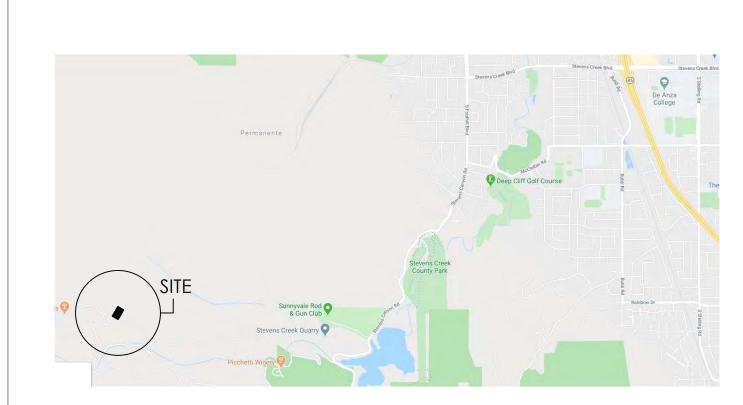
#### ABBREVIATIONS

&	AND	H.B.	HOSE BIB
L, A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
0	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	I.D.	INSIDE DIAMETER
A.C.I.	AMERICAN	IN.	INCH(ES)
	CONCRETE	INSUL.	INSULATION
	INSTITUE	INT.	INTERIOR
ADJ.	ADJACENT	JT.	JOINT
A.F.F.	ABOVE FINISH	K.P.	KING POST
	FLOOR	L.	LENGTH
A.I.S.C.	AMERICAN INSTITUE	LIN.	LINEAR
	OF STEEL CONSTRUCTION	MAX.	MAXIMUM
ALT.	ALTERNATE		MACHINE BOLT
ALUM.	ALUMINUM	MEMB. MFR.	MEMBRANE MANUFACTURER
	APPROXIMATELY	MIN.	MINIMUM
ARCH.	ARCHITECTURAL	MISC.	MISCELLANEOUS
A.S.T.M.	AMERICAN SOCIETY	MTL.	METAL
	OF TESTING MATERIALS	MW.	MICROWAVE
(B)	BELOW	N.	NORTH
BD.	BOARD	(N)	NEW
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	0/	OVER
BM.	BEAM	O.C.	ON CENTER
B.N.	BOUNDARY NAILING	O.D.	OUTSIDE DIAMETER
	BOTTOM OF	O.H.	OPPOSITE HAND
BOT., BOTT.	BOTTOM	OV.	OVEN
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	PL.	PLATE
C.B.	CEILING BEAM	PLYWD.	PLYWOOD
C.J.	CEILING JOIST	PKG.	PARKING
CLG.	CEILING	P.S.F.	POUNDS PER
CLR.	CLEAR		SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER
CONC.			SQUARE INCH
CONT.	CONTINUOS	QTY.	QUANTITY
CTR.	CENTER	RAD.	RADIUS
CL	CENTERLINE	R.B.	ROOF BEAM
Db	BAR DIAMETER	RCP.	REFLECTED
DBL.	DOUBLE		CEILING PLAN
DEG.	DEGREE	RE:	REFERENCE
DEMO.	DEMOLISH	REF.	REFRIGERATOR
DET., DTL.	DETAIL	REINF.	REINFORCED
D.W.	DISHWASHER	REQ'D.	
	DRAWING	RM.	ROOM
DWN.,	DOWN	R.O.	ROUGH OPENING
DN.		R.R.	ROOF RAFTER
(E)	EXISTING	SCHED.	SCHEDULE
EA.	EACH	SF., SQ. FT.	SQUARE FOOT
E.N.	EDGE NAILING	SHTG.	SHEATHING
EL.,	ELEVATION	SHT.	SHEET
ELEV. ELEV.	ELEV/ATOR	SIM.	SIMILAR
ENG.	ELEVATOR ENGINEER	SL.	SLOPED
EQ.	EQUAL	SPKL.	SPRINKLER
EXT.	EXTERIOR	SQ.	SQUARE
E.W.	EACH WAY	STAGG.	
F.B.	FLOOR BEAM	STD.	STANDARD
F.F.	FINISHED FLOOR	STL.	STEEL
FIN.	FINISH(ED)	STR.,	STRUCTURAL
F.J.	FLOOR JOIST	STRUCT.	
FL.	FLUSH	T&B	TOP & BOTTOM
FLR.	FLOOR	T&G	TONGUE & GROOVE
F.N.	FIELD NAILING	THK.	THICK
FND.	FOUNDATION	T.O.	TOP OF
F.O.	FACE OF	T.P.	TOILET PAPER
FP.	FIREPLACE	TYP.	TYPICAL
F.R.	FIRE RATED	U.B.C.	UNIFORM BUILDING
FT.	FOOT OR FEET		CODE
FTG.	FOOTING	VERT.	VERTICAL
FZR.	FREEZER	W.	WIDTH
GA.	GAUGE	WD.	WOOD
GALV.	GALVANIZED	WH.	WATER HEATER
G.B.	GRADE BEAM		

# WATERS

NEW RESIDENCE & ADU PEACOCK COURT CUPERTINO, CA 95014 APN 351-42-004



# VICINITY MAP

#### CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:

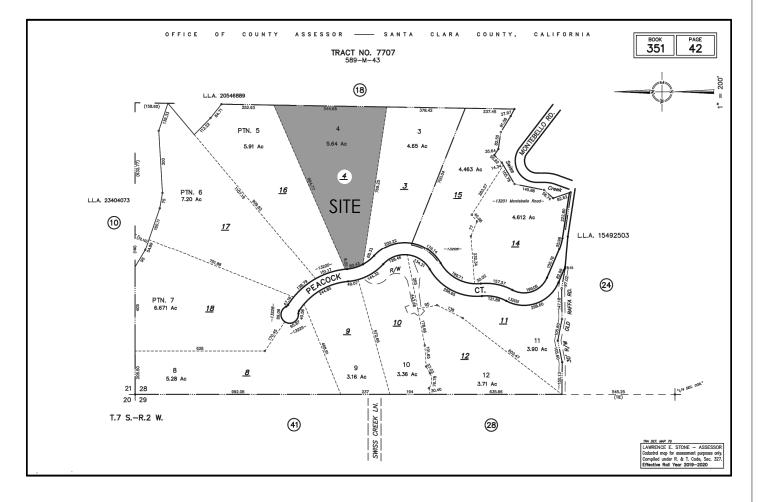
2019 CALIFORNIA RESIDENTIAL CODE (CRC). 2019 CALIFORNIA BUILDING CODE (CBC). 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC). 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2019 CALIFORNIA ENERGY CODE (CEnC).

#### DEFERRED SUBMITTALS

FIRE SPRINKLERS WILL BE INSTALLED AS A DEFERRED SUBMITTAL.

#### FIRE NOTES

- 1. THESE PLANS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
- 2. OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- 3. THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CENTRAL FIRE PROTECTION DISTRICT.
- 4. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- 5. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
- 6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
- 7. ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.
- THE ELECTRIC GATE SHALL BE EQUIPPED WITH THE COUNTY FIRE PROTECTION DISTRICT KEY ENTRY SYSTEM.



## PARCEL MAP



## CONSULTANTS

ARCHITECTS: MATSON BRITTON ARCHITECTS 728 N. BRANCIFORTE

SANTA CRUZ, CA 95062 PHONE: 831-425-0544 FAX: 831-425-4795

SURVEYING: HANAGAN LAND SURVEYING, INC 305-C SOQUEL AVE SANTA CRUZ, CA 95062 PHONE: 831-469-3428 FAX: 831-469-3400

WASTE WATER: BIOSPHERE CONSULTING 1315 KING STREET SANTA CRUZ, CA 95060 PHONE: 831-430-9116

**ENGINEERING:** R.I. ENGINEERING, INC. 303 POTRERO STREET, STE. 42-202 SANTA CRUZ, CA 95060 PHONE: 831-425-3901 FAX: 831-425-1522

GEOTECHNICAL: MURRAY ENGINEERS 935 FREMONT AVE LOS ALTOS, CA 94024 PHONE: 650-559-9980

NOTE: PROJECT SHALL CONFORM TO GEOTECHNICAL SOILS REPORT **RECOMMENDATIONS** 

## PROJECT CALCULATIONS

SEE SHT P2.1 SITE PLAN FOR PROJECT CALCULATIONS

#### VEGETATION MANAGEMENT STANDARDS

PUBLIC RESOURCES CODE - PRC

OTHER VEGETATIVE MATERIALS.

DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS PART 2. PROTECTION OF FOREST, RANGE AND FORAGE LANDS CHAPTER 3. MOUNTAINOUS, FOREST, BRUSH AND GRASS-COVERED LANDS

THE OWNER SHALL MAINTAIN PROPERTY CONFORMING TO THESE GUIDELINES. FOLLOWING IS AN ABBREVIATED OUTLINE. SEE CODE FOR FULL DESCRIPTIONS:

- A. MAINTAIN DEFENSIBLE SPACE OF 100 FEET FROM EACH SIDE AND FROM THE FRONT AND REAR OF THE STRUCTURE.
- REMOVE THAT PORTION OF A TREE THAT EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE.

D. MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES, OR

C. MAINTAIN A TREE, SHRUB, OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

#### PROJECT INFORMATION

OWNER:

JEFF and MELISSA WATERS PEACOCK COURT CUPERTINO, CA 95014

351-42-004

**VB (SPRINKLERED)** 

HS-d1

A. P. N.: **ZONING:** 

**OCCUPANCY GROUP:** R-3 & U (PER 2019 CRC) CONSTRUCTION TYPE:

LOT NUMBER: TRACT NUMBER: SANTA CLARA COUNTY DISTRICT:

PROJECT DESCRIPTION:

A NEW 8,094 SF TWO-STORY RESIDENCE WITH LOWER FLOOR BASEMENT, A 846 SF 3-CAR GARAGE, COURTYARDS, DECKS AND INFINITY POOL. A NEW 1,198 SF ADU/COTTAGE OVER A 2,550 SF BASKETBALL HALF-COURT A 213 SF LOCKER ROOM, A 355 SF 1-CAR GARAGE WITH BREEZEWAY AND A 806 SF ROOF DECK.

FIRE PROTECTION DISTRICT: Santa Clara County Central Fire Protection District SANITARY DISTRICT: N/A WATER DISTRICT: N/A

SPECIAL RESOURCE/HAZARDS/CONSTRAINTS AREAS: FEMA FLOOD ZONE: D (100%) DRAINS TO SAN FRANCISCO BAY STATE RESPONSE AREA: SRA (100%) WILDLAND-URBAN INTERFACE FIRE AREA: IN CONSTRUCTION SHALL COMPLY WITH THE WUI CODE, CRC R337 COUNTY FAULT RUPTURE HAZARD ZONE: IN COUNTY LANDSLIDE HAZARD ZONE: IN STATE SEISMIC HAZARD ZONE (earthquake induced landslides): IN

### SHEET INDEX

#### ARCHITECTURAL DRAWINGS

**SEPTIC** WASTEWATER TREATMENT TITLE SHEET

SYSTEM DESIGN SITE PLAN & FAR WASTEWATER TREATMENT SITE PLAN - RESIDENCE SYSTEM DESIGN SITE PLAN - ADU

LANDSCAPE

L1 LANDSCAPE

SCREENING PLAN

MAIN RESIDENCE

**BASEMENT PLAN** FIRST FLOOR PLAN SECOND FLOOR PLAN

**ROOF PLAN** EXTERIOR ELEVATIONS - SOUTH & WEST **EXTERIOR ELEVATIONS - NORTH & EAST** 

EXTERIOR ELEVATIONS - COURTYARD BUILDING SECTIONS A & B BUILDING SECTIONS C & D BUILDING SECTIONS E & F BUILDING SECTIONS G & H

BUILDING SECTIONS J RESIDENCE FAR PLANS P10.1 P10.2 RESIDENCE - BUILDING HEIGHT MEASUREMENT

> ADU: COTTAGE & BASKETBALL COURT LOWER FLOOR - BASKETBALL COURT **UPPER FLOOR PLAN - COTTAGE ROOF PLAN**

EXTERIOR ELEVATIONS - N/S EXTERIOR ELEVATIONS - E/W BUILDING SECTIONS A, B & C

ADU - FAR PLANS P17.2 ADU - BUILDING HEIGHT MEASUREMENT

#### CIVIL DRAWINGS

**COVER SHEET** SITE PLAN

ADU GRADING & DRAINAGE PLAN RESIDENCE GRADING & DRAINAGE PLAN

DETAILS

PROFILE AND NOTES C-5 SECTIONS

STORMWATER POLLUTION CONTROL PLAN BMP-1 BEST MANAGEMENT PRACTICES

BMP-2 BEST MANAGEMENT PRACTICES

#### SURVEY

SURVEY PLAN - FULL SITE SURVEY PLAN - WEST PARTIAL

SURVEY PLAN - EAST PARTIAL

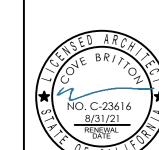
SURVEY PLAN - NORTHEAST PARTIAL SURVEY PLAN - SOUTHEAST PARTIAL



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COUNTY STAMP SPACE

G.B.

GLB.

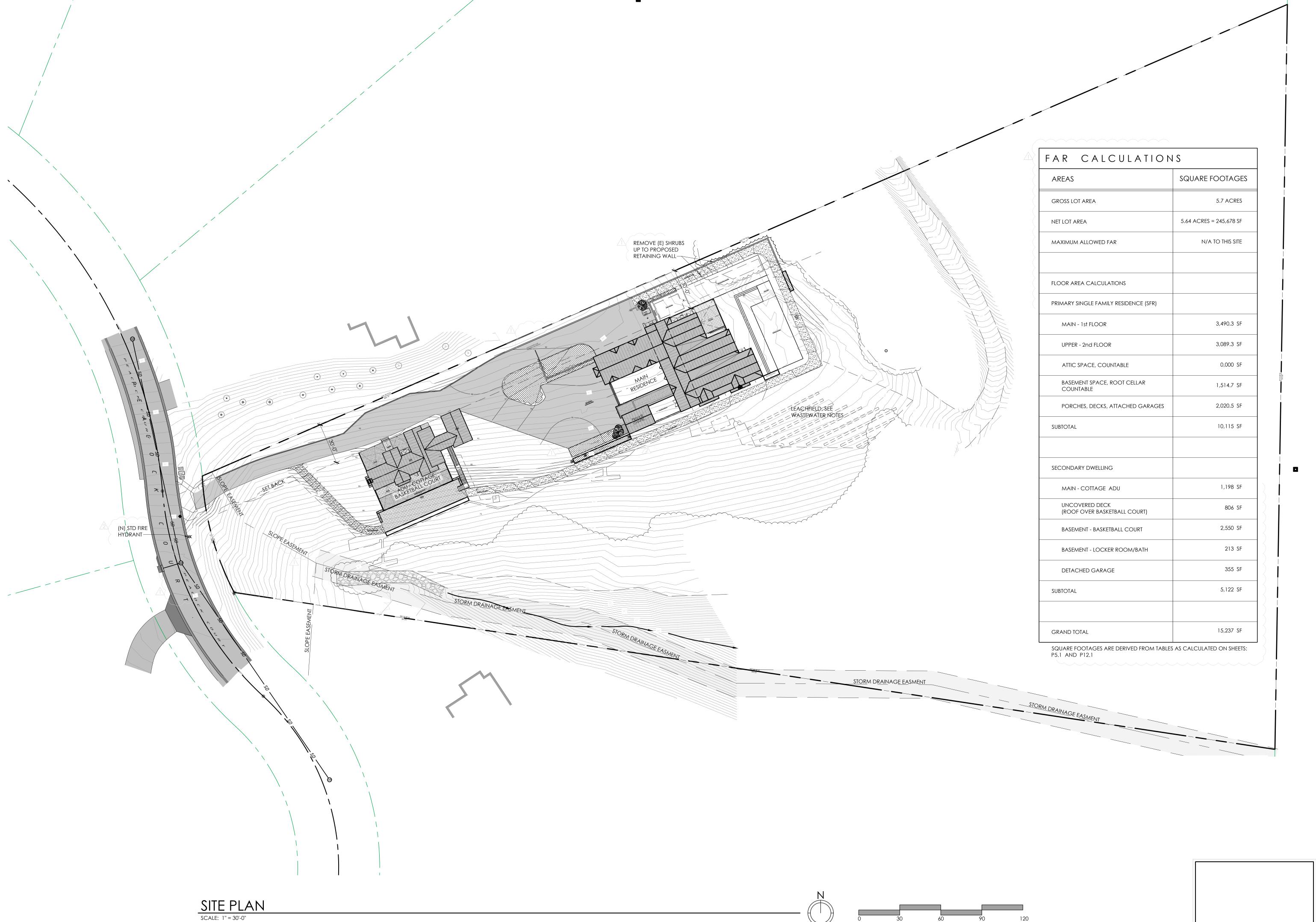
GYP. BD.,

G.W.B.

GRADE BEAM

GLU-LAM BEAM

GYPSUM WALL BOARD



WATSON MAISON

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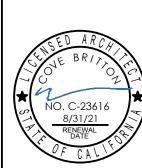
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SITE PLAN AND FAR CALCS

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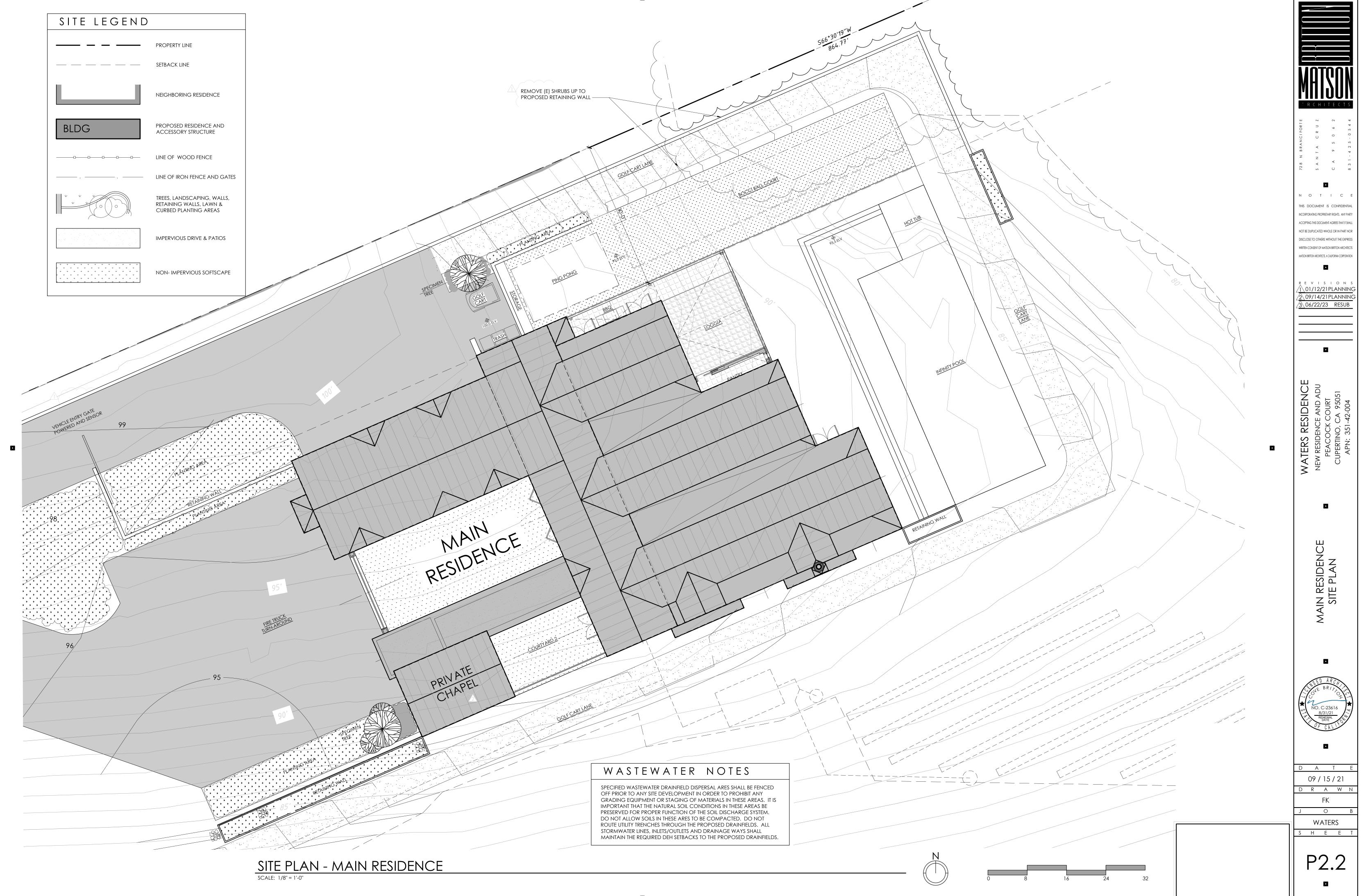
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B

