: NTS

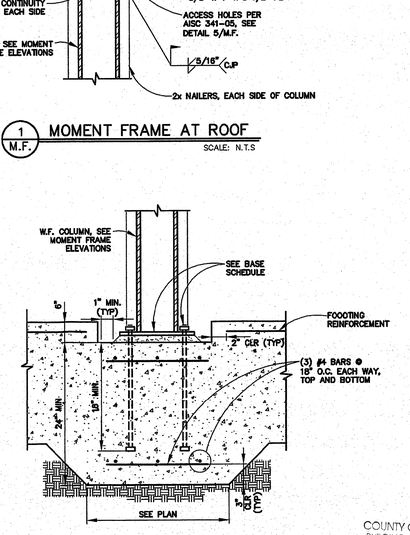


8 M.F. M.F. B TO 2ND FLOOR DIAPHRAGM SHEAR TRANSFER

SCALE: NTS

MOMENT FRAME AT SECOND FLOOR

12 M.F. — SCALE: N.T.S



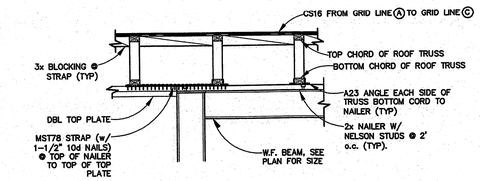
MOMENT FRAME AT CONCRETE FTG

3 M.F. — SCALE: NTS

NOTE: ONLY BOTTOM CORD OF ROOF TRUSS SHOWN FOR CLARITY

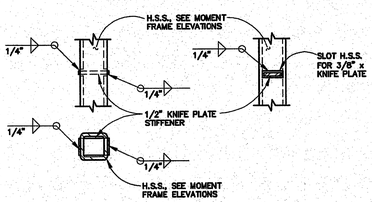
7 M.F. ROOF TRUSS TO M.F. SHEAR TRANSFER

SCALE: NTS



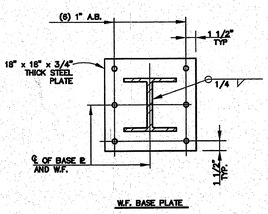
5 M.F. MF TO ROOF DIAPHRAGM SHEAR TRANSFER

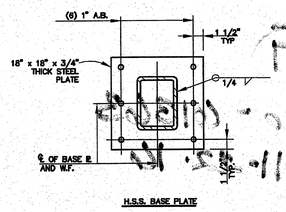
SCALE: NTS

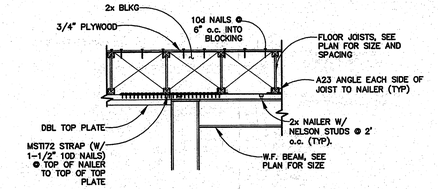


KNIFE PLATE DETAIL

4 M.F. — SCALE: 1 1/2" = 1'-0"

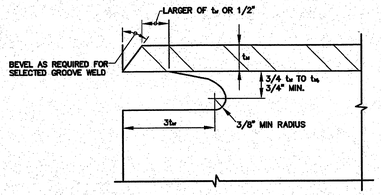






6 M.F. MF TO 2ND FLOOR DIAPHRAGM SHEAR TRANSFER

SCALE: NTS



WELD ACCESS HOLES

2 M.F. — SCALE: NTS

entire sheet 4

Submitted
07 April 2015
22 April 2016
04 June 2016

LICENSED ARCHITECT JAMES REED STROUPE No. C14655 STATE OF CALIFORNIA

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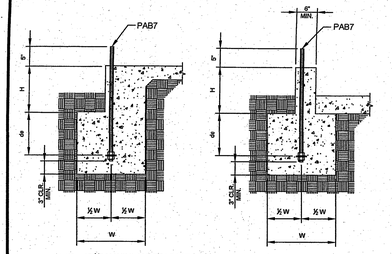
Los Gatos, California 95030
APN 537 01 009

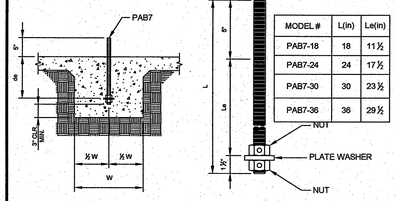
sheet number 23 of 24

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 2 OF 25 SHEETS
BY _____ DATE 9/9/16
PLANS MUST BE ON JOB FOR INSPECTIONS



H = 13 ⅞" MAXIMUM WITH PAB7-30 ANCHOR BOLT WHEN de = 10"
H = 19 ⅞" MAXIMUM WITH PAB7-36 ANCHOR BOLT WHEN de = 10"

SLAB ON GRADE FOUNDATION **CURB OR STEMWALL FOUNDATION**



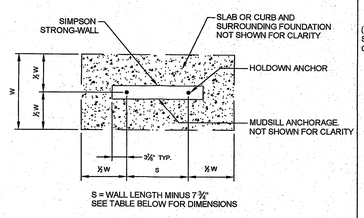
INTERIOR FOUNDATION

MODEL #	L(in)	Le(in)
PAB7-18	18	11½
PAB7-24	24	17½
PAB7-30	30	23½
PAB7-36	36	29½

PAB7 ANCHOR BOLT

NOTES:
1. SEE 2-SW2 FOR DIMENSIONS AND ADDITIONAL NOTES.

ANCHORAGE - TYPICAL SECTIONS 1



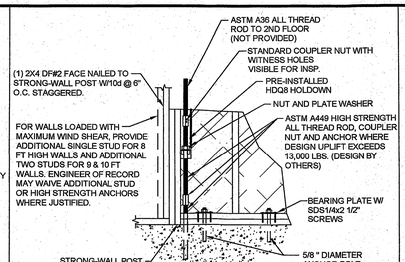
S = WALL LENGTH MINUS 7 ½"
SEE TABLE BELOW FOR DIMENSIONS

FOUNDATION PLAN VIEW

FOUNDATION DIMENSIONS FOR STRONG-WALL ANCHORAGE				
	CONDITION	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	11,900	27	9
		13,100	29	10
	UNCRACKED	12,500	24	8
		13,100	25	9
WIND	CRACKED	6,200	16	6
		10,000	22	8
		12,900	26	9
		13,100	27	9
	UNCRACKED	6,400	14	6
		9,300	18	6
		12,500	22	8
		13,100	23	8

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D AND ASSUME MINIMUM f'c=2,500 PSI CONCRETE, ASTM A307 OR ASTM F1554, GRADE 36 ANCHOR RODS AND NO SUPPLEMENTARY REINFORCEMENT. HIGH STRENGTH ANCHORAGE DESIGN BY OTHERS WHEN REQUIRED.
2. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.
3. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
4. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
5. FOR ANCHORAGE SOLUTIONS USING SSTB, SEE ICC-ES ESR-2611.

ANCHORAGE SCHEDULE 2



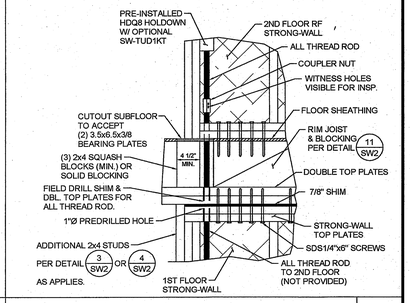
STANDARD WALL SILL (STACKED) 3

N/A

RAISED FLR WALL SILL (STACKED) 4

N/A

RAISED FLOOR WALL SECTION 5



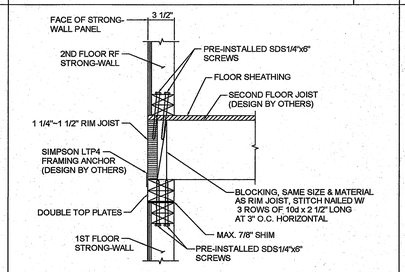
SECOND FLOOR (POST ONLY BELOW) 9

N/A

SECOND FLOOR (OFFSET WALL) 10

N/A

SECOND FLOOR SECTION 11



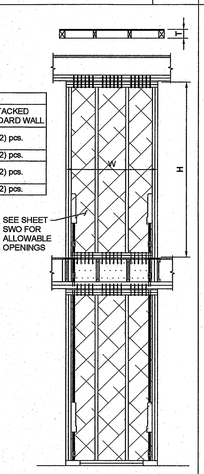
NON-STACKED WALL (SLAB ON GRADE) 6

NOTE:
ALL NECESSARY HARDWARE, FOR PANEL INSTALLATION, IS PRE-ATTACHED OR PROVIDED EXCEPT FOR TEMPLATE, ANCHOR BOLTS, THREADED ROD, AND COUPLER NUTS AS NOTED BELOW.

COMPONENT	WALL TYPE: STACKED RF WALL	OFFSET WALL	STACKED STANDARD WALL
A36 ROD 1ST FLR. HD TO 2ND FLR. HD	(2) pcs.	(2) pcs.	(2) pcs.
COUPLER NUT[1]	(4) pcs.	(2) pcs.	(2) pcs.
ROD TO 1ST FLOOR HOLDOWN[1]	(4) pcs.	(2) pcs.	(2) pcs.
ANCHOR BOLT[1]	(2) pcs.	(2) pcs.	(2) pcs.

1. ASTM A449 HIGH STRENGTH ANCHOR BOLT, ALL THREAD ROD AND COUPLER NUT WHERE DESIGN UPLIFT EXCEEDS 13,000 LBS. (DESIGN BY OTHERS).
2. THE SSTB MAY BE USED WHERE THE DEMAND UPLIFT FORCE IS LESS THAN THE ALLOWABLE SSTB LOAD SHOWN IN ICC-ES ESR-2611. SEE 9-SW1 AND 10-SW1 FOR SSTB ANCHORAGE SOLUTIONS, AND DETAILS 1-SW2 AND 2-SW2 FOR SWA5T/8 ANCHORAGE SOLUTIONS.
3. SEE 13-SW1 FOR ANCHOR BOLT TEMPLATE INFORMATION.

NON-STACKED WALL (WOOD FLOOR) 7



SECOND FLOOR STRONG-WALL MODELS							
MODEL SET UP	W (IN)	H (IN)	T (IN)	NUMBER OF FASTENERS IN TOP OF WALL	NUMBER OF FASTENERS IN BOTTOM OF WALL	HOLDOWN ANCHOR RODS	MAX. WALL WEIGHT (lbs)
SW18x8-RF	18	93 1/4	3 1/2	9-SDS 1/4x6	13-SDS 1/4x6	2-7/8"Ø	85
SW24x8-RF	24	93 1/4	3 1/2	12-SDS 1/4x6	16-SDS 1/4x6	2-7/8"Ø	91
SW32x8-RF	32	93 1/4	3 1/2	16-SDS 1/4x6	20-SDS 1/4x6	2-7/8"Ø	116
SW48x8-RF	48	93 1/4	3 1/2	24-SDS 1/4x6	28-SDS 1/4x6	2-7/8"Ø	149
SW18x9-RF	18	105 1/4	3 1/2	9-SDS 1/4x6	13-SDS 1/4x6	2-7/8"Ø	94
SW24x9-RF	24	105 1/4	3 1/2	12-SDS 1/4x6	16-SDS 1/4x6	2-7/8"Ø	101
SW32x9-RF	32	105 1/4	3 1/2	16-SDS 1/4x6	20-SDS 1/4x6	2-7/8"Ø	128
SW48x9-RF	48	105 1/4	3 1/2	24-SDS 1/4x6	28-SDS 1/4x6	2-7/8"Ø	165
SW24x10-RF	24	117 1/4	3 1/2	12-SDS 1/4x6	16-SDS 1/4x6	2-7/8"Ø	111
SW32x10-RF	32	117 1/4	3 1/2	16-SDS 1/4x6	20-SDS 1/4x6	2-7/8"Ø	134
SW48x10-RF	48	117 1/4	3 1/2	24-SDS 1/4x6	28-SDS 1/4x6	2-7/8"Ø	171

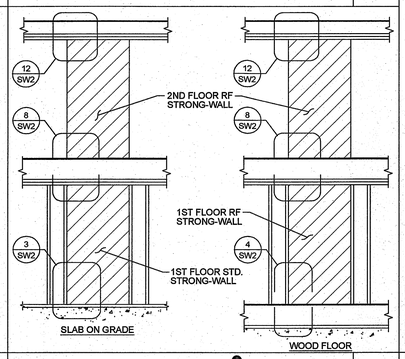
2ND FLOOR WALL SPECIFICATIONS 15

N/A

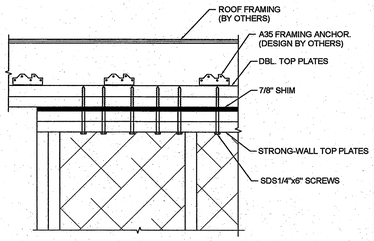
NOTES 16

1. STRONG-WALL® SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC.", HOME OFFICE: 5956 W. LAS POSITAS BOULEVARD, PLEASANTON, CA. 94588 TEL: (800) 999-5099, FAX: (925) 875-0628 "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001 REGISTERED COMPANY.
2. INSTALLATION OF PRODUCT SHALL BE DONE IN STRICT CONFORMANCE TO THESE DRAWINGS AND THE STRONG-WALL® INSTALLATION GUIDE MODIFICATIONS TO THIS PRODUCT AND ASSOCIATED SYSTEMS OR CHANGES IN THE INSTALLATION METHODS SHOWN ON THESE DRAWINGS AND THE INSTALLATION GUIDE SHOULD ONLY BE MADE BY A QUALIFIED ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER. THE PERFORMANCE OF SUCH MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES IS THE SOLE RESPONSIBILITY OF THE DESIGNER. REFER TO ICC-ES ESR-1267 FOR FURTHER INFORMATION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL® SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT, PROJECT ENGINEER OR BUILDING DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE POSITION OF THE STRONG-WALL IN RELATION TO THE REST OF THE BUILDING SYSTEM AS SHOWN ON THE PROJECT DRAWINGS.
5. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING OFFICIAL.
6. THE BUILDING STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE BUILDING CODE AND ANY OTHER LOCAL, STATE OR FEDERAL REQUIREMENTS THAT MAY APPLY. VERIFY DESIGN REQUIREMENTS WITH THE LOCAL BUILDING DEPARTMENT.
7. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING A COMPLETE LOAD PATH NECESSARY TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
8. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
9. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE®

SECOND FLOOR (STACKED) 8



STACKED STRONG-WALL® 14



TOP PLATE CONNECTION 12

N/A

NON-STACKED STRONG-WALL® 13

NO.	DATE	REVISIONS
2	05/08/07	GENERAL REVISIONS
3	09/25/07	GENERAL REVISIONS
4	06/29/08	ESR-1267 REVISIONS
5	02/22/11	ESR-2611 REVISIONS
6	07/11/13	2012 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY INC.
HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA. 94588
TEL: (800) 999-5099 Fax: (925) 875-0628

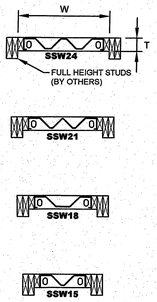
SIMPSON Strong-Tie® THERE IS NO EQUAL

STRONG-WALL®
SECOND FLOOR WALLS

SIMPSON Strong-Tie® THERE IS NO EQUAL

NAME
DATE 7-11-2013
SCALE N.T.S.
CHECKED
SHEET **SW2**
OF SHEETS
JOB NO.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
BY SHEET NO. 22 OF 25 SHEETS
BY DATE 9/9/16
PLANS MUST BE ON JOB FOR INSPECTIONS

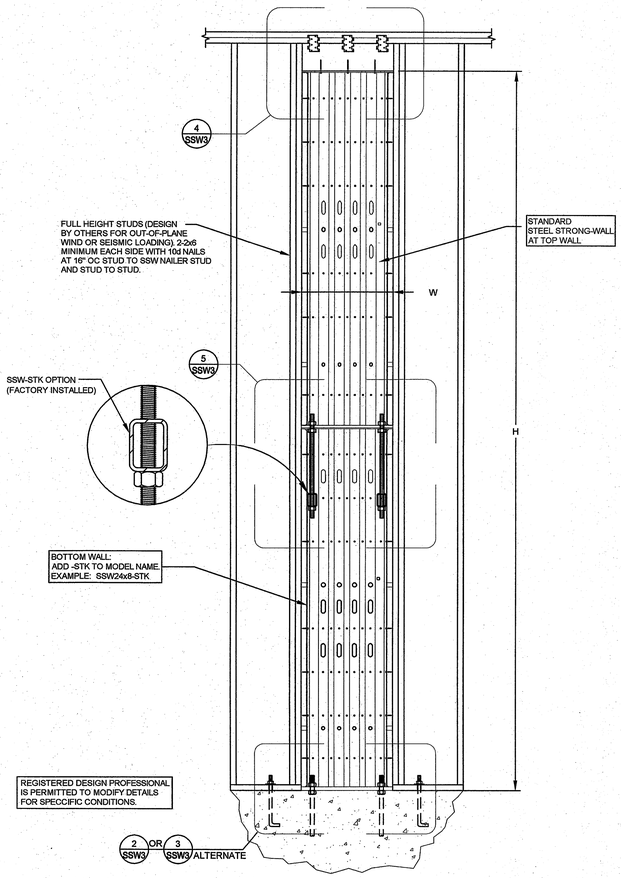


BALLOON FRAME STEEL STRONG-WALL
SHOWN WITH FULL HEIGHT STUDS BY OTHERS

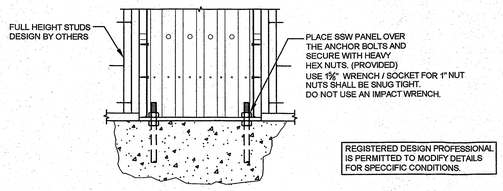
STEEL STRONG-WALL BALLOON FRAMING MODELS

NOMINAL WALL HEIGHT (FT)	LOWER WALL MODEL NO.	UPPER WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[2]	QTY. OF TOP OF WALL SCREWS[1]
15" WALL MODELS						
15	SSW15X8-STK	SSW15x7	173 1/4	3 1/2	(2) 1"	6
16	SSW15X8-STK	SSW15x8	186 1/2	3 1/2	(2) 1"	6
17	SSW15X10-STK	SSW15x7	197 1/4	3 1/2	(2) 1"	6
18	SSW15X10-STK	SSW15x8	210 1/2	3 1/2	(2) 1"	6
19	SSW15X10-STK	SSW15x9	222 1/2	3 1/2	(2) 1"	6
20	SSW15X10-STK	SSW15x10	234 1/2	3 1/2	(2) 1"	6
18" WALL MODELS						
15	SSW18X8-STK	SSW18x7	173 1/4	3 1/2	(2) 1"	9
16	SSW18X8-STK	SSW18x8	186 1/2	3 1/2	(2) 1"	9
17	SSW18X10-STK	SSW18x7	197 1/4	3 1/2	(2) 1"	9
18	SSW18X10-STK	SSW18x8	210 1/2	3 1/2	(2) 1"	9
19	SSW18x10-STK	SSW18x9	222 1/2	3 1/2	(2) 1"	9
20	SSW18X10-STK	SSW18x10	234 1/2	3 1/2	(2) 1"	9
21" WALL MODELS						
15	SSW21X8-STK	SSW21x7	173 1/4	3 1/2	(2) 1"	12
16	SSW21X8-STK	SSW21x8	186 1/2	3 1/2	(2) 1"	12
17	SSW21X10-STK	SSW21x7	197 1/4	3 1/2	(2) 1"	12
18	SSW21X10-STK	SSW21x8	210 1/2	3 1/2	(2) 1"	12
19	SSW21x10-STK	SSW21x9	222 1/2	3 1/2	(2) 1"	12
20	SSW21X10-STK	SSW21x10	234 1/2	3 1/2	(2) 1"	12
24" WALL MODELS						
15	SSW24X8-STK	SSW24x7	173 1/4	3 1/2	(2) 1"	14
16	SSW24X8-STK	SSW24x8	186 1/2	3 1/2	(2) 1"	14
17	SSW24X10-STK	SSW24x7	197 1/4	3 1/2	(2) 1"	14
18	SSW24X10-STK	SSW24x8	210 1/2	3 1/2	(2) 1"	14
19	SSW24X10-STK	SSW24x9	222 1/2	3 1/2	(2) 1"	14
20	SSW24X10-STK	SSW24x10	234 1/2	3 1/2	(2) 1"	14

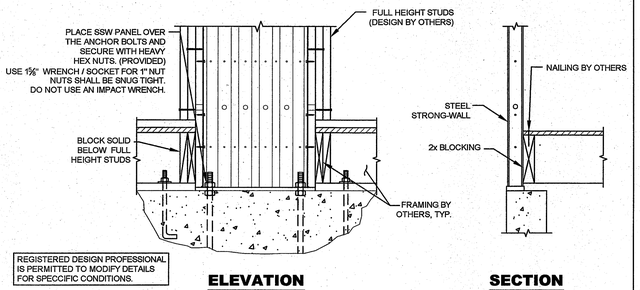
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SSW1 FOR ANCHORAGE SOLUTIONS.
3. STACKED INSTALLATION REQUIRES MINIMUM DOUBLE 2x8 STUDS EACH SIDE OF STEEL STONG-WALL (PROVIDED BY INSTALLER). SEE DETAILS 4 & 5.



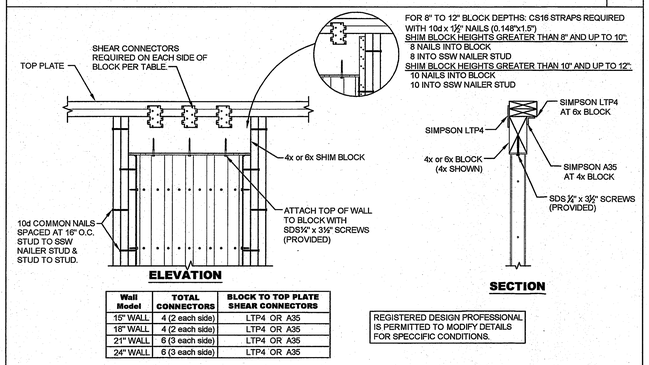
BALLOON FRAMING 1



BALLOON FRAMING BASE PLATE CONNECTION 2



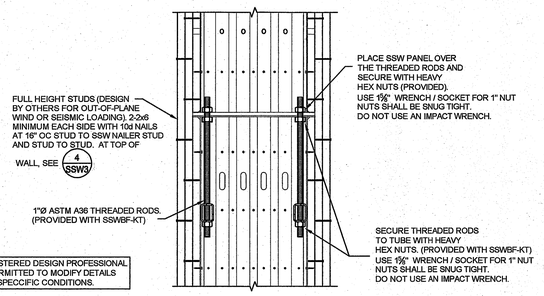
BALLOON FRAMING AT WOOD FLOOR 3



Wall Model	TOTAL CONNECTORS	BLOCK TO TOP PLATE SHEAR CONNECTORS
15" WALL	4 (2 each side)	LTP4 OR A35
18" WALL	4 (2 each side)	LTP4 OR A35
21" WALL	6 (3 each side)	LTP4 OR A35
24" WALL	6 (3 each side)	LTP4 OR A35

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECCIFIC CONDITIONS.

BALLOON FRAMING TOP OF WALL CONNECTION 4



BALLOON FRAMING WALL TO WALL CONNECTION 5

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597 "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES 7

SEE 37 FRM FOR OUT OF PLANE BRACING DETAILS

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 23 OF 31 SHEETS
BY _____ DATE 9/18/16
PLANS MUST BE ON JOB FOR INSPECTIONS

SCALE: NTS

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE:
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie — THERE IS NO EQUAL

STEEL STRONG-WALL
BALLOON FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie — THERE IS NO EQUAL

NAME	
DATE	4-16-2014
SCALE	N.T.S.
CHECKED	
SHEET	SSW3
OF SHEETS	
JOB NO.	

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AIA|CC CALIFORNIA COUNCIL 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1

INSPECTOR SIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE (MINIMUM STANDARDS FOR ENERGY EFFICIENCY). For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.

INSPECTOR SIGNOFF

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	2.0 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.5 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.5 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed four (4) lbs./sq.ft. of the building area shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. [HR] Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) lbs./sq.ft. of the building area shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this [*California Green Building Standards*] code.