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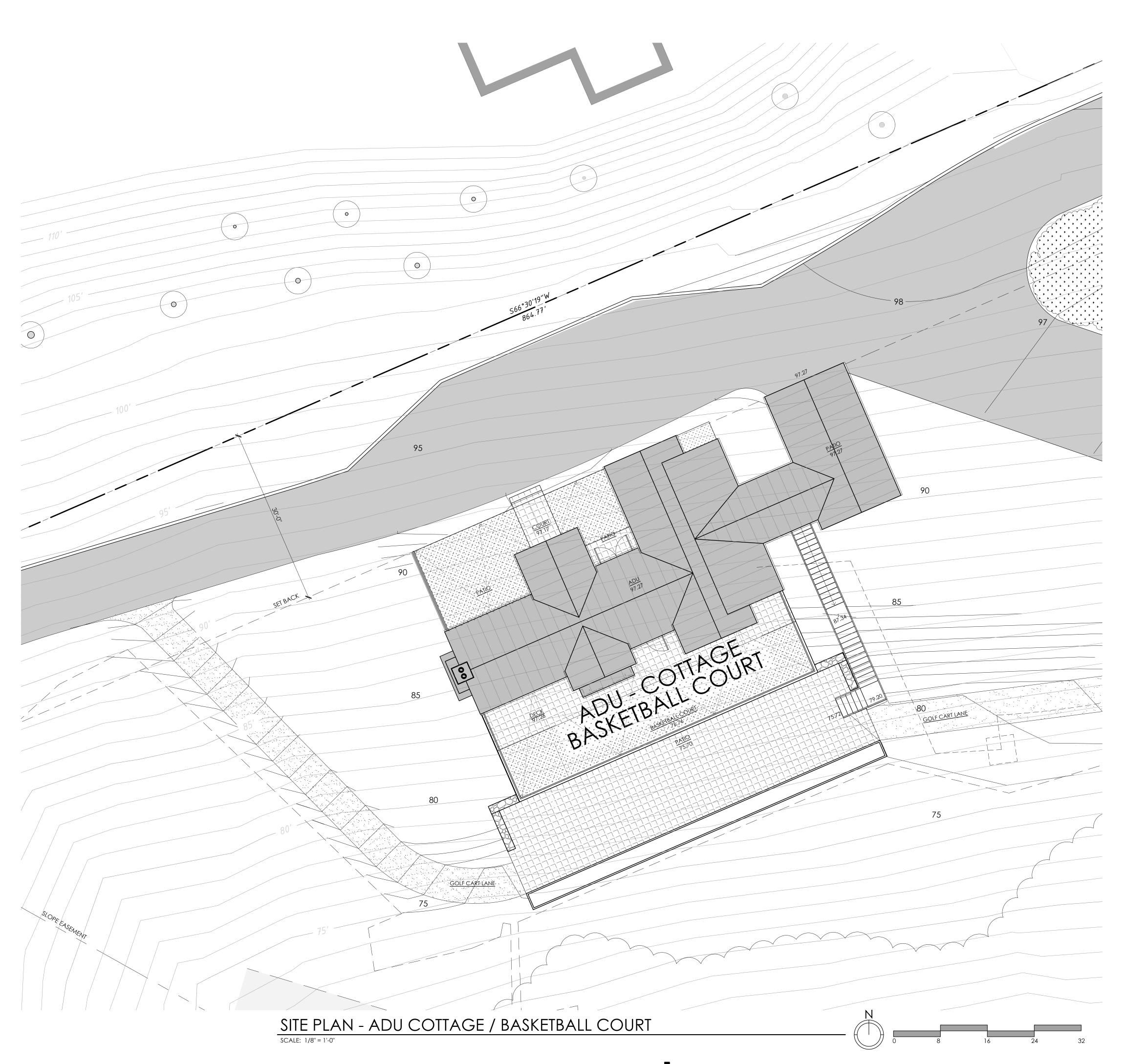
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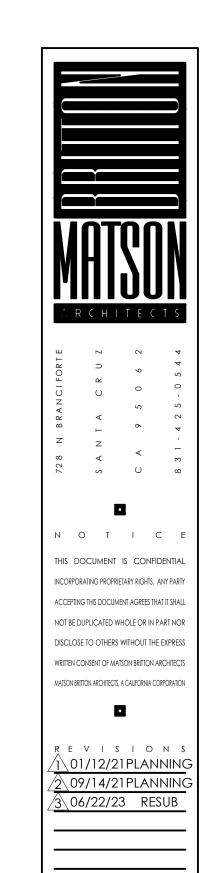
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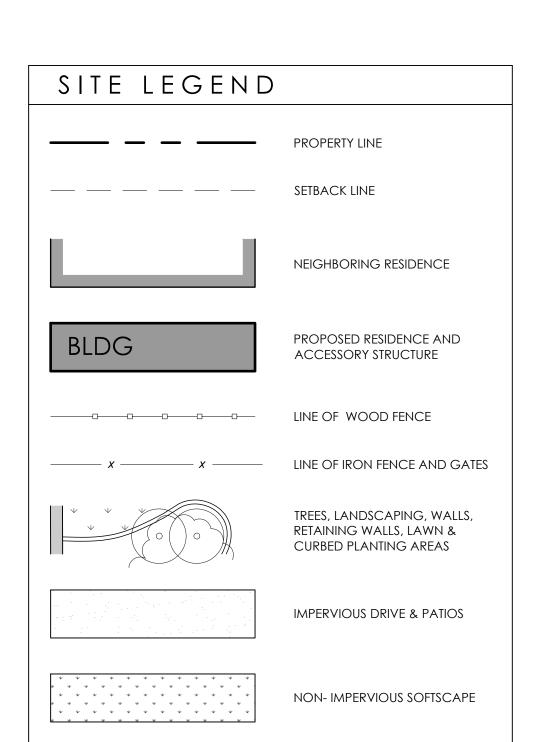


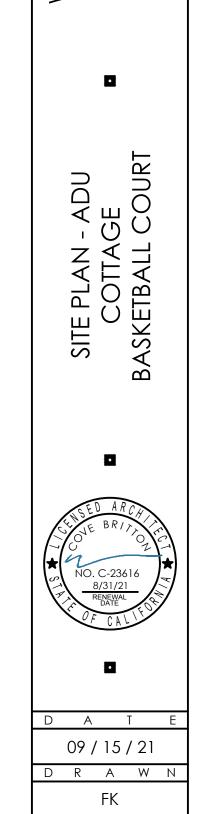
MBA

COUNTY STAMP SPACE





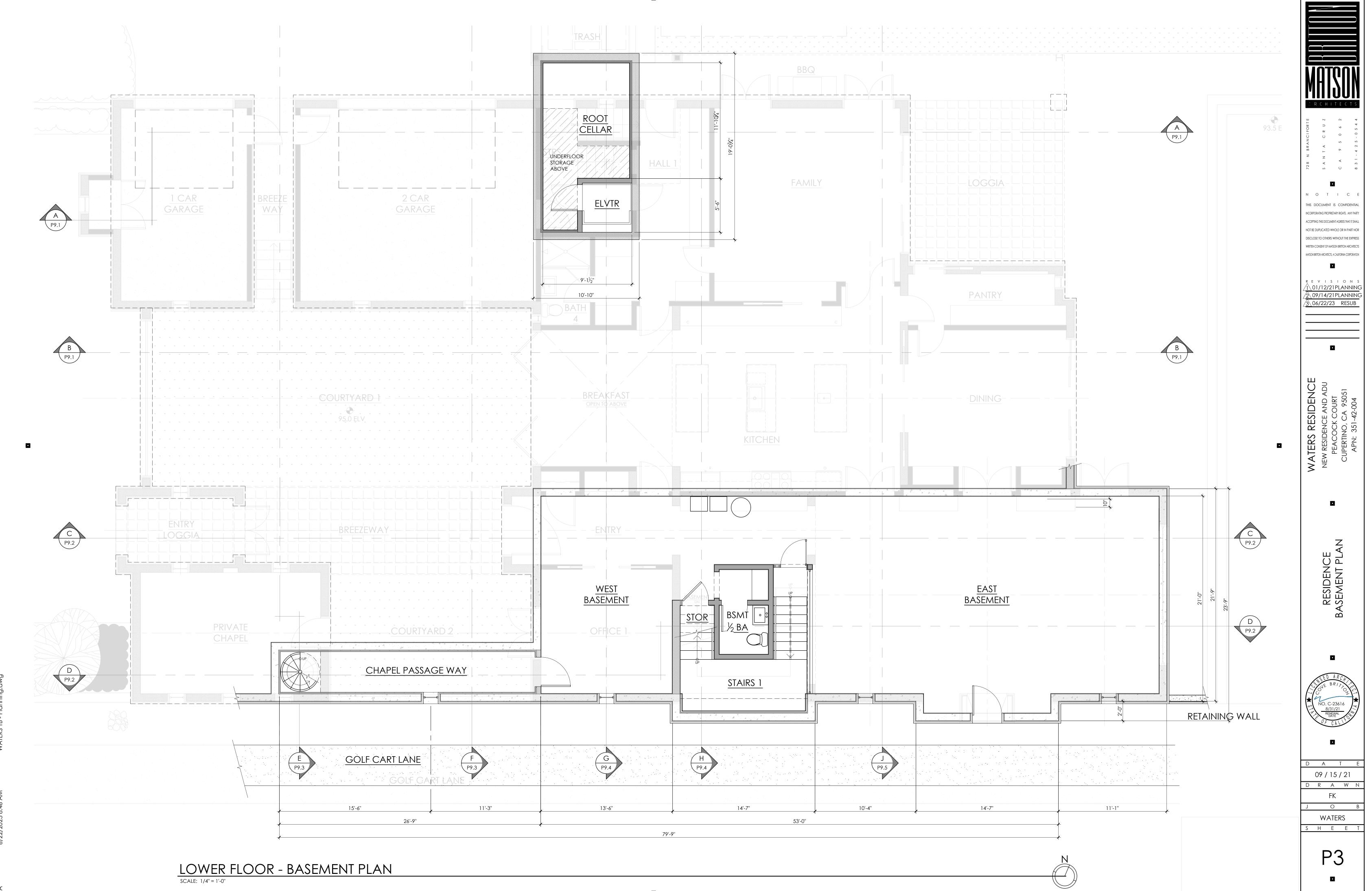




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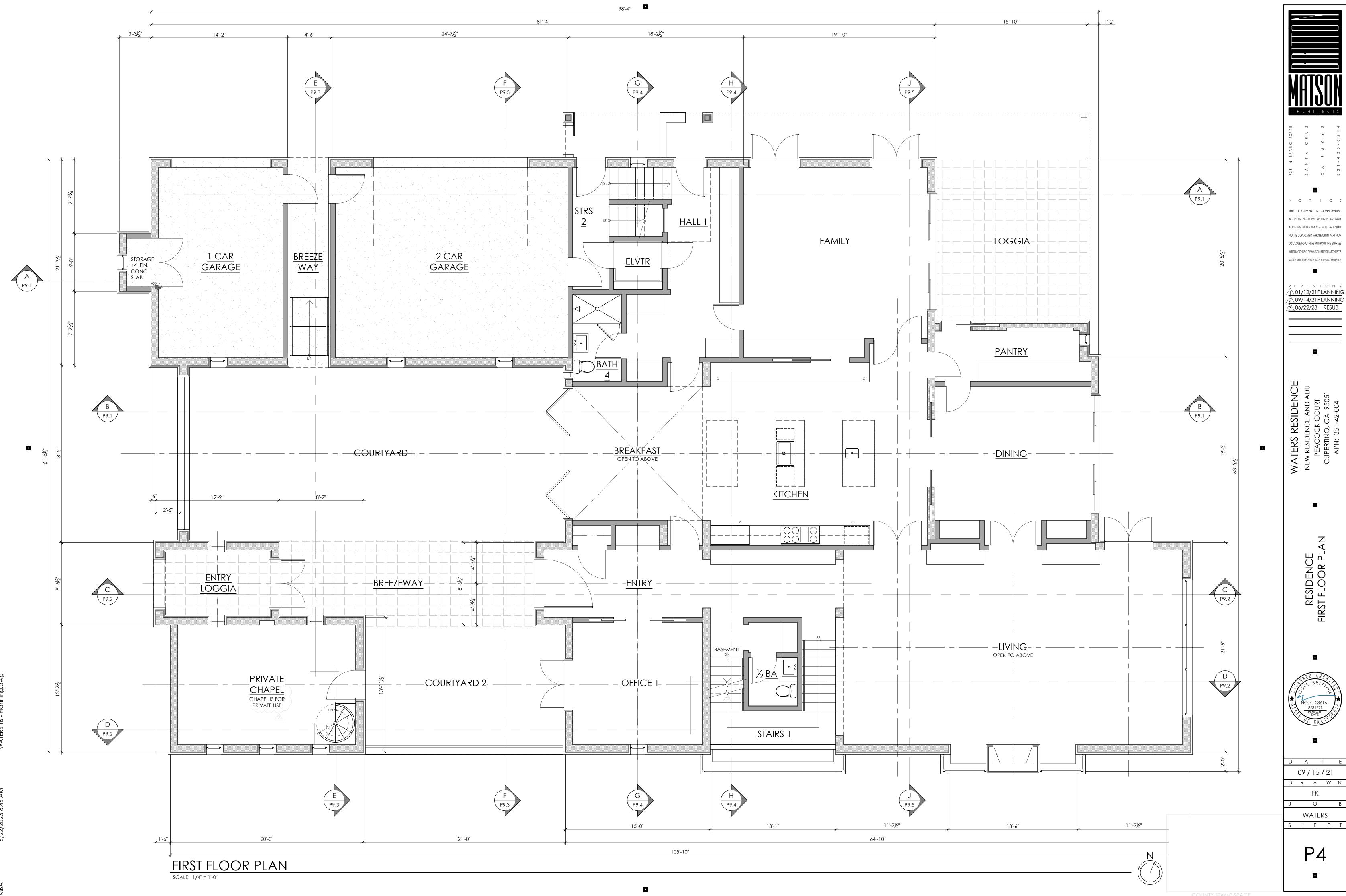
S H E E T

COUNTY STAMP SPACE



**V** 

COUNTY STAMP SPA

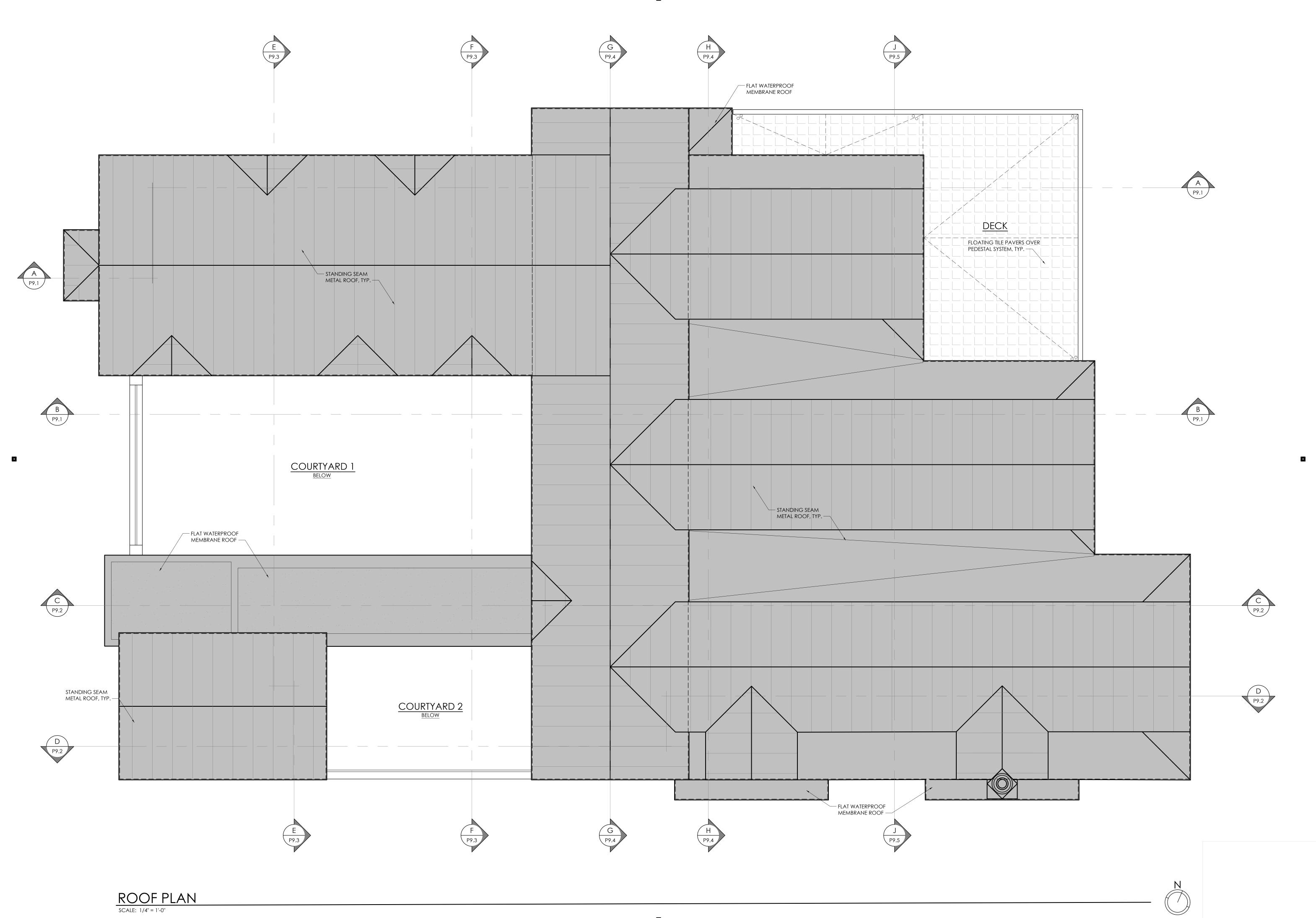


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ARCHITECTS

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V RESIDENCE AND ADU

PEACOCK COURT

UPERTINO, CA 95051

RESIDENCE ROOF PLAN

★ NO. C-23616 8/31/21 RENEWAL DATE

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WATERS
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EXTERIOR	MATERIA	LS & C	OLOF
BUILDING ITEM	PRODUCT MFR	COLOR	LRV %
ROOF	ASC BUILDING PRODUCTS, METAL	MATTE BLACK	5
DOOR & WINDOW FRAMES, RAILINGS	MFR TO BE DETERMINED	COLOR	5
TRIM	MFR TO BE DETERMINED	COLOR	5
EXTERIOR WALLS	MY PERFECT COLOR	AF9F8A MANOR GREY	35.78
STONE VENEER	E-Z SET NATURAL STONE THIN VENEER	GRANITE MOSAIC VENNER	45 MAX
RETAINING WALLS	E-Z SET NATURAL STONE THIN VENEER	GRANITE MOSAIC VENNER	45 MAX

WATSO MATSO

S A N T A C R U Z
C A 9 5 0 6 2

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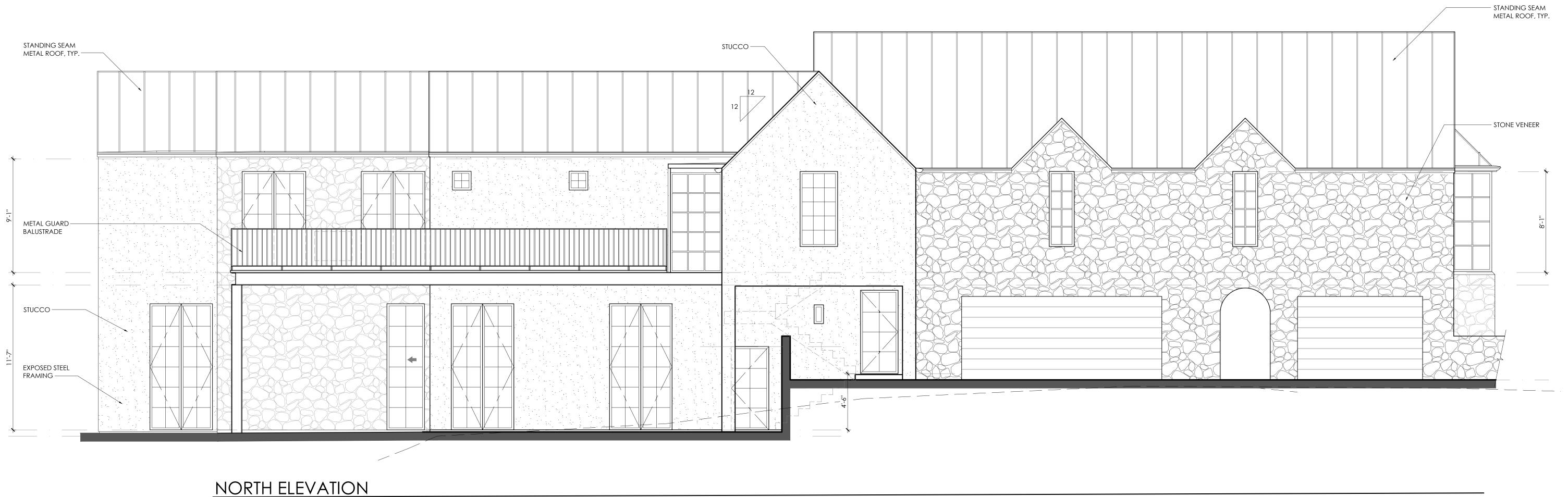
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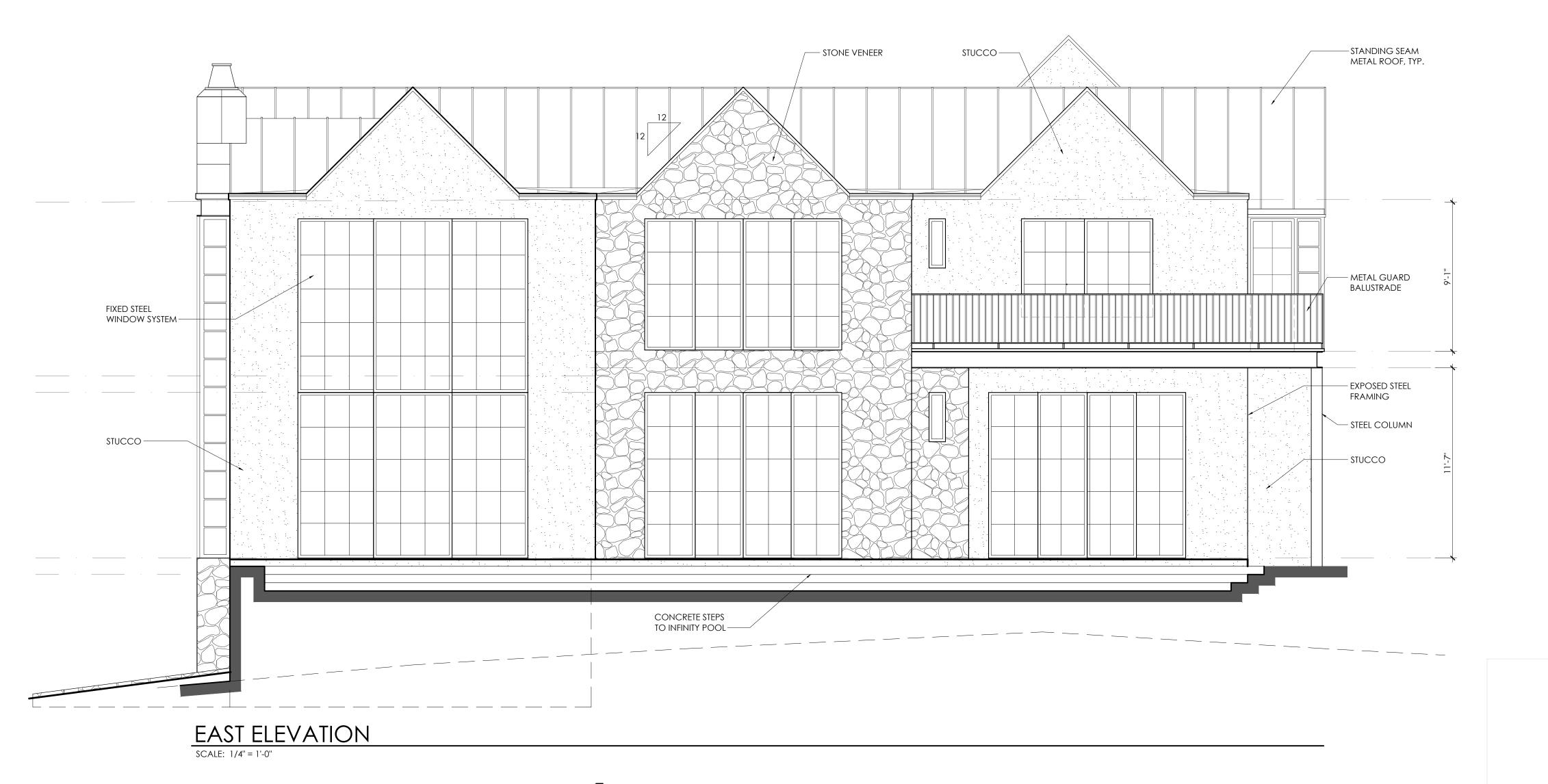
P7.1

MBA

OUNTY STAMP SPA

SCALE: 1/4" = 1'-0"





WATSO NATSO

8 N BRANCIFORTE
A N T A C R U Z
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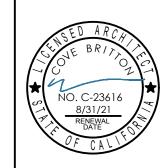
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RESIDENCE EXTERIOR ELEVATIONS

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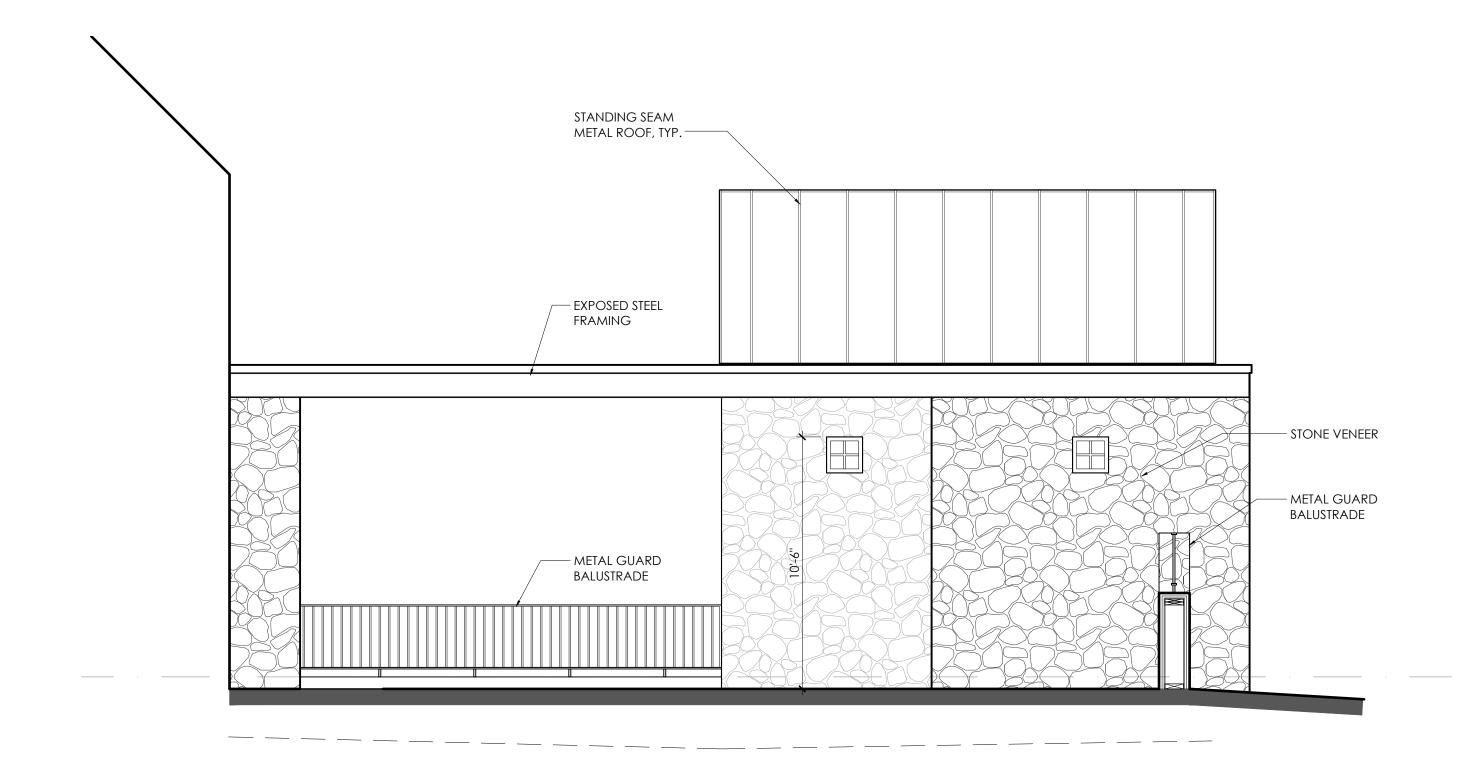
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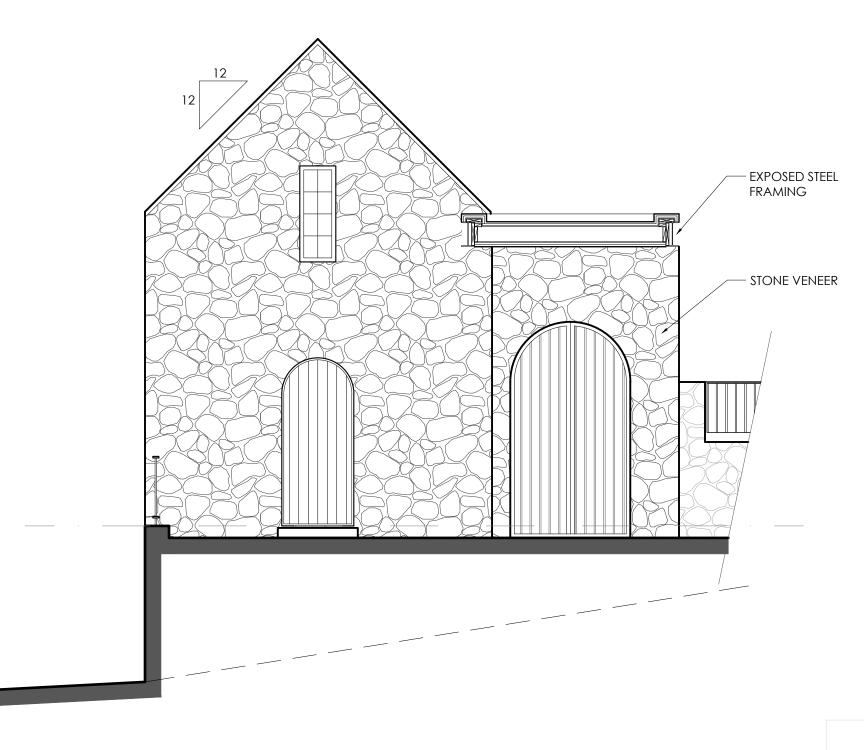


#### COURTYARD SOUTH ELEVATION SCALE: 1/4" = 1'-0"



COURTYARD NORTH ELEVATION

SCALE: 1/4" = 1'-0"



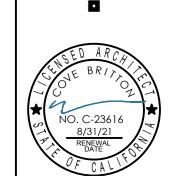
COURTYARD EAST ELEVATION

SCALE: 1/4" = 1'-0"



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T.O. PLATE

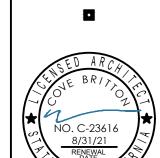
SUBFLR.

T.O. PLATE

TOP OF SLAB

FIN GRADE

RESIDENCE BUILDING SECTIONS SECTION A - SECTION B

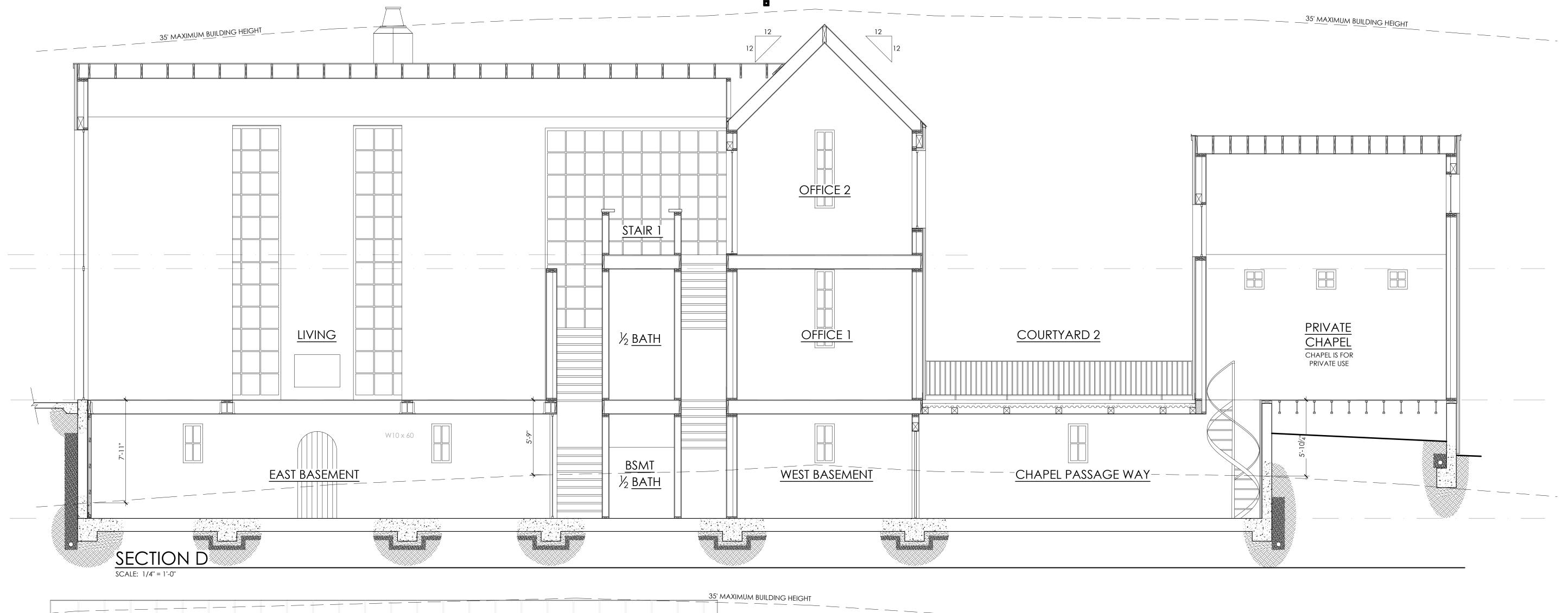


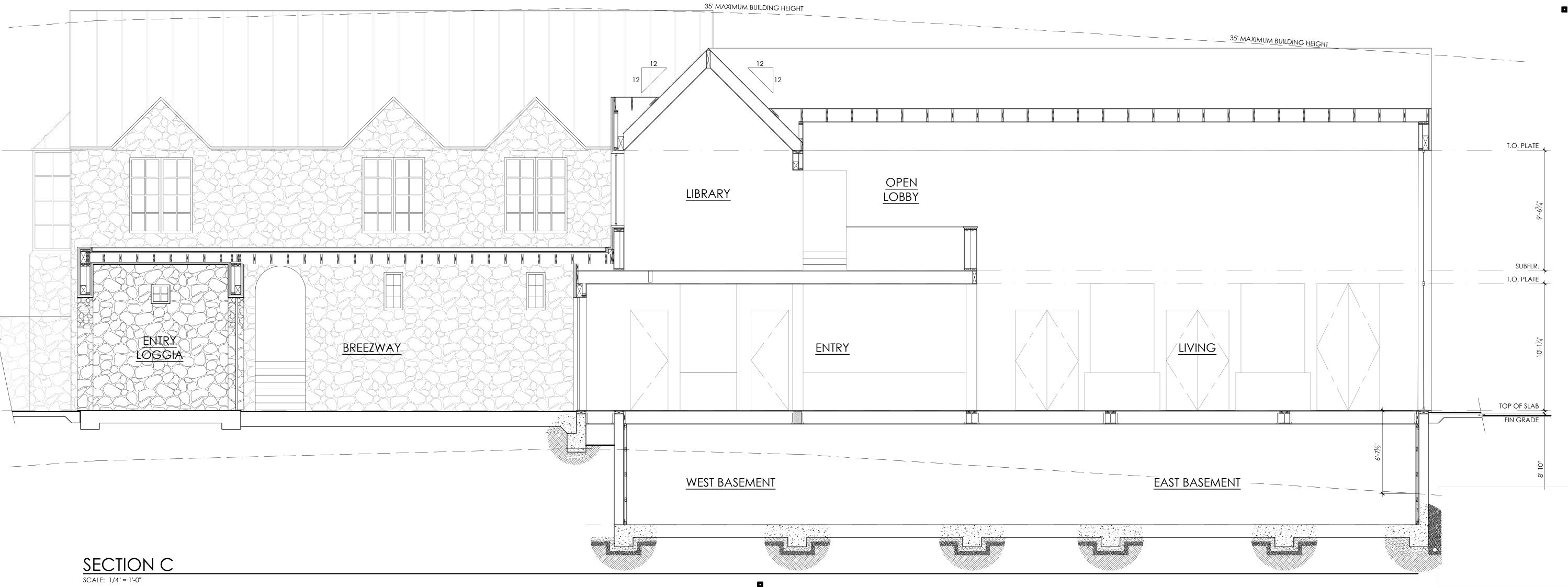
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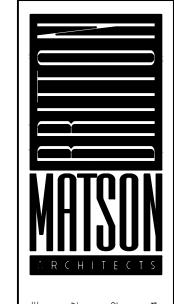
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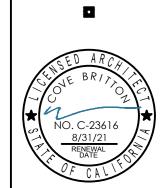
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RESIDENCE BUILDING SECTIONS SECTION C - SECTION D



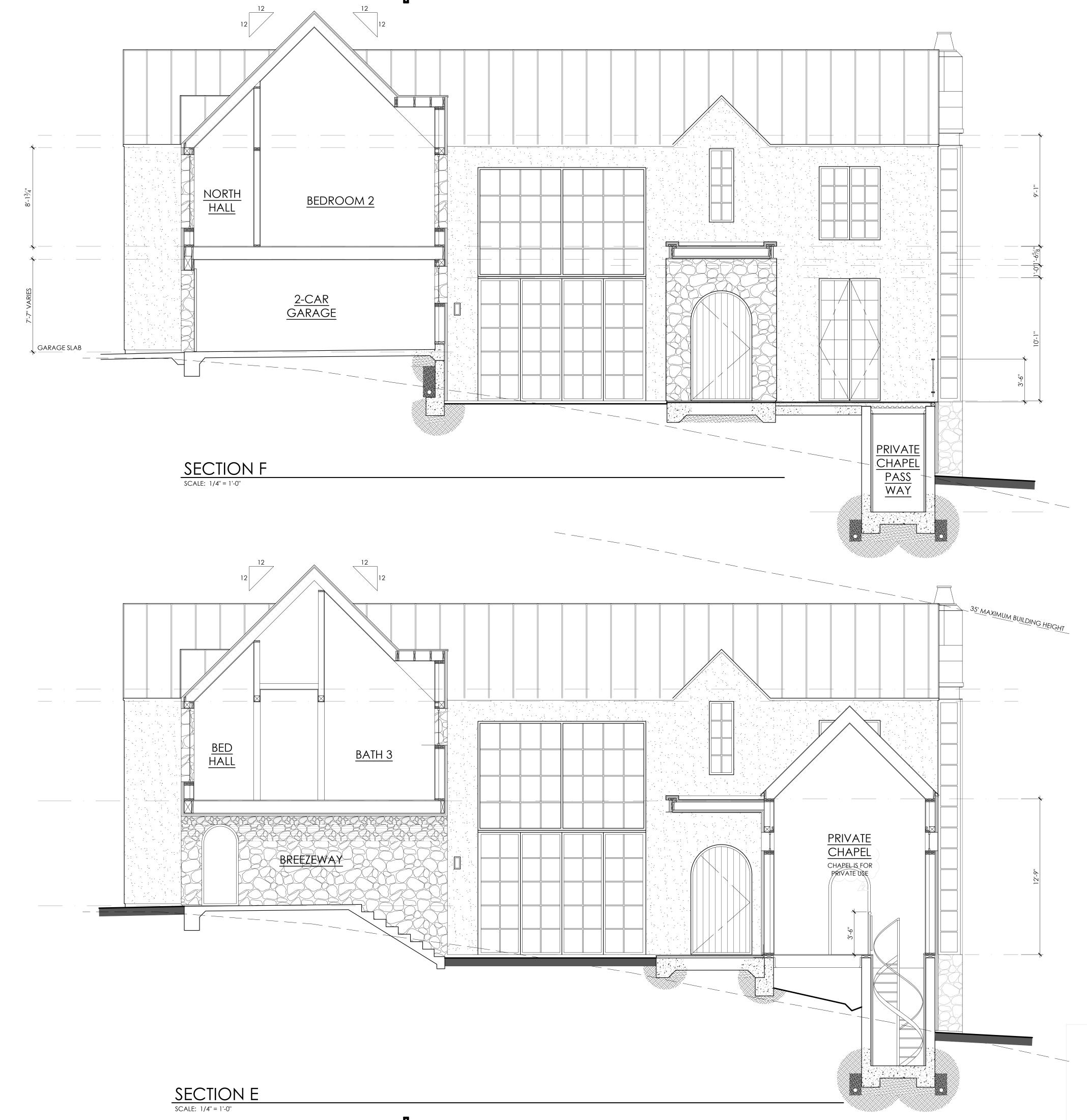
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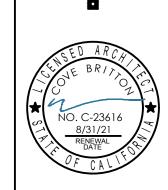