INSPECTOR SIGNOFF

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

INSPECTOR SIGNOFF

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 24 OF 25 SHEETS
BY [signature] DATE 9/8/16
PLANS MUST BE ON JOB FOR INSPECTIONS

AIA|CC CALIFORNIA COUNCIL 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2

INSPECTOR SIGNOFF

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program.
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

INSPECTOR SIGNOFF

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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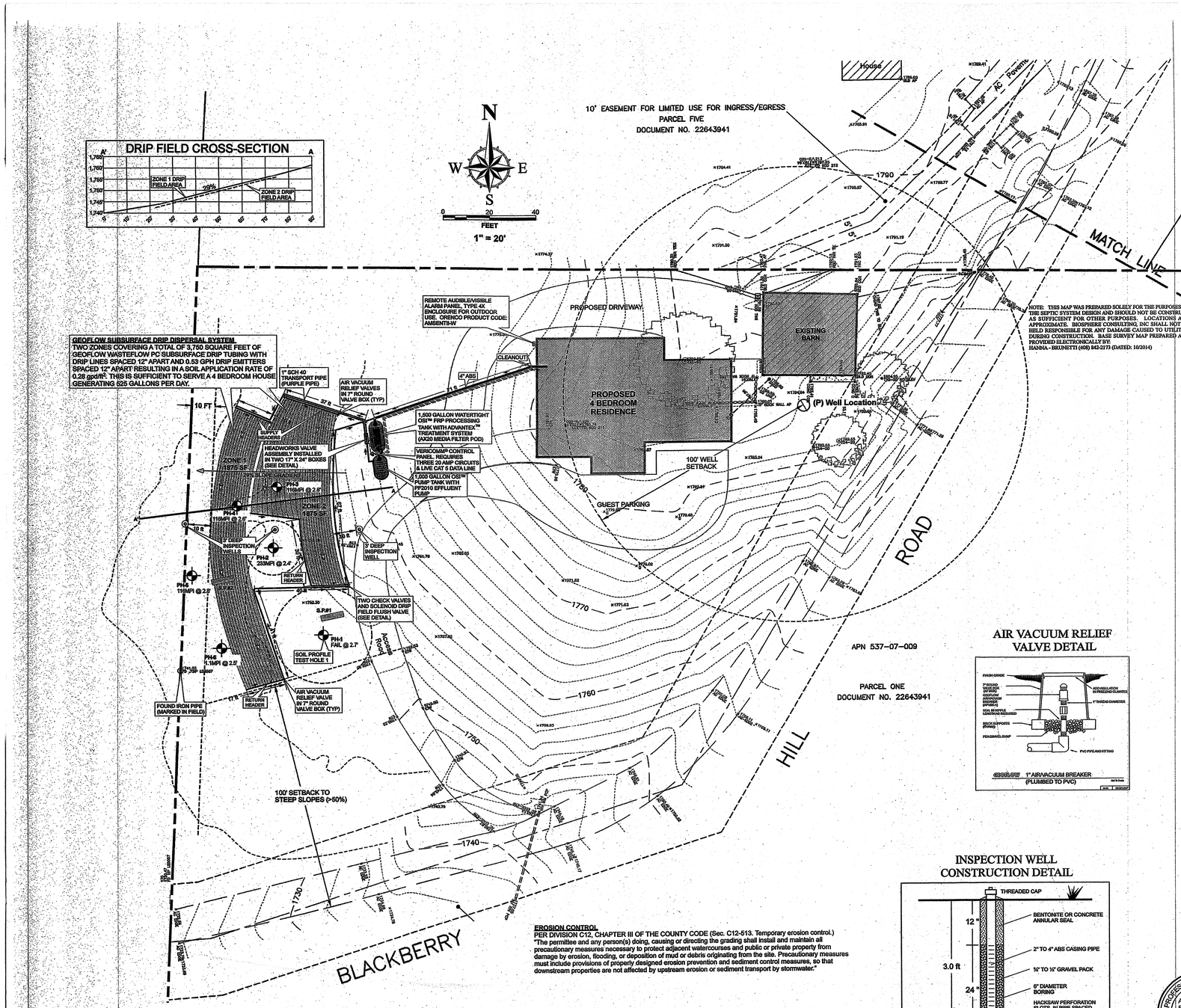

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ALTERNATIVE ONSITE WASTEWATER SYSTEM DESIGN FOR NEW DEVELOPMENT

PROPOSED SUPPLEMENTAL TREATMENT SYSTEM AND PRESSURIZED SUBSURFACE DRIP DISPERSAL SYSTEM

BLACKBERRY #2

Project Location:	15300 Blackberry Hill, Rd., Los Gatos, California [Santa Clara County]				
Property Owner:	Charity Homes, LLC				
Mailing Address:	305 Vineyard Town Center #195, Morgan Hill, CA 95037				
Owner Phone #:	Contact Jeff Cooks 408-590-0387				
Directions to Site:	From I-880 S to CA-17 S, head toward Los Gatos. Take exit toward E Los Gatos, merge onto Los Gatos Saratoga Rd. Turn R onto Los Gatos Blvd then left onto Loma Alta Ave. Turn L onto Cypress Way then slight L onto Blackberry Hill Rd. Property on left.				Sheet:
Date:	02/18/15	**By:** D.Q.	**Job No.:** 15003	**APN: 537-07-009**	1 OF 2

PROFESSIONAL GEOLOGIST
ANDREW BROWNSTONE
No. 7453
Exp. 12/31/15
STATE OF CALIFORNIA

PROJECT DESCRIPTION

An onsite wastewater system specifying enhanced treatment using alternative technology is proposed to serve new development of a 4 bedroom dwelling to be constructed at 15300 Blackberry Hill Road, Los Gatos, in Santa Clara County, California. An "alternative" system with subsurface drip dispersal is specified to provide supplemental treatment of the wastewater discharged on the site to address the steep slopes on the subject property.

CONSTRAINTS & DESIGN CRITERIA

- The proposed system is designed to serve a 4 bedroom dwelling resulting in a design wastewater flow of 525 gallons per day (gpd) per County DEH guidelines. The AdvanTex™ wastewater treatment system specified is sized for average wastewater flows of up to 525 gpd with occasional peak flows of up to 1,000 gpd.

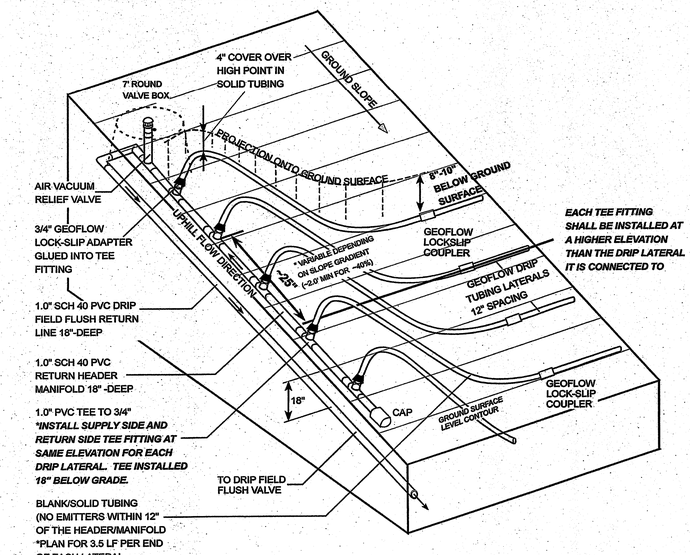
SPECIFICATIONS

1. Building Sewer Lines, & Proposed Processing Tank.
   - 1.1. A 4" ABS building sewer line shall be installed to convey all raw sewage from dwelling to the processing tank. All gravity sewer piping must maintain a minimum 2% continuous gradient. ***All wastewater including graywater shall be discharged to the processing tank.***
   - 1.2. Locate a 2-way, 4" ABS cleanout fittings on the building sewer to facilitate snaking and line location.
   - 1.3. A 1,500 gallon, watertight, Fiberglass Reinforced Polyester (FRP) tank, from Orenco Systems®, Inc.(OSI), is specified for use as a processing tank with the proposed AdvanTex™ (Mode 1) treatment system. The tank shall have 24" diameter OSI access risers with fiberglass, bolt-down lids (brown). Call Bonny Doon Environmental Systems, Inc. to order the tank, AdvanTex™ treatment system and other OSI parts (831-335-3666). The tank shall be installed according to the manufacturers guidelines including the 6" concrete collar above tank flange to prevent floatation.
   - 1.4. The tank hole shall be excavated so that the tank sits level. Install the access risers with a watertight joint using the adhesives supplied by manufacturer.
   - 1.5. Install the tank inlet fitting with a watertight joint. Cap off or use a test plug on this fitting and fill the tank with clean water 2" above the joint between the riser and the tank top. Repair any leaks.
   - 1.6. Obtain a watertight tank inspection by EHS and the designer or distributor with 24 hours notice to each.
   - 1.7. Install the recirculating splitter valve (RSV) in the outlet side of the tank according to installation manual.
2. AdvanTex™ Treatment System
   - 2.1. An AdvanTex™ treatment system includes a Biotube® pump package for recirculation, RSV, split-flow tee, two AX20 packed-bed filter pods, and a telemetry-enabled VeriComm® control panel.
   - 2.2. Install the AdvanTex™ system according to the installation instructions and in the location shown on the plan. ***The filter pod shall be installed with the lid (brown) 2"–4" above final grade. A more shallow burial is possible, but only if approved by the property owner.***
   - 2.3. The pressurized transport pipe from the recirc. pump to the filter pod shall be 1.0" schedule 40 PVC. This pressurized line shall be plumbed to the side of the pod opposite of the 2" gravity drain (vent side)
   - 2.4. The filtrate gravity return pipe from the filter pod to the RSV and on to the discharge pump basin shall be 2" schedule 40 PVC. ***Assure continuous fall on the return piping as venting (through this pipe is critical.***
   - 2.5. Test the squirt height on the filter pod. It should be approximately 3'-4' high.
3. Discharge Pump Tank and Filtrate Pumping
   - 3.1. A 1,000 gallon OSI pump tank shall be installed adjacent to the processing tank.
   - 3.2. The pump tank shall be installed according to the manufacturer's instructions and be made watertight.
   - 3.3. Install the pump and float tree according to the instructions provided by manufacturer/dealer.
   - 3.4. A 1 hp OSI high head effluent pump (PF2010) is specified for pressurized dispersal discharge.
   - 3.5. The filtrate ***transport pipe to dispersal system shall be 1.0" schedule 40 PVC (color coded purple).***
4. Subsurface Drip Dispersal System
   - 4.1. Approximately 3,750 lineal feet of Geoflow PC drip tubing (with 0.5gph emitters spaced 12" apart) shall be installed in two zones with a minimum of 12" lateral spacing covering an area of at least 3,750 square feet in the configuration shown on plan. The 4 air/vacuum relief valves specified shall be supplied by Geoflow. Call Bonny Doon Environmental Systems, Inc. to order Geoflow drip tubing and other components.
   - 4.2. The drip dispersal field shall be installed according to the instructions in the Geoflow installation manual. Installer shall assure that each drip lateral be installed in such a manner as to reduce the potential of low head drainage as described in the installation manual. The actual location and layout of dispersal field may vary per owners, landscapers or installers discretion with approval by designer.
   - 4.3. The drip tubing lines shall be buried 8"-10" deep and spaced no closer than 12" apart. The supply header shall be installed 12"–18" below grade. It may be easier to install the drip tubing first, and the supply and return headers afterwards. Great care must be taken to keep dirt out of the drip tubing and supply and return piping. All piping shall be thoroughly flushed and pressure tested prior to use.
   - 4.4. The drip field flush return line is specified to be plumbed into the 4" ABS sewer line.
   - 4.5. All pressurized piping shall be 1.0" schedule 40 PVC and color-coded purple and labelled according to current UPC requirements "reclaimed water - do not drink". Pressure piping shall be pressure-rated to 150 psi and solvent welded.
5. Installer Qualifications and Responsibilities
   - 5.1. The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic systems. Installer certification is required by the local AdvanTex™ dealer. The installer is required to fully read and understand the AdvanTex™ and Geoflow manuals prior to the commencement of work.
   - 5.2. All piping shall conform to the current edition of the Universal Plumbing Code.
   - 5.3. The installer shall be responsible for locating any property lines, underground utilities or piping. Any damage to these facilities shall be the responsibility of the installer. Any existing water supply line shall be exposed and sleeved with solid, welded (glued) pipe where it is within 10' of the proposed Geoflow drip dispersal field.
   - 5.4. A pre-construction conference with designer, inspector and dealer/service provider shall be arranged prior to the commencement of work. Construction inspections, watertight tank test inspection, AdvanTex™ installation inspection, and final operation of system shall be made by designer (BioSphere Consulting) or Bonny Doon Environmental Systems, Inc. (831-335-3666) and the County of Santa Clara Environmental Health (408-918-3400). The installer shall give at least 24 hours notice to each party for all inspections.
6. Electrical Work
   - 6.1. The VeriComm® control panel shall be installed in the location shown on the map ***with the bottom of the panel box at 51" from the ground surface.***
   - 6.2. Three, 20 amp, 120V electrical circuits shall be extended to the VeriComm® panel in a single conduit. Underground circuits in separate conduits shall be installed from the panel to the recirculation pump and discharge pump. A separate underground conduit containing a live CAT5 phone line shall be installed to the VeriComm® panel. The system will not be final led until everything (including panel telemetry) is functional.
   - 6.3. All work shall conform to the California Electrical Code and the contractor shall be responsible for obtaining any electrical permits required.

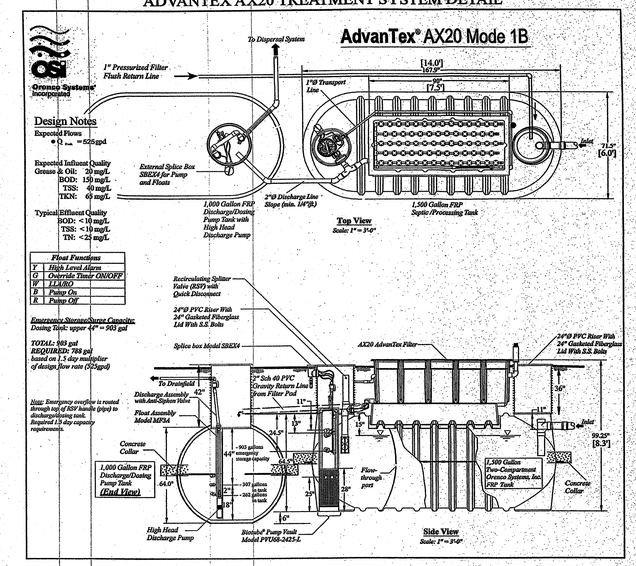
SYSTEM OPERATION AND MAINTENANCE

- The owner should read and operate the system according to the AdvanTex™ & Geoflow operation and maintenance literature.
- Orenco requires biannual maintenance servicing of the AdvanTex™ by a qualified technician.
- County Environmental Health will issue an OWTS Annual Operating Permit and requires that the property owner maintain a system service agreement/contract with a qualified third-party service provider. This requirement will be placed on the title deed for the property.
- The drip fields should be manually flushed one zone at a time every 12 months at a minimum. No drip zone should be left dormant (un-dosed) for more than a few weeks at a time.
- The treatment tank is alive with important microorganisms. Do not add any materials (paint thinner, paint, motor oil, unused medicine, etc.) that may disrupt the biologic treatment process. The primary tank should be pumped when the total of the scum/sludge thickness is greater than 1/3 of the total liquid level depth.
- DO NOT ROUTE WATER SOFTENER BACKFLUSH DISCHARGE TO TREATMENT SYSTEM! This discharge may be routed directly to a drainfield trench or an approved dispersal field.
- Repair all plumbing leaks (especially toilet leaks) promptly.

SUBSURFACE DRIP SYSTEM HEADER/MANIFOLD DETAIL



ADVANTEX AX20 TREATMENT SYSTEM DETAIL



Soil Profile Test Hole & Percolation Test Hole Soil Logs

SP-1

0-12" Dark brown, slightly moist, SANDY LOAM with ~1-5% scattered small gravel, weak to moderate, fine subangular blocky pedogenic structure, few small pores. Soil consistence is soft to firm. Fine to small roots are common (up to 1/2" diameter). No mottling or clay films were observed. Lower contact is gradual over 6" marked primarily by increase in density and color change.

12"-30" Dark yellowish-brown, slightly moist, SANDY LOAM with <10% scattered small angular gravel, weak medium subangular blocky pedogenic structure, few small pores. Soil consistence is firm. Few small to medium roots (up to 1" diameter). No mottling or clay films were observed. Lower contact is diffuse over 10" marked primarily by increase in rock content. No mottling was observed.

30"-54" Yellowish-brown, dry, ~40%-45% highly weathered and fractured SANDSTONE with SANDY LOAM interstitial matrix. Sandstone rock fragments are typically very angular and up to 5" in diameter. Unit is relatively loose and crumbles easily with moderate force from rock hammer. Few small pores noted. No roots observed. No mottling was observed. Bottom of test-pit at 4.5' below native grade.

SP-2

0-20" Dark brown, moist, SANDY LOAM TO SANDY CLAY LOAM with no gravel, moderate pedogenic structure with small to medium-sized pores common. Few small roots observed. No mottling or clay films were observed. Unit is relatively loose and crumbles easily with moderate force from rock hammer/scraper and has soft to firm consistence. Lower contact is gradual over 4"-6" marked primarily by increase in density and slight change in color,

20"-36" Dark yellowish-brown, slightly moist, SANDY CLAY LOAM with <10% scattered small subangular gravel, weak medium subangular blocky pedogenic structure, few small pores. Soil consistence is firm. Few small to medium roots (up to 1" diameter). No soil mottling or clay films were observed. Lower contact is diffuse over 8" marked primarily by increase in gravel and overall density.

36"-60" Dark yellowish-brown, slightly moist, SANDY LOAM with ~20% angular sandstone fragments (gravel). Unit is relatively friable and crumbles easily with moderate force from rock hammer. Few small to medium-sized pores noted. No roots observed. No mottling was observed. Bottom of test-pit at 5' below native ground surface.

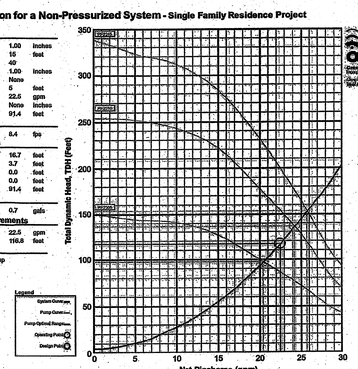
Soil Percolation Test Results

HOLE			1	2	3	4	5	6	
Stabilized MPI	ft		Fail	Fail	83.50	83.50	83.50	0.00	
Adjusted Stabilized MPI		R=-R x 1.4			116.62	116.62	116.62	1.12	
Avg. Adj. Stabilized MPI		R_{60}=(R$_{30}$+R$_{60}$)/2 Blanks							87.75
# Bedrooms:									

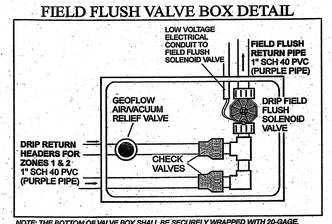
Pump Selection for a Non-Pressurized System - Single Family Residence Project

Parameters		
Discharge Assembly Size	1.00	inches
Transport Length	15	feet
Transport Pipe Class	40	
Transport Line Size	1.00	inches
Distributing Valve Model	None	
Max Elevation Lift	6	feet
Design Flow Rate	22.5	gpm
Flow Meter	None	inches
Add-on' Friction Losses	91.4	feet
Calculations		
Transport Velocity	8.4	fps
Frictional Head Losses		
Loss through Discharge	16.7	feet
Loss in Transport	3.7	feet
Loss through Valve	0.0	feet
Loss through Flowmeter	0.0	feet
'Add-on' Friction Losses	91.4	feet
Pipe Volumes		
Vol of Transport Line	0.7	gals
Minimum Pump Requirements		
Design Flow Rate	22.5	gpm
Total Dynamic Head	116.8	feet
PumpData		

PF2010 High Head Effluent Pump
20 GPM, 1HP
230V 10 60Hz, 200V 3Ø 60Hz



FIELD FLUSH VALVE BOX DETAIL



NOTE: THE BOTTOM OF VALVE BOX SHALL BE SECURELY WRAPPED WITH 20-GAGE, GALVANIZED HEXAGONAL WIRE NETTING WITH 1" TO 1-1/2" SPACING TO PREVENT BURROWING ANIMALS FROM ENTERING AND FILLING THE VALVE BOXES

GEOFLOW — Field Flow

Job Description:	
Contact:	
Prepared by:	
Date:	

Please fill in the blue cells and then check the Worksheet-1 tab

Worksheet-1-Field Flow

Total field

Total Quantity of effluent to be disposed per day	525	gallons / day
Hydraulic loading rate	1.875	gallons / sq.ft. / day
Minimum Dispersal Field Area	1,875	square ft.
Total Dispersal Field Area	1,875	square ft.

Flow per zone

Number of Zones	2	zone(s)
Dispersal area per zone	1,875	square ft.
Choose line spacing between WASTEFLOW lines	6	ft.
Choose emitter spacing between WASTEFLOW emitters	1	ft.
Total linear ft per zone (minimum required)	1,875	ft. per zone
Total number of emitters per zone	1,875	emitters per zone
Select Wasteflow dripline (16mm)	16mm	dripline
Pressure at the beginning of the dripfield	20	psi
Feet of Head at the beginning of the dripfield	46.2	ft.
What is the flow rate per emitter in gph?	0.53	gph
Dose flow per zone	16.56	gpm
If required, choose flush velocity	2	ft/sec
How many lines of WASTEFLOW per zone?	3	lines
Fill in the actual length of longest dripline lateral	312	ft.
Flush flow required at the end of each dripline	0.37	gpm
Total Flow required to achieve flushing velocity	5.92	gpm
Total Flow per zone- worst case scenario	22.48	gpm

Select Filters and zone valves

Select Filter Type	1	
Recommended Filter (Item no.)	BioDisc-150	1.5" Disc Filter 0-30gpm
Select Zone Valve Type	1	
Recommended Zone Valve (Item no.)	0	0

Dosing

Number of doses per day / zone:	2.16	doses
Timer ON. Pump run time per dose/zone:	1.57	hr:mins
Timer OFF. Pump off time between doses	0:31	hr:mins
Per Zone - Pump run time per day/zone:	12	doses / day
All Zones - Number of doses per day / all zones		

GEOFLOW — Pump Size

Job Description:	Job# 15003—15300 Blackberry Hill
Contact:	Jeff Cooks
Prepared by:	David Quinn
Date:	10/15/2015

Pressure losses may be grossly overstated, particularly if designing with WASTEFLOW Classic
The letters up the diagram(right) match the letters in section 2 below.

Worksheet-Pump Size

Section 1 - Summary from Worksheet 1

Flow required to dose field	16.56	gpm
Flow required to flush field	5.92	gpm
Flow required to dose & flush field	22.48	gpm
Filter	BioDisc-150	
No. of Zones	1	zone
Zone valve	-	
Dripline	Wasteflow PC - 12inch	
Dripline longest lateral	156.00	ft

Section 2

A. Flush line – Losses through return line				
Size of flush line in inches	1.000	inch		
Length of return line	175.00	ft.		
Equivalent length of fittings	125.00	ft.		
Elevation change, (if downhill enter 0)	15.00	ft.		
Pressure loss in 100 ft of pipe	3.81	ft.	1.30	psi
Total pressure loss from end of dripline to return sink	38.2	*ft.*	12.19	psi
B. Dripline – Losses through Wasteflow dripline				
Length of longest dripline lateral	128	ft.		
Minimum dosing pressure required at end of dripline	33.10	ft.	10.00	psi
Less through dripline during flushing	15.64	ft.	6.77	psi
Total minimum required dripline pressure	33.74	*ft.*	6.77	psi
A+B. Minimum Pressure required at beginning of dripfield				
CALCULATED pressure required at beginning of dripfield	66.9	*ft*	28.96	*psi*
SPECIFIED pressure at beginning of dripfield (from worksht 1)	46.2	ft.	20.00	psi
!!! Urgent revision required SPECIFIED pressure must be greater than CALCULATED pressure and low				
C. Drip components – Losses through headworks				
Filter	4.6	ft.	2.00	psi
Zone valve pressure loss (not in diagram)	-	ft.	-	psi
Flow meter pressure loss (not in diagram)	0.0	ft.	-	psi
Other pressure losses	0.0	ft.	-	psi
Total loss through drip components	4.62	ft.	2.00	psi
D. Supply line – Minimum Pressure head required to get from pump tank to top of dripfield				
Size of supply line in inches	1.000	inch		
Length of supply line	35.0	ft.		
Equivalent length of fittings	25.0	ft.		
Height from pump to tank outlet	0.0	ft.		
Elevation change, (if downhill enter 0)	50.0	ft.		
Pressure loss/psi in 100 ft. of pipe	35.63	ft.	15.42	psi
Total psis or loss from pump to field	46.6	ft.	17.58	psi
Total Dynamic Head	91.4	ft.	39.58	psi
Pump Capacity	22.5	gpm		
Pump Model Number				
Motor Size (Amps)				

PROFESSIONAL GEOLOGIST — ANDREW BROWNSTONE No. 7453 Exp. 12/31/15 — STATE OF CALIFORNIA

BioSphere Consulting, Incorporated
Alternative Wastewater System Design
• Site Evaluation & Mapping
• Soil Analysis & Percolation Testing
• New Development, Upgrade & Repairs
• Residential & Commercial
1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116
www.biosphere-consulting.com

ALTERNATIVE ONSITE WASTEWATER SYSTEM DESIGN FOR NEW DEVELOPMENT

PROPOSED SUPPLEMENTAL TREATMENT SYSTEM AND PRESSURIZED SUBSURFACE DRIP DISPERSAL SYSTEM

BLACKBERRY #2

Project Location:	15300 Blackberry Hill, Rd., Los Gatos, California [Santa Clara County]			
Property Owner:	Charity Homes, LLC			
Mailing Address:	305 Vineyard Town Center #195, Morgan Hill, CA 95037			
Owner Phone #:	Contact Jeff Cooks 408-590-0387			email:jeffc@jeffcm.com
Directions to Site:	From I-880 S to CA-17 S, head toward Los Gatos. Take exit toward El Los Gatos, merge onto Los Gatos Saratoga Rd. Turn R onto Los Gatos Blvd then left onto Loma Alta Ave. Turn L onto Cypress Way then slight L onto Blackberry Hill Rd. Property on left.			Sheet:
Date: 02/18/15	**By:** D.Q.	**Job No.:** 15003	**APN: 537-07-009**	**2** OF 2

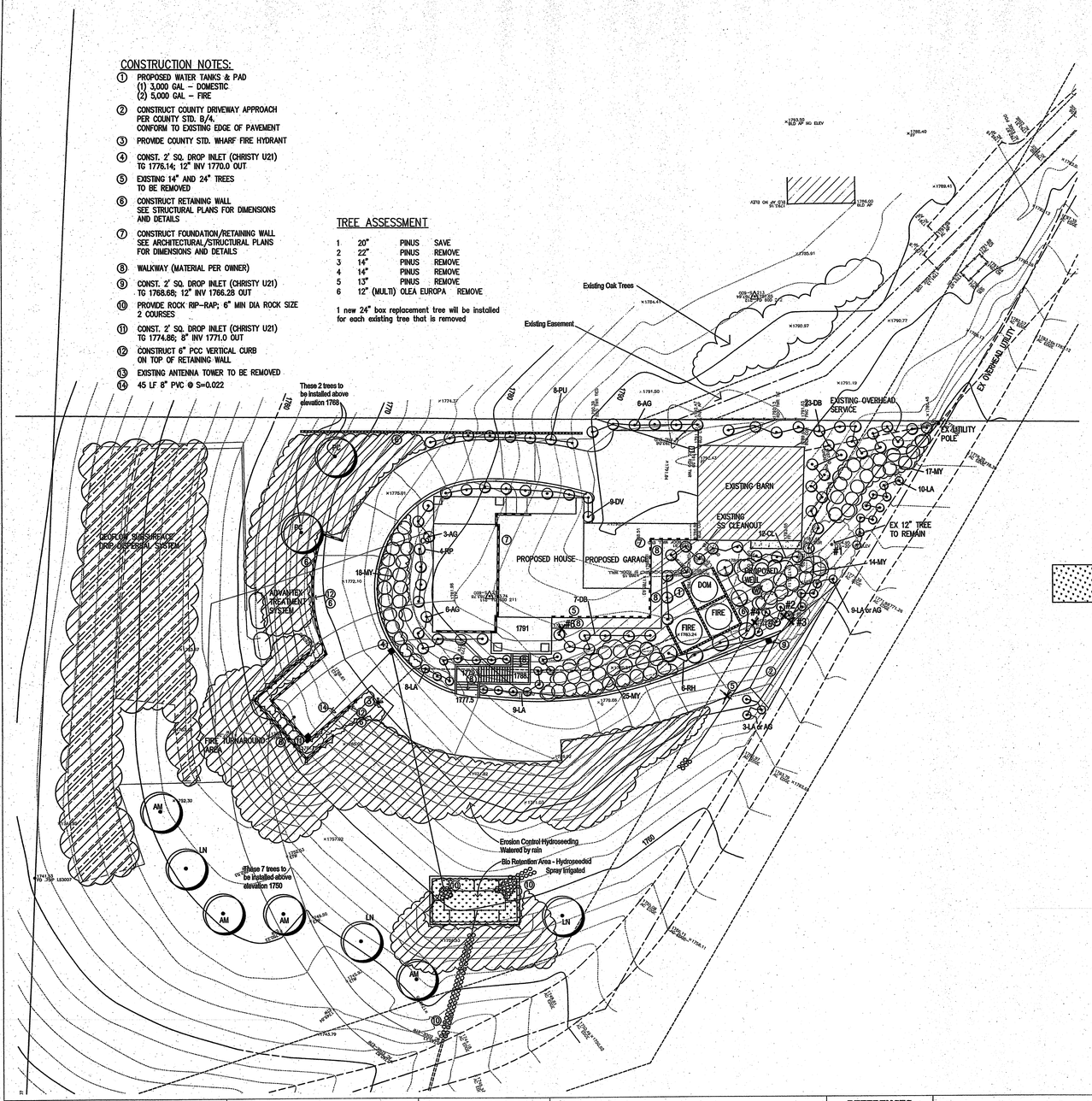
CONSTRUCTION NOTES:

1. PROPOSED WATER TANKS & PAD (1) 3,000 GAL – DOMESTIC (2) 5,000 GAL – FIRE
2. CONSTRUCT COUNTY DRIVEWAY APPROACH PER COUNTY STD. B/A, CONFORM TO EXISTING EDGE OF PAVEMENT
3. PROVIDE COUNTY STD. WHARF FIRE HYDRANT
4. CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1776.14; 12" INV 1770.0 OUT
5. EXISTING 14" AND 24" TREES TO BE REMOVED
6. CONSTRUCT RETAINING WALL SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
7. CONSTRUCT FOUNDATION/RETAINING WALL SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
8. WALKWAY (MATERIAL PER OWNER)
9. CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1768.68; 12" INV 1766.28 OUT
10. PROVIDE ROCK RIP-RAP; 6" MIN DIA ROCK SIZE 2 COURSES
11. CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1774.86; 8" INV 1771.0 OUT
12. CONSTRUCT 6" PCC VERTICAL CURB ON TOP OF RETAINING WALL
13. EXISTING ANTENNA TOWER TO BE REMOVED
14. 45 LF 8" PVC @ S=0.022

TREE ASSESSMENT

1	20"	PINUS	SAVE
2	22"	PINUS	REMOVE
3	14"	PINUS	REMOVE
4	14"	PINUS	REMOVE
5	13"	PINUS	REMOVE
6	12" (MULTI)	OLEA EUROPA	REMOVE

1 new 24" box replacement tree will be installed for each existing tree that is removed



Plant Legend

KEY	SIZE	WOCULS WATER USE	BOTANICAL NAME	COMMON NAME
TREES				
PC	24" box	low	Pistacia chinensis	Chinese Pistache
AM	24" box	low	Arbutus Marina	Strawberry Tree
LN	24" box	low	Laurus nobilis	Sweet Bay

Two trees to be planted in the NW corner of the house site above the 1768 contour
Two other trees shall be planted in the vicinity of the house above the 1750 contour line
Five additional trees to be installed to replace 5 existing trees being removed.

SHRUBS				
DB	5	low	Dietes bicolor	Butterfly Lily
DV	5	low	Dietes vegeta	Fortnight Lily
RH	5	low	Rhamnus San Bruno	Coffee Berry
PU	5	low	Punica nana	Dwarf Pomegranite
CL	5	low	Callistemon Little John	Dwarf Bottlebrush
AG	5	low	Agave Blue Bola Select	Medium size agave
GROUND COVERS				
MP	1	low	Myoporum parvifolium	
LA	1	low	Lavandula Intermedia Provense	Lavender
RP	1	low	Rosmarinus Huntington Carpet	Dwarf Rosemary

Landscape Notes

1) See sheets L3 and L4 for details and specifications
2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
3) Use 2 inch deep mulch in all shrub and ground cover planting areas. Provide owner with different mulch samples and prices including a blend of Redwood Bark Double Grind and Redwood Chip from Reuser in Cloverdale installed by Jet Mulch Inc. (925) 250-5590
4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 24" box size
5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. Keep valves and quick couplers away from trees.
6) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of nitrolized redwood sawdust or BFI Super Humus Compost and 16 pounds of 12-12-12 fertilizer tilled into the top 6" to 8" of soil after ripping soil to 12" deep. except under existing trees or on steep slopes.
7) Don't trench too close to structures without getting an OK from the building architect or structural engineer.
8) Prior to finalizing bid or ordering plants check with the Landscape Architect to see if there are any changes to the plant list and check to make sure you have the most recent plans.
9) Even thought the proposed plants are found on deer resistant lists and are known to be deer resistant in some areas it is safest to protect them with deer proof wire cages or fencing intially when they are young and tender

Firewise Landscape Notes

30 feet from building - Fuel exclusion zone
Plants used that aren't on Highly Flammable Plant List
Plants are irrigated. Dead wood on plants is removed on a regular basis
Remove significant combustible vegetation within 30 feet of structures to minimize risk of wildlife casualty.

30 to 100 feet from the structure - maintain appropriate separation of vegetative fuels

30 to 100 feet from building - Fuel reduction Zone
Trim lower tree limbs up 6' to 10' from ground
Remove excessive mulch and dead leaves
Remove all dead wood on trees
Driveway, paths, and paving help serve as fire breaks
Don't allow plants to get full of dead wood.
Reduce height of existing shrub vegetation on a regular basis to reduce fuel

Landscape and Irrigation System Maintenance

1) The landscape installation and irrigation system shall be maintained to ensure successful establishment following installation and to ensure water use efficiency consistent with the Santa Clara County Water Conservation in Landscaping Ordinance.
Irrigation systems shall be tested, adjusted and repaired following the manufacturers specifications and the recommendations of the landscape professional.
Failed plants shall be replaced with the same of functionally equivalent plants that may be size adjusted as appropriate for the stage of growth of the overall installation

Long term erosion control hydroseeding in bio retention areas
Use a straw erosion control blanket on steeper slopes 3:1 and over
Pacific Coast Seed - Native Ornamental Bioswale Mix

lbs./Acre	Species/Common Name
20	Festuca rubra Molate, (Molate Blue Fescue
10	Festuca occidentalis, (Western Fescue)
10	Festuca idahoensis, (Idaho Fescue)
8	Deschampsia caespitosa holciformis, (California Hairgrass)
2	Carex praegracilis, (Deer Bed Sedge)

50 lbs. per acre total
This bio retention area is irrigated. This seed mix is considered medium water use.

Long term erosion control hydroseeding on graded areas
Use a straw erosion control blanket on steeper slopes 3:1 and over
No supplimental irrigation is being proposed. This is watered by rain.
Success of the growth will vary according to the amount and timing of rain.

Pacific Coast Seed - Heritage Mix "Bay Area"

lbs./Acre	Species/Common Name
12	Hordeum californicum/CA Barley
9	Nassella pulchra/Purple Needlegrass
9	Nassella cernua/Nodding Needlegrass
6	Melica californica/California Onlongrass
4	Poa secunda/Native Pine Bluegrass

40 lbs. per acre total

HYDROSEED SLURRY FOR BOTH SEED MIXES
Seed mix as specified
Fertilizer @ 800 lbs./acre Biosol 7-3-1 Organic
Tackifier @ 80 lbs./acre - Psyllium Based such as M Binder
Fiber @ 2000 lbs.acre Cellulose Mulch

I have complied with the criteria of the County of Santa Clara Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan

Greg Lewis - Landscape Architect 10-6-15

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LICENSED LANDSCAPE ARCHITECT No. 2176 GREG LEWIS 10/6/15 STATE OF CALIFORNIA

REVISIONS:		
DATE	DESCRIPTION	BY:

Hanna • Brunetti
• Civil Engineers • Land Surveyors •
• Construction Managers •
Gilroy California (408) 842-2173

DATE: OCTOBER 2015
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: GL
CHECKED BY:
DRAWN BY: GL

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 425-4747
lewislandscape@sbcglobal.net

REFERENCES

UNINCORPORATED
SEPTEMBER 2015

Planting Plan

15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

SHEET L1 OF –

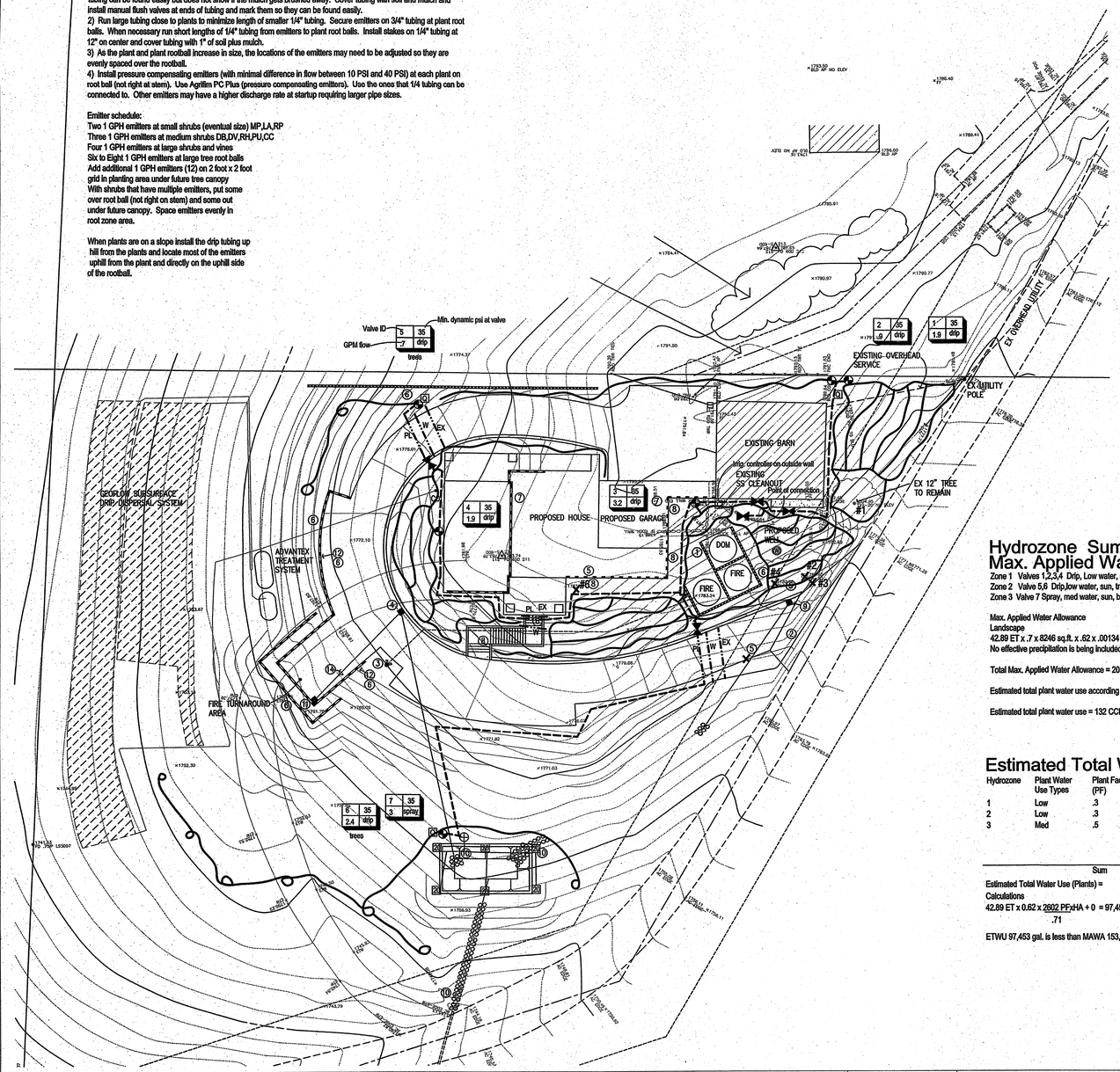
JOB NO. 14069

Drip Irrigation Notes

1) Secure larger 3/4" drip tubing 1" below grade with 7" or 11" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and mark them so they can be found easily.
2) Run large tubing close to plants to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch.
3) As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
4) Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (not right at stem). Use Agrifim PC Plus (pressure compensating emitters). Use the ones that 1/4 tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

Emitter schedule:
Two 1 GPH emitters at small shrubs (eventual size) MP,LA,RP
Three 1 GPH emitters at medium shrubs DB,DV,RH,PU,CC
Four 1 GPH emitters at large shrubs and vines
Six to Eight 1 GPH emitters at large tree root balls
Add additional 1 GPH emitters (12) on 2 foot x 2 foot grid in planting area under future tree canopy
With shrubs that have multiple emitters, put some over root ball (not right on stem) and some out under future canopy. Space emitters evenly in root zone area.

When plants are on a slope install the drip tubing up hill from the plants and locate most of the emitters uphill from the plant and directly on the uphill side of the rootball.



Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
E L3 C	Hunter	IC 1201-PL	12 stations controller with 3 programs. wall mount exterior with wireless Solar Sync ET On-Site Weather Station and module. Controller will change it's program based on current weather conditions. Mount weather station in sunny location where it will get rain.
A L3			Manual shutoff valve in valve box same size as pressure line. These are added throughout the system to use for maintenance and finding leaks in pressure line
F L3 20	Hunter	MP2000 PRS0S-00-PRS40	40 psi Pressure regulated shrub adapterl spray body with MP Rotator nozzle - adjustable radius and arc GPM output reduces as radius and arc are reduced. Rad. 19'. GPM Q, H, F .4,-74,1.47 at 19'. PSI 40
G L3 Q	Rainbird	33DLRC	3/4" quick coupler with locking cover and 2 piece body - provide one valve key and one hose swivel or Champion B-401 hosebibb installed 18 inches above grade secured to PT 4x4 post
C L3	Hunter	PGV-075-ASV	3/4" automatic antisiphon valve with 3/4" Amiad drip filter and 25 psi pressure regulator installed 12 inches above highest emitter on circuit
	Irritrol	2706	Manual antisiphon valve left open installed 12 inches above highest emitter on circuit
D L3	Hunter	PGV-075-ASV	3/4" automatic antisiphon valve installed 12 inches above highest sprinkler on circuit
H L3			Tree Irrigation (not including street trees) - See Drip Irrigation Notes. Tree irrigation is on separate valve. As per Drip Irrigation Notes add some emitters under future canopy
H L3 B L3			3/4" PE drip tubing with compression fittings - see Drip Irrigation Notes
			3/4" Nonpressure line - CL 200 PVC 3/4" unless noted for larger
			1" size - 12" cover - pipes less than 2" to be Sch 40 PVC
			1-1/4"
			1-1/4" Pressure line - Sch 40 PVC - 18" of cover (24" of cover under A.C. paving)
			1-1/4" Lines under paving - Sch 40 PVC - 24" of cover
		PL	Pressure Line
		NP	Non pressure Line
		W	Use 1-1/2" gray elec. conduit for wires.
		EX	Also install an extra capped 1-1/4" water line for future use under paving

All lines under pavement to be sleeved using a Sch 40 PVC sleeve 2 sizes larger than the pipe inside

Irrigation Notes

1) See sheet L3 and L4 for irrigation details and specifications.
2) This system is designed to operate with minimum 10 GPM at minimum 55 p.s.i. dynamic p.s.i.at the point of connection just downstream from the reduced pressure backflow preventer. If this condition is not met contact the Landscape Architect for possible redesign. If static pressure exceeds 80 psi at the point of connection a pressure regulator will be necessary. The water system for the house has a water storage tank, pressure tank and pump. Make sure the lowest dynamic pressure that the system goes down to before the pump comes on is high enough operate the irrigation system or use the pump start feature on the controller and specify a pump for the system that can run for hours while the irrigation system is operating.
3) Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
4) Electric controllers should be set to water between 6:00 p.m. and 10:00 a.m. to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff.
Irrigation schedule should reflect time of year and plant maturity.
5) No changes should be made to what is shown on the plans without the written approval of the Landscape Architect
6) Run 2 extra control wires from the controller to the far end of each leg and to the furthest quick coupler, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future.
7) The controller has a weather station and will shutoff during times of rain. The controller will also change it's program based on current weather conditions.
8) The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible. Locate all trees with flags prior to installing any lines, valves, or sprinklers.
9) Do not dig trenches right next to structures such that the bearing soil under the foundation of the structure will fail. Check with the structural engineer if you are not sure how close or how deep you can dig next to structures.
10) The contractor is to include in his bid the cost of any irrigation audit (if required) conducted by a certified landscape irrigation auditor and the cost of doing anything required to the irrigation system so that it passes the audit The irrigation audit is to include but not limited to inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of a base irrigation schedule. Also include programing of the irrigation controller.
11) The contractor is to include in his bid the creation and submittal of a landscape regular maintenance schedule that will be submitted to the owners.
The regular maintenance schedule shall include, but not be limited to, routine inspection, adjustment and repair of the irrigation system, fertilizing, pruning, and weeding. Repair of the irrigation system is to be done with originally installed components or their equivalents. The project owner and maintenance company is encouraged to implement sustainable, environmentally-friendly practices for overall landscape maintenance.
13) A number of manual isolation valves have been placed in the system to aid in isolating parts of the system to find leaks and do maintenance.
14) Drip tubing is to be secured to the soil with drip tubing staples 4 feet apart in loam soil to keep the tubing spacing consistent. Double stake the fittings diagonally.
15) Follow the installation recommendations of the drip tubing manuf. and representative
16) Review all project utility plans to make sure you don't damage them during landscape installation
17) The County requires that the Landscape Architect make periodic site visits during the landscape construction to observe if the landscape installation is being done per the approved landscape plans. Notify the Landscape Architect at least a week in advance of the start of the landscape and irrigation construction and coordinate the timing of the site visits. As part of this process provide the Landscape Architect with verification that the soil amendment and soil preparation recommendations of the soil laboratory have been followed based on the results of soil fertility testing done by the soil laboratory for soil obtained from the site in areas where plants are being installed.

Hydrozone Summary and Max. Applied Water Allowance

Zone 1 Valves 1,2,3,4 Drip, Low water, sun 7.9 GPM 7382 sq.ft. 90% of landscape area
Zone 2 Valve 5,6 Drip,low water, sun, trees 3.1 GPM 225 sq.ft. 3% of landscape area
Zone 3 Valve 7 Spray, med water, sun, bio retention seeded 3 GPM 639 sq.ft. 7% of landscape area

Max. Applied Water Allowance
Landscape
42.89 ET x .7 x 8246 sq.ft. x .62 x .00134 = 153,493 gal. or 205 CCF
No effective precipitation is being included in the calculations

Total Max. Applied Water Allowance = 205 CCF

Estimated total plant water use according to hydrozone method and irrigation schedule is 132 CCF

Estimated total plant water use = 132 CCF which is less than MAWA of 205 CCF

Estimated Total Water Use ETWU

Hydrozone	Plant Water Use Types	Plant Factor (PF)	Area (HA) Area sq.ft.	PF x HA (sq.ft.)
1	Low	.3	7382	2214
2	Low	.3	225	68
3	Med	.5	639	320
		Sum		2602

Estimated Total Water Use (Plants) =
Calculations
42.89 ET x 0.62 x 2602 PFxHA + 0 = 97,453 gal. x .00134 = 131 CCF
.71

ETWU 97,453 gal. is less than MAWA 153,493 gal.

I have complied with the criteria of the County of Santa Clara Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan

Greg Lewis - Landscape Architect 10-6-15

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

REVISIONS:

DATE	DESCRIPTION	BY:

Hanna • Brunetti
• Civil Engineers • Land Surveyors •
• Construction Managers •
Gilroy California (408) 842-2173

DATE: OCTOBER 2015
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: GL
CHECKED BY:
DRAWN BY: GL

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (631) 425-4747
lewislandscape@sbcglobal.net

REFERENCES

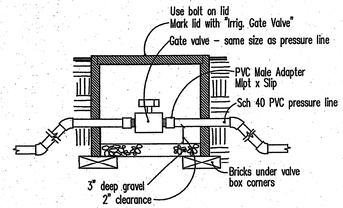
UNINCORPORATED
SEPTEMBER 2015

Irrigation Plan

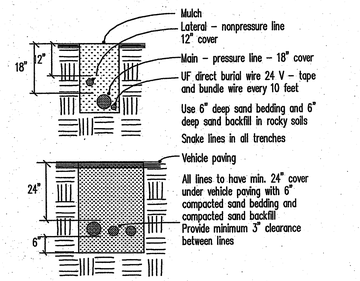
15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

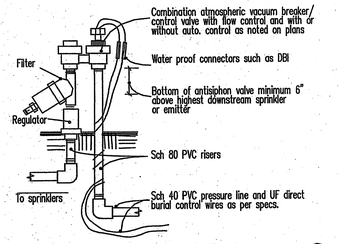
SHEET L2 OF —
JOB NO. 14069



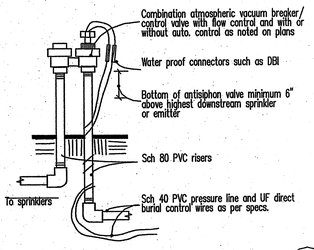
Manual Gate Valve
No Scale (A)



Trenches/Lines
No Scale (B)

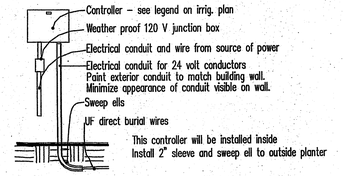


Auto. Antisiphon Valve
with Filter and Regulator for Drip
No Scale (C)

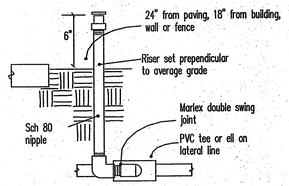


Auto. Antisiphon Valve
No Scale (D)

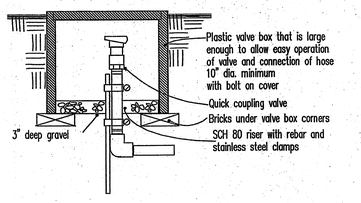
Install as per local code and manuf. instructions – Secure controller to wall with suitable anchors as approved by inspector



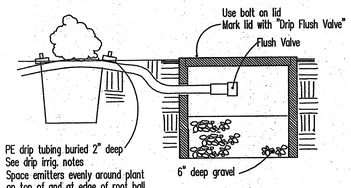
Wall Mount Controller
No Scale (E)



Spray head on riser
No Scale (F)



Quick Coupling Valve
Below Grade
No Scale (G)



Drip Emitter and Flush Valve
No Scale (H)
Drip in Shrub Areas

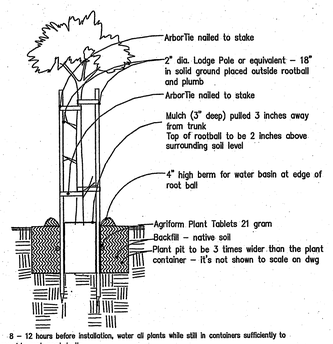
Irrigation Schedule -15300 Blackberry Hill Road, Los Gatos