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RESIDENCE BUILDING SECTIONS SECTION E - SECTION F



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RESIDENCE BUILDING SECTIONS SECTION G - SECTION H

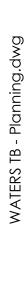
> D ARCH BRIT



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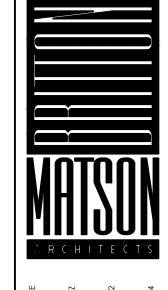
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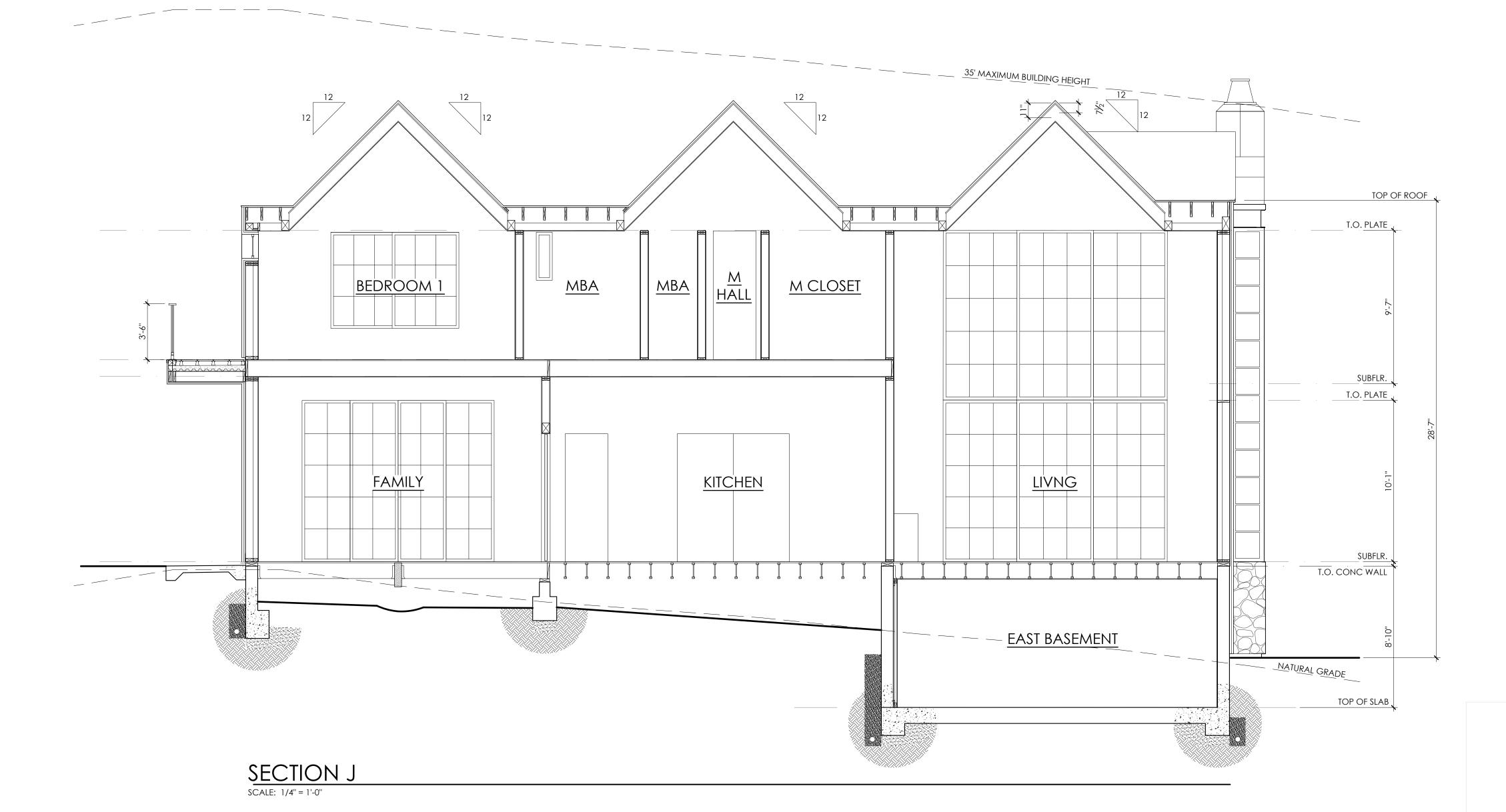
RESIDENCE BUILDING SECTIONS SECTION J

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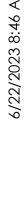
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WATERS S H E E T



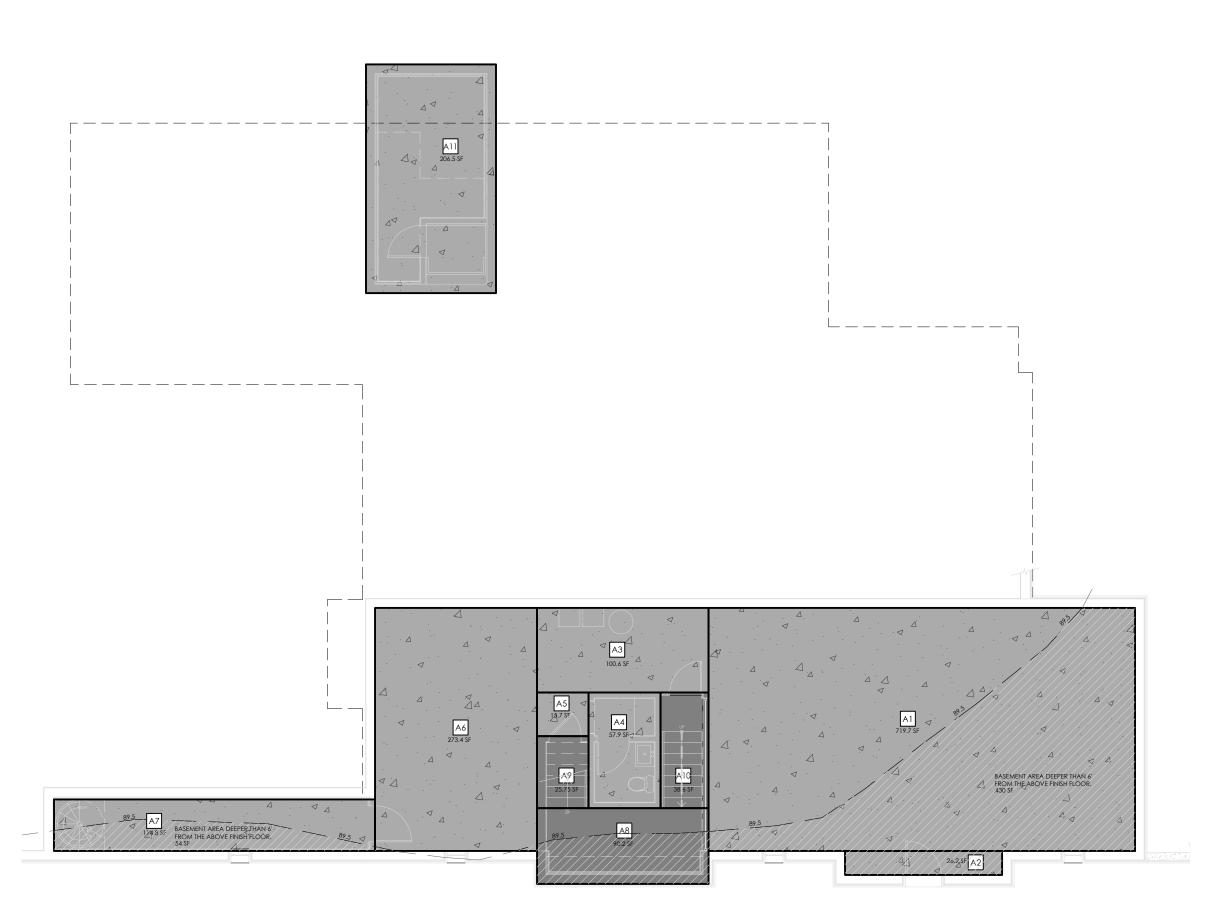






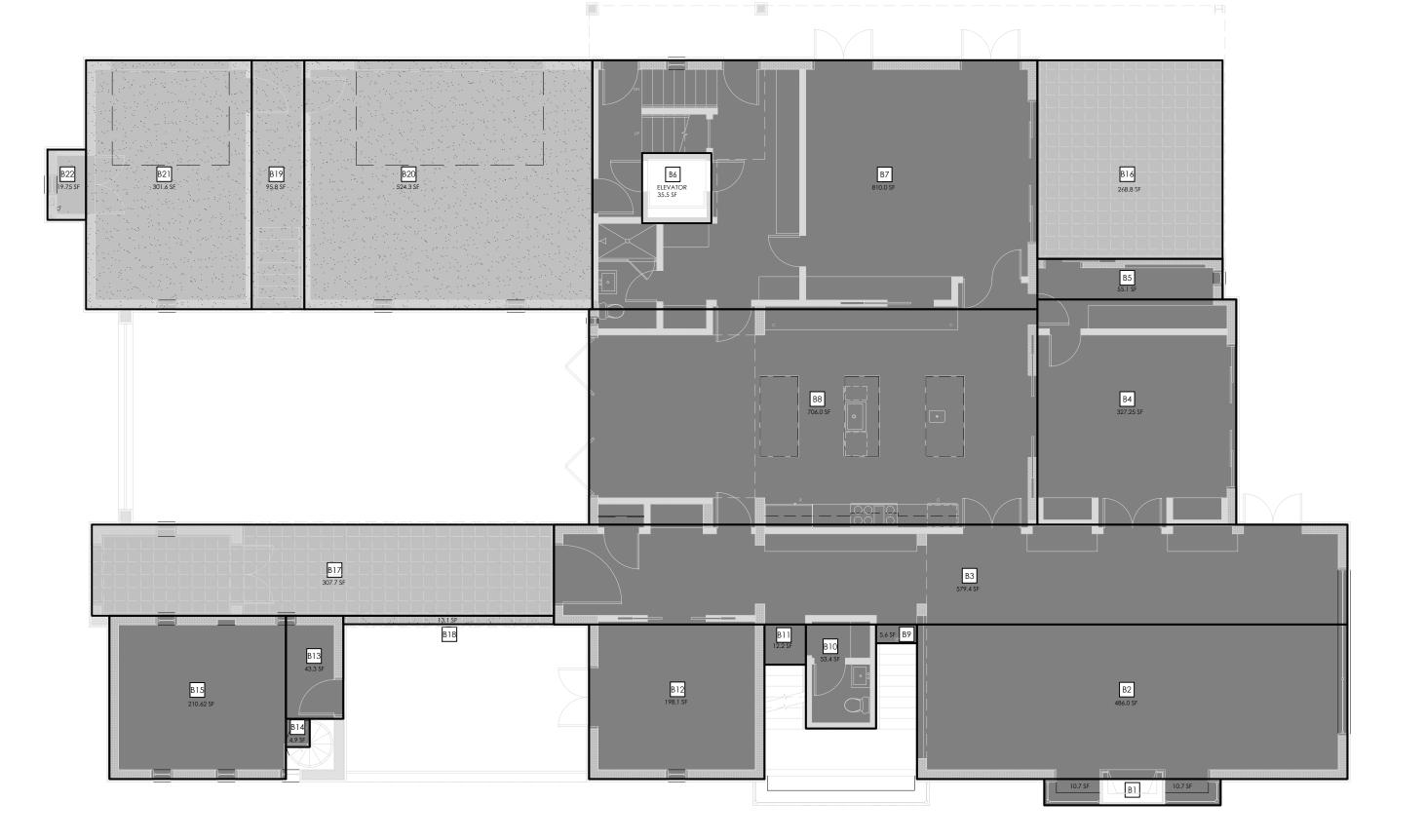
SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"





BASEMENT PLAN SCALE: 1/8" = 1'-0"





FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"





#### BASEMENT OVER 6' FROM FLOOR ABOVE BASEMENT AREA DEEPER THAN 6' FROM THE ABOVE 54 + 430 = 484 SF FINISH FLOOR.

BASEMENT - FAR					
POLYGON DESIGNAT		DIMENSIONS (IN DECIMAL FEET)	AREA (SQUARE FEE		
non-cond Basement	A1	35.54 x 20.25	719.7 SF		
NON-COND BASEMENT	A2	13.08 x 2	26.2 SF		
NON-COND BASEMENT	A3	14.29 x 7.04	100.6 SF		
NON-COND BASEMENT	A4	6 x 9.65	57.9 SF		
NON-COND BASEMENT	A5	4.29 x 3.65	15.6 SF		
NON-COND BASEMENT	A6	13.5 x 20.25	273.4 SF		
NON-COND BASEMENT	A7	26.75 x 4.29	114.8 SF		
NON-COND BASEMENT		TOTAL SF	1,308.2 SF		

14.29 x 6.31

4.29 x 6

4 x 9.65

TOTAL SF

10.83 x 19.06

25.7 SF

38.6 SF

154.5 SF

206.5 SF

NON-COND BASEMENT

CONDITIONED A9

CONDITIONED A10

ROOT CELLAR A11

CONDITIONED LIVING BASEMENT

A8

#### AREA OVER 15'

# PORCHES & GARAGES DECKS

SECOND FLOOR - FAR					
POLYGON AREA DESIGNATION		DIMENSIONS (IN DECIMAL FEET)	AREA (SQUARE FEET)		
CONDITIONED (	C1	14.79 x 24	355.0 SF		
CONDITIONED LIVING	C2	3.7 x 2.375	8.7 SF		
CONDITIONED LIVING	С3	6.08 x 9.69	58.9 SF		
CONDITIONED LIVING	C4	14.08 x 10.04	141.4 SF		
CONDITIONED LIVING	C5	14.625 x 14.0	204.8 SF		
CONDITIONED LIVING	C6	26.46 x 20.0	529.2 SF		
CONDITIONED LIVING	C7	9.6 x 3.0	28.8 SF		
CONDITIONED LIVING	C8	19.06 x 20.45	389.9 SF		
CONDITIONED LIVING	C9	19.27 x 28.125	541.9 SF		
ELEVATOR	C10	5.92 x 6.0 ALREADY COUNTED	<35.5 SF>		
STAIRS	211	10.5 x 7.66 ALREADY COUNTED	<70.0 SF>		
CONDITIONED LIVING	C12	43 x 21.29	915.5 SF		
CONDITIONED LIVING	C13	3.37 x 6.166	20.8 SF		
CONDITIONED LIVING (<15')	C14	36 x 21.625 approx	778.5 SF		
CONDITIONED LIVING (<15')	C15	13.42 x 13.92	186.8 SF		
2ND FLOOR CONDITIONED LIV	ING	TOTAL SF	4,054.7 SF		
UNCOVERED DECK	216	18.96 x 4.66	88.5 SF		
UNCOVERED DECK	C17	15.96 x 25.125	401.0 SF		
2ND FLOOR UNCOVERED DECI	K	TOTAL SF	489.5 SF		

POLYCON /	DΕΛ	DIMENSIONS	A DE A	
POLYGON AREA DESIGNATION		(IN DECIMAL FEET)	AREA (SQUARE FEET)	
CONDITIONED LIVING	B1	(10.7) x 2	21.4 SF	
CONDITIONED LIVING	B2	36.79 x 13.21	486.0 SF	
CONDITIONED LIVING	ВЗ	67.83 x 8.54	579.4 SF	
CONDITIONED LIVING	B4	17.0 x 19.25	327.25 SF	
CONDITIONED LIVING	B5	15.83 x 3.48	55.1 SF	
ELEVATOR	B6	5.92 x 6.0 ALREADY COUNTED	<35.5 SF>	
CONDITIONED LIVING	B7	38.04 x 21.29	810.0 SF	
CONDITIONED LIVING	B8	38.33 x 18.42	706.0 SF	
CONDITIONED LIVING	В9	3.5 x 1.6	5.6 SF	
CONDITIONED LIVING	B10	6.0 x 8.9	53.4 SF	
CONDITIONED LIVING	B11	3.54 x 3.44	12.2 SF	
CONDITIONED LIVING	B12	15.0 x 13.21	198.1 SF	
CONDITIONED LIVING	B13	4.91 x 8.81	43.3 SF	
CONDITIONED LIVING	B14	2.03 x 2.42	4.9 SF	
CONDITIONED LIVING	B15	15.09 x 13.96	210.6 SF	
CONDITIONED LIVING		TOTAL SF	3,477.8 SF	
COVERED LOGGIA	B16	15.83 x 16.98	268.8 SF	
COVERED BREEZEWAY & LOGGIA	B17	39.5 x 7.79	307.7 SF	
COVERED BREEZEWAY & LOGGIA	B18	17.99 x 0.73	13.1 SF	
COVERED BREEZEDWAY	B19	4.5 x 21.29	95.8 SF	
COVERED PATIO & BREEZEWAY		TOTAL SF	685.4 SF	
GARAGE	B20	24.62 x 21.29	524.3 SF	
GARAGE	B21	14.166 x 21.29	301.6 SF	
GARAGE	B22	3.29 x 6.0	19.7 SF	
GARAGE		TOTAL SF	845.6 SF	

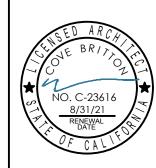
FIRST FLOOR - FAR

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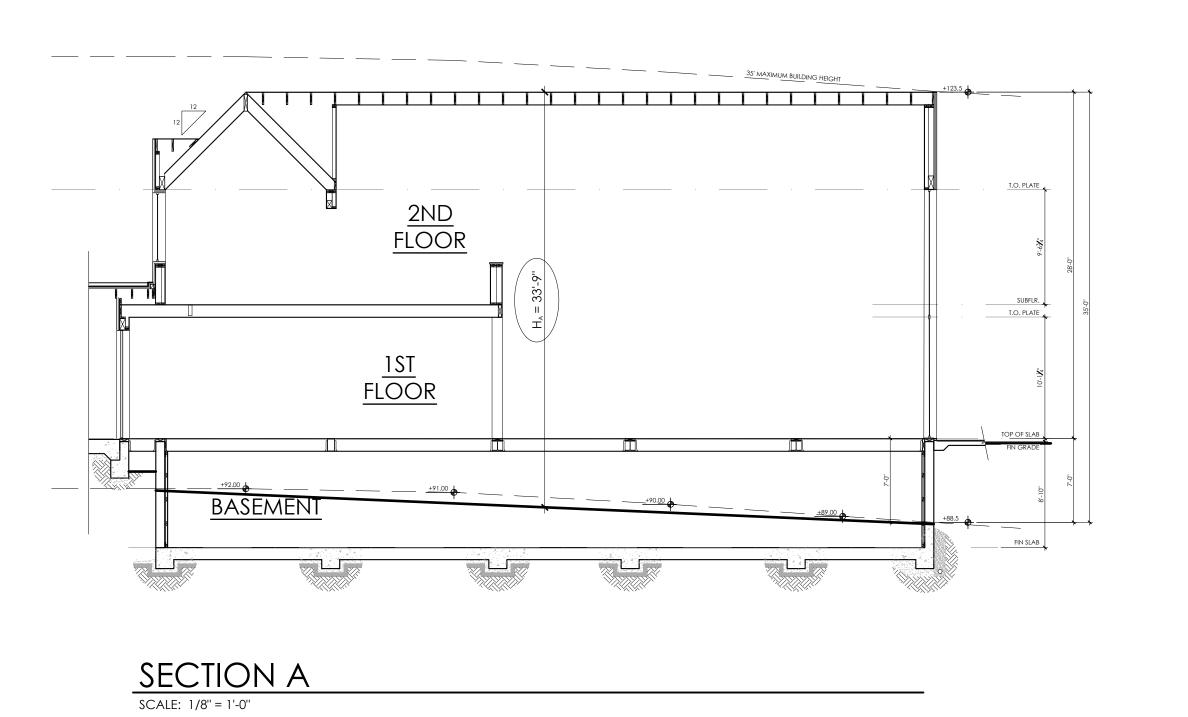
RESIDENCE FAR FLOOR PLAN CALCULATIONS



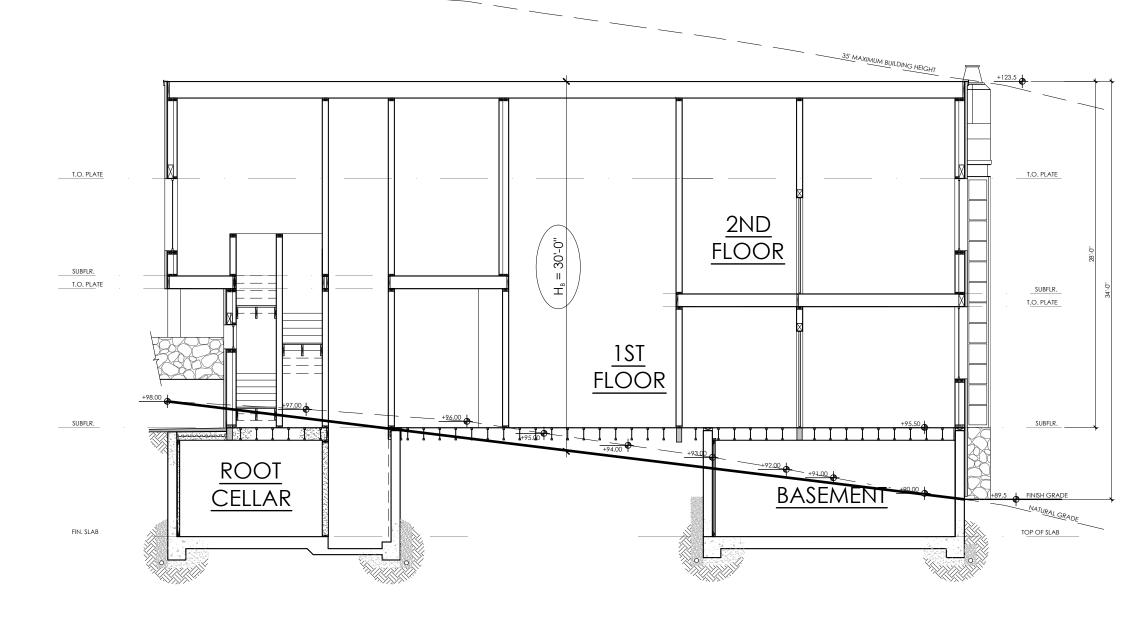
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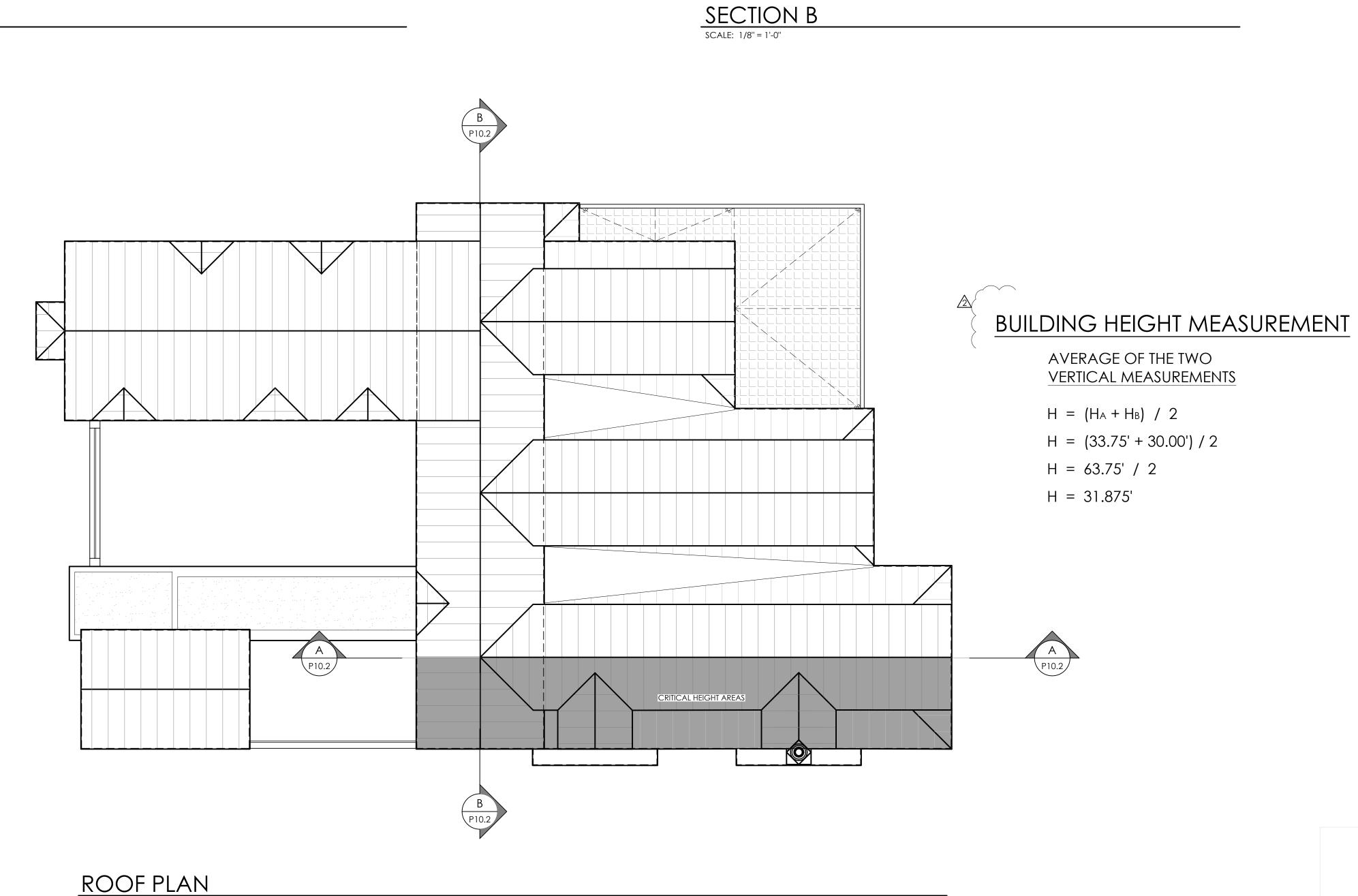
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P10.1



SCALE: 1/8" = 1'-0"







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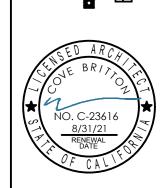
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NEW RESIDENCE AND ADU
PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

RESIDENCE BUILDING HEIGHT MEASUREMENT

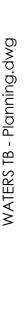


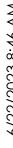
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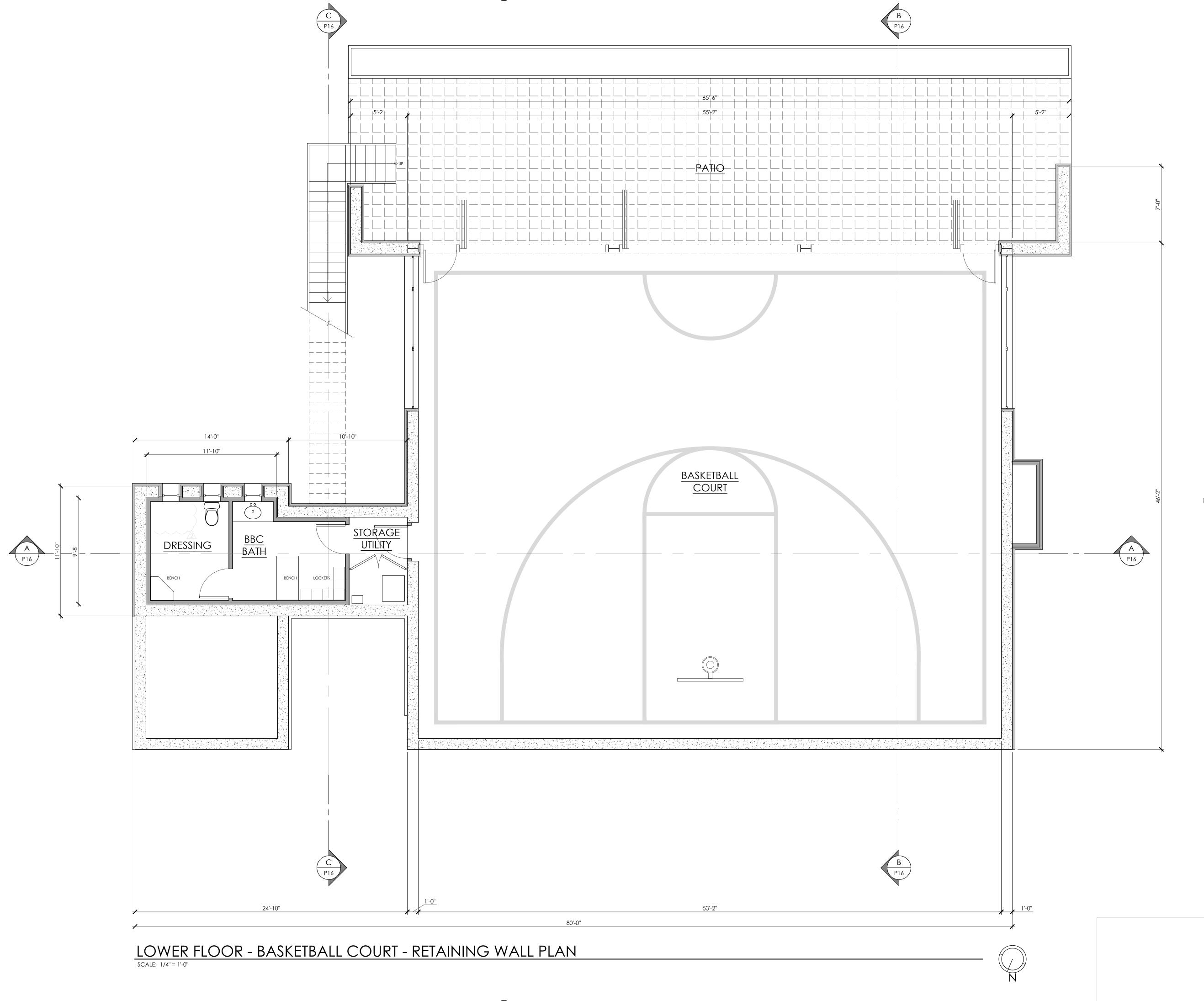
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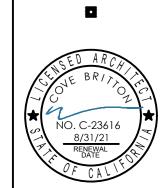
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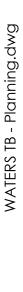
ADU-COTTAGE ASKETBALL COURT AINING WALL PLAN



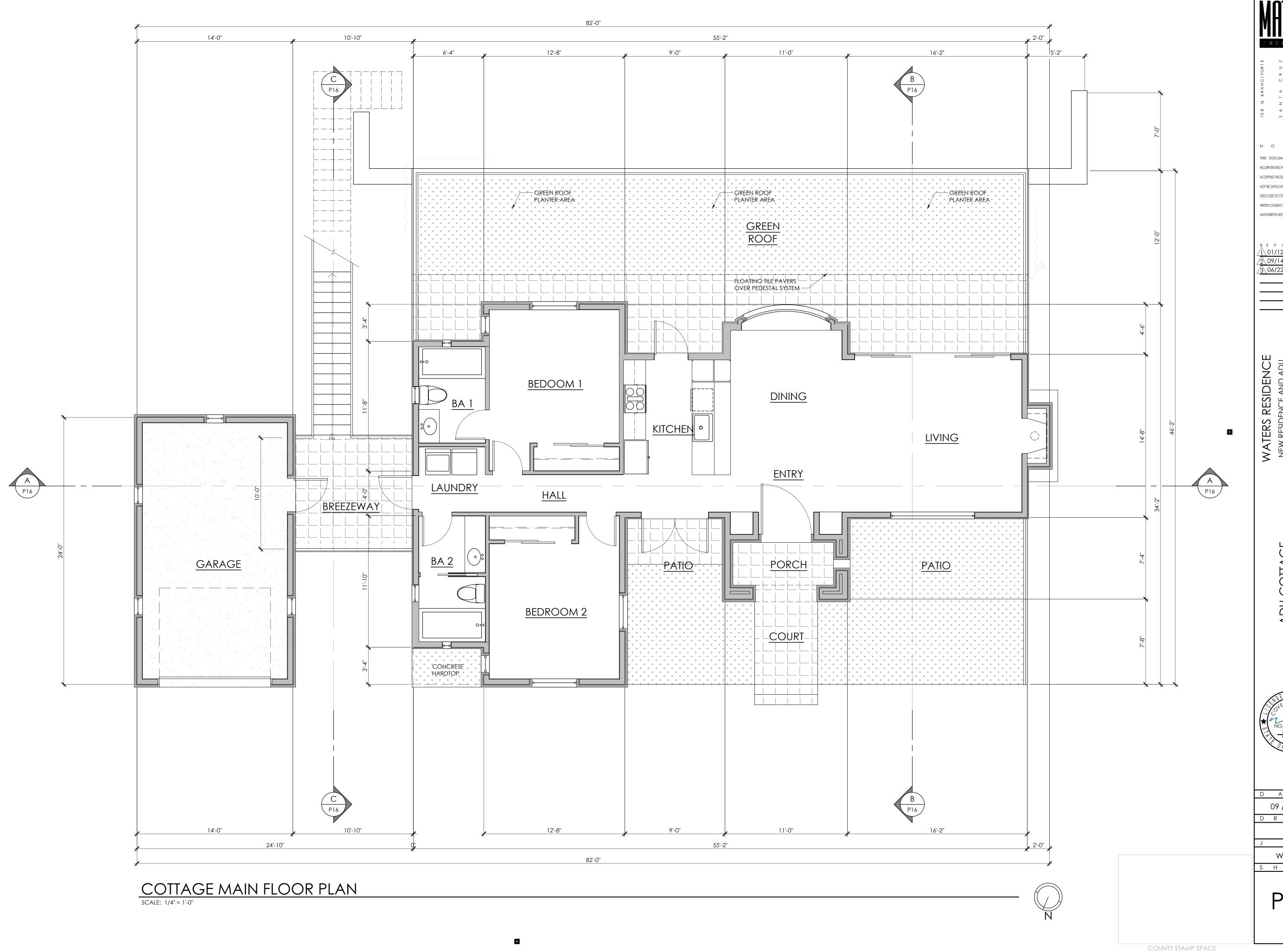
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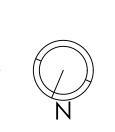


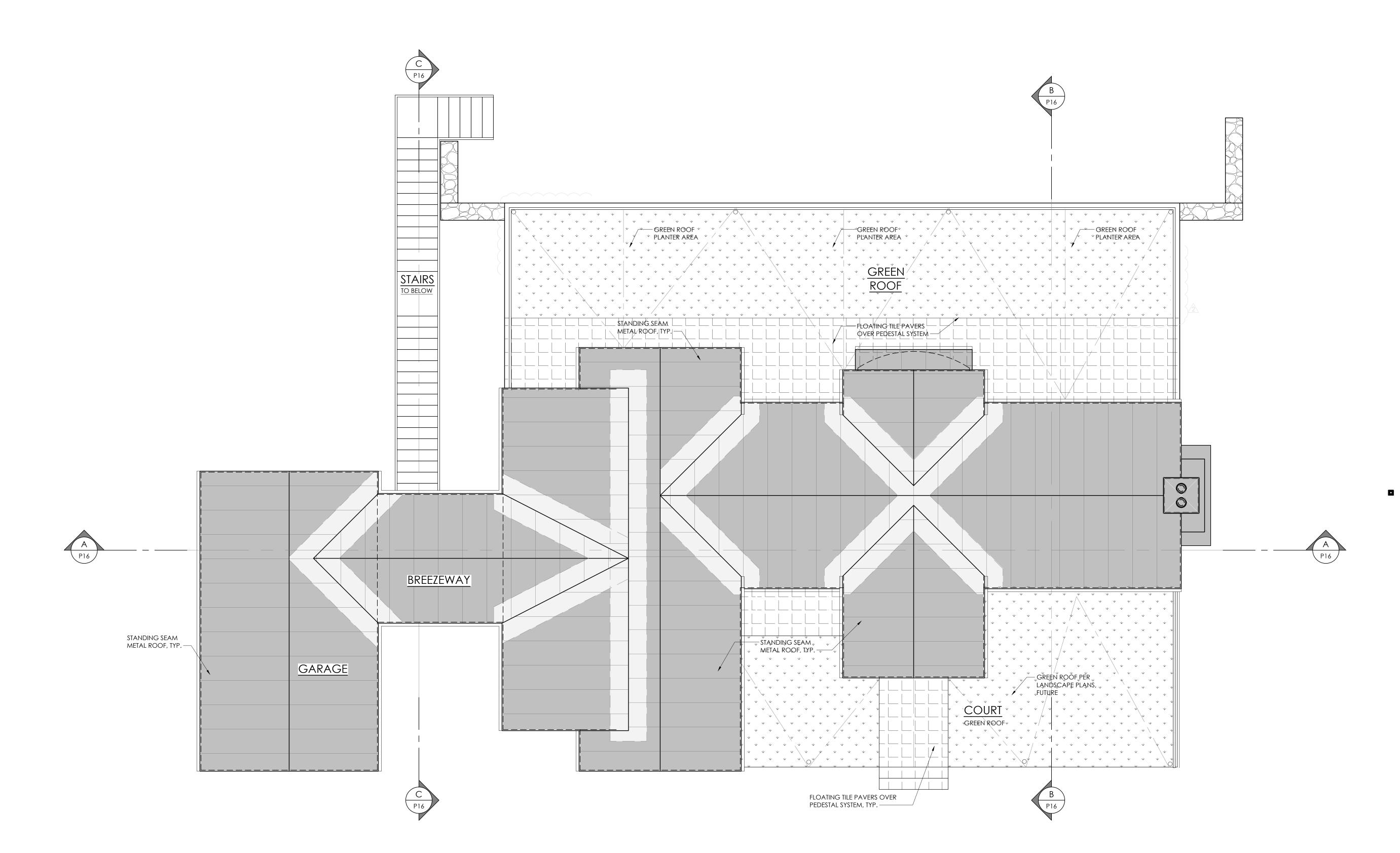
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ADU-COTTAGE EXTERIOR ELEVATIONS



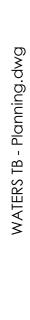
# COTTAGE - NORTH ELEVATION SCALE: 1/4" = 1'-0"



COTTAGE - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

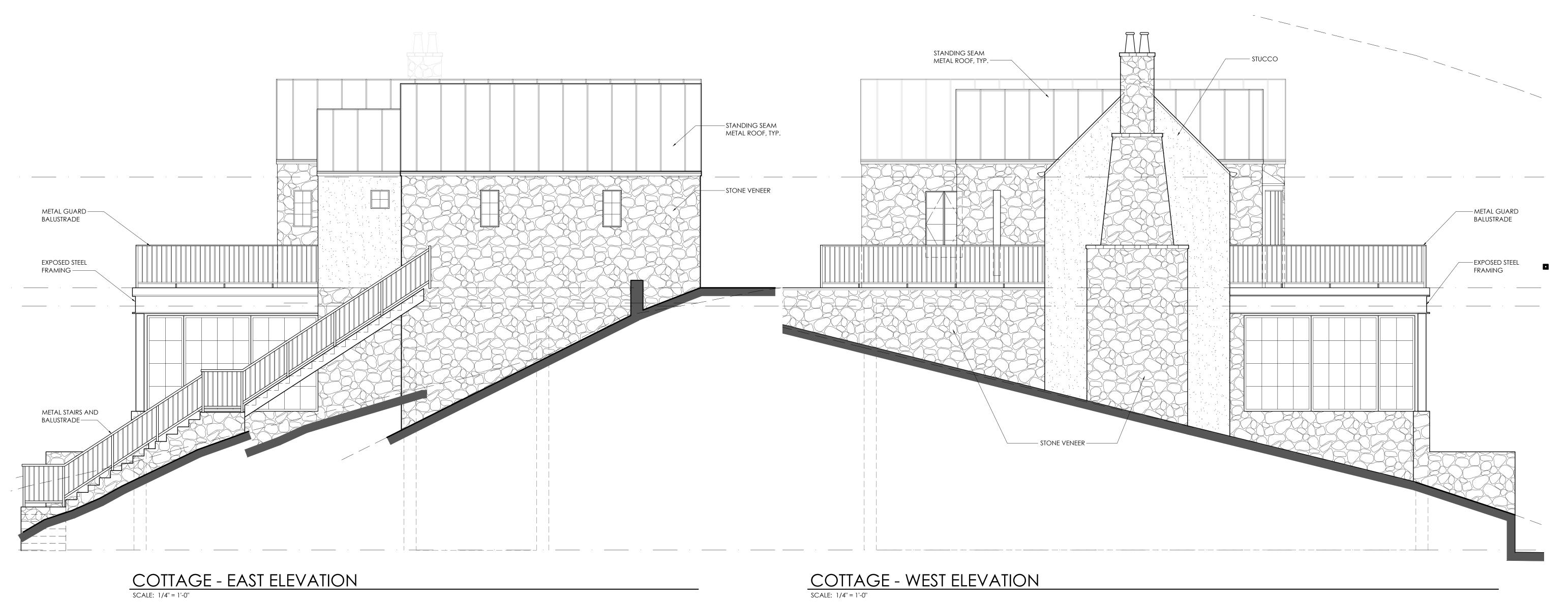
COUNTY STAMP SPACE





P15

COUNTY STAMP SPACE



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REVISIONS  $\uparrow \setminus$  01/12/21PLANNING