Gregory Lewis - Landscape Architect #2176 831/425-4747 — 10/6/2015

Established

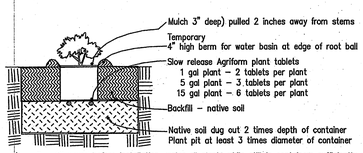
HYDRO ZONE NO.	VALVES	HYDRO ZONE DESC.	Gal. Per Min.	ET PER MONTH	WATER USE (gal.) Per Mo	WATER USE (CCF) Per Mo	TOTAL TIME MIN PER WEEK	Days Per Week	NO. OF CYC. Per Day	Minutes Per Cycle
(b)	c'									
Jan				1.5						
1	1,2,3,4	Drip,low water,sun,	7.9		2,764	3.70	79	2	2	19
2	5,6	Drip, low water,sun,tree	0.9		84	0.11	21	1	1	21
3	7	Spry,med water,bio retent	3		545	0.73	41	2	2	10
4			0		0	0.00	0	2	2	0
5			0		0	0.00	0	1	1	0
6			0		0	0.00	9	9	9	#DIV/0!
				Total		4.54				
Feb				1.8						
1	1,2,3,4	Drip,low water,sun,	7.9		3,317	4.43	105	2	2	26
2	5,6	Drip, low water,sun,tree	0.9		101	0.14	28	2	1	14
3	7	Spry,med water,bio retent	3		654	0.87	54	2	2	13
4			0		0	0.00	0	2	3	0
5			0		0	0.00	0	1	1	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		5.44				
March				2.8						
1	1,2,3,4	Drip,low water,sun,	7.9		5,159	6.90	163	3	2	27
2	5,6	Drip, low water,sun,tree	0.9		157	0.21	44	2	1	21
3	7	Spry,med water,bio retent	3		1,017	1.36	85	3	2	14
4			0		0	0.00	0	2	4	0
5			0		0	0.00	0	2	1	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		8.47				
Apr.				3.9						
1	1,2,3,4	Drip,low water,sun,	7.9		7,186	9.61	227	3	3	25
2	5,6	Drip, low water,sun,tree	0.9		219	0.29	61	2	1	30
3	7	Spry,med water,bio retent	3		1,416	1.89	118	3	3	13
4			0		0	0.00	0	2	5	0
5			0		0	0.00	0	2	1	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		11.79				
May				5						
1	1,2,3,4	Drip,low water,sun,	7.9		9,213	12.32	292	3	3	32
2	5,6	Drip, low water,sun,tree	0.9		281	0.38	78	2	2	19
3	7	Spry,med water,bio retent	3		1,816	2.43	151	3	3	16
4			0		0	0.00	0	3	5	0
5			0		0	0.00	0	2	1	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		15.12				
June				5.6						
1	1,2,3,4	Drip,low water,sun,	7.9		10,319	13.80	327	3	4	27
2	5,6	Drip, low water,sun,tree	0.9		315	0.42	87	3	2	14
3	7	Spry,med water,bio retent	3		2,034	2.72	189	4	3	14
4			0		0	0.00	0	3	5	0
5			0		0	0.00	0	2	1	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		16.93				
July				6.2						
1	1,2,3,4	Drip,low water,sun,	7.9		11,425	15.27	362	3	4	30
2	5,6	Drip, low water,sun,tree	0.9		348	0.47	97	3	2	16
3	7	Spry,med water,bio retent	3		2,252	3.01	188	4	3	15
4			0		0	0.00	0	3	5	0
5			0		0	0.00	0	2	2	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		18.75				
Aug.				5.5						
1	1,2,3,4	Drip,low water,sun,	7.9		10,135	13.55	321	3	4	28
2	5,6	Drip, low water,sun,tree	0.9		309	0.41	86	3	2	14
3	7	Spry,med water,bio retent	3		1,998	2.67	166	4	3	13
4			0		0	0.00	0	3	5	0
5			0		0	0.00	0	2	2	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		16.63				
Sept.				4.7						
1	1,2,3,4	Drip,low water,sun,	7.9		8,661	11.58	274	3	3	30
2	5,6	Drip, low water,sun,tree	0.9		264	0.35	73	2	2	18
3	7	Spry,med water,bio retent	3		1,707	2.28	142	3	3	15
4			0		0	0.00	0	3	4	0
5			0		0	0.00	0	2	2	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		14.21				
Oct.				3.2						
1	1,2,3,4	Drip,low water,sun,	7.9		5,897	7.88	187	3	2	31
2	5,6	Drip, low water,sun,tree	0.9		180	0.24	50	2	2	12
3	7	Spry,med water,bio retent	3		1,162	1.55	97	3	2	16
4			0		0	0.00	0	3	3	0
5			0		0	0.00	0	2	1	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		9.68				
Nov.				1.7						
1	1,2,3,4	Drip,low water,sun,	7.9		3,133	4.19	99	2	2	24
2	5,6	Drip, low water,sun,tree	0.9		95	0.13	27	2	1	13
3	7	Spry,med water,bio retent	3		617	0.83	51	2	2	12
4			0		0	0.00	0	2	3	0
5			0		0	0.00	0	1	1	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		5.14				
Dec.				1.1						
1	1,2,3,4	Drip,low water,sun,	7.9		2,027	2.71	64	2	2	16
2	5,6	Drip, low water,sun,tree	0.9		62	0.08	17	1	1	17
3	7	Spry,med water,bio retent	3		400	0.53	33	2	2	8
4			0		0	0.00	0	2	2	0
5			0		0	0.00	0	1	1	0
6			0		0	0.00	0	0	0	#DIV/0!
				Total		3.33				
			Annual	Total	97,041	gal.				

Attention: These schedules are based on evapotranspiration rates for an average year (that rarely actually happens). The water needs of the plants will usually be less or greater than this due to the actual weather and rainfall. Therefore irrigation schedules should be figured out by the maintenance people (or others skilled at this) that are based on the actual weather and evapotranspiration rates and site conditions.



1) 8 – 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
3) Gouge holes in the side of the plant pit – 2 holes per sq. ft. of wall surface
4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16"dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting
No Scale



1) 8 – 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water .
4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7) Make the water basin.
8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
9) Install mulch

Shrub Planting
No Scale

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 GLewis Planning 10/6/15 STATE OF CALIFORNIA

REVISIONS:		
DATE	DESCRIPTION	BY:

Hanna • Brunetti
• Civil Engineers • Land Surveyors •
• Construction Managers •
Gilroy California (408) 842-2173

DATE: OCTOBER 2015
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: GL
CHECKED BY:
DRAWN BY: GL

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 425-4747
lewislandscape@sbcglobal.net

REFERENCES

UNINCORPORATED
SEPTEMBER 2015

Landscape Details

15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

SHEET L3 OF –
JOB NO. 14069

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:
A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION
A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE
A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS
A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS
A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS
A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS
A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS
A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION
A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS
A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE
A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES
A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION
A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE
A. Plastic pipe is to be polyvinyl chloride, marked 1120-1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot-dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).
C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE
A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS
A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION
A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE
A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.
C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
E. Thread male PVC connections into metal female connections rather than the opposite.
F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT
A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK
A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.
B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.
C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.
D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING
A. All testing shall be done in the presence of the Owner's Representative. Center-load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT
A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS-BUILT DRAWINGS AND INSTRUCTION
A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.
B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION
A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE
A. Plant identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS
A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.
An interpretation of the test results and their affect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrolized RWD sawdust and 16 lbs. of 12-12-12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE
A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING
A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti-desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS
A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL
A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL
A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL
A. Import landscape soil must be tested and meet the following specification:
1. TEXTURE:
Sandy loam to loam
2. GRADING:

SIEVE SIZE	PERCENT PASSING SIEVE
25.4 mm (1")	85 – 100
9.51 mm (3/8")	85 – 100
53 Micron (270 mesh)	10 – 30

3. CHEMISTRY – SUITABILITY CONSIDERATIONS:
a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C.) Less than 4.0
b. Sodium: Sodium Adsorption Ration (SAR) Less than 9.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste: 5.5 – 7.5
e. Lime: less than 3% by weight
4. PESTS:
a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.
5. ORGANIC MATTER
a. Soil is to have 5% to 10% organic matter at below 18 inches in depth.
Soil is to have less than 30% organic matter at 0 to 18 inches in depth
Organic matter to be less than 1" dia. Do not use mushroom compost.
No noxious weeds are allowed.
6. FERTILITY CONSIDERATIONS:
a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.
7. COMPACTION
a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture.
Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT
A. Redwood sawdust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH
A. See Planting Plan

2.6 PLANTER SOIL MIX
A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS
A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER
A. Fertilizer needs and amounts will be based on the results of the soil test

B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES
A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS
A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weed and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.
C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT
A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotohammers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or basecrok, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +– 1" to finish grade.
B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING
A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.
B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING
A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL
A. The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the affect of certain pre-emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE
A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10-day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for orignal plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION
A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION
A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

LANDSCAPE ARCHITECT REGISTERED PROFESSIONAL GREGORY LEWIS No. 2376 10/6/15 STATE OF CALIFORNIA

REVISIONS:		
DATE	DESCRIPTION	BY:

Hanna • Brunetti
• Civil Engineers • Land Surveyors •
• Construction Managers •
Gilroy California (408) 842-2173

DATE: OCTOBER 2015
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: GL
CHECKED BY:
DRAWN BY: GL

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 425-4747
lewislandscape@sbcglobal.net

REFERENCES

UNINCORPORATED
SEPTEMBER 2015

Landscape Specifications

15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

SHEET L4 OF –

JOB NO. 14069

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY QUANTUM GEOTECHNICAL INC., PROJECT NO. A011-1 AND DATED JANUARY 19, 2015 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (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).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

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

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

REVISED 11-26-14

GRADING

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	73±	142±	3.5±
LANDSCAPE	55±	501±	6±
DRIVEWAY	699±	19±	4.5±
TOTAL	827±	662±	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 21,712 SF.
15. WDID NO._______________.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
   A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
   B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
   C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
   D. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT http://www.sccplanning.gov." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
   A. 15 MILES PER HOUR (MPH) SPEED LIMIT
   B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
   C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL (continued)

17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
   A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
   B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
   C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS-BUILT PLANS STATEMENT

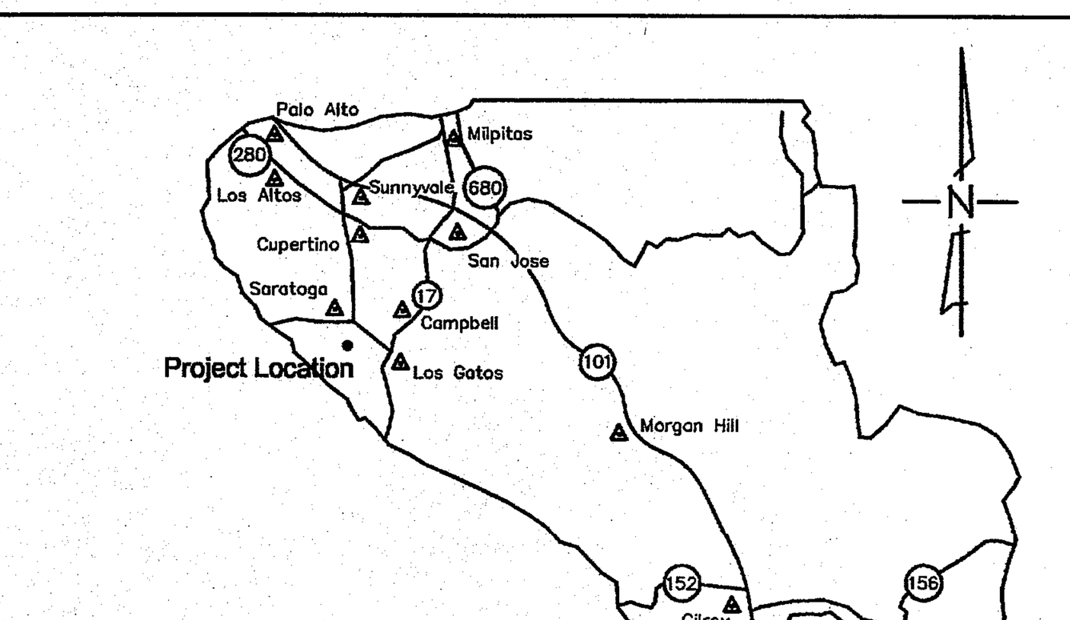
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (____ WERE) (____ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (____WERE) (____ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE________________ SIGNATURE ____________________

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

GEOTECHNICAL ENGINEER OBSERVATION

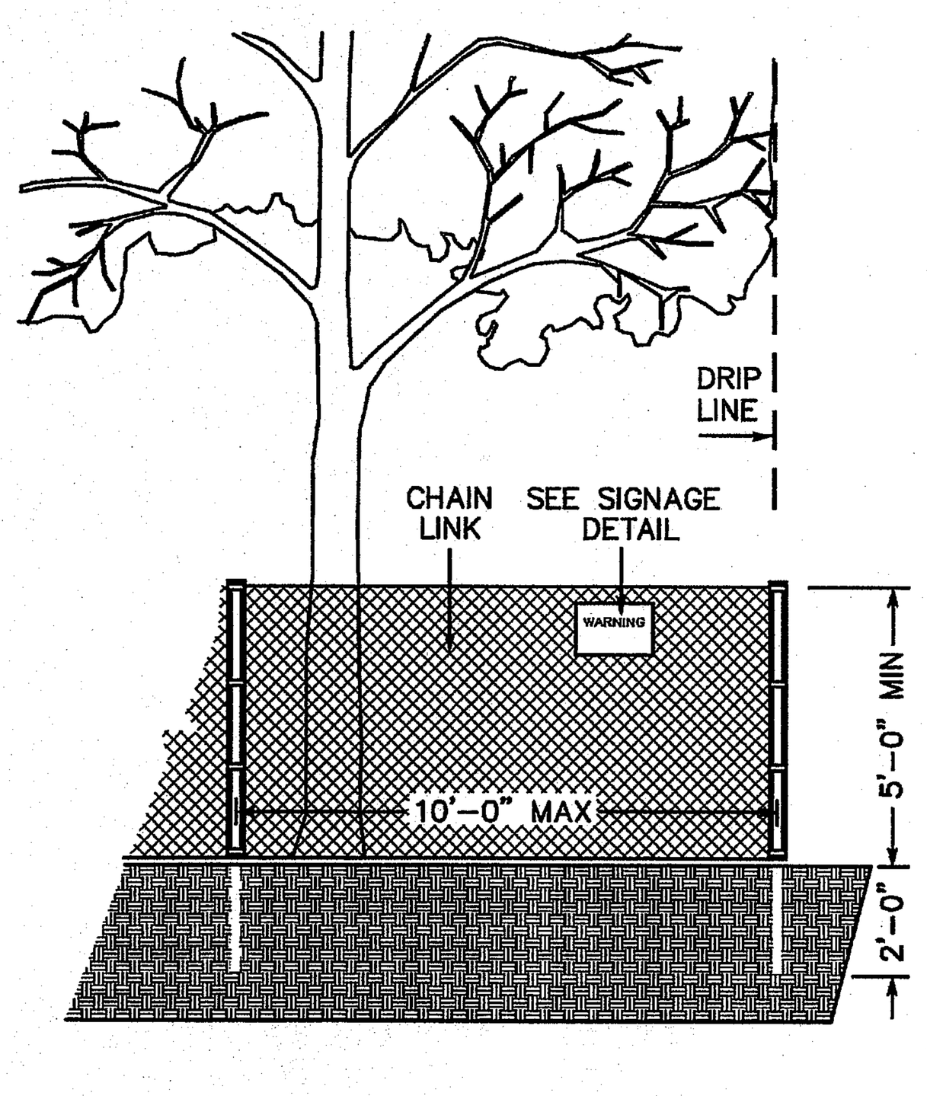
1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER/CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



EXISTING TREE PROTECTION DETAILS

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

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

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

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

ENGINEER'S STATEMENT

I HEARBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED SEPTEMBER 17, 2015 FILE(S) NO. 10709-15B-15G-15DR

DATE __________ _______________

69278
R.C.E. NO.

EXP 6-30-18

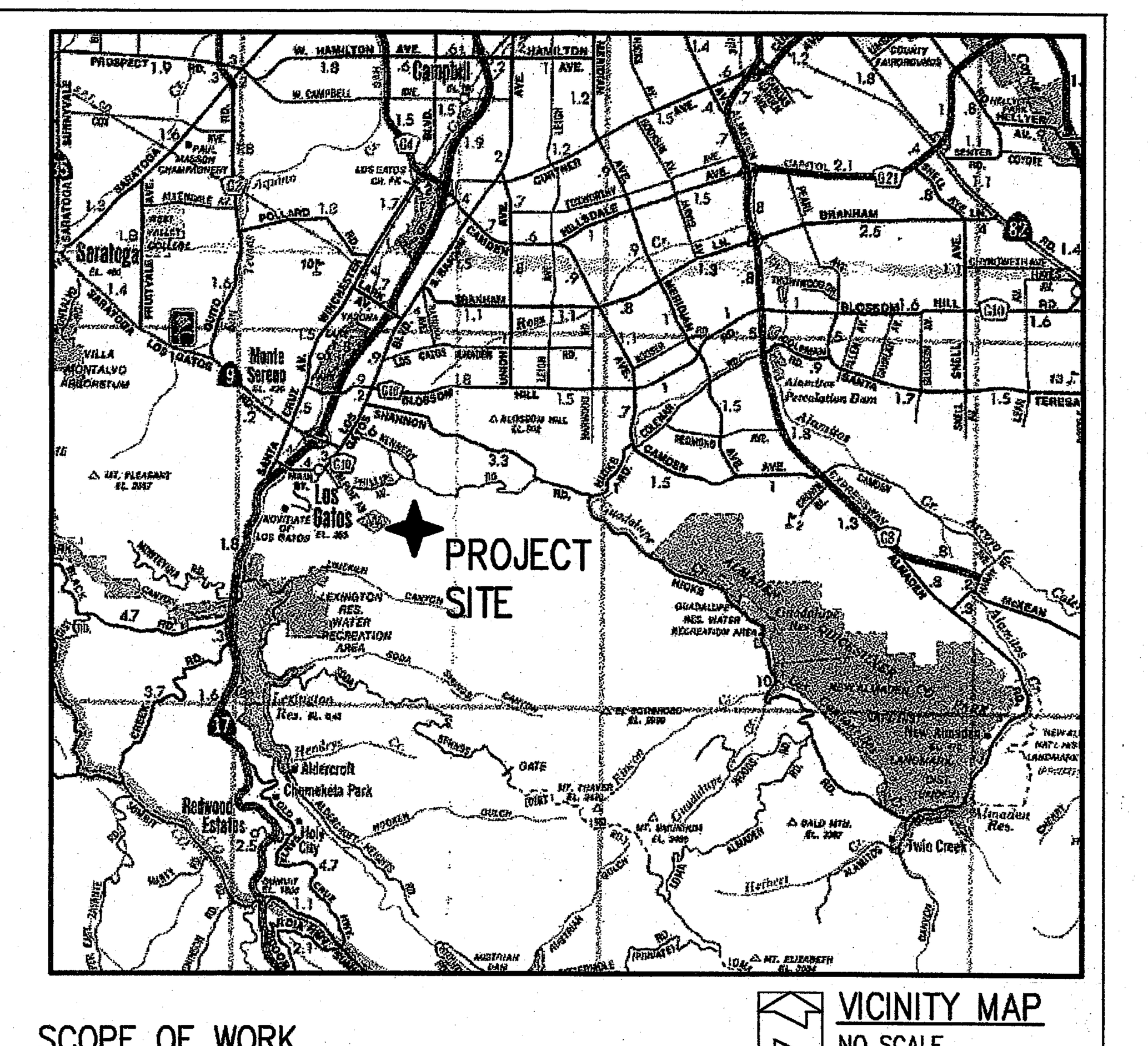
COUNTY ENGINEER'S NOTE

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 _______________

CHRISTOPHER L. FREITAS

R.C.E. NO. 42107
EXPIRES 3/31/16



VICINITY MAP
NO SCALE

SCOPE OF WORK

1. CLEAR AND GRUB BUILDING PAD AND DRIVEWAY
2. BUILDING PAD AND DRIVEWAY GRADING
3. CONSTRUCT AC DRIVEWAY APPROACH TO COUNTY STD PLAN SD/4
4. CONSTRUCT AC/AGGREGATE BASE DRIVEWAY
5. INSTALL SEPTIC SYSTEM (NOT COVERED BY GRADING PERMIT)
6. CONSTRUCT AC BERM
7. CONSTRUCT RETAINING WALL
8. INSTALL STORM DRAIN SYSTEM
9. CONSTRUCT DETENTION POND
10. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
11. 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.

SHEET INDEX

ENGINEER'S NAME: HANNA & BRUNETTI

ADDRESS: 7651 EIGLEBERRY STREET, GILROY CA 95020

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

IMPROVEMENT PLANS

FOR THE
HOME GRADING AND DRAINAGE
ON THE LANDS OF McCOWAN

PORTION OF LOT 16, SECTION 27, TOWNSHIP 8 SOUTH, RANGE 1 WEST
MOUNT DIABLO BASE AND MERIDIAN
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 537-07-009

JUNE 2016 — NO SCALE

Revision 1	Date	APN 537-07-009	Sheet 1 of 7
Revision 2	Date	Co. File 10709-15G	
Revision 3	Date		

APPLICANT: McCOWAN — ROAD: 15300 BLACKBERRY HILL ROAD — COUNTY FILE NO.: 10709-15G — JOB NO. 14069

PLAN # _____
SHEET _____ OF _____

APN 537-07-004
SEARLE

APN 537-07-003
FISHMAN

APN 537-07-011
LEESON / CHIA
PARCEL THREE
DOC. NO. 22643941

APN 537-07-009
CHARITY HOMES LLC
PARCEL ONE
DOC. NO. 22643941

APN 537-07-015
KAASE
405 M 42

APN 537-07-014
SINOFSKY / WATERS

BLACKBERRY HILL ROAD
(NOT A COUNTY MAINTAINED ROAD)

S01°58'30"W 1360.59'

N02°34'34"E 1366.63'

S89°25'57"E 657.32'

S89°25'57"E 253.3'

S 30°31'10" W 265.58'

94.75'

125.5'

122.3'

29.4'

49.4'

20' RIGHT OF WAY FOR INGRESS/EGRESS, UTILITY AND WATER LINES PARCEL FOUR DOC. NO. 22643941

50' RIGHT OF WAY FOR INGRESS/EGRESS, UTILITY AND WATER LINES PARCEL TWO DOC. NO. 22643941

10' EASEMENT FOR LIMITED USE FOR INGRESS/EGRESS PARCEL FIVE DOC. NO. 22643941

FD 3/4" IP OPEN PER RECORD OF SURVEY BOOK 166 PAGE 1

FD 3/4" IP OPEN PER RECORD OF SURVEY BOOK 166 PAGE 1

FD 3/4" IP LS 3007

FD 1" IP LS 3007 PER RECORD OF SURVEY BOOK 166 PAGE 1

EXIST. HOUSE

EXIST. BARN

EXISTING 6" PIPE

TEMPORARY PROJECT BENCHMARK FOUND NAIL ELEVATION 1787.65 FEET

DRIVEWAY CENTERLINE DATA

LINE TABLE
L1 N89°28'13"W 115.55'

CURVE TABLE
C1 R=200.00 L=89.28 Δ=25°34'35"

Average Slope of Proposed Developed Area

$$S = \frac{I \times L}{A} \times 100$$

S = the average slope in percent (%)
I = the contour interval in feet = 2 ft
L = the sum length of contour lines in feet = 6,826
A = the area in sq. ft. = 58,577

$$S = \frac{2 \times 6826}{58577} \times 100 = 23.3\%$$

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: JUNE 2016
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM

REFERENCES

UNINCORPORATED
JUNE 2016

Site Plan

15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

SHEET 2 OF 11

JOB NO. 14069

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 10709-15G JOB NO. 14069

A SEPARATE PERMIT IS REQUIRED FOR THE PROPOSED WATER, SEPTIC, GAS AND ELECTRICAL SYSTEM SHOWN ON THE PLAN (REFERENCE ONLY)

RETAINING WALL SUBDRAIN TO DAYLIGHT
PROVIDE 2'x3' ROCK RIP-RAP AT END OF PIPE; 6" MIN DIA ROCK SIZE; 2 COURSES
TYPICAL ALL RET. WALL SUBDRAINS

EXISTING HOUSE

PATIO F.F. 1785.67 PAD 1783.17

PATIO F.F. 1787.5 PAD 1785.0

HOUSE F.F. 1788.0 PAD 1784.0

GARAGE F.F. 1787.5 PAD 1786.5

PATIO F.F. 1783.5

GEOFLOW SUBSURFACE DRIP DISPERSAL SYSTEM

ADVANTEX TREATMENT SYSTEM

SEPTIC SYSTEM DESIGN BY:
BIOSPHERE CONSULTING
1315 KING STREET
SANTA CRUZ, CA 95060
831 430-9116
(JOB NO. 15003)

PROVIDE EARTHEN DITCH WITH SOIL TYPE 'C' PER DETAIL; SEE SHEET 4

PROVIDE 2' ROCK-LINED DITCH PER CAL-TRANS SPECS. 19-3.065 PER DETAIL; SEE SHEET 4

DETENTION POND VOLUME 383± CF TOP OF BANK ELEV 1760.5
BOTTOM ELEV 1750
INV 1759.0
INV 1758.83

PROVIDE 38 LF ROCK RIP-RAP 2' WIDE; 6" MIN DIA ROCK SIZE 2 COURSES FOR EMERGENCY OVERFLOW

EL 1741.84

PROPOSED WELL

133 LF 12" HDPE @ 0.015

EXISTING OVERHEAD SERVICE TO BE REMOVED AND INSTALLED UNDERGROUND

EX UTILITY POLE

EX OVERHEAD UTILITY

EX EP 1777.54± CONFORM TO EX EDGE OF PAVEMENT

EX EP 1772.84± CONFORM TO EX EDGE OF PAVEMENT

EX 12" TREE TO REMAIN

EXISTING RIGHT OF WAY

EXISTING AC PAVEMENT

BLACKBERRY HILL ROAD (NOT A COUNTY MAINTAINED ROAD)

EXISTING RIGHT OF WAY

EXISTING DITCH

PH-1 PH-2 PH-3 PH-4 PH-5 PH-6

TREE ASSESSMENT

1	20"	PINUS
2	22"	PINUS
3	14"	PINUS
4	14"	PINUS
5	13"	PINUS
6	12" (MULTI)	OLEA EUROPA

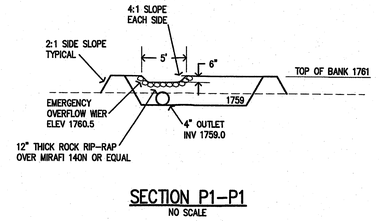
CONSTRUCTION NOTES:

1. PROPOSED PLASTIC WATER TANKS & PAD (1) 3,000 GAL – DOMESTIC (2) 5,000 GAL – FIRE
2. CONSTRUCT COUNTY DRIVEWAY APPROACH PER COUNTY STD. SD/4, CONFORM TO EXISTING EDGE OF PAVEMENT
3. PROVIDE COUNTY STD. WHARF FIRE HYDRANT
4. 0+25.06 (6.0' R) CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1776.34; 12" INV 1774.0 OUT
5. PROPOSED PROPANE TANK LOCATION AND GAS SERVICE LINE TO HOUSE
6. CONSTRUCT RETAINING WALL SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
7. A SEPARATE PERMIT FROM THE BUILDING INSPECTION OFFICE FOR THE RETAINING WALL
8. CONSTRUCT RETAINING WALL 6" ABOVE THE AC GRADE
9. EXISTING ANTENNA TOWER TO BE REMOVED
10. PROVIDE ROCK RIP-RAP; 6" MIN DIA ROCK SIZE 2 COURSES; 3' x 5' MIN
11. CONSTRUCT AC BERM PER COUNTY STANDARDS

NOTE: SEE STUCTURAL PLANS FOR RETAINING WALL SPECIFICATIONS AND DETAILS

DETAIL NUMBER / SHEET NUMBER

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



SECTION P1–P1
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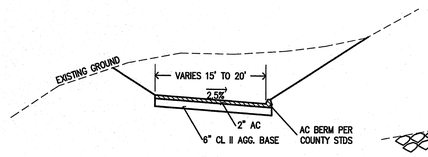

TYPICAL DRIVEWAY SECTION
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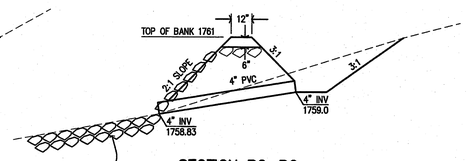

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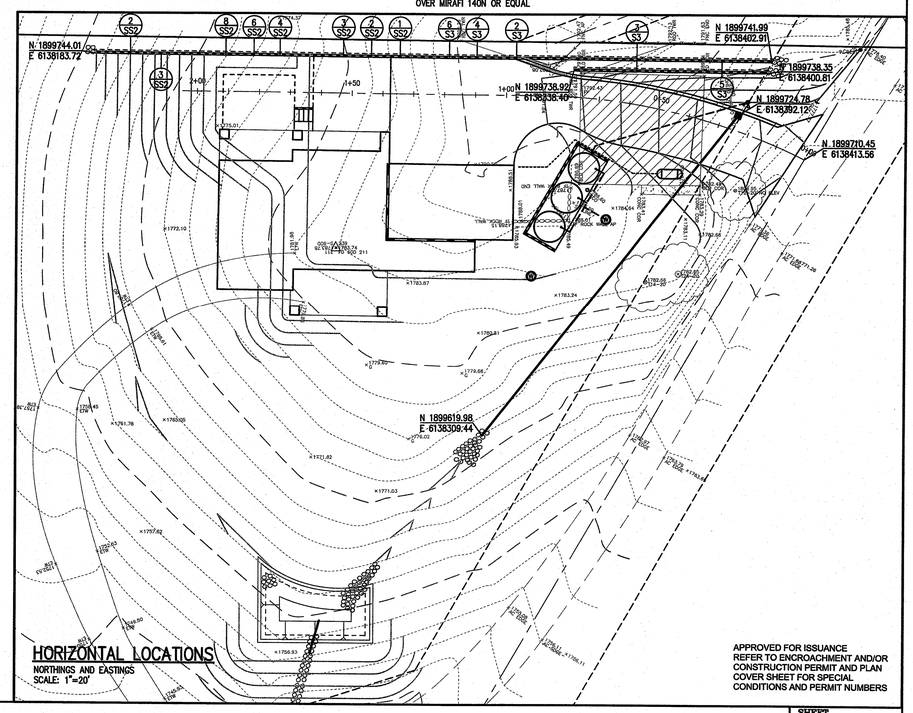


HORIZONTAL LOCATIONS
NORTHINGS AND EASTINGS
SCALE: 1"=20'

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

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: JUNE 2016
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM

REFERENCES

Grading & Drainage Plan

15300 Blackberry Hill Road - apn 537-07-009

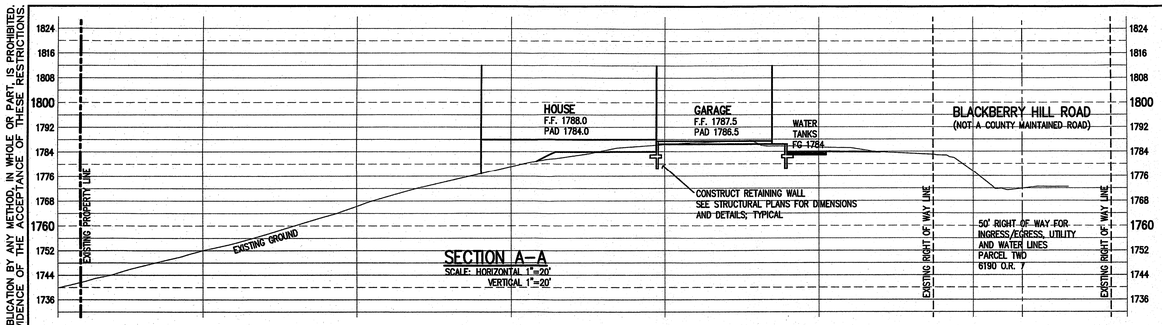
UNINCORPORATED
JUNE 2016

SANTA CLARA COUNTY
CALIFORNIA

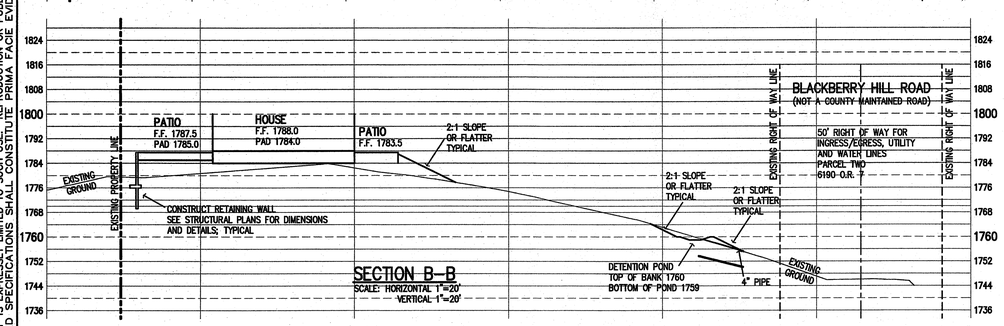
SHEET 3 OF 11

JOB NO. 14069

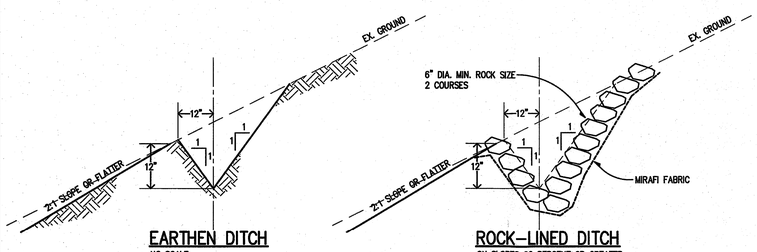
APPLICANT: McCOWAN | ROAD: 15300 BLACKBERRY HILL ROAD | COUNTY FILE NO.: 10709–15G | JOB NO. 14069



SECTION A–A
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

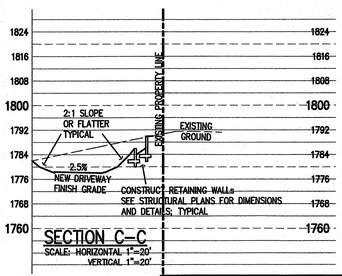


SECTION B–B
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



EARTHEN DITCH
NO SCALE

ROCK–LINED DITCH
ON SLOPES 20 PERCENT OR GREATER
NO SCALE



SECTION C–C
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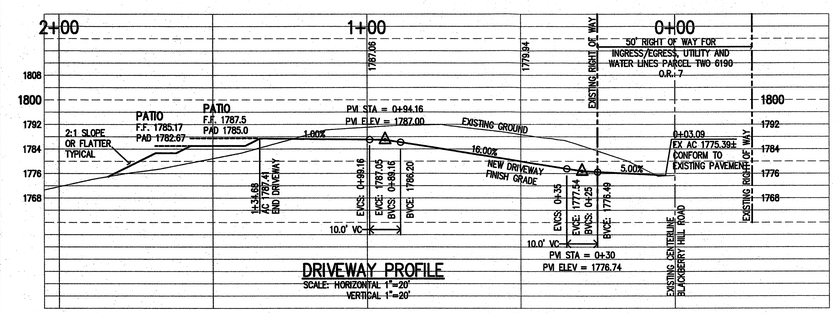
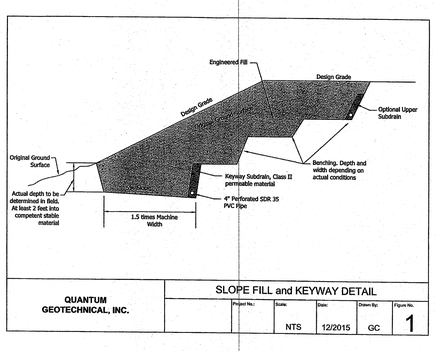
VERTICAL 1"=20'



DRIVEWAY PROFILE
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



QUANTUM GEOTECHNICAL, INC.	SLOPE FILL and KEYWAY DETAIL				
	Project No.	Scale: NTS	Date: 12/2015	Drawn By: GC	Figure No. 1

PROJECT NOTES:

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

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

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

TEMPORARY PROJECT BENCHMARK

EXISTING SET CONTROL POINT; ASSUMED ELEVATION 1787.65 FEET. LOCATED ON THE ADJACENT PROPERTY ON THE NORTHERLY SIDE OF THE PROJECT SITE. 47.4± FEET FROM THE PROPERTY LINE. AS SHOWN ON THE SITE PLAN SEE SHEET 2.

FLOOD ZONE STATEMENT:

FLOOD INSURANCE RATE MAP

COMMUNITY PANEL NUMBER: 06085C0380H
MAP REVISED: MAY 18, 2009

PROJECT LOCATED IN ZONE D

ZONE D DESCRIPTION

AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THESE PLANS IS THE CENTERLINE OF RIGHT OF WAY NORTH 56° 42' 15" EAST AS SHOWN ON THESE PLANS.

LEGEND

EXISTING	PROPOSED	
480	484	CONTOUR ELEVATION
(W)	W	WATER MAIN
(SD)	SD	STORM DRAIN
(SS)	SS	SANITARY SEWER
tc 336.56	TC 336.65	TOP OF CURB ELEVATION
inv 1693.63	INV 457.35	PIPE INVERT ELEVATION
pcc 259.56	PCC 257.65	PORTLAND CONCRETE ELEVATION
fl 158.95	FL 125.48	FLOWLINE ELEVATION
ac 265.70	AC 359.45	ASPHALT CONCRETE ELEVATION
tg 365.75	TG 359.45	TOP OF GRATE ELEVATION
tw 265.75	TW 359.45	TOP OF WALL ELEVATION
bw 265.65	BW 458.25	BOTTOM OF WALL ELEVATION
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER SERVICE
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
		DRAINAGE SWALE
SS	SS	SEWER LATERAL
		TREE TO BE REMOVED
	MON	MONUMENT
		ROCK RIP–RAP

ABBREVIATIONS

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

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

PLAN # ____ OF ____
SHEET ____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: JUNE 2016
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: TM

REFERENCES

Abbreviations, Legend, Profile, Details & Notes

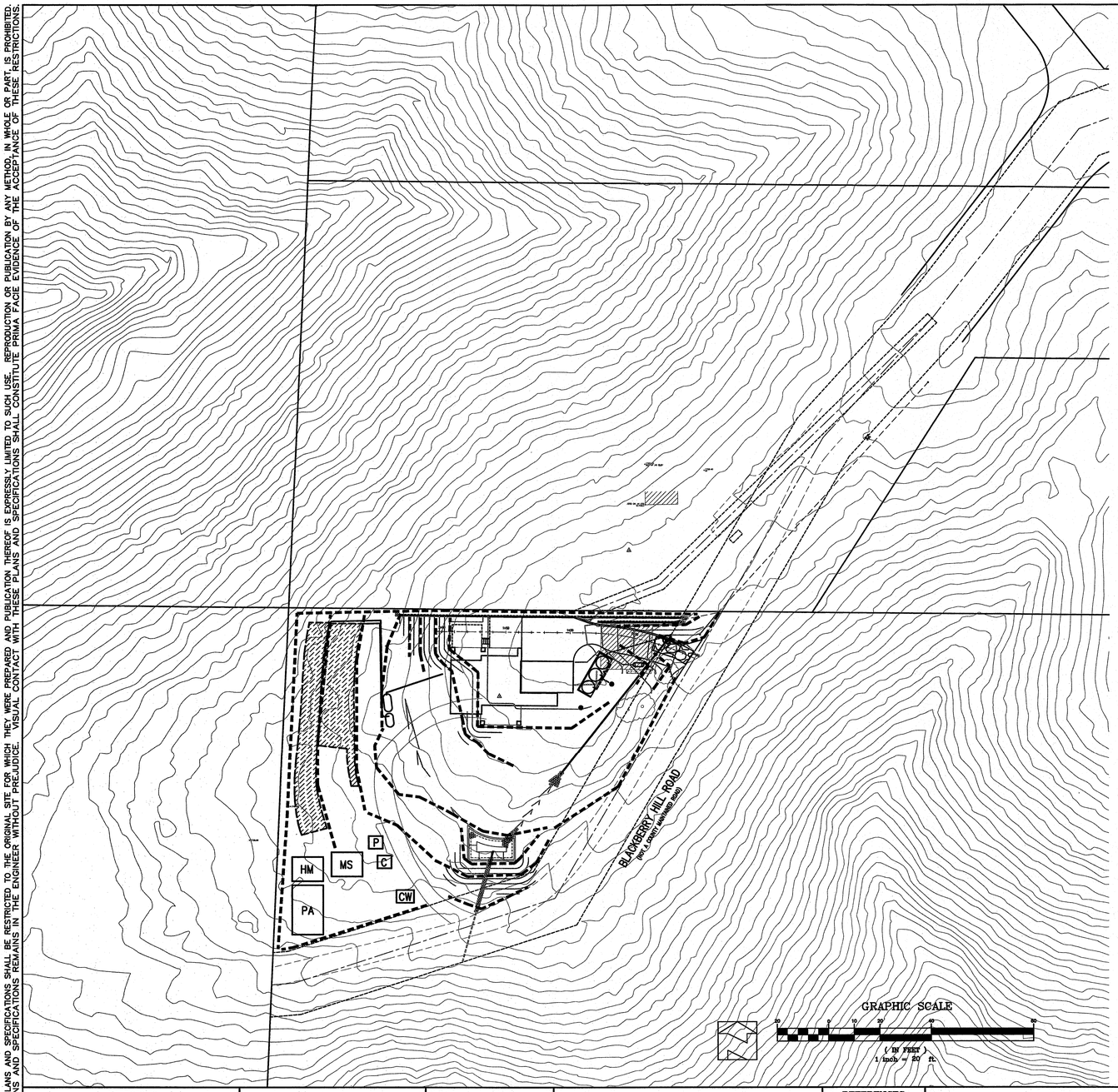
UNINCORPORATED
JUNE 2016

15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4 OF 11
JOB NO. 14069

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 10709–15G JOB NO. 14069



EROSION CONTROL NOTES

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

HYDROSEED TABLE

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

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

LEGEND

- - - - - - - -	FIBER ROLL SLOPE PROTECTION PER DETAIL SE-5
	CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
	STORM DRAIN INLET PROTECTION PER DETAIL SE-10
P	PORT-O-LET
C	CONCRETE WASHOUT BASIN
CW	CONSTRUCTION WATER
MS	MATERIAL STORAGE AND LAYDOWN AREA
HM	HAZARDOUS MATERIAL STORAGE AREA
PA	CONSTRUCTION TRAILER AND PARKING AREA

APPROVED FOR ISSUANCE
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PLAN # ____
SHEET ____ OF ____

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REFERENCES

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JUNE 2016

Erosion Control Plan

15300 Blackberry Hill Road - apn 537-07-009

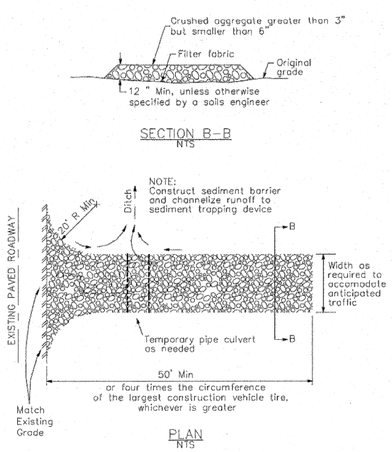
SANTA CLARA COUNTY
CALIFORNIA

SHEET 5 OF 11
JOB NO. 14069

APPLICANT: McCOWAN | ROAD: 15300 BLACKBERRY HILL ROAD | COUNTY FILE NO.: 10709-15G | JOB NO. 14069

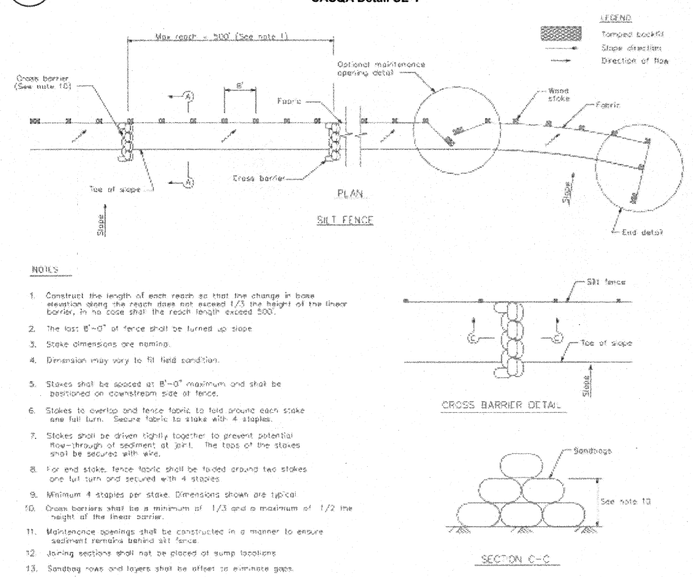
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



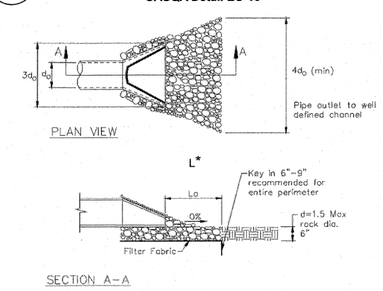
1 Silt Fence

CASQA Detail SE-1



4 Velocity Dissipation Devices

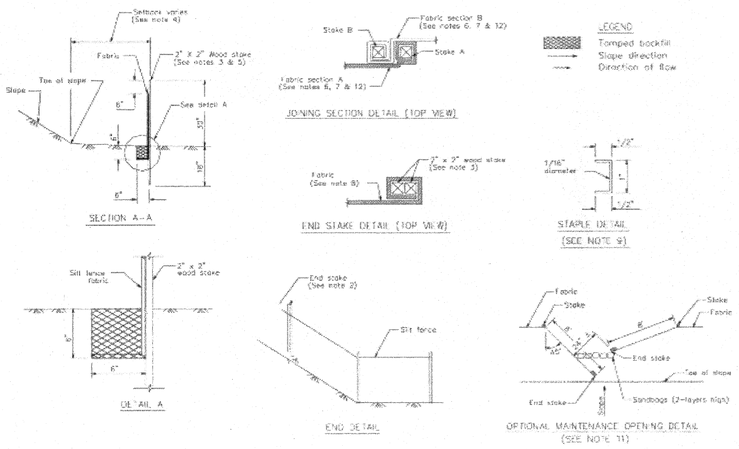
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



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

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where 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 latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

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

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

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

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

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

Project Information

IMPROVEMENT PLANS

FOR THE
HOME GRADING AND DRAINAGE
ON THE LANDS OF McCOWAN

PORTION OF LOT 16, SECTION 27, TOWNSHIP 8 SOUTH, RANGE 1 WEST
MOUNT DIABLO BASE AND MERIDIAN
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 537-07-009

JUNE 2016

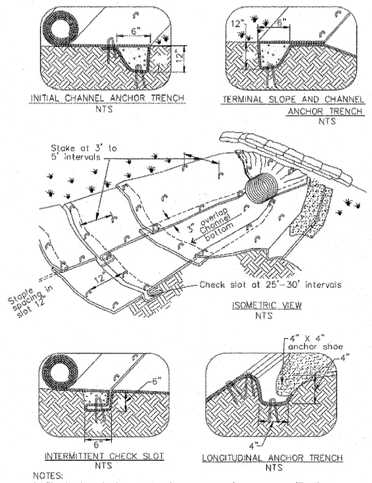
NO SCALE

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

BMP-1

7 Geotextiles and Mats

CASQA Detail EC-7

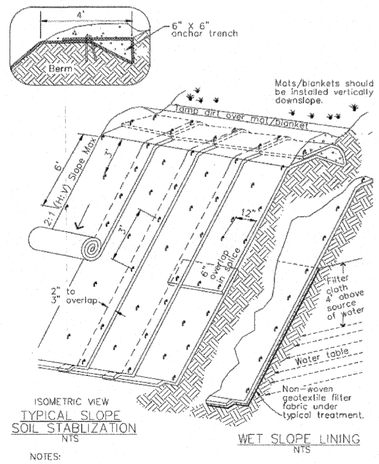


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

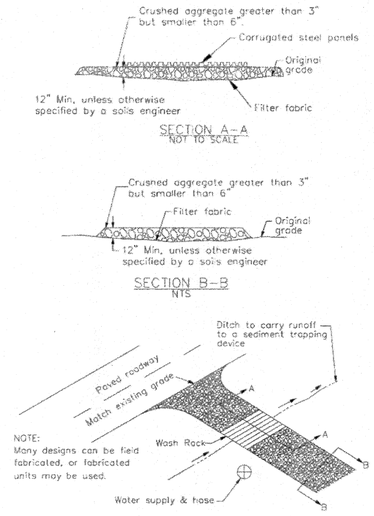


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

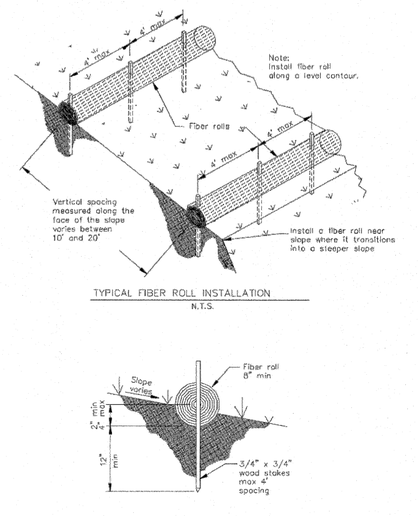
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



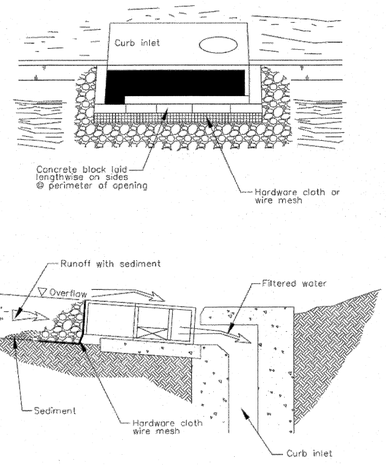
1 Fiber Rolls

CASQA Detail SE-5



8 Storm Drain Inlet Protection

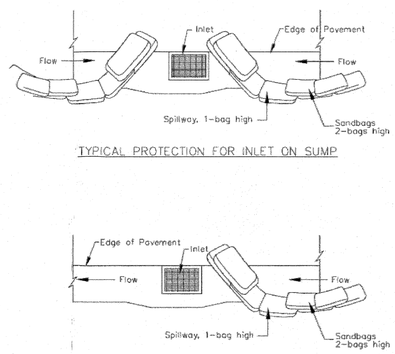
CASQA Detail SE-10



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

6 Storm Drain Inlet Protection

CASQA Detail SE-10

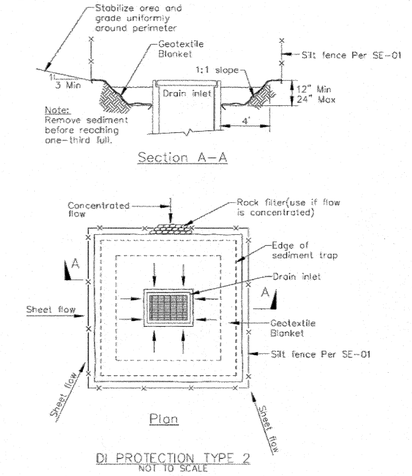


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

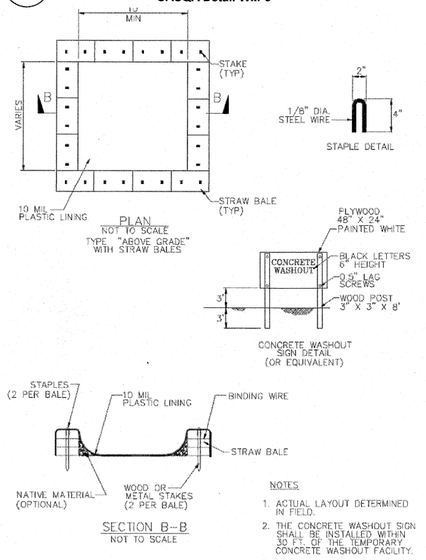
CASQA Detail SE-10



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

2 Concrete Waste Management

CASQA Detail WM-8



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

IMPROVEMENT PLANS

FOR THE
HOME GRADING AND DRAINAGE
ON THE LANDS OF McCOWAN

PORTION OF LOT 18, SECTION 27, TOWNSHIP 8 SOUTH, RANGE 1 WEST
MOUNT DIABLO BASE AND MERIDIAN
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 537-07-009

NO SCALE

JUNE 2016

Project Information

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

BMP-2

ATTACHMENT D

Grading Permit Issued plans with staff modification

A SEPARATE PERMIT IS REQUIRED FOR THE PROPOSED WATER, SEPTIC, GAS AND ELECTRICAL SYSTEM SHOWN ON THE PLAN (REFERENCE ONLY)

EXISTING HOUSE

RETAINING WALL SUBDRAIN TO DRAIN TO DAYLIGHT PROVIDE 2'x3' ROCK RIP-RAP AT END OF PIPE; 6" MIN DIA ROCK SIZE; 2 COURSES TYPICAL ALL RET. WALL SUBDRAINS

TW 1774.4 END WALL
TW 1787.1 AC 1787.1 EX 1784.8 2.3' HIGH
TW 1791.4 AC 1787.0 4.4' HIGH
TW 1792.0 4.0' HIGH
TW 1790.0 5.5' HIGH
TW 1784.2 END WALL

EX OVERHEAD UTILITY

EXISTING OVERHEAD SERVICE TO BE REMOVED AND INSTALLED UNDERGROUND

EX UTILITY POLE

EX EP 1777.53± CONFORM TO EX EDGE OF PAVEMENT

EX EP 1772.05± CONFORM TO EX EDGE OF PAVEMENT

EX 12" TREE TO REMAIN

PATIO F.F. 1787.5 PAD 1785

HOUSE F.F. 1788.0 PAD 1784.0

GARAGE F.F. 1788 PAD 1787

CELLAR F.F. 1777.58 PAD 1776.58

PATIO F.F. 1787.88

AC 1787.5

127.9'

GEOFLOW SUBSURFACE DRIP DISPERSAL SYSTEM

ADVANTEX TREATMENT SYSTEM

PROVIDE EARTHEN DITCH WITH SOIL TYPE C PER DETAIL; SEE SHEET 4

PH-1 PH-2 PH-3 PH-4 PH-5 PH-6

SEPTIC SYSTEM DESIGN BY:
BIOSPHERE CONSULTING
1315 KING STREET
SANTA CRUZ, CA 95060
831 430-9116
(JOB NO. 15003)

53 LF 12" HDPE S=0.094

144.8'

WATER LINE FROM WELL TO TANKS

174 LF 12" HDPE @ S=0.005

43.5' PROPOSED WELL

PROVIDE 2" ROCK-LINED DITCH PER CAL-TRANS SPECS. 19-3.065 PER DETAIL: SEE SHEET 4

2:1 SLOPE OR FLATTER TYPICAL

BOTTOM ELEV 1759

15 LF 4" HDPE @ S=0.17

DETENTION POND VOLUME 383± CF TOP OF BANK ELEV 1760.5

PROVIDE 49 LF ROCK RIP-RAP 2' WIDE; 6" MIN DIA ROCK SIZE 2 COURSES FOR EMERGENCY OVERFLOW

FIRE HYDRANT ELEV 1748.2±

8" THICK AGG. BASE

4" PVC C900

EX FL 1741.8
EX EP 1743.13±
EX EP 1740.46±

EXISTING RIGHT OF WAY

EX EDGE OF PAVEMENT

EXISTING AC PAVEMENT

BLACKBERRY HILL ROAD (NOT A COUNTY MAINTAINED ROAD)

EXISTING RIGHT OF WAY

TREE ASSESSMENT

1	20"	PINUS
2	22"	PINUS
3	14"	PINUS
4	14"	PINUS
5	13"	PINUS
6	12" (MULTI)	OLEA EUROPA

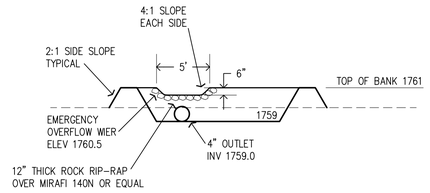
CONSTRUCTION NOTES:

1. PROPOSED PLASTIC WATER TANKS & PAD
   (1) 3,000 GAL – DOMESTIC
   (2) 5,000 GAL – FIRE
2. CONSTRUCT COUNTY DRIVEWAY APPROACH PER COUNTY STD. SD/4. CONFORM TO EXISTING EDGE OF PAVEMENT
3. PROVIDE COUNTY STD. WHARF FIRE HYDRANT
4. 0+25.06 (6.0' R) CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1776.34; 12" INV 1774.0 OUT
5. PROPOSED PROPANE TANK LOCATION AND GAS SERVICE LINE TO HOUSE
6. CONSTRUCT RETAINING WALL SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
7. A SEPARATE PERMIT FROM THE BUILDING INSPECTION OFFICE FOR THE RETAINING WALL
8. CONSTRUCT RETAINING WALL 6" ABOVE THE AC GRADE
9. EXISTING ANTENNA TOWER TO BE REMOVED
10. PROVIDE ROCK RIP-RAP; 6" MIN DIA ROCK SIZE 2 COURSES; 3' x 5' MIN
11. CONSTRUCT AC BERM PER COUNTY STANDARDS

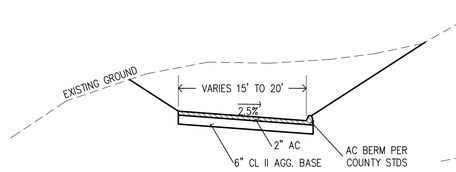
NOTE: SEE STUCTURAL PLANS FOR RETAINING WALL SPECIFICATIONS AND DETAILS

X DETAIL NUMBER
XX SHEET NUMBER

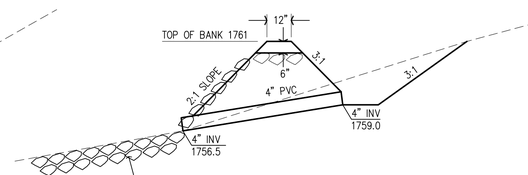
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



SECTION P1–P1
NO SCALE



TYPICAL DRIVEWAY SECTION
NO SCALE



SECTION P2–P2
NO SCALE

PROVIDE 3' x 2' ROCK RIP-RAP 6" MIN. DIA. SIZE; 2 COURSES OVER MIRAFI 140N OR EQUAL

N 1899741.99 E 6138402.91
N 1899743.50 E 6138239.40
N 1899738.92 E 6138538.40
N 1899724.28 E 6138392.12
N 1899710.45 E 6138413.56
N 1899589.7860 E 6138281.5876

HORIZONTAL LOCATIONS
NORTHINGS AND EASTINGS
SCALE: 1"=20'

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

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:
11/8/16	RETAINING WALL & GRADING CHANGES (1)	AM
10/22/18	WATER TANK, HYDRANT & GRADING CHANGES (2)	

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: OCTOBER 2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

REFERENCES

UNINCORPORATED
OCTOBER 2018

Grading & Drainage Plan

15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

SHEET 3 OF 11

JOB NO. 14069

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 10709–15G JOB NO. 14069

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY QUANTUM GEOTECHNICAL INC., PROJECT NO. A011-1 AND DATED JANUARY 19, 2015 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (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).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

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

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

REVISED 11-26-14

GRADING

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	59±	115±	4±
LANDSCAPE	11±	775±	8±
DRIVEWAY	840±	20±	11±
TOTAL	910±	910±	

(Revision 2)

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

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 21,712 SF.
15. WDID NO.______________________.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
   A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
   B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
   C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
   D. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT http://www.sccplanning.gov." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
   A. 15 MILES PER HOUR (MPH) SPEED LIMIT
   B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
   C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL (continued)

17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
   A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
   B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
   C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS-BUILT PLANS STATEMENT

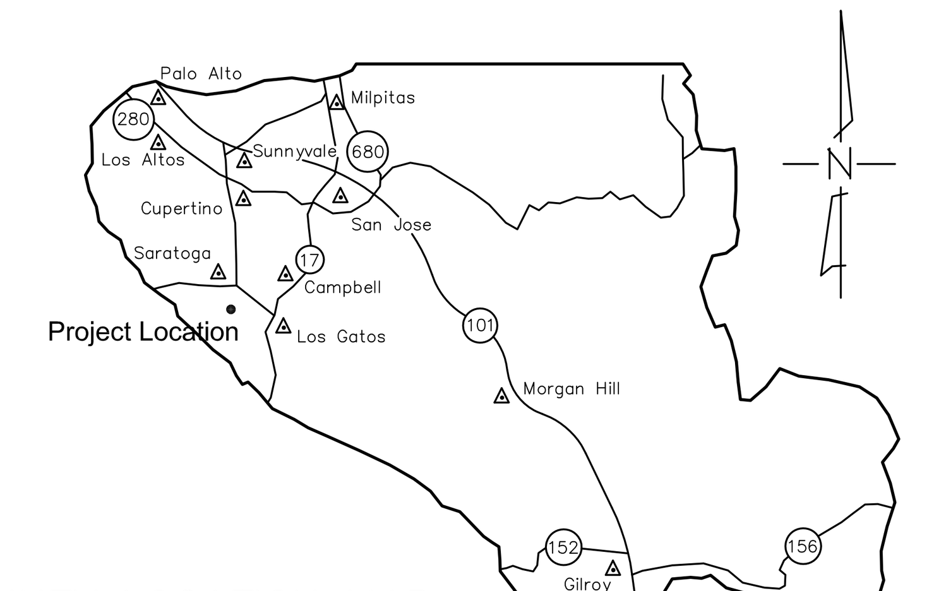
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE__________________ SIGNATURE ______________________________

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

GEOTECHNICAL ENGINEER OBSERVATION

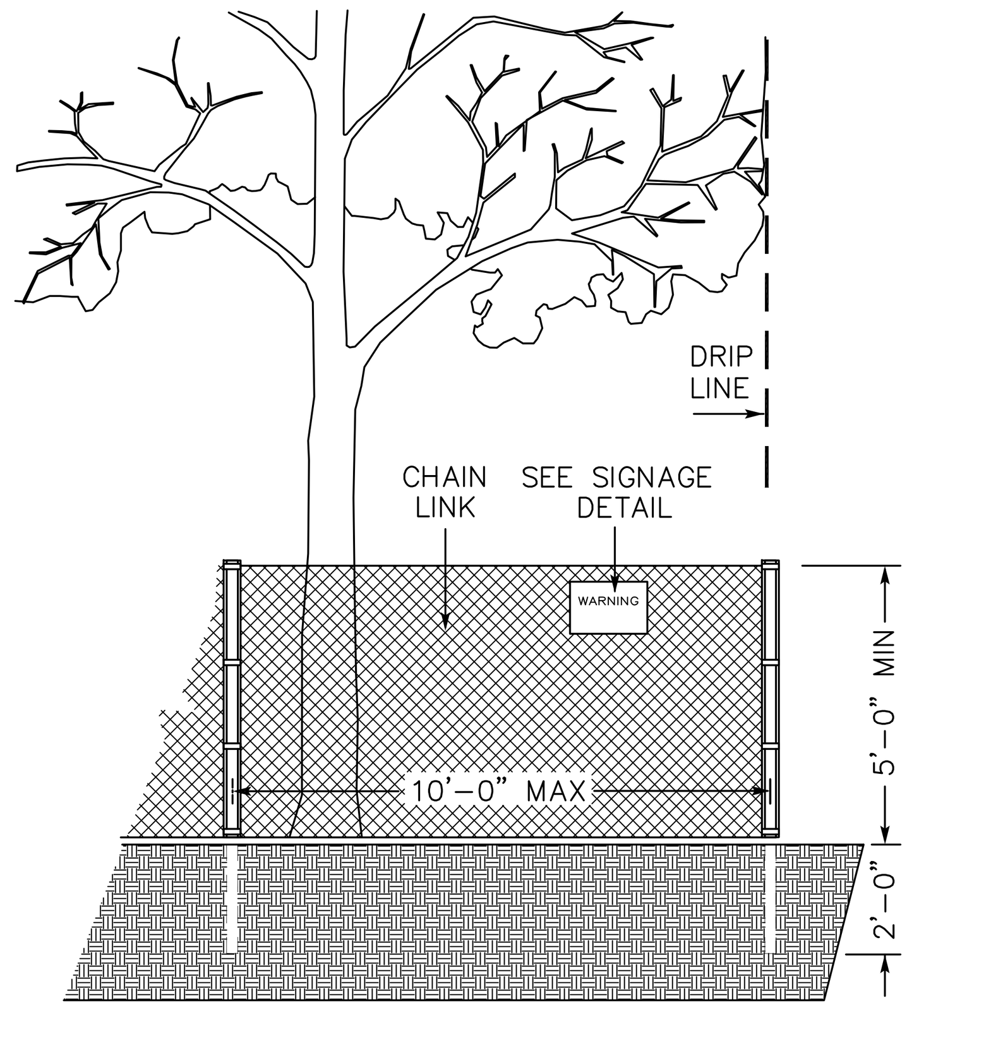
1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER/CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



EXISTING TREE PROTECTION DETAILS

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

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

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

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

ENGINEER'S STATEMENT

I HEARBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED SEPTEMBER 17, 2015 FILE(S) NO. 10709-15B-15G-15DR

DATE ____________ ____________

69278
R.C.E. NO.

EXP 6-30-20

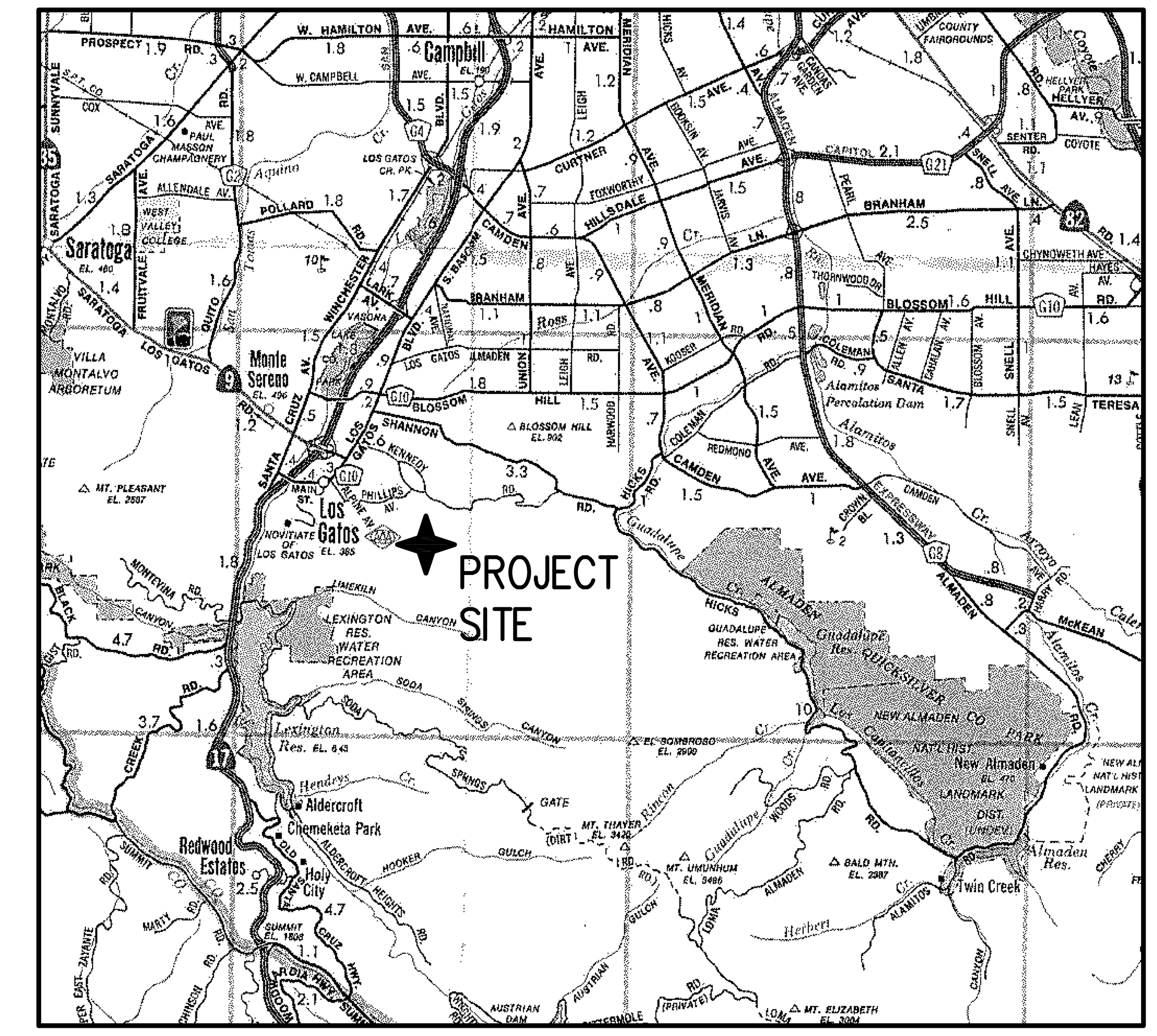
COUNTY ENGINEER'S NOTE

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 ____________

CHRISTOPHER L. FREITAS

R.C.E. NO. 42107
EXPIRES 3/31/20



VICINITY MAP
NO SCALE

SCOPE OF WORK

1. CLEAR AND GRUB BUILDING PAD AND DRIVEWAY
2. BUILDING PAD AND DRIVEWAY GRADING
3. CONSTRUCT AC DRIVEWAY APPROACH TO COUNTY STD PLAN SD/4
4. CONSTRUCT AC/AGGREGATE BASE DRIVEWAY
5. INSTALL SEPTIC SYSTEM (NOT COVERED BY GRADING PERMIT)
6. CONSTRUCT AC BERM
7. CONSTRUCT RETAINING WALL
8. INSTALL STORM DRAIN SYSTEM
9. CONSTRUCT DETENTION POND
10. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
11. 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.

SHEET INDEX

ENGINEER'S NAME: HANNA & BRUNETTI
ADDRESS: 7651 EIGLEBERRY STREET, GILROY CA 95020
PHONE NO. 408 842-2173
FAX NO. 408 842-3662

IMPROVEMENT PLANS

FOR THE
HOME GRADING AND DRAINAGE
ON THE LANDS OF McCOWAN

PORTION OF LOT 16, SECTION 27, TOWNSHIP 8 SOUTH, RANGE 1 WEST
MOUNT DIABLO BASE AND MERIDIAN
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 537-07-009

OCTOBER 2018 NO SCALE

△1	11/8/16	APN 537-07-009	Sheet 1 of 7
Revision 2	Date		
Revision 3	Date	Co. File 10709-15G	

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 10709-15G JOB NO. 14069

APN 537-07-004
SEARLE

S01°58'30"W
1360.59'

APN 537-07-003
FISHMAN

20' RIGHT OF WAY FOR INGRESS/EGRESS, UTILITY AND WATER LINES PARCEL FOUR DOC. NO. 22643941

FD 3/4" IP OPEN PER RECORD OF SURVEY BOOK 166 PAGE 1

APN 537-07-011
LEESON / CHIA
PARCEL THREE
DOC. NO. 22643941

941.73'

S89°28'13"E

957.27'

S89°59'53"W

FD 3/4" IP OPEN PER RECORD OF SURVEY BOOK 166 PAGE 1

125.5'

126.5

BLACKBERRY HILL ROAD
(NOT A COUNTY MAINTAINED ROAD)

253.3'

50' RIGHT OF WAY FOR INGRESS/EGRESS, UTILITY AND WATER LINES PARCEL TWO DOC. NO. 22643941

10' EASEMENT FOR LIMITED USE FOR INGRESS/EGRESS PARCEL FIVE DOC. NO. 22643941

EXIST HOUSE

EXIST BARN

TEMPORARY PROJECT BENCHMARK FOUND 60D ELEVATION 1787.65 FEET

S 30°01'10" W
259.68'

48.4'

C1

L1

APN 537-07-015
KAASE
405 M 42

29.4'

126.3'

EXISTING 6" PIPE

DRIVEWAY CENTERLINE DATA			
LINE TABLE			
L1	N89°28'13"W	115.55'	
CURVE TABLE			
C1	R=200.00	L=89.28	Δ=25°34'35"

APN 537-07-009
CHARITY HOMES LLC
PARCEL ONE
DOC. NO. 22643941

Average Slope of Proposed Developed Area

$$S = \frac{I \times L}{A} \times 100$$

S = the average slope in percent (%)
I = the contour interval in feet = 2 ft
L = the sum length of contour lines in feet = 6,826
A = the area in sq. ft. = 58,577

$$S = \frac{2 \times 6826}{58577} \times 100 = 23.3\%$$

FD 3/4" IP LS 3007

FD 1" IP LS 3007 PER RECORD OF SURVEY BOOK 166 PAGE 1

N02°34'34"E
1386.63'

APN 537-07-014
SINOFSKY / WATERS

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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

PLAN # ____
SHEET ____ OF ____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: OCTOBER 2018
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: A.M.
CHECKED BY: ____
DRAWN BY: T.M.

date: ____ 18
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278
expires: 6/30/20

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

REFERENCES

Site Plan

15300 Blackberry Hill Road - apn 537-07-009

UNINCORPORATED
OCTOBER 2018

SANTA CLARA COUNTY
CALIFORNIA

SHEET 2 OF 11

JOB NO. 14069

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 10709–15G JOB NO. 14069

A SEPARATE PERMIT IS REQUIRED FOR THE PROPOSED WATER, SEPTIC, GAS AND ELECTRICAL SYSTEM SHOWN ON THE PLAN (REFERENCE ONLY)

EXISTING HOUSE

RETAINING WALL SUBDRAIN TO DRAIN TO DAYLIGHT PROVIDE 2'x3' ROCK RIP-RAP AT END OF PIPE; 6" MIN DIA ROCK SIZE; 2 COURSES TYPICAL ALL RET. WALL SUBDRAINS

EXISTING OVERHEAD SERVICE TO BE REMOVED AND INSTALLED UNDERGROUND

EX UTILITY POLE

EX OVERHEAD UTILITY

EX EP 1777.53± CONFORM TO EX EDGE OF PAVEMENT

EX EP 1772.05± CONFORM TO EX EDGE OF PAVEMENT

EX 12" TREE TO REMAIN

GEOFLOW SUBSURFACE DRIP DISPERSAL SYSTEM

ADVANTEX TREATMENT SYSTEM

PROPOSED WELL

PROVIDE EARTHEN DITCH WITH SOIL TYPE C PER DETAIL; SEE SHEET 4

174 LF 12" HDPE @ S=0.005

144.8'

53 LF 12" HDPE S=0.094

WATER LINE FROM WELL TO TANKS

PROVIDE 2" ROCK-LINED DITCH PER CAL-TRANS SPECS. 19-3.065 PER DETAIL; SEE SHEET 4

2:1 SLOPE OR FLATTER TYPICAL

SEPTIC SYSTEM DESIGN BY:
BIOSPHERE CONSULTING
1315 KING STREET
SANTA CRUZ, CA 95060
831 430-9116
(JOB NO. 15003)

PH-1 PH-2 PH-3 PH-4 PH-5 PH-6

DOM

FIRE 1750 (2)

FIRE HYDRANT ELEV 1748.2±

DETENTION POND VOLUME 383± CF TOP OF BANK ELEV 1760.5

BOTTOM ELEV 1759

15 LF 4" HDPE @ S=0.17

PROVIDE 49 LF ROCK RIP-RAP 2' WIDE; 6" MIN DIA ROCK SIZE 2 COURSES FOR EMERGENCY OVERFLOW

4" PVC C900

8" THICK AGG. BASE

HOUSE F.F. 1788.0 PAD 1784.0

GARAGE F.F. 1788 PAD 1787

CELLAR F.F. 1777.58 PAD 1776.58

PATIO F.F. 1787.5 PAD 1785

PATIO F.F. 1787.88

BLACKBERRY HILL ROAD (NOT A COUNTY MAINTAINED ROAD)

EXISTING RIGHT OF WAY

EXISTING AC PAVEMENT

EX EDGE OF PAVEMENT

EXISTING 8" PIPE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CONSTRUCTION NOTES:

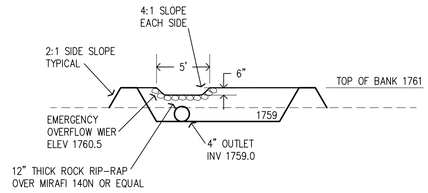
1. PROPOSED PLASTIC WATER TANKS & PAD
   (1) 3,000 GAL – DOMESTIC
   (2) 5,000 GAL – FIRE
2. CONSTRUCT COUNTY DRIVEWAY APPROACH PER COUNTY STD. SD/4. CONFORM TO EXISTING EDGE OF PAVEMENT
3. PROVIDE COUNTY STD. WHARF FIRE HYDRANT
4. 0+25.06 (6.0' R) CONST. 2' SQ. DROP INLET (CHRISTY U21) TG 1776.34; 12" INV 1774.0 OUT
5. PROPOSED PROPANE TANK LOCATION AND GAS SERVICE LINE TO HOUSE
6. CONSTRUCT RETAINING WALL SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
7. A SEPARATE PERMIT FROM THE BUILDING INSPECTION OFFICE FOR THE RETAINING WALL
8. CONSTRUCT RETAINING WALL 6" ABOVE THE AC GRADE
9. EXISTING ANTENNA TOWER TO BE REMOVED
10. PROVIDE ROCK RIP-RAP; 6" MIN DIA ROCK SIZE 2 COURSES; 3' x 5' MIN
11. CONSTRUCT AC BERM PER COUNTY STANDARDS

NOTE: SEE STUCTURAL PLANS FOR RETAINING WALL SPECIFICATIONS AND DETAILS

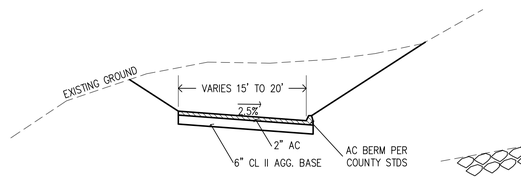
X DETAIL NUMBER
XX SHEET NUMBER

TREE ASSESSMENT

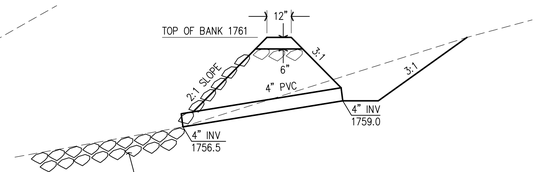
1	20"	PINUS
2	22"	PINUS
3	14"	PINUS
4	14"	PINUS
5	13"	PINUS
6	12" (MULTI)	OLEA EUROPA