MATSON BRITTON ARCHITECTS, A CALIFORNIA CORPORATION

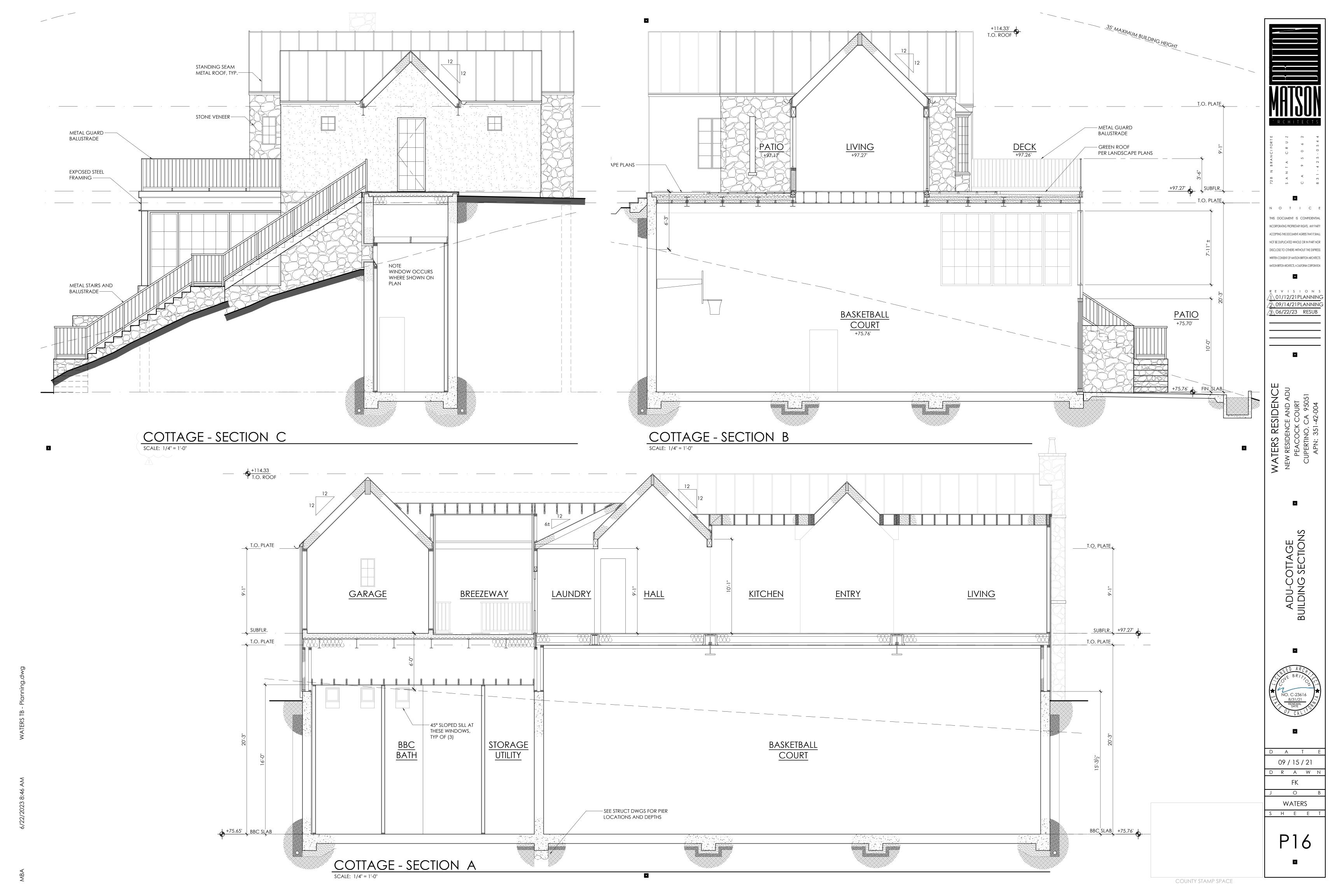
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ADU-COTTAGE EXTERIOR ELEVATIONS

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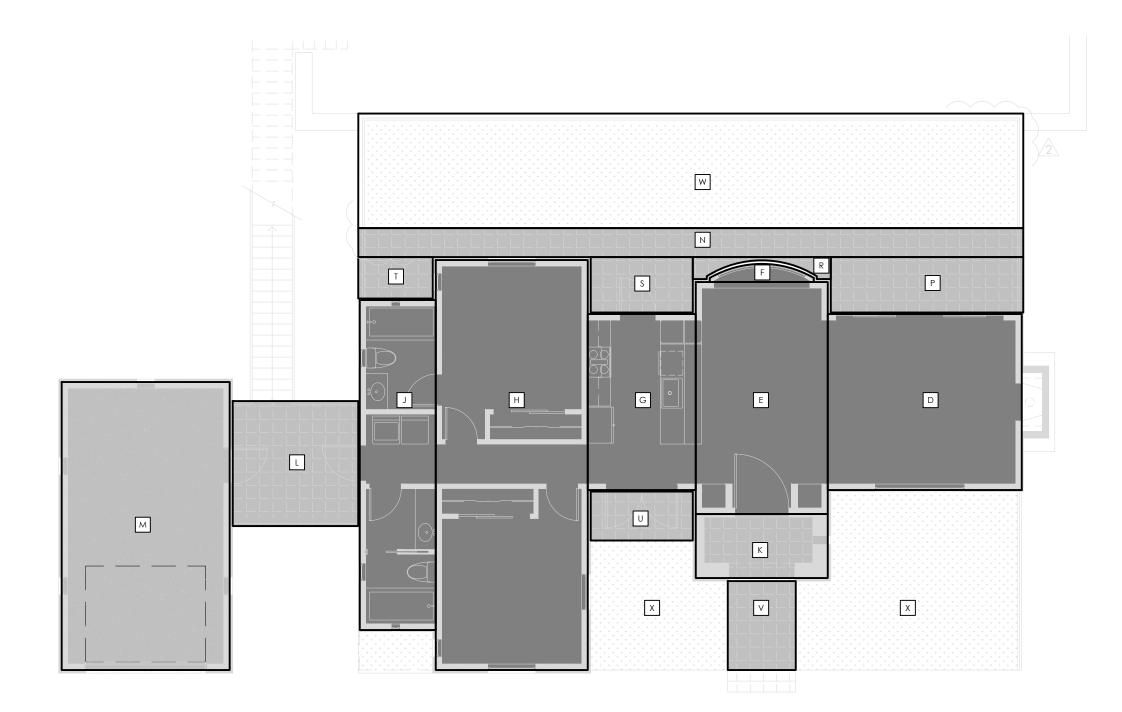
PORCHES & GARAGES DECKS

BASEMENT & NON-CONDITIONED THIS AREA IS ALSO **OVER 15**'

BASEMENT LESS THAN 6' FROM FLOOR ABOVE

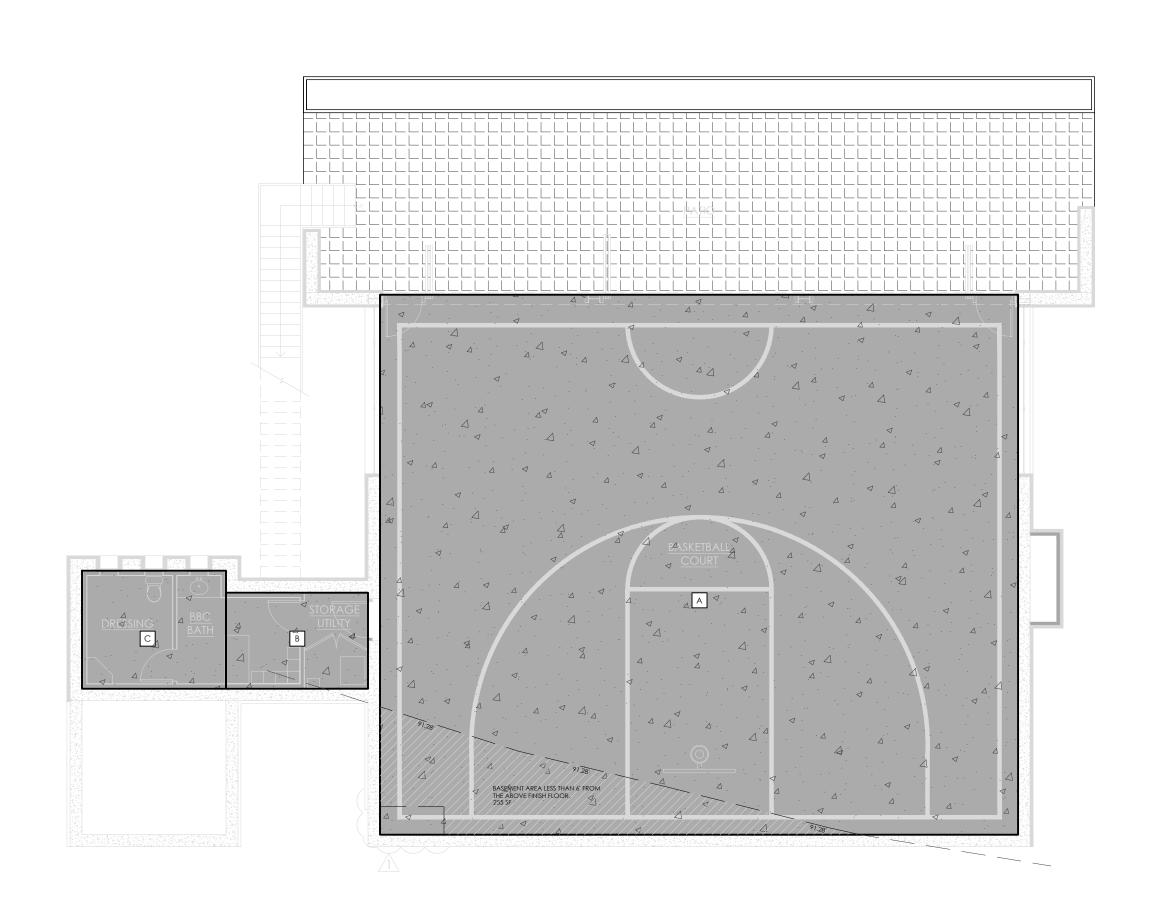
	FAR	AR	REA SCHED	ULE
	POLYGON A DESIGNATI		DIMENSIONS	AREA
(	NON-COND BASKETBALL	Α	53.16 x 45 = 2,393 SF	OVER 15' IN HEIGHT X 2= 4,786 SF
	BASEMENT AREA FROM THE FINISH			4,788 SF (7.9 %) 188 SF
	NON-COND LOCKER	В	11.92 x 8 = 95 X 2 OVER 15'	190 SF
	NON-COND BATH ROOM	С	12.0 x 9.83 = 118 X 2 OVER 15'	236 SF
	NON-COND		2,760 TOTAL SF X 2 OVER 15'	5,520 SF
	CONDITIONED LIVING	D	16.17 x 14.67	237.1 SF
	CONDITIONED LIVING	Е	11.0 x 19.33	212.6 SF
	CONDITIONED LIVING	F	SEMI-CURVED POLYGON (8.67 x 1.13) APPROX	9.8 SF
	CONDITIONED LIVING	G	9.0 x 14.67	132.0 SF
	CONDITIONED LIVING	Н	12.67 x 34.17	432.7 SF
	CONDITIONED LIVING	J	6.33 x 27.5	174.2 SF
	CONDITIONED LIVING		TOTAL SF	1,198 SF
	COVERED PORCH	K	11.0 x 5.33	42.9 SF
	COVERED BREEZEWAY	L	10.46 x 10.42	108.9 SF
	COVERED HARDSCAPE		TOTAL SF	151.8 SF
	DETACHED GARAGE	M	14.0 x 24.0	336.0 SF
	UNCOVERED DECK	N	55.41 x 2.42 APPROX AREA	133.9 SF
	UNCOVERED DECK	Р	16.04 x 4.63	74.2 SF
	UNCOVERED DECK	R	IRREGULAR POLYGON (11.5 x 0.94) APPROX	10.8 SF
	UNCOVERED DECK	S	8.5 x 4.63	39.3 SF
	UNCOVERED DECK	T	6.2 x 3.46	21.4 SF
	UNCOVERED FRONT PORCH	U	6.2 x 3.46	34.7 SF
/	UNCOVERED WALKWAY	V	6.2 x 3.46	42.0 SF
>	TOTAL UNCOVE DECK AREA	RED	TOTAL SF	356.3 SF
	FREEN ROOF AT REAR DECK	W	55.41 x 9.53 ALLOTTED AREA	528.0 SF
	GREEN ROOF FRONT YARD	X	CUMMULATIVE AREAS (2)	366.0 SF
	TOTAL GREEN R	OOF	TOTAL SF (528.5 + 366.5)	894.0 SF

\* NOTE: ASSUMED AREAS. EXTENT OF GREEN ROOF AREAS TO COORDINATE THROUGH LANDSCAPE ARCHITECT'S DESIGN - FUTURE.



#### ADU-COTTAGE MAIN FLOOR PLAN SCALE: 1/8" = 1'-0"





BASKETBALL COURT - LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



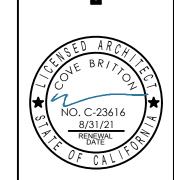


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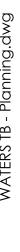
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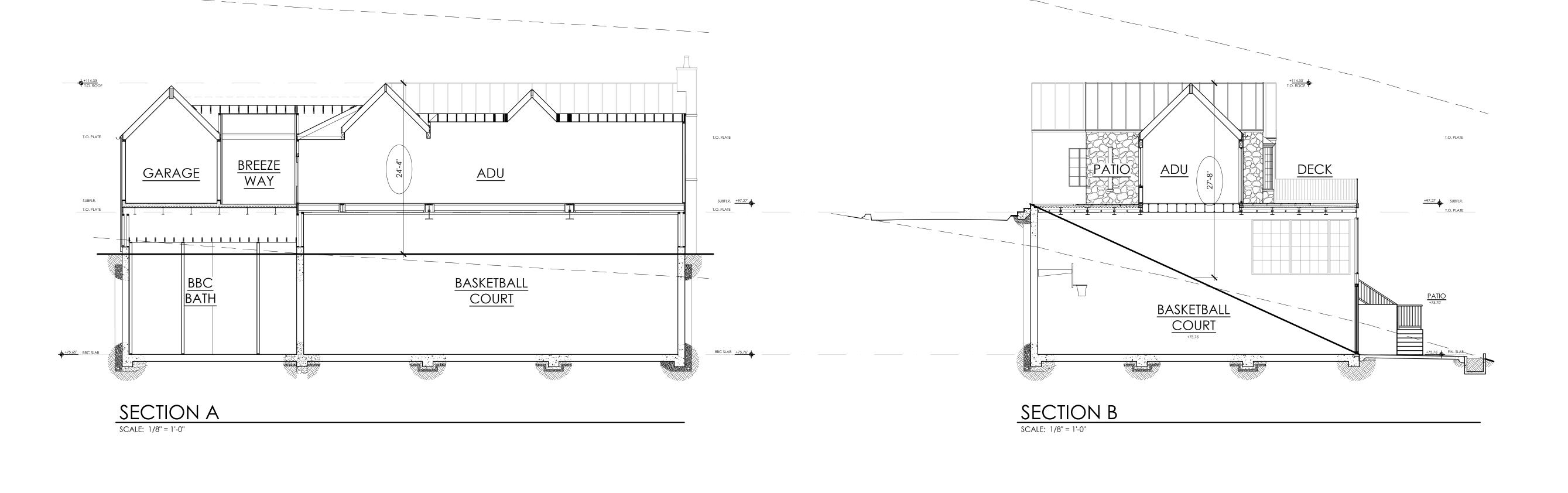
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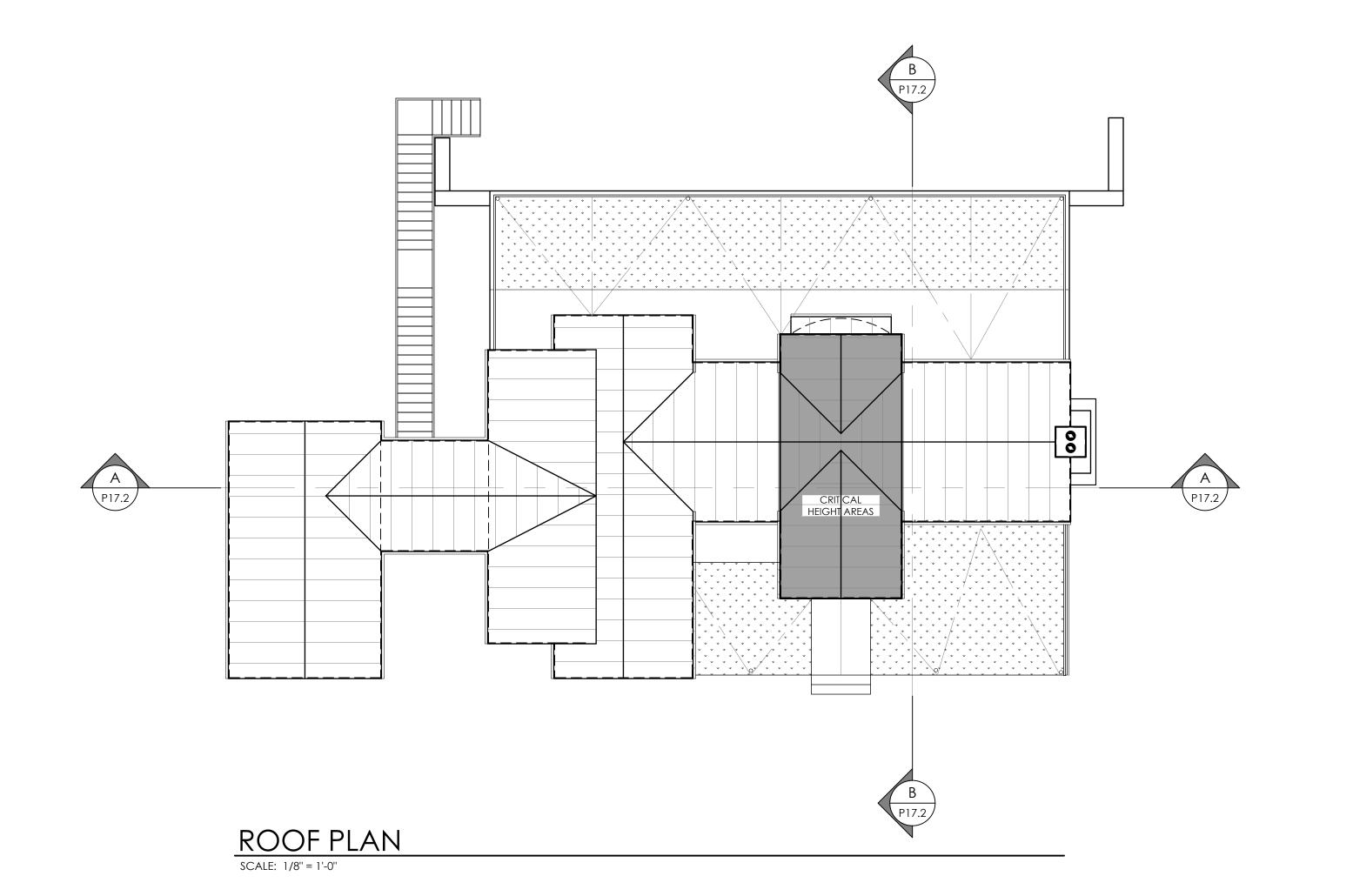
P17.1











## BUILDING HEIGHT MEASUREMENT

#### AVERAGE OF THE TWO VERTICAL MEASUREMENTS

 $H = (H_A + H_B) / 2$ 

H = (24.33' + 27.67') / 2

H = 52.00' / 2

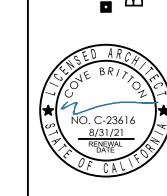
H = 26.00'



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ADU
BUILDING HEIGHT MEASUREMENT



D A T 09 / 15 / 21 D R A W N

WATERS

S H E E T P17.2

#### COUNTY OF SANTA CLARA

# General Construction Specifications

#### GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC.
- DATED APRIL 2020 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL
- WORK MUST BE TO THE SATISFACTION OF THE COUNTY. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
- DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
- VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN
- UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. 5. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT
- REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE 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 . UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408)
- 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18). ). THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.

. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN

WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

#### CONSTRUCTION STAKING

- THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
- ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR
- LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT 16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR
- CONSTRUCTION INSPECTION

PRIOR TO THE COMMENCEMENT OF GRADING.

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT. SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF
- MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION
- DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.
- SITE PREPARATION (CLEARING AND GRUBBING) EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE ACCESS ROADS AND DRIVEWAYS
- PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO 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.
- JTILITY LOCATION, TRENCHING & BACKFILI
- CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND
- ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR
- GENERAL INFORMATION ONLY ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE. UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED
- OUTSIDE THE PAVED AREAS. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL 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. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
- BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

#### RETAINING WALLS

- REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING CONTINUAL CONTROL OF THE COUNTY INSPECTOR. INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND
- SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

#### GRADING

- 1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL 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. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA 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. 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. CUT (C.Y.) FILL (C.Y.) VERT. DEPTH 130 470
    - 630 OLF CART PATH 260 45 1425 1937 19
  - NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP
  - 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
  - ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

#### TREE PROTECTION

- 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: FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE
- OF THE TREE OR GROVE OF TREES THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
- FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES. SIGNAGE STATING. "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT
- http://www.sccplanning.gov." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY. 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.

ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

- A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF 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). L. 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 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
  - 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 OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION CONSTRUCTION. OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

#### PORTLAND CEMENT CONCRETE

. 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

#### 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
- 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 PFR 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 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY
- MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367. 10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM
- CONDITION CAPABLE OF WITHSTANDING WEATHERING. 11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE
- 12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8. 13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF
- SHALL BE RELEASED TO SHEET FLOW. 14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING
- ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE. 15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
- 16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR. 17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE
- LIMITED TO THE FOLLOWING: A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.

B. PREVENTION OF TRACKING OF MUD. DIRT. AND CONSTRUCTION

- MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY. 18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES,
- INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS. DELIVERIES. HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, 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 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  $\triangle$ .