SECTION P1–P1
NO SCALE



TYPICAL DRIVEWAY SECTION
NO SCALE



SECTION P2–P2
NO SCALE

PROVIDE 3' x 2' ROCK RIP-RAP 6" MIN. DIA. SIZE; 2 COURSES OVER MIRAFI 140N OR EQUAL

N 1899741.99 E 6138402.91
N 1899743.50 E 6138239.40
N 1899738.92 E 6138538.40
N 1899724.28 E 6138392.12
N 1899710.45 E 6138413.56
N 1899589.7860 E 6138281.5876

HORIZONTAL LOCATIONS
NORTHINGS AND EASTINGS
SCALE: 1"=20'

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

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:
11/8/16	RETAINING WALL & GRADING CHANGES (1)	AM
10/26/18	revise contours (2)	AM

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS CONSTRUCTION MANAGERS

DATE: OCTOBER 2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: TM

date: ____ 18
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69,278
expires: 6/30/20

REGISTERED PROFESSIONAL ENGINEER · AMANDA JOY MUSY-VERDEL · NO. 69278 · EXP. 6-30-20 · CIVIL · STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan

15300 Blackberry Hill Road - apn 537-07-009

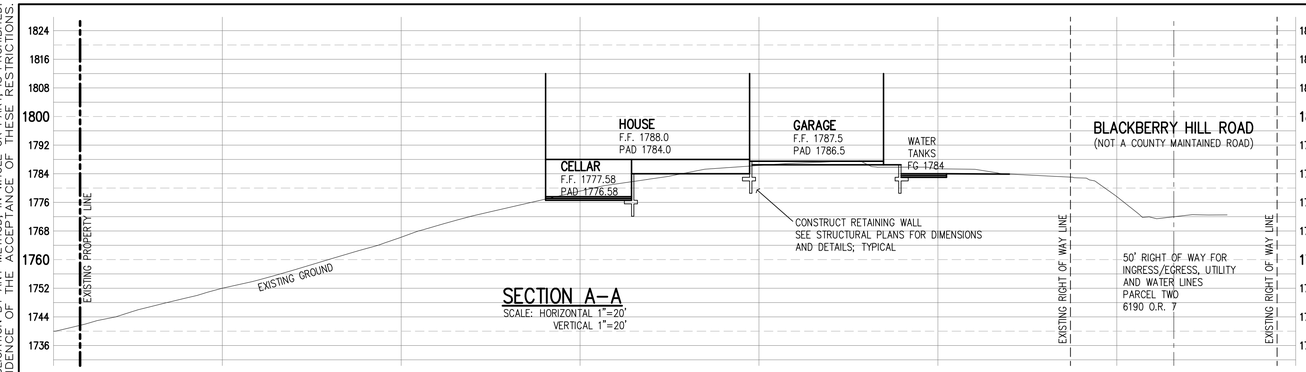
UNINCORPORATED
OCTOBER 2018

SANTA CLARA COUNTY
CALIFORNIA

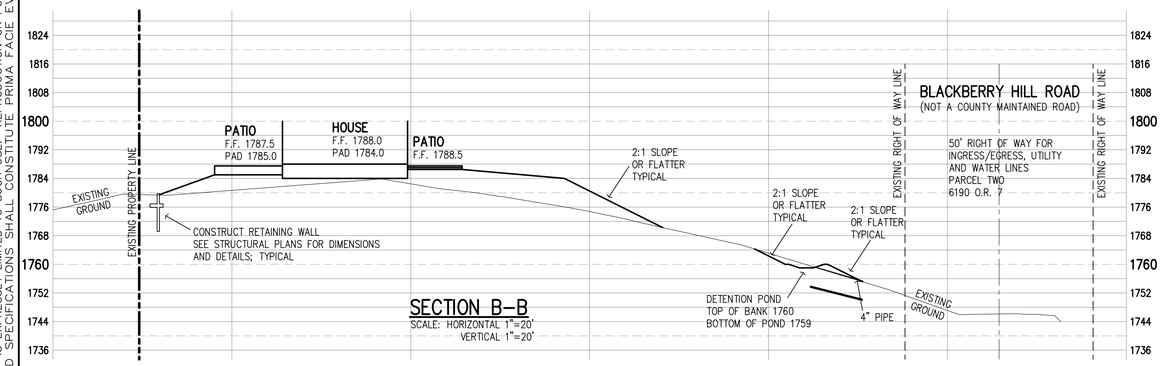
SHEET 3 OF 11

JOB NO. 14069

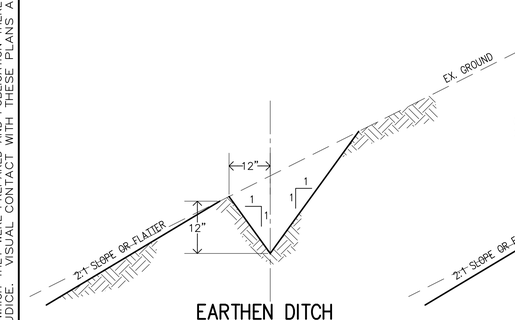
APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 10709–15G JOB NO. 14069



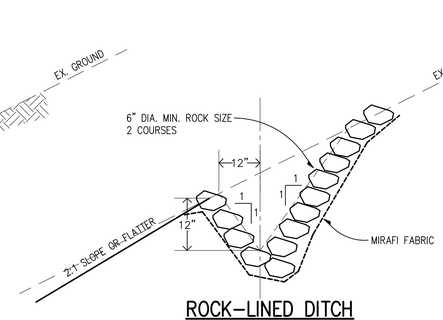
SECTION A–A
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



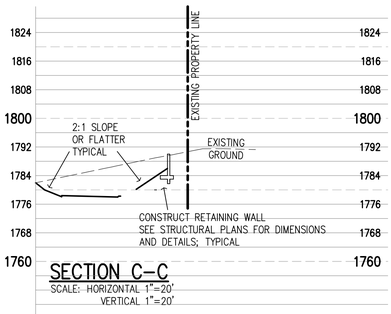
SECTION B–B
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



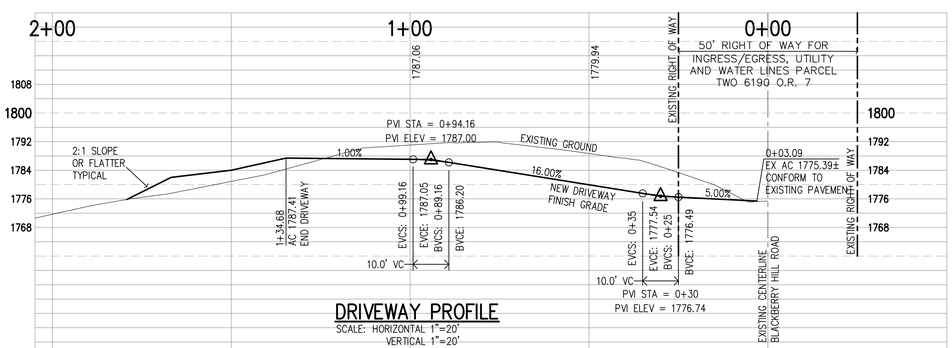
EARTHEN DITCH
NO SCALE



ROCK–LINED DITCH
ON SLOPES 20 PERCENT OR GREATER
NO SCALE



SECTION C–C
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



DRIVEWAY PROFILE
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

PROJECT NOTES:

1. THE LOCATION OF THE BUILDING PADS AND/OR FOUNDATIONS ARE TO BE ESTABLISHED BY A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING. A LETTER SIGNED AND SEALED BY THAT AUTHORIZED PERSON, STATING THAT HE/SHE HAS LOCATED THE BUILDING CORNERS, AND THEIR LOCATIONS CONFORM TO COUNTY BUILDING SETBACK REQUIREMENTS PER THE APPROVED BUILDING PLANS IS REQUIRED TO BE SUBMITTED TO THE COUNTY ENGINEER.
2. 'THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.'
3. NO TREES ARE TO BE REMOVED
4. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
5. BOTH DRAINFIELDS MUST BE STAKED AND STRUNG PRIOR TO APPROVAL OF THE SEPTIC DESIGN TO VERIFY THAT THE PROPOSED SEPTIC DESIGN WILL ACTUALLY FIT INTO THE PROPOSED LEACHFIELD AREA, AND CONFORM TO ALL REQUIRED SETBACKS.
6. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHAEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS AREAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEEMED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY.
10. IN THE EVENT THAT HUMAN SKELETAL REMAINS ARE ENCOUNTERED, THE APPLICANT IS REQUIRED BY COUNTY ORDINANCE NO. 86–18 TO IMMEDIATELY NOTIFY THE COUNTY CORONER. UPON DETERMINATION BY THE COUNTY CORONER THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION, PURSUANT TO SUBDIVISION (c) OF SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND THE COUNTY COORDINATOR OF INDIAN AFFAIRS. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY CHAPTER. IF ARTIFACTS ARE FOUND ON THE SITE A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED ALONG WITH THE COUNTY PLANNING OFFICE. NO FURTHER DISTURBANCE OF THE ARTIFACTS MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY PLANNING OFFICE.
11. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
12. UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
13. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
14. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
15. AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO–SP6 IS REQUIRED TO BE INSTALLED THROUGHOUT THE STRUCTURE.
16. ALL NEW ON–SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
17.. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
18. ALL ROOF RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR NATURAL AREAS AWAY FROM BUILDING FOUNDATIONS, TO ALLOW FOR STORM WATER INFILTRATION INTO THE SOIL AND SHEET FLOW.

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

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

TEMPORARY PROJECT BENCHMARK

EXISTING SET CONTROL POINT; ASSUMED ELEVATION 1787.65 FEET.
LOCATED ON THE ADJACENT PROPERTY ON THE NORTHERLY SIDE OF THE PROJECT SITE.
47.4± FEET FROM THE PROPERTY LINE. AS SHOWN ON THE SITE PLAN SEE SHEET 2.

FLOOD ZONE STATEMENT:

FLOOD INSURANCE RATE MAP

COMMUNITY PANEL NUMBER: 06085C0380H
MAP REVISED: MAY 18, 2009

PROJECT LOCATED IN ZONE D

ZONE D DESCRIPTION

AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE

BASIS OF BEARINGS:

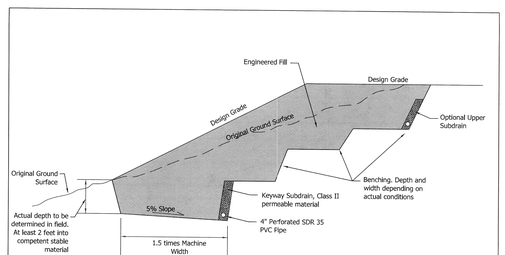
THE BASIS OF BEARINGS FOR THESE PLANS IS THE CENTERLINE OF RIGHT OF WAY NORTH 56° 42' 15" EAST AS SHOWN ON THESE PLANS.

LEGEND

EXISTING	PROPOSED
450	454 CONTOUR ELEVATION
(W) (W)	W W WATER MAIN
(SD) (SD)	(length) LF (size) SD @ S=(grade) STORM DRAIN
(SS) (SS)	(length) LF (size) SS @ S=(grade) SANITARY SEWER
tc 236.56	TC 236.65 TOP OF CURB ELEVATION
inv 169.63	INV 457.35 PIPE INVERT ELEVATION
pcc 259.56	PCC 257.65 PORTLAND CONCRETE ELEVATION
fl 158.95	FL 125.48 FLOWLINE ELEVATION
ac 365.75	AC 359.45 ASPHALT CONCRETE ELEVATION
tg 365.75	TG 359.45 TOP OF GRATE ELEVATION
tw 365.75	TW 359.45 TOP OF WALL ELEVATION
bw 395.65	BW 458.25 BOTTOM OF WALL ELEVATION
	ELECTROLIER
	FLOW DIRECTION
	DROP INLET
	MANHOLE
	CURB INLET
	WATER METER SERVICE
	FIRE HYDRANT
	WATER VALVE
	SIDEWALK
	VERTICAL CURB
	CURB & GUTTER
	JOINT TRENCH
	RETAINING WALL
	DRAINAGE SWALE
	SEWER LATERAL
	TREE TO BE REMOVED
	MONUMENT
	ROCK RIP–RAP

ABBREVIATIONS

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



QUANTUM GEOTECHNICAL, INC.	SLOPE FILL and KEYWAY DETAIL				
	Project No.:	Scale: NTS	Date: 12/2015	Drawn By: GC	Figure No.: 1

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

PLAN # _____
SHEET _____ OF _____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: OCTOBER 2018
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

date: _____ 18
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69,278
expires: 6/30/20

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

REFERENCES

Abbreviations, Legend, Profile, Details & Notes

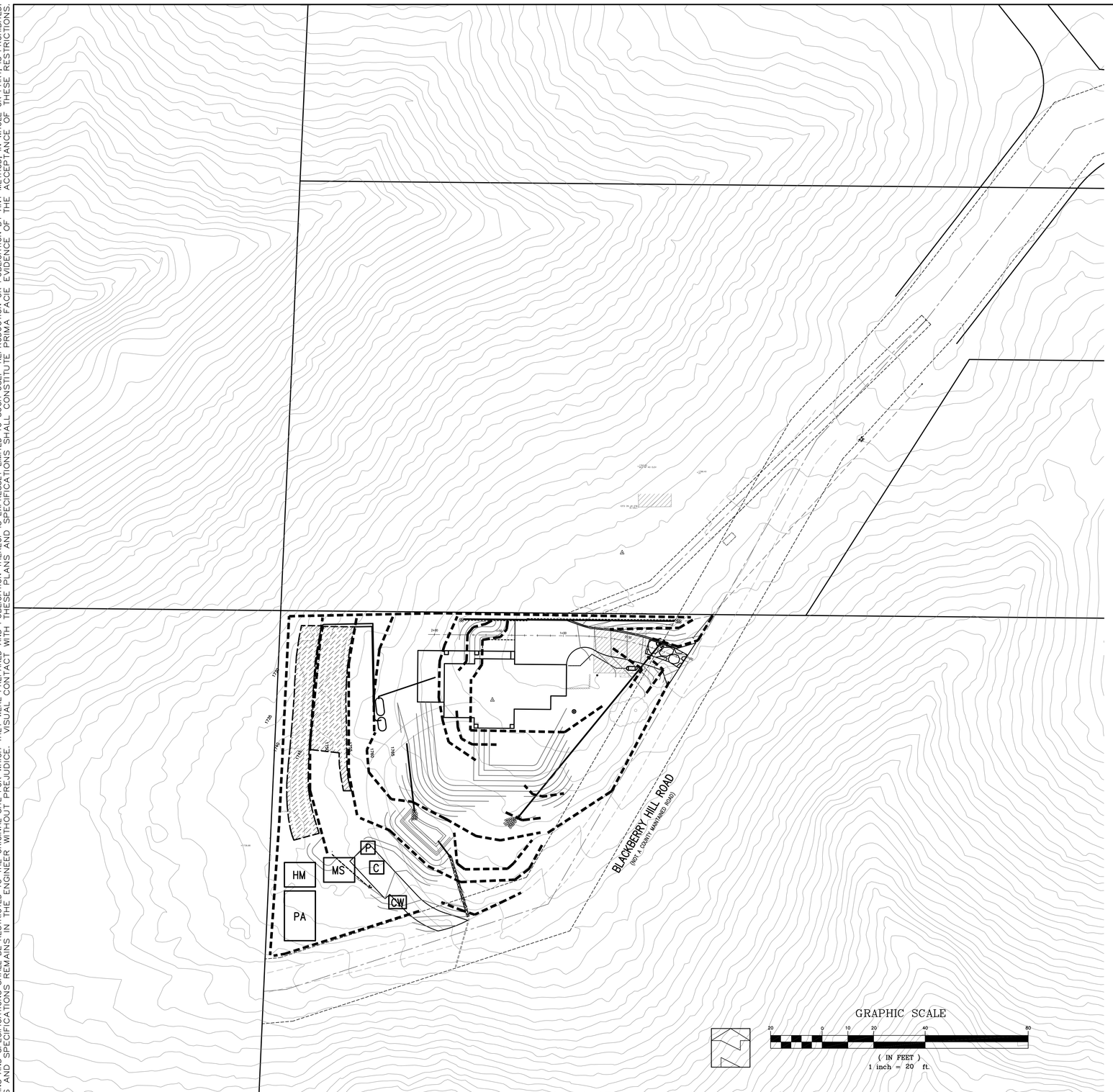
15300 Blackberry Hill Road - apn 537-07-009

UNINCORPORATED
OCTOBER 2018

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4 OF 11
JOB NO. 14069

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 10709–15G JOB NO. 14069



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW.
ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM.
IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.

13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

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

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.

15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.

16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:

A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.

B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY

17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

LEGEND

- - - - - - - -	FIBER ROLL SLOPE PROTECTION PER DETAIL SE-5
	CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
	STORM DRAIN INLET PROTECTION PER DETAIL SE-10
P	PORT-O-LET
C	CONCRETE WASHOUT BASIN
CW	CONSTRUCTION WATER
MS	MATERIAL STORAGE AND LAYDOWN AREA
HM	HAZARDOUS MATERIAL STORAGE AREA
PA	CONSTRUCTION TRAILER AND PARKING AREA

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

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: OCTOBER 2018
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

date: _____, 18
Hanna – Brunetti

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

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

REFERENCES

UNINCORPORATED
OCTOBER 2018

Erosion Control Plan

15300 Blackberry Hill Road - apn 537-07-009

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5 OF 11
JOB NO. 14069

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 10709-15G JOB NO. 14069

ATTACHMENT E
Modified Planning Conditions of Approval

Attachment B
Planning Conditions of Approval

File Number: **10709-15B-15G-15DR**
Date: October 8, 2020
Owner: Norman DePeau, Duong Nguyen
Location: 15300 Blackberry Hill Road, Los Gatos

Project Description:
MAJOR MODIFICATION of BUILDING SITE APPROVAL, GRADING APPROVAL AND DESIGN REVIEW APPROVAL, to construct a of the 2016 Building Site Approval, Grading Approval and Design Review concurrent land use entitlement for a 5,944 square-foot single-family residence and 980 square-foot attached garage, with associated improvements including driveways, onsite wastewater system and well. Grading quantities are 910 cubic yards (c.y.) cut and 910 c.y. fill. Modification also includes review of on-site landscaping.

Original Condition of Approval.
Deleted Condition of Approval. [Deleted – ZA Hearing 10/8/2020]
Modified Condition of Approval~~, including deleted language~~. [Modified – ZA Hearing 10/8/2020]
Added Condition of Approval. [Added – ZA Hearing 18/8/2020]

PLANNING:
Contact Mark J. Connolly at (408) 299-5786 / mark.connolly@pln.sccgov.org) for details on the following: [Modified – ZA Hearing 10/8/2020]

1. Development must take place according to approved architectural plans, prepared by James Stroup, dated August 24, 2015; and approved engineering plans, prepared by Hanna & Brunetti, dated August 2015, as well as modified Landscape Plan received on September 7, 2020 and approved at the Zoning Administrator on October 8, 2020 1. [Modified – ZA Hearing 10/8/2020]

2. LANDSCAPE PLAN: Prior to issuance of the building permit, submit three (3) copies of a landscape plan (including irrigation systems), prepared and stamped by a licensed landscape architect. The landscape plan shall emphasize native plant species, and shall be designed to sustainably stabilize and vegetate the disturbed earthwork areas, and to provide some visual mitigation of the house as viewed from adjacent properties and the valley floor. [Original Condition of Approval].

    a. The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. In particular:

i. Landscape water efficiency must be demonstrated by utilizing any one of the three options provided in Section B33-5: Demonstration of Landscape Water Efficiency.
ii. Landscape design must comply with all applicable standards and criteria of Section B33-6: Water-Efficient Design Elements.
iii. Landscape and irrigation plans must comply with all applicable standards and criteria of Section B33-8: Landscape and Irrigation Design Plans.

The landscape ordinance and supporting information can be found on the Planning Office web site: <www.sccplanning.org> > Permits and Development > Landscape Ordinance

b. The landscape plan shall consist of a variety of landscape material types (i.e. large/small trees, shrubs, forbs, vines/ivy, and ground cover) of varying species. Canopy trees shall, for the purposes of this condition, mean deciduous or evergreen trees of a species whose height and spread at maturity normally exceeds 35 feet, and shall not include palms (family Arecaceae or Palmae).

c. The plan shall include at least ~~four (4)~~ six (6) native or naturalized canopy trees (oaks or other), to be installed in locations where they would eventually provide meaningful ridgeline construction mitigation, screening, or both, with the following specific requirements:

i. Two of the trees shall be planted to the northwest of the house site, above the 1,768-foot contour line (pad elevation is 1,790). Remaining two (or more) trees shall be installed elsewhere in the vicinity of the house, above the 1,750-foot contour line.
ii. Trees shall be from (minimum) 24-inch box containers.
iii. Due to the increased frequency of observed sudden oak death (Phytophthera ramorum) in the western portions of Santa Clara County, oak choices should be limited to species which have not shown susceptibility to sudden oak death, such as valley oak (Quercus lobata), Oregon white oak (Quercus garryana), blue oak (Quercus douglasii). [Modified Condition of Approval].

d. The grading plan shows that several trees are proposed to be removed. All trees to be removed shall be so indicated on the plan and replaced with native canopy trees in equivalent numbers. This is in addition to trees required by (c), above.

e. Arrangement of trees and other plant materials shall provide for defensible space for fire protection around proposed buildings. Please contact the Fire Marshal's Office (408 299-5760) for more information.

f. Soil must be capable of supporting the proposed installation and must have adequate water storage capacity. Soil characteristics, including structure, texture, percolation, pH, mineral content, and microbiology, shall be evaluated early in the design process. Soil amendments, such as compost or fertilizer, shall be added as appropriate.

3. The landscape architect shall oversee the installation of plant materials and irrigation hardware, and assess the quality of installation. After the planting is complete, the property owner shall provide to the Planning Office a written summary report from the landscape architect, which shall:

a. Detail the plant materials installed (species, number, location, size, quality) per the approved plan. Indicate any discrepancies between plan and installation (if applicable), and state reasons for such discrepancies.
b. Detail any necessary soil augmentation, fertilizer, staking or other plant-specific maintenance required for the installation.
c. Report any installation problems or concerns of long-term viability.
d. Detail any longer-term maintenance needs, including periodic professional tree fertilizing and pruning to better assure successful growth.

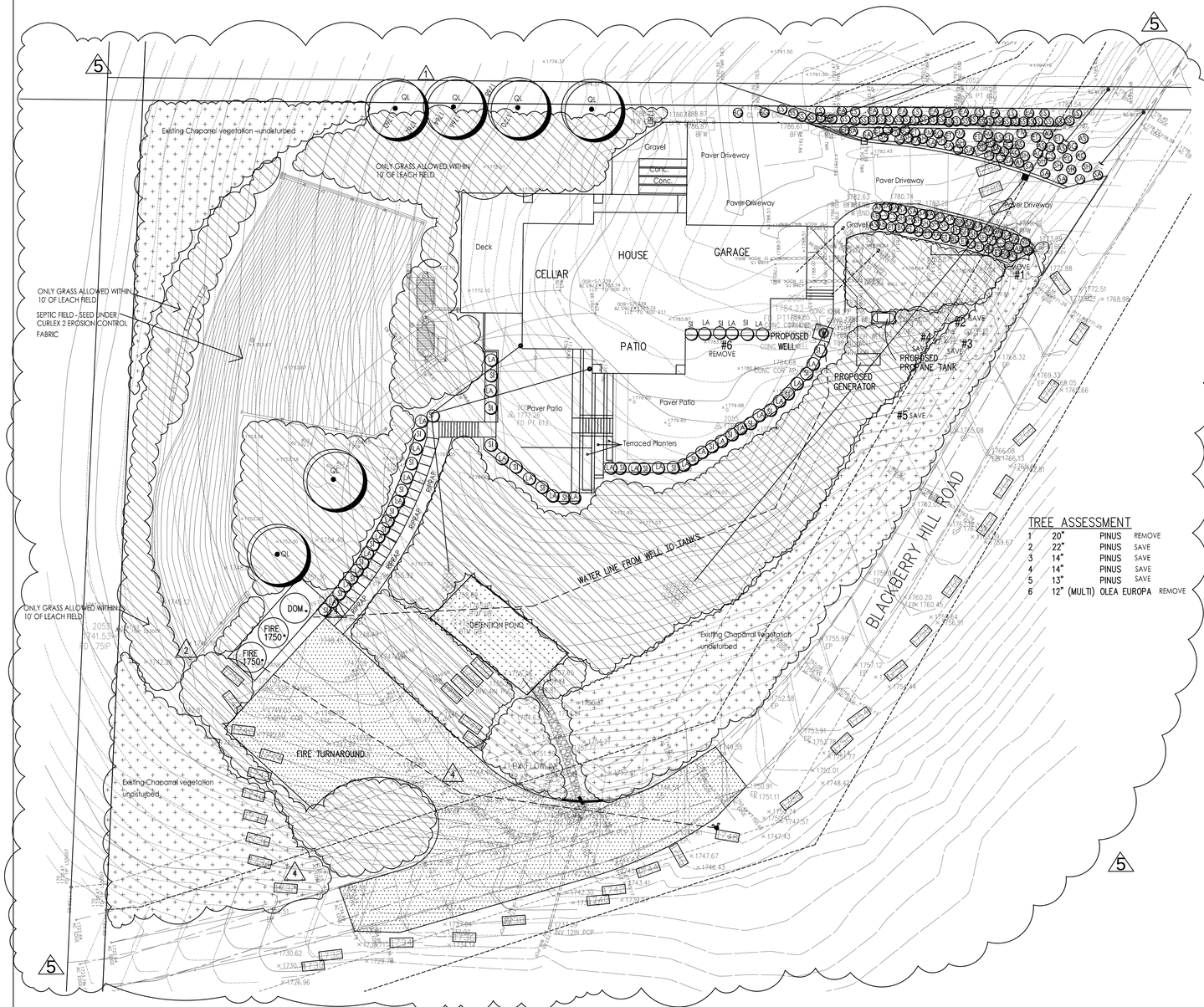
4. Landscaping materials must be installed per approved plan prior to final inspection. [Original Condition of Approval].

5. Original invoices and receipts from landscape contractor(s) and tree nursery must be kept on hand for one year following installation. Should verification of proper installation be necessary, such invoices shall be made available to the zoning administrator for inspection. [Original Condition of Approval].

6.* COLOR/ LRV: With the exception of trim and minor details, the exterior surfaces of the structure must be of muted colors with light reflectivity value (LRV) of 30 or lower. Provide two sets of color samples for review prior to building permit issuance. [Original Condition of Approval].

7.* ONGOING COMPLIANCE: 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 prior to building permit issuance. [Original Condition of Approval].

ATTACHMENT F
Proposed Landscape Plans



TREE ASSESSMENT

1	20"	PINUS	REMOVE
2	22"	PINUS	SAVE
3	14"	PINUS	SAVE
4	14"	PINUS	SAVE
5	13"	PINUS	SAVE
6	12" (MULTI)	OLEA EUROPA	REMOVE

Plant Legend

KEY	QTY	SIZE	WOCULS WATER USE	BOTANICAL NAME	COMMON NAME
TREES					
QL	6	24" box	low	Quercus douglasii	Blue Oak

Two trees to be planted in the NW corner of the house site above the 1768 contour
Two other trees shall be planted in the vicinity of the house above the 1750 contour line
Two additional trees are to be installed to replace existing trees #1 and #6 being removed.

SHRUBS AND GROUND COVERS					
FM	5	5	low	Furcraea macdougalli	MacDougall's Century Plant
ET	15	1	low	Agave Blue Glow	
BG	14	1	low	Agave Blue Glow	
RL	2	1	low	Agave Attenuatta Ray of Light	Fox Tail Agave
AP	2	1	low	Agave parryi var. Truncata	Artichoke Agave
AS	7	1	low	Aloe striata	Coral Aloe
AC	4	1	low	Aloe cameronii	Red Aloe
CS	8	1	low	Calandrinia spectabilis	Rock purslane
SH	22	1	low	Sedum hispanicum	Spanish Stonecrop
SA	30	1	low	Sedum rupestre angelina	Stonecrop
AB	4	1	low	Aloe barbadensis miller	
LS	10	5	low	Leucadendron salignum Summer Red	Conebush
EA	7	1	low	Euphorbia antisyphilitica	Candelilla
SS	32	1	low	Sedum spurium	Dragons Blood
SI	30	1	low	Salvia Indigo Spires	Dwarf Pomegranite
LA	30	1	low	Lavandula x intermedia Provence	Lavender
AA	2	1	low	Agave americana	Century Plant

Landscape Notes

1) See sheets L3 and L4 for Planting and Irrigation Details and Specs.
2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
3) Use 2 inch deep mulch (crushed gray granite gravel) in all shrub and ground cover planting areas on top of heavy duty weed fabric. Gravel mulch to be large enough and heavy enough to hold to slopes during rains and wind.
4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes,
5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. Keep valves and quick couplers away from trees.
6) See specs. concerning soil amendments and fertilizer. Soil amendment and fertilizer are used at plant pits only so as not to destabilize slopes with rototilling.
7) Don't trench too close to structures without getting an OK from the building architect or structural engineer.
8) Prior to finalizing bid or ordering plants check with the Landscape Architect to see if there are any changes to the plant list and check to make sure you have the most recent plans.
9) Even though the proposed plants are found on deer resistant lists and are known to be deer resistant in some areas it is safest to protect them with deer proof wire cages or fencing intially when they are young and tender
10) Trees should be protected from deer with wire fencing around each one
11) Native Oaks normally do not need fertilizer unless the soil is real poor. Stake them well and make sure there is not so much foliage that you have a big heavy sail that blows over in the wind before the roots grow out into surrounding soil.

Firewise Landscape Notes

30 feet from building - Fuel exclusion zone
Plants used that aren't on Highly Flammable Plant List
Plants are irrigated. Dead wood on plants is removed on a regular basis
Remove significant combustible vegetation within 30 feet of structures to minimize risk of wildfire casualty.

30 to 100 feet from the structure - maintain appropriate separation of vegetative fuels

30 to 100 feet from building - Fuel reduction Zone
Trim lower tree limbs up 6' to 10' from ground
Remove excessive mulch and dead leaves
Remove all dead wood on trees
Driveway, paths, and paving help serve as fire breaks
Don't allow plants to get full of dead wood.
Reduce height of existing shrub vegetation on a regular basis to reduce fuel

Landscape and Irrigation System Maintenance

1) The landscape installation and irrigation system shall be maintained to ensure successful establishment following installation and to ensure water use efficiency consistent with the Santa Clara County Water Conservation in Landscaping Ordinance.
Irrigation systems shall be tested, adjusted and repaired following the manufacturers specifications and the recommendations of the landscape professional.
Failed plants shall be replaced with the same of functionally equivalent plants that may be size adjusted as appropriate for the stage of growth of the overall installation

Long term erosion control hydroseeding in bio retention areas
Use a straw erosion control blanket on steeper slopes 3:1 and over
Pacific Coast Seed - Native Ornamental Bioswale Mix

lbs./Acre	Species/Common Name
20	Festuca rubra Molate, (Molate Blue Fescue
10	Festuca occidentalis, (Western Fescue)
10	Festuca idahoensis, (Idaho Fescue)
8	Deschampsia caespitosa holciformis, (California Hairgrass)
2	Carex praegracilis, (Deer Bed Sedge)

50 lbs. per acre total
This bio retention area is irrigated. This seed mix is considered medium water use.

HYDROSEED SLURRY FOR BOTH SEED MIXES
The septic leach field will be seeded and then covered with Curlex 2 erosion control fabric instead of getting tackifier and fiber mulch

Seed mix as specified
Fertilizer @ 800 lbs./acre Biosol 7-3-1 Organic
Tackifier @ 80 lbs./acre - Psyllium Based such as M Binder
Fiber @ 2000 lbs.acre Cellulose Mulch

Long term erosion control hydroseeding on graded areas
Use a straw erosion control blanket on steeper slopes 3:1 and over
No supplimental irrigation is being proposed. This is watered by rain.
Success of the growth will vary according to the amount and timing of rain.

Pacific Coast Seed - Heritage Mix "Bay Area"

lbs./Acre	Species/Common Name
12	Hordeum californicum/CA Barley
9	Nassella pulchra/Purple Needlegrass
9	Nassella cernua/Nodding Needlegrass
6	Melica californica/California Oniongrass
4	Poa secunda/Native Pine Bluegrass

40 lbs. per acre total

I have complied with the criteria of the County of Santa Clara Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan

Greg Lewis - Landscape Architect 8/24/20

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Greg Lewis 8/24/2022 8/24/20 STATE OF CALIFORNIA

REVISIONS:

DATE	DESCRIPTION	BY:
11/13/18	update septic system (3)	AM
12/05/19	revise fire turnaround (4)	AM
8/24/20	revise plant and irrig plan to match civil (5) Everything was revised	GL

HANNA-BRUNETTI EST. 1945
CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: 8/24/20
HORIZ. SCALE: 1"=20'-0"
VERT. SCALE: 1"=20'-0"
DESIGNED BY: GL
CHECKED BY: GL
DRAWN BY: GL

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

REFERENCES

AREA
DATE

Planting Plan

15300 Blackberry Hill Road - apn 537-07-009
Santa Clara County, California

COUNTY
STATE

SHEET L1 OF SHEETS
JOB NO. JOB#

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 2018-49806 REV2 JOB NO. 14069

Drip Irrigation Notes

1) Secure larger 3/4" drip tubing 1" below grade with 7" or 11" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and mark them so they can be found easily.
2) Run large tubing close to plants to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch.
3) As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
4) Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (not right at stem). Use Agrifim PC Plus (pressure compensating emitters). Use the ones that 1/4 tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

Emitter schedule:
Two 1 GPH emitters at small shrubs (eventual size) MP,LA,RP
Three 1 GPH emitters at medium shrubs DB,DV,RH,PU,CC
Four 1 GPH emitters at large shrubs and vines
Six 1 GPH emitters at Oak tree root balls

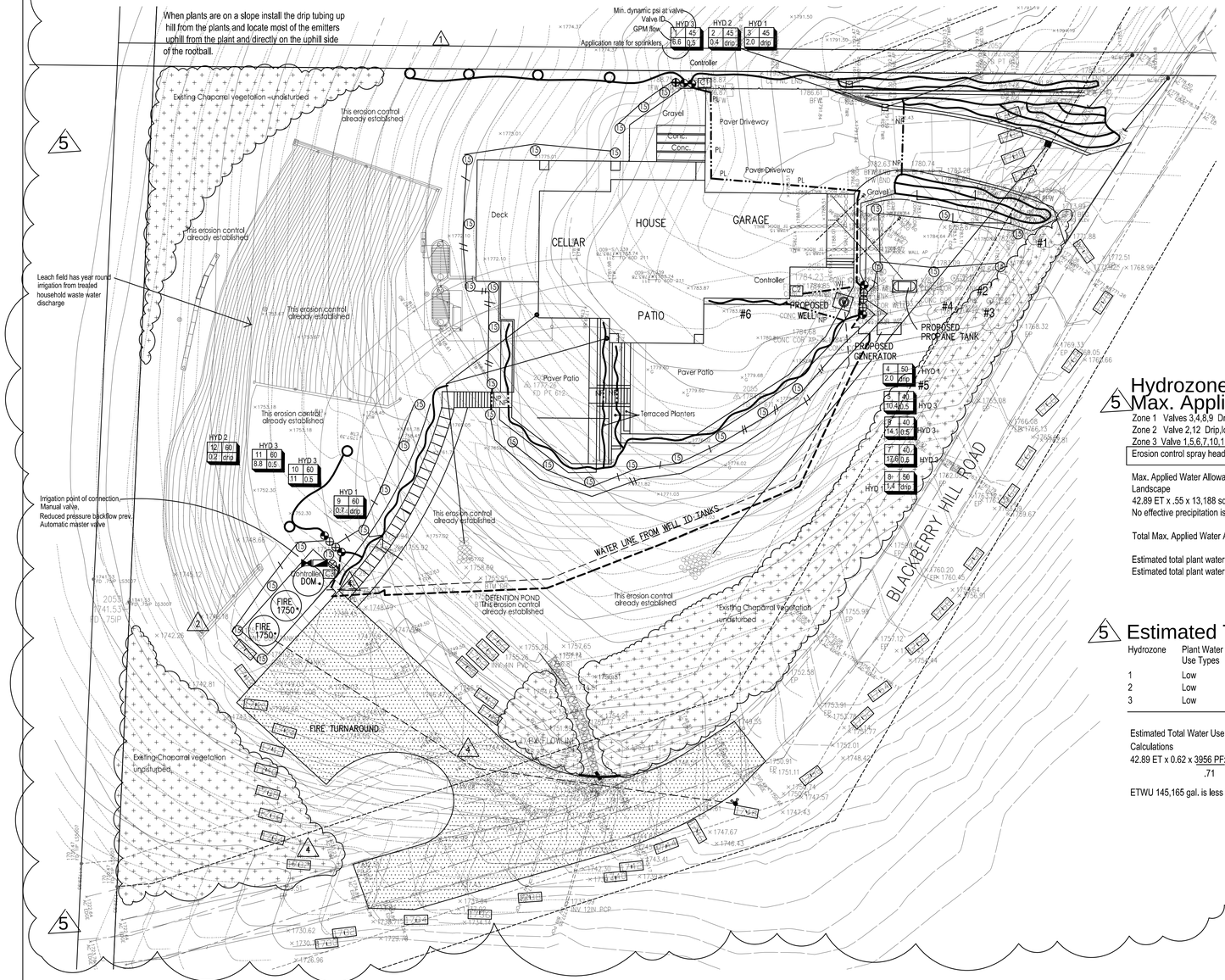
With shrubs that have multiple emitters, put some over root ball (not right on stem) and some out under future canopy. Space emitters evenly in root zone area.

When plants are on a slope install the drip tubing up hill from the plants and locate most of the emitters uphill from the plant and directly on the uphill side of the rootball.

I have complied with the criteria of the County of Santa Clara Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan

Greg Lewis - Landscape Architect 8/24/20

GregLewis



Hydrozone Summary and Max. Applied Water Allowance

Zone 1 Valves 3,4,8,9 Drip, Low water, sun 6.1 GPM 3457 sq.ft. 26% of landscape area
Zone 2 Valve 2,12 Drip,low water, trees 0.6 GPM 150 sq.ft. 1% of landscape area
Zone 3 Valve 1,5,6,7,10,11 Spray, low water, 68.5 GPM 9581 sq.ft. 73% of landscape area
Erosion control spray heads will be removed after 4 months when the erosion control is established

Max. Applied Water Allowance
Landscape
42.89 ET x .55 x 13,188 sq.ft. x .62 x .00134 = 192,925 gal.
No effective precipitation is being included in the calculations

Total Max. Applied Water Allowance =192,925 gal.

Estimated total plant water use according to hydrozone method and irrigation schedule is 145,165 gal
Estimated total plant water use = 145,165 gal. which is less than MAWA of 192,925 gal.

Estimated Total Water Use ETWU

Hydrozone	Plant Water Use Types	Plant Factor (PF)	Area (HA) Area sq.ft.	PF x HA (sq.ft.)
1	Low	.3	3457	1037
2	Low	.3	150	45
3	Low	.3	9581	2874
		Sum		3956

Estimated Total Water Use (Plants) =
Calculations
42.89 ET x 0.62 x $\frac{3956\ PF \times HA}{.71}$ + 0 = 145,165 gal. x .00134 = 198 CCF

ETWU 145,165 gal. is less than MAWA 192,925 gal.

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
D L3 C1 C2 C3	Rainbird	ESP SMT TM2	6 stations controller with 2 programs and Smart Controller technology. Whatever controller you use needs to have rain shutoff device and a weather sensor or internet method of changing the valve run times based on current weather conditions. There are 3 controllers
5 H L3	Febco	825Y	Reduced pressure backflow preventer lead free - 1-1/4" size installed at least 12 inches above grade upsteam from all valves
A L3			Manual shutoff valve in valve box same size as pressure line These are added throughout the system to use for maintenance and finding leaks in pressure line
5 I L3	Hunter	PGV-101G	1" automatic globe valve for sprinklers below grade in valve box
E L3 15	Rainbird	2045-PJ	Impact head on riser - 07 nozzle, 32' radius, 2.2 GPM @ 25 psi Much of the erosion control grass is already established and some heads are not being used or have even been moved to other locations Use 07LA nozzle with 1.5 GPM heads when you have a quarter pattern rather than a half pattern
F L3 Q	Rainbird	33DLRC	Erosion control spray heads will be removed after 4 months 3/4" quick coupler with locking cover and 2 piece body - provide one valve key and one hose swivel
C L3	Hunter	PGV-101G	or Champion B-401 hosebibb installed 18 inches above grade secured to PT 4x4 post 1" automatic globe valve with Amiad 3/4" drip Y filter and 40 psi pressure regulator install below grade in valve box
C L3	Hunter	PGV-101G	1" automatic globe valve for sprinklers below grade in valve box for flows up to 20 GPM
G L3			Tree Irrigation - each 24" box Oak is to have five - 1 GPH emitters on top of and at edge of root ball Space out evenly around root ball. Tree irrigation is on separate valve.
G L3			3/4" PE drip tubing with compression fittings - see Drip Irrigation Notes
B L3	3/4" 1" 1-1/4"		Nonpressure line - Sch 40 PVC size - 12" cover - pipes less than 2" to be Sch 40 PVC
			1-1/4" Pressure line - Sch 40 PVC - 18" of cover (24" of cover under A.C. paving)
Lines under paving - 24" of cover			1-1/4" Lines under paving - Sch 40 PVC
PL			Pressure Line 1-1/4"
NP			Non pressure Line 1-1/4"
WI			Use 1-1/2" gray elec. conduit for wires.
EX			Also install an extra capped 1-1/4" water line for future use under paving

All lines under pavement to be sleeved using a Sch 40 PVC sleeve 2 sizes larger than the pipe inside

Irrigation Notes

1) See sheet L3 and L4 for irrigation details and specifications.
2) This system is designed to operate with minimum 40 GPM at minimum 60 p.s.i. dynamic p.s.i..at the point of connection (elev. 1784) just downstream from the reduced pressure backflow preventer. If this condition is not met contact the Landscape Architect for possible redesign. If static pressure exceeds 80 psi at the point of connection a pressure regulator will be necessary. The water system for the house has a water storage tank, pressure tank and pump. Make sure the lowest dynamic pressure that the system goes down to before the pump comes on is high enough to operate the irrigation system or use the pump start feature on the controller and specify a pump for the system that can run for hours while the irrigation system is operating.
3) Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
4) Electric controllers should be set to water between 6:00 p.m. and 10:00 a.m. to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff.
Irrigation schedule should reflect time of year and plant maturity.
5) No changes should be made to what is shown on the plans without the written approval of the Landscape Architect
6) Run 2 extra control wires from the controller to the far end of each leg and to the furthest quick coupler, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future.
7) The controller has a weather station or internet connection and will shutoff during times of rain. The controller will also change it's program based on current weather conditions.
8) The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible. Locate all trees with flags prior to installing any lines, valves, or sprinklers.
9) Do not dig trenches right next to structures such that the bearing soil under the foundation of the structure will fail. Check with the structural engineer if you are not sure how close or how deep you can dig next to structures.
10) The contractor is to include in his bid the cost of any irrigation audit (if required) conducted by a certified landscape irrigation auditor and the cost of doing anything required to the irrigation system so that it passes the audit The irrigation audit is to include but not limited to inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of a base irrigation schedule. Also include programing of the irrigation controller.
11) The contractor is to include in his bid the creation and submittal of a landscape regular maintenance schedule that will be submitted to the owners.
The regular maintenance schedule shall include, but not be limited to, routine inspection, adjustment and repair of the irrigation system, fertilizing, pruning, and weeding. Repair of the irrigation system is to be done with originally installed components or their equivalents. The project owner and maintenance company is encouraged to implement sustainable, environmentally-friendly practices for overall landscape maintenance.
13) A number of manual isolation valves have been placed in the system to aid in isolating parts of the system to find leaks and do maintenance.
14) Drip tubing is to be secured to the soil with drip tubing staples 4 feet apart in loam soil to keep the tubing spacing consistent. Double stake the fittings diagonally.
15) Follow the installation recommendations of the drip tubing manuf. and representative
16) Review all project utility plans to make sure you don't damage them during landscape installation
17) The County requires that the Landscape Architect make periodic site visits during the landscape construction to observe if the landscape installation is being done per the approved landscape plans. Notify the Landscape Architect at least a week in advance of the start of the landscape and irrigation construction and coordinate the timing of the site visits. As part of this process provide the Landscape Architect with verification that the soil amendment and soil preparation recommendations of the soil laboratory have been followed based on the results of soil fertility testing done by the soil laboratory for soil obtained from the site in areas where plants are being installed.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 GregLewis 8/24/2020 STATE OF CALIFORNIA

REVISIONS:		
DATE	DESCRIPTION	BY:
11/13/18	update septic system 3	AM
12/05/19	revise fire turnaround 4	AM
8/24/20	revise plant and irrig plan to match civil 5 Everything was revised	GL

HANNA-BRUNETTI EST. 1950
CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: 8/24/20
HORIZ. SCALE: 1"=20'-0"
VERT. SCALE: 1"=20'-0"
DESIGNED BY: GL
CHECKED BY: GL
DRAWN BY: GL

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

REFERENCES

AREA
DATE

Irrigation Plan

15300 Blackberry Hill Road - apn 537-07-009
Santa Clara County, California

COUNTY
STATE

SHEET L2 OF SHEETS
JOB NO. JOB#

APPLICANT: McCOWAN ROAD: 15300 BLACKBERRY HILL ROAD COUNTY FILE NO.: 2018-49806 REV2 JOB NO. 14069

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way. Santa Cruz, CA 95065
Telephone: (831)359-0960
lewislandscape@sbcglobal.net

Leza Mikhail 9/5/20
Zoning Administrator and Principal Planner
Dept. of Planning
County of Santa Clara
70 W. Hedding St. – 7th Floor – East Wing
San Jose, CA 95110
Leza.mikhail@pln.sccgov.org

MEMO

Project Name & Description:
15300 Blackberry Hill Rd., Los Gatos
Use Permit Application

The Landscape Plans have been submitted with full consideration of the soil and environmental conditions at the site.
We will have the soil where the proposed Oak trees will be planted tested by a soil lab for fertility considerations such as nutrient levels, pH, texture classification and other fertility factors. The soil lab will make recommendations on any fertilizer or amendments that are required for optimum growing conditions.

The trees will have supplemental drip irrigation that will be reduced over time and eventually stopped when the Oak trees are established

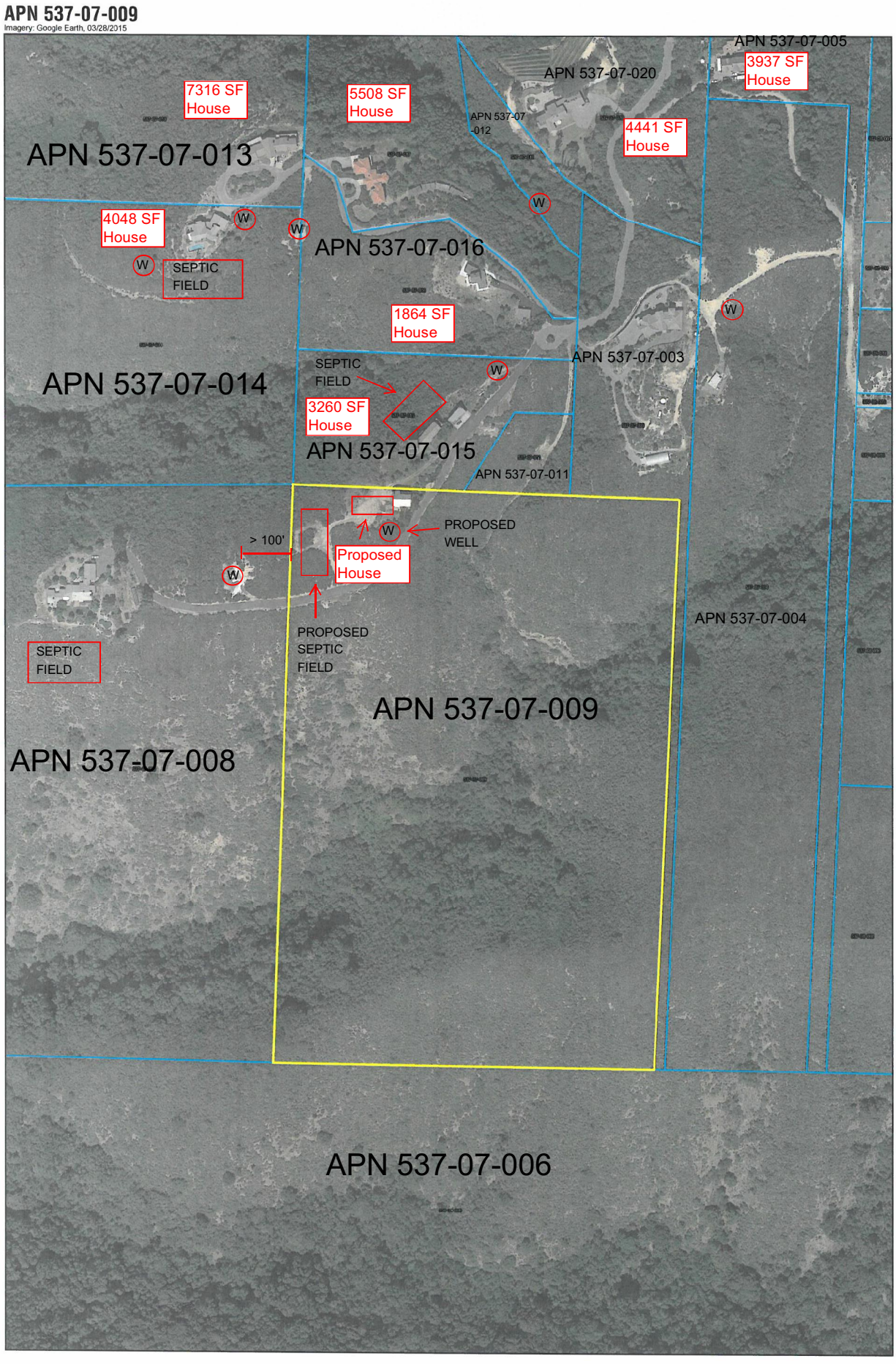
The Blue Oaks that are proposed should do well at this site.

Greg Lewis – Landscape Architect - Lic. # 2176

Greg Lewis

ATTACHMENT G
Location and Vicinity Exhibit Map

15300 BLACKBERRY HILL ROAD EXHIBIT MAP



ATTACHMENT H
Color Board

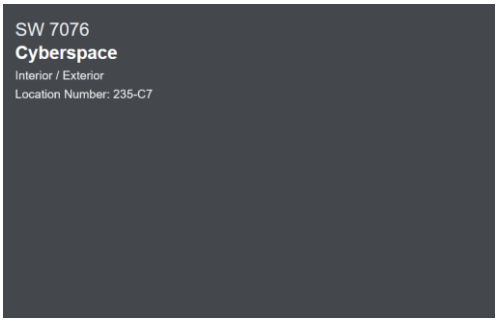
15300 Blackberry Hill Road

Color Selection Chart

Location: Primary house color

Paint Color: Sherwin-Williams Peppercorn SW7674

LRV: 10



Location: Trim color

Paint Color: Sherwin-Williams Cyberspace SW7076

LRV: 6

Location: Standing Seam Metal Roof

Paint Color: Taylor Metals Kynar 500 Matte Black SRI-23

Location: Windows, Aluminum Clad

Paint Color: Black