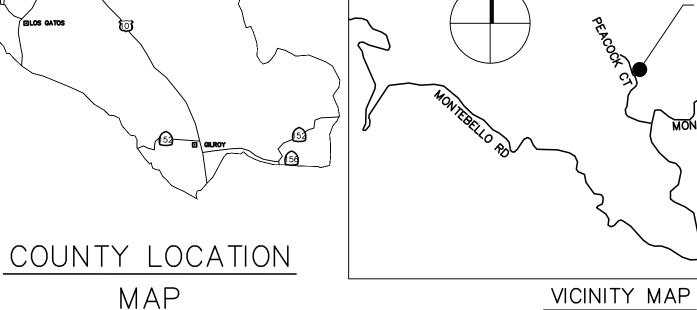
#### SIGNATURE

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

#### 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-LOCATION



# **TENSION** CHAIN SEE SIGNAGE **€**10'-0" MAX**€**

## TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING, INC. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

LOCATION

MONTEBELLO RD

#### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF PEACOCK COURT PER RECORD MAP 589-M-46, SANTA CLARA COUNTY RECORDS.

#### BASIS OF ELEVATION

AN ASSUMED ELEVATION OF 100.00 FEET WAS USED ON A SET MAG NAIL, STANDING AT THE EASTERN SIDE OF PEACOCK COURT AS SHOWN.

THE CONTOUR INTERVAL IS 1 FOOT.

#### EXISTING TREE PROTECTION DETAILS

- 1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING 1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE 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

- PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION
- 2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE. 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 SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

COUNTY OF SANTA CLARA

LAND DEVELOPMENT ENGINEERING & SURVEYING

GRADING / DRAINAGE PERMIT NO.

#### **DESCRIPTION** TO BE CONST. EXISTING PROPERTY LINE LIMITS OF WORK OR BOUNDARY CURB AND GUTTER .44. SIDEWALK CITY SURVEY MONUMENT \_\_\_\_\_ SEPTIC TIGHT-LINE SEPTIC TANK STORM SEWER STORM DRAIN MANHOLE DRAINAGE INLET AT CURB ELECTROLIER EDGE OF PAVEMENT PACING CONFORM OR OVERLAY TO FORM

SINGLE FAMILY RESIDENCE

LANDS OF

MELISSA WATERS

DISCHARGES FROM THE SITE DURING CONSTRUCTION.

CONSTRUCTION OF AN ASPHALT DRIVEWAY.

4. CONSTRUCTION OF STORMWATER FACILITIES.

7. CONSTRUCTION OF A GRAVEL GOLF CART LANE.

INDICATES FOUND IRON PIPE AS NOTED

INDICATES IRON PIPE TO BE SET

6. CONSTRUCTION OF A POOL AND SPA.

GARAGES AND A CHAPEL.

BASKETBALL COURT.

SCOPE OF WORK

. 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

CONSTRUCTION OF AN ADU WITH A COVERED CARPORT AND AN INDOOR

**LEGEND** 

MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT

2. CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH ATTACHED

#### SURVEY MONUMENT PRESERVATION

- STAKE, AND FLAG ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY
- OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER

#### SHEET INDEX O O OOVED CHEET

C-0	COVER SHEET		
C-1	SITE PLAN		
C-2	ADU GRADING & DRAINAGE PLAN		
C-3	RESIDENCE GRADING & DRAINAGE PLAN		
C-4	DETAILS		
C-5	PROFILE AND NOTES		
C-6	SECTIONS		
C-7	STORMWATER POLLUTION CONTROL PLAN		
BMP1	BEST MANAGEMENT PRACTICES SHEET 1 OF 2		
BMP2	BEST MANAGEMENT PRACTICES SHEET 2 OF 2		
ENGINEER'S NAME: RICHARD J. IRISH, RCE 45820			
ADDRESS: 303 POTRERO STREET, SUITE 42-20			

303 PUIKERU SIKEEI, SUITE 42-202 SANTA CLARA, CA 95060 (831) 425-3901 (831) 425–1522

DateRevision351-42-004  $Revision \ 2$ Revision 3

Sheet

10

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

#### ENGINEER'S STATEMENT

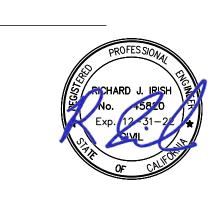
ISSUED BY: \_\_\_\_

OF PORTABLE TOILETS.

ENCROACHMENT PERMIT NO.

I HEREBY 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.

DATE \_\_\_4-9-2021\_\_\_\_ SIGNATURE

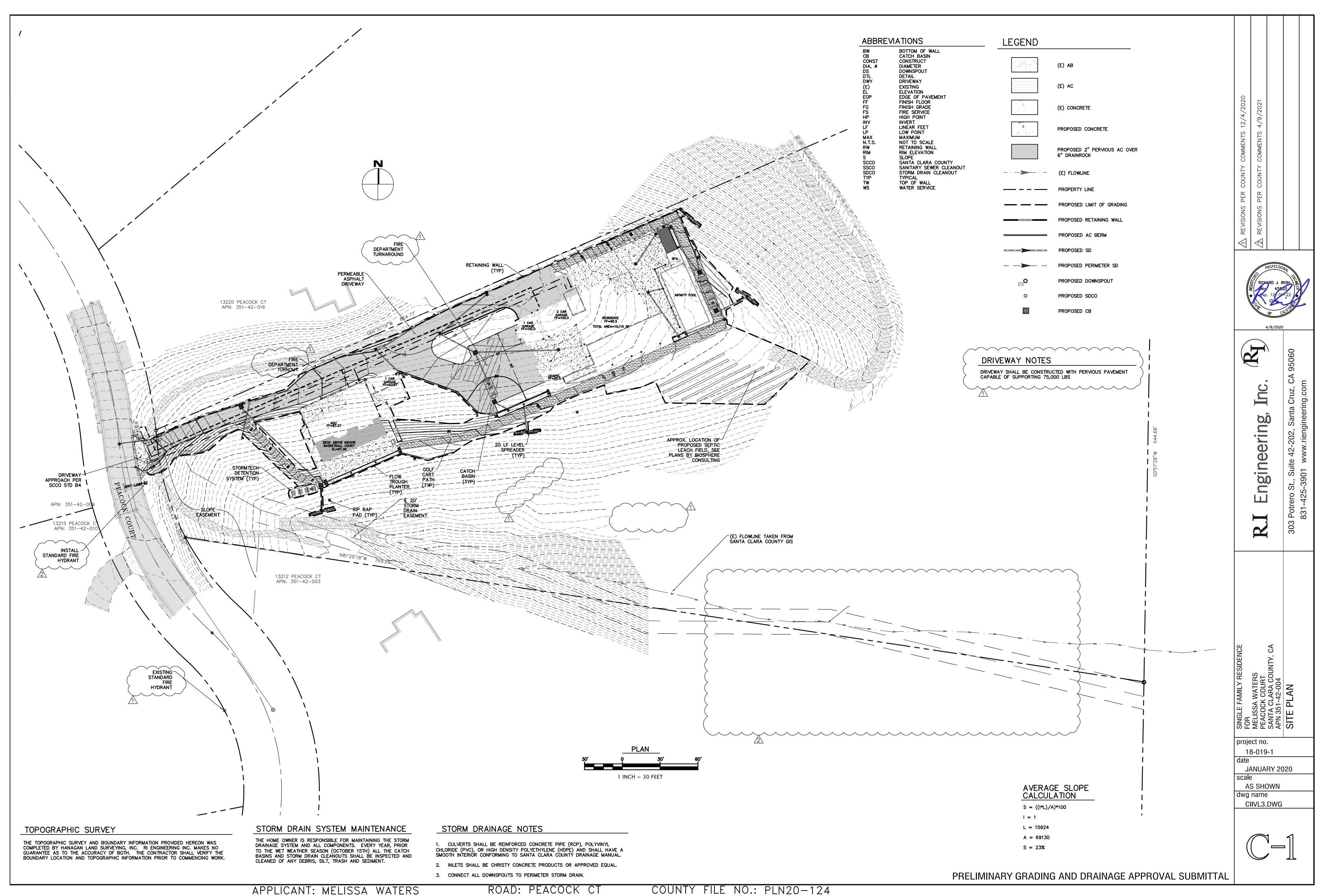


R.C.E. NO. 12-31-2022 EXPIRATION DATE

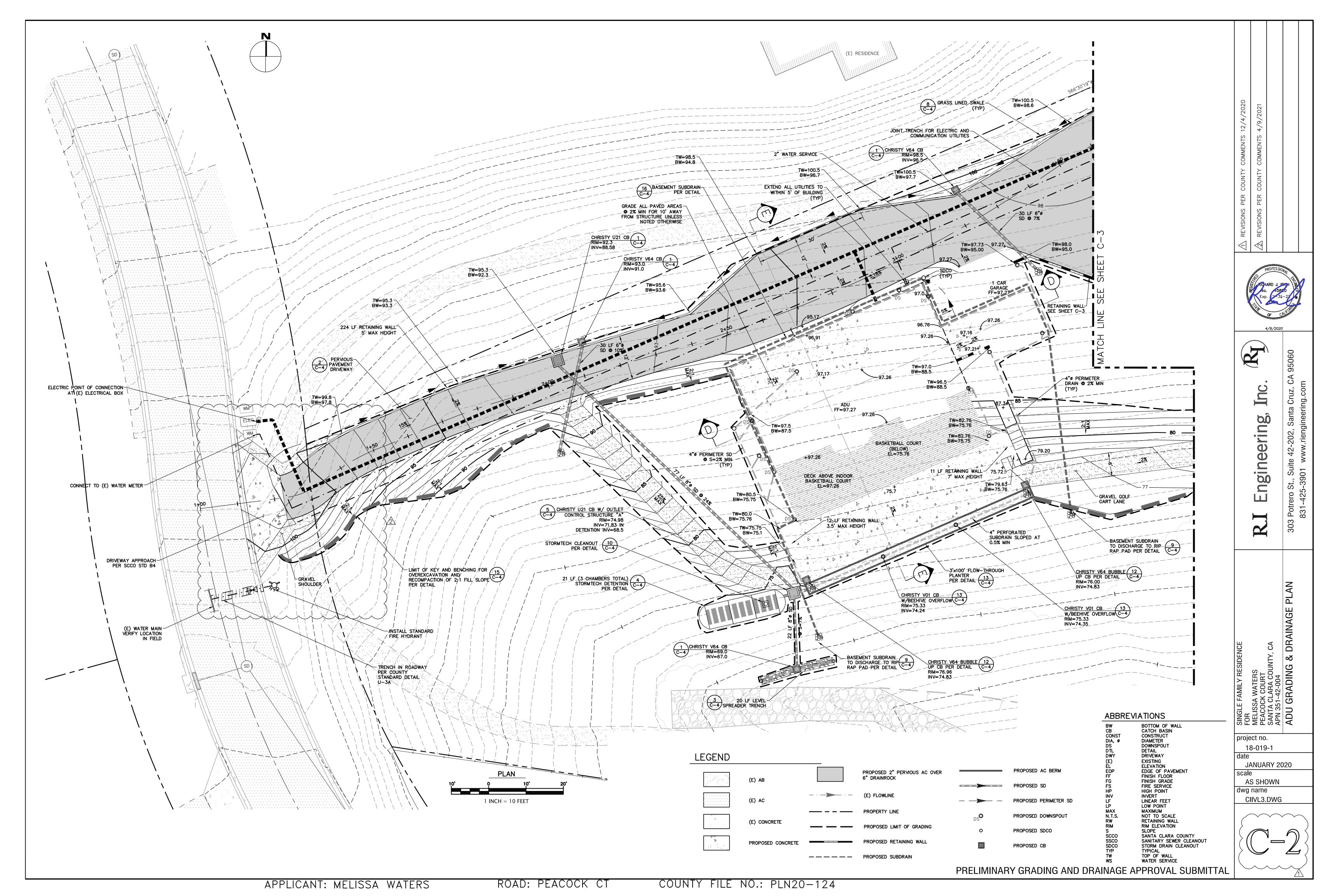
#### COUNTY ENGINEER'S NOTE

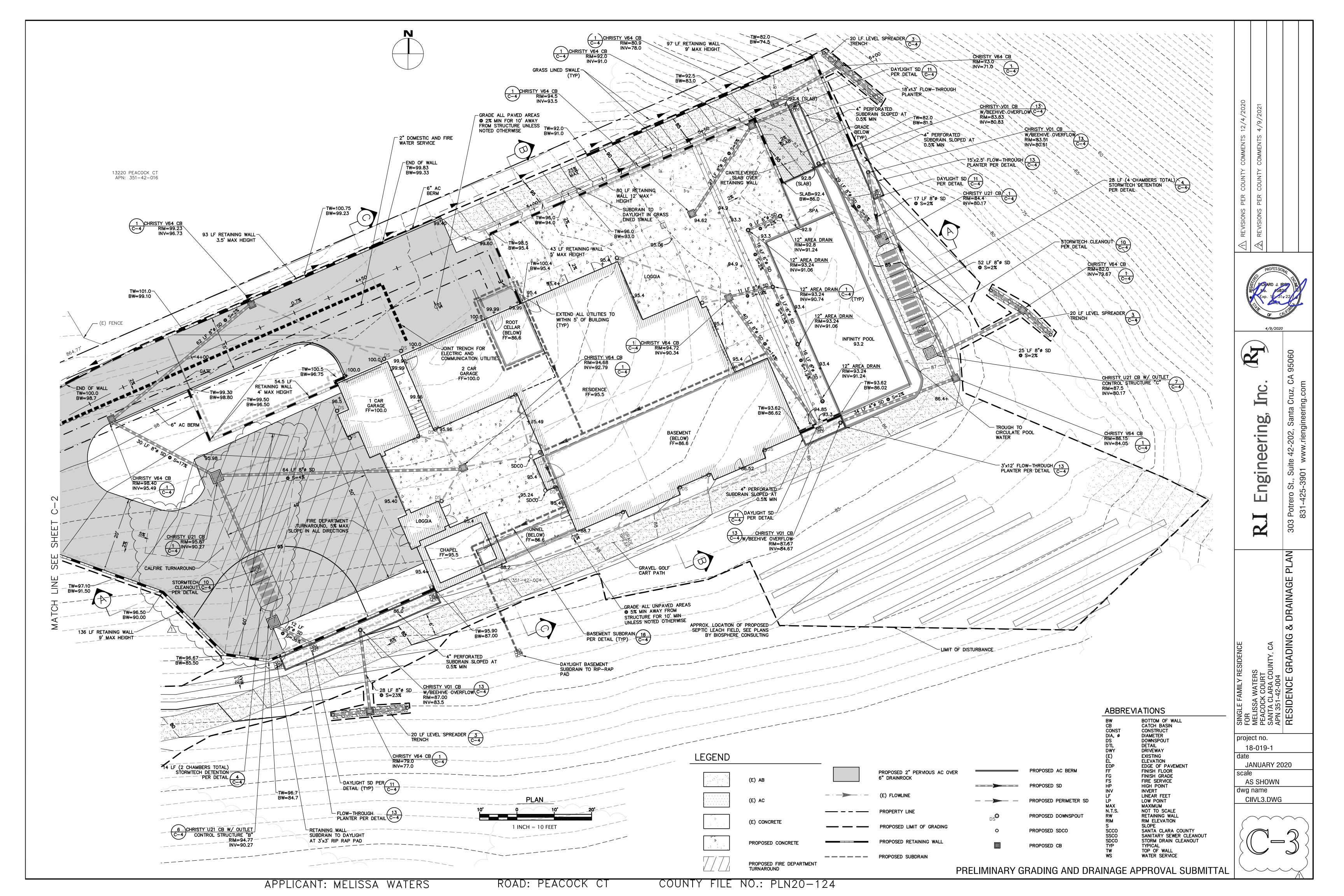
ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS 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.

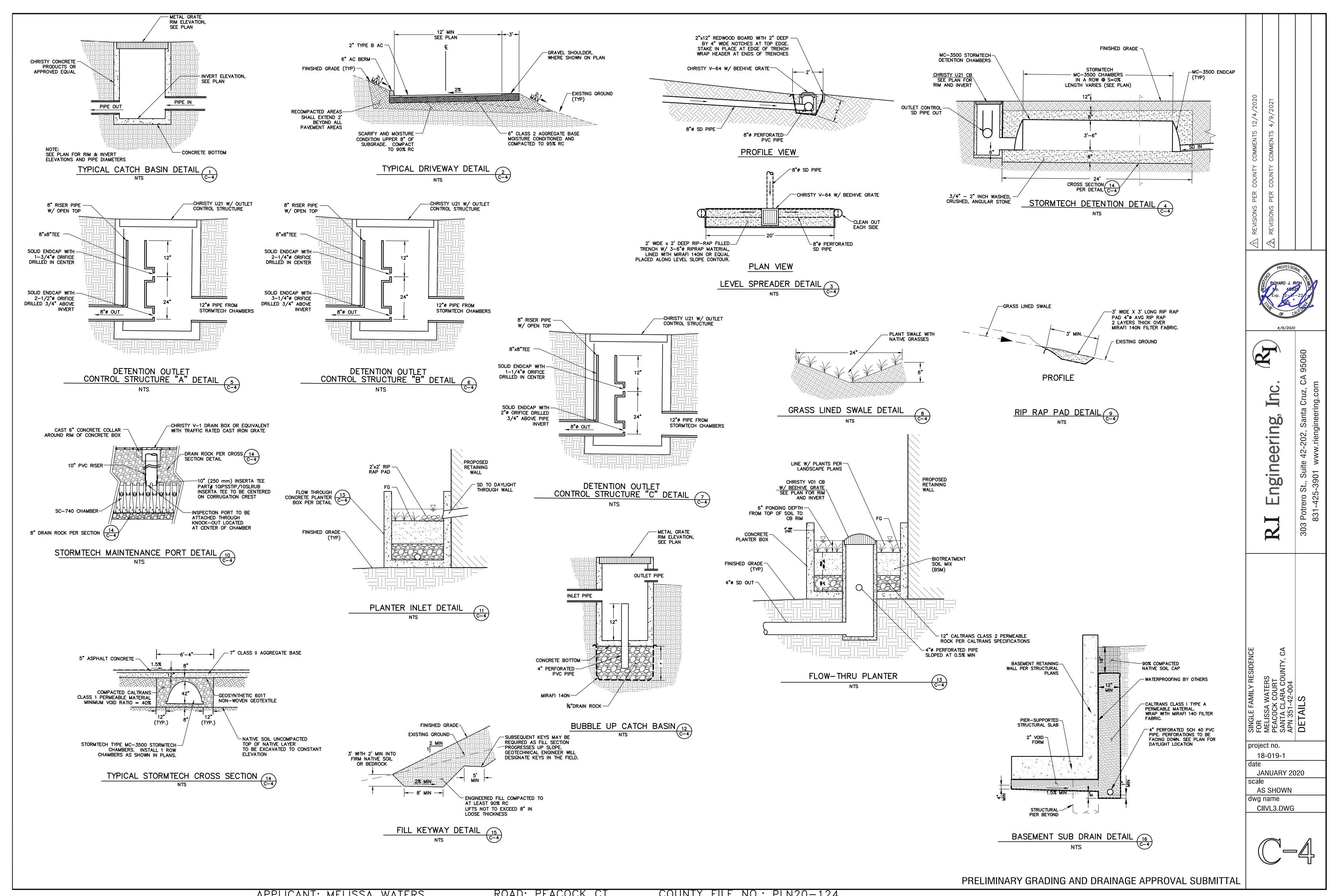
CHRISTOPHER L. FREITAS, PE, QSD 03-31-20 EXPIRATION DATE R.C.E. NO.

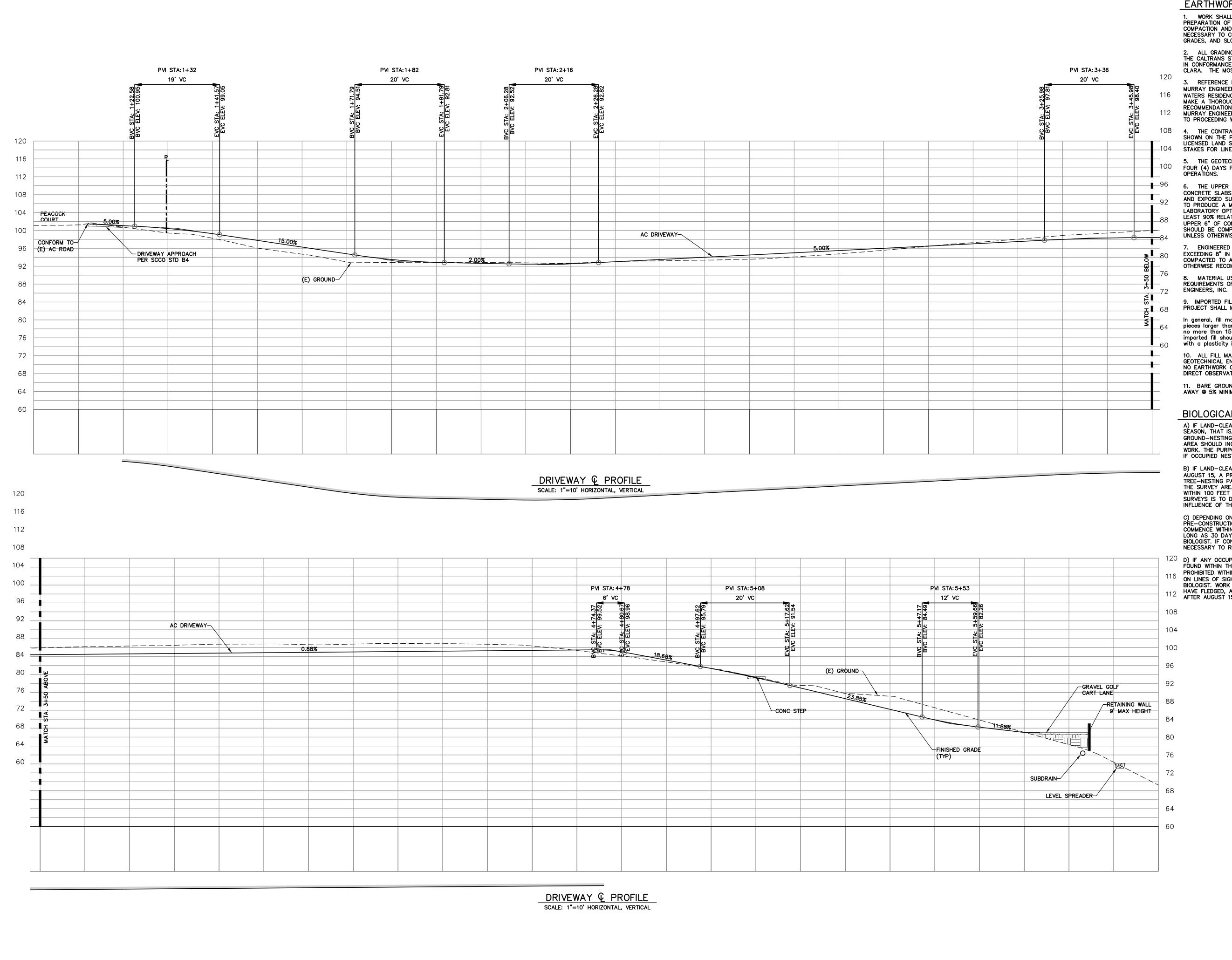


COUNTY FILE NO.: PLN20-124









EARTHWORK AND GRADING

PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES,

THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CLARA. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY MURRAY ENGINEERS, INC., ENTITLED "GEOTECHNICAL INVESTIGATION, WATERS RESIDENCE," DATED APRIL 2020. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT MURRAY ENGINEERS, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING

CONCRETE SLABS AND/OR PAVEMENTS SHOULD BE OVEREXCAVATED AND EXPOSED SURFACE SHOULD BE SCARIFIED, MOISTURE CONDITIONED TO PRODUCE A MOISTURE CONTENT WITHIN 3% TO 5% ABOVE THE LABORATORY OPTIMUM VALUE, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BASED ON ASTM TEST D1557. THE UPPER 6" OF CONCRETE SLAB, AND PAVEMENT SUBGRADE AND BASE SHOULD BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION

ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY MURRAY

IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE

In general, fill material should not contain rocks or pieces larger than 6 inches in greatest dimension, and should contain

no more than 15 percent larger than 2.5 inches. Any required imported fill should be predominantly granular material or material with a plasticity index of less than 15 percent.

GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

A) IF LAND-CLEARING ACTIVITIES CAN BE PERFORMED OUTSIDE OF THE NESTING SÉASON, THAT IS, BETWEEN AUGUST 16 AND JANUARY 31, NO SURVEYS FOR GROUND-NESTING AND/OR TREE-NESTING PASSERINES ARE WARRANTED. THE SURVEY AREA SHOULD INCLUDE ALL TREES AND SCRUB WITHIN 200 FEET OF THE LIMITS OF WORK. THE PURPOSE OF PRE-CONSTRUCTION CONSTRUCTION SURVEYS IS TO DETERMINE IF OCCUPIED NESTS ARE PRESENT WITHIN THE ZONE OF INFLUENCE OF THE PROJECT.

B) IF LAND-CLEARING ACTIVITIES ARE TO COMMENCE BETWEEN FEBRUARY 1 AND AUGUST 15, A PRE-CONSTRUCTION SURVEY FOR GROUND-NESTING AND/OR TREE-NESTING PASSERINES MUST BE CONDUCTED PRIOR TO THE INITIATION OF WORK. THE SURVEY AREA SHOULD INCLUDE ALL TREES, BUSHES, GRASSLAND AND STRUCTURES WITHIN 100 FEET OF THE LIMITS OF WORK. THE PURPOSE OF PRE-CONSTRUCTION SURVEYS IS TO DETERMINE IF OCCUPIED NESTS ARE PRESENT WITHIN THE ZONE OF

120 D) IF ANY OCCUPIED GROUND-NESTING AND/OR TREE-NESTING PASSERINE NESTS ARE FOUND WITHIN THE ZONE OF INFLUENCE, GRADING AND CONSTRUCTION SHALL BE PROHIBITED WITHIN AN APPROPRIATE SETBACK (IN GENERAL, 75-100 FEET, DEPENDING ON LINES OF SIGHT AND THE SPECIES IN QUESTION), AS APPROVED BY A QUALIFIED BIOLOGIST. WORK WITHIN THE SETBACK MUST BE DELAYED UNTIL AFTER THE YOUNG HAVE FLEDGED, AS DETERMINED DURING SURVEYS BY A QUALIFIED BIOLOGIST, OR UNTIL AFTER AUGUST 15.

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A

6. THE UPPER 18" OF NATIVE SUBGRADE IN AREAS TO RECEIVE UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED

#### BIOLOGICAL RESOURCES NOTES

INFLUENCE OF THE PROJECT.

C) DEPENDING ON THE TIME OF YEAR AND DEPENDING ON THE RESULTS OF THE PRE-CONSTRUCTION SURVEYS, IT MIGHT BE NECESSARY THAT CONSTRUCTION ACTIVITIES COMMENCE WITHIN ONE WEEK OF THE SURVEY EARLY IN THE BREEDING SEASON TO AS LONG AS 30 DAYS LATE IN THE BREEDING SEASON, AS RECOMMENDED BY THE WILDLIFE BIOLOGIST. IF CONSTRUCTION IS NOT INITIATED WITHIN THESE WINDOWS, IT MIGHT BE NECESSARY TO REPEAT THE PRE-CONSTRUCTION SURVEYS.

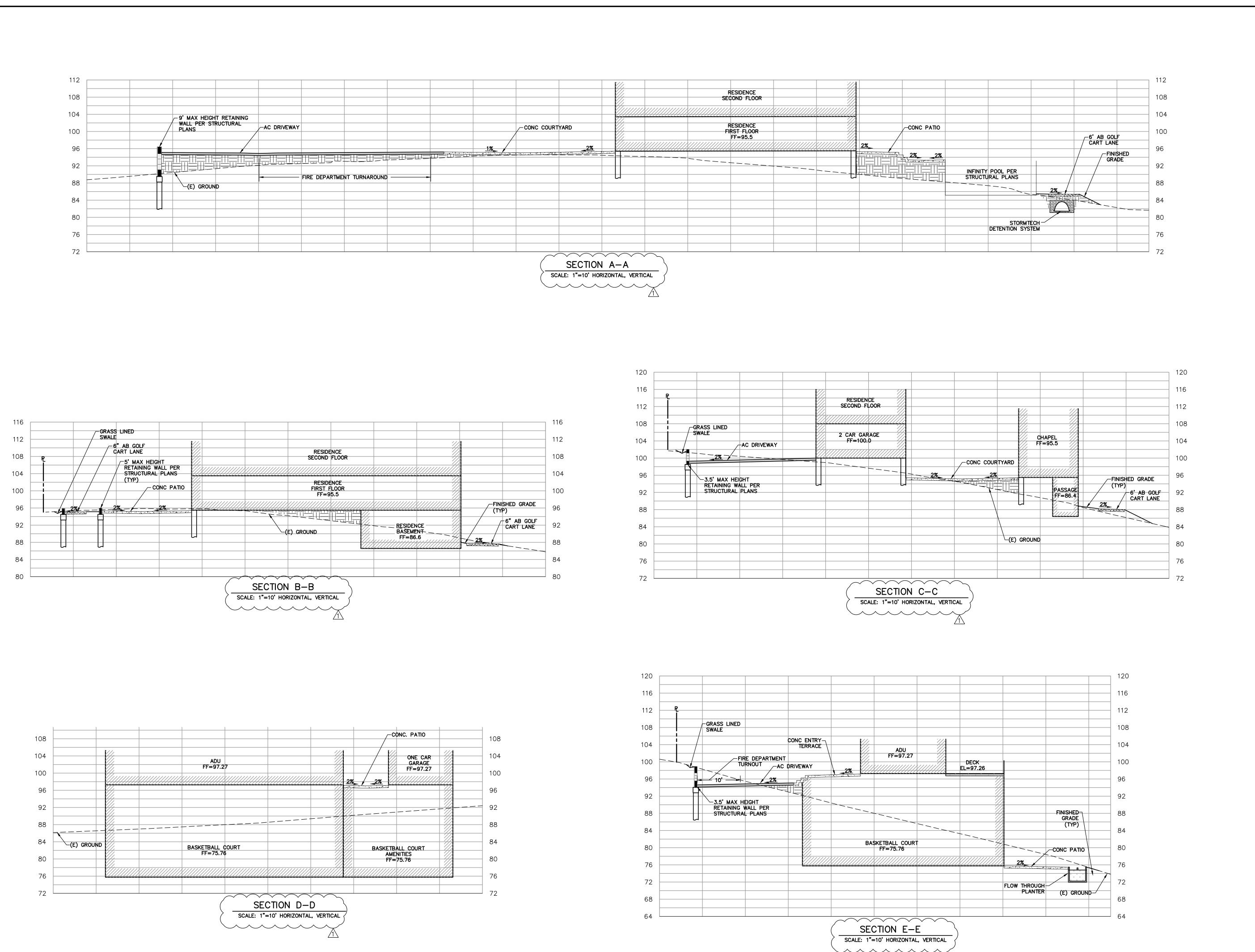
ngir 

3 Potrero St., Sui 831-425-3901

project no. 18-019-1 JANUARY 2020

AS SHOWN dwg name

CIIVL3.DWG



PRELIMINARY GRADING AND DRAINAGE APPROVAL SUBMITTAL

Engir

RI

SINGLE FAMILY RESIDENT FOR MELISSA WATERS PEACOCK COURT SANTA CLARA COUNTY, C APN 351-42-004

project no.

18-019-1

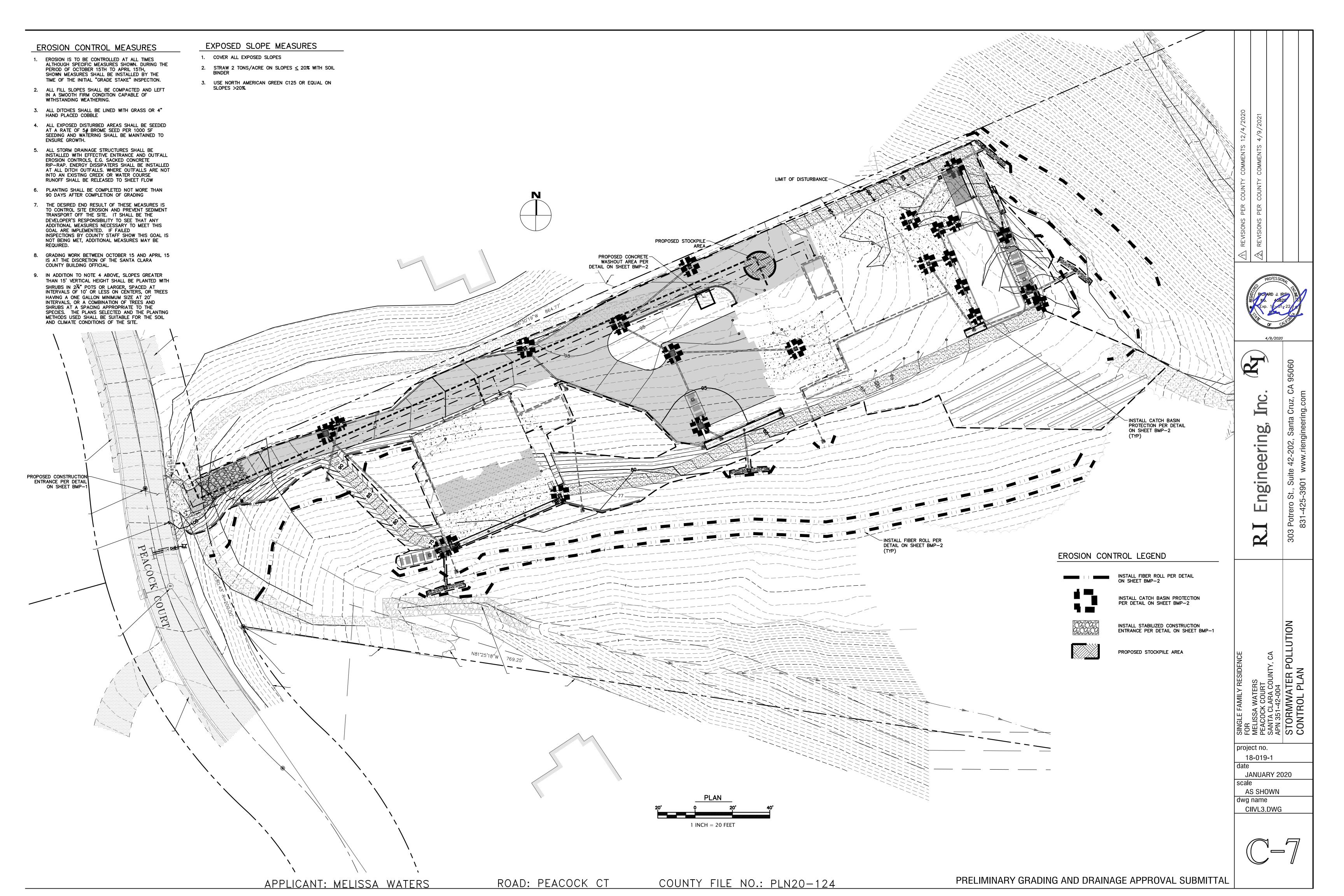
JANUARY 2020

AS SHOWN

CIIVL3.DWG

dwg name

3 Potrero St., Suii 831-425-3901



**CASQA Detail TC-1** 

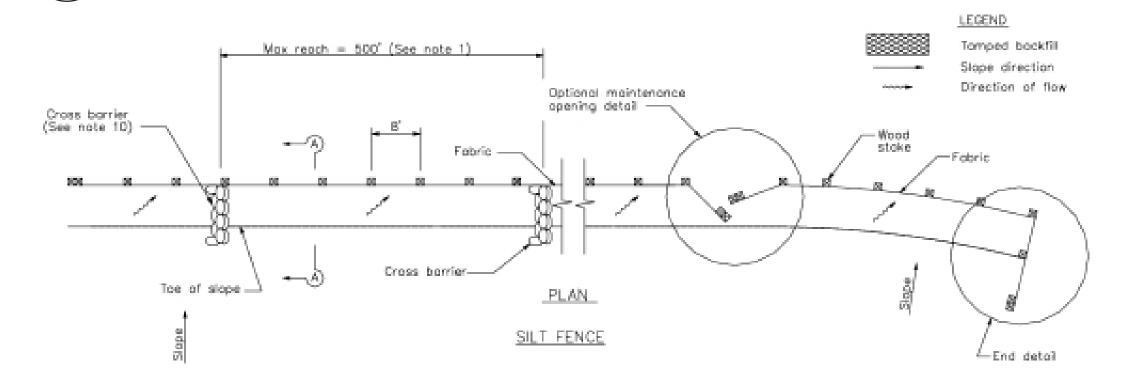
50' Min

or four times the circumference

of the largest construction vehicle tire,

whichever is greater

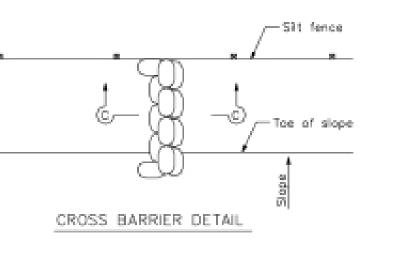
#### **Silt Fence**

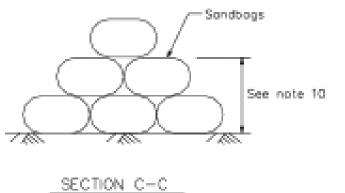


**CASQA Detail SE-1** 

#### NOTES

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

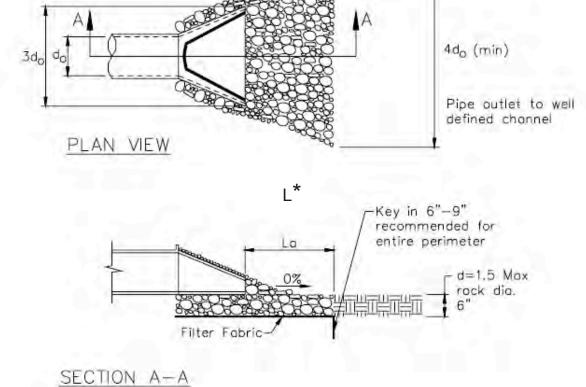




### **Velocity Dissipation Devices** CASQA Detail EC-10

Existing

Grade

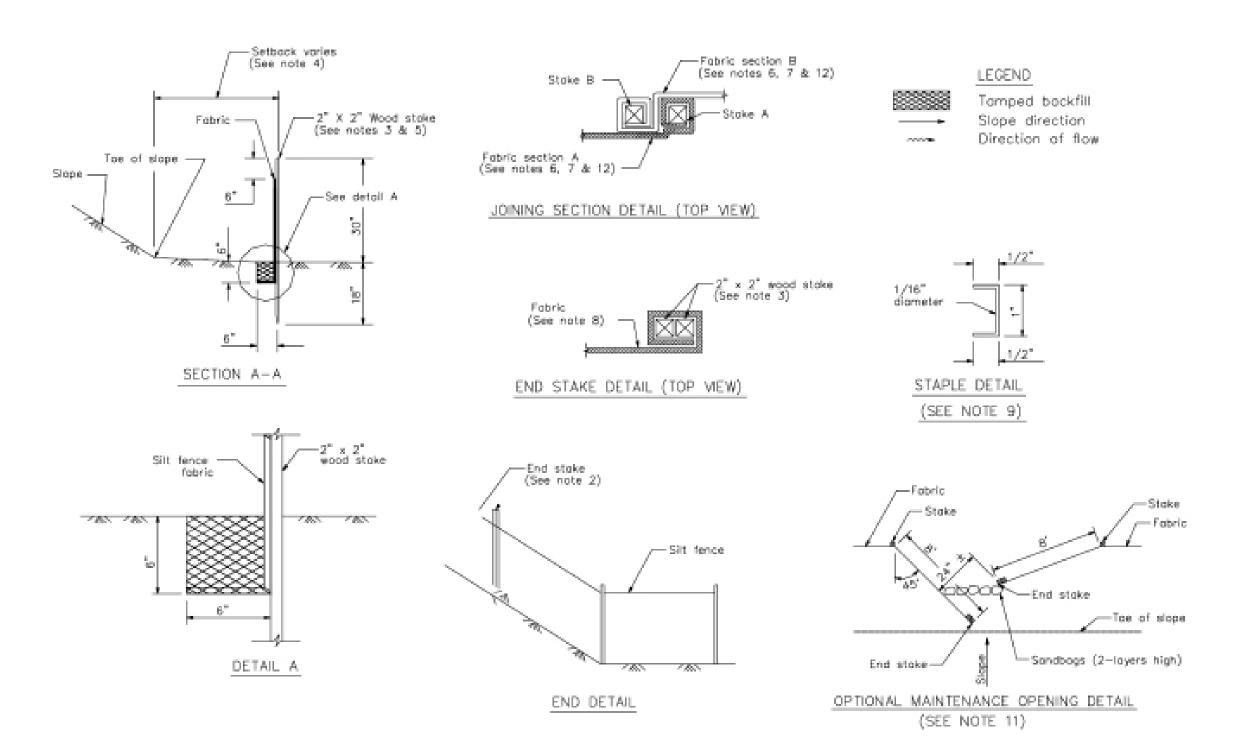


Source for Graphics: California Stormwater BMP Handbook, California

\* Length per ABAG Design Standards

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

# Silt Fence



CASQA Detail SE-1

#### 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
- 2. <u>Hazardous Waste Management</u>: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- 3. <u>Spill Prevention and Control</u>: 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. <u>Vehicle and Construction Equipment Service and Storage</u>: An area shall be designated for the maintenance, where onsite maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or 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. <u>Handling and Disposal of Concrete and Cement</u>: 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.
- . <u>Pavement Construction Management</u>: 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.
- 6. 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
- . <u>Sanitary/Septic Water Management</u>: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or
- 10. 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

<u>Tracking Prevention & Clean Up</u>: 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.

<u>Dust Control</u>: 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.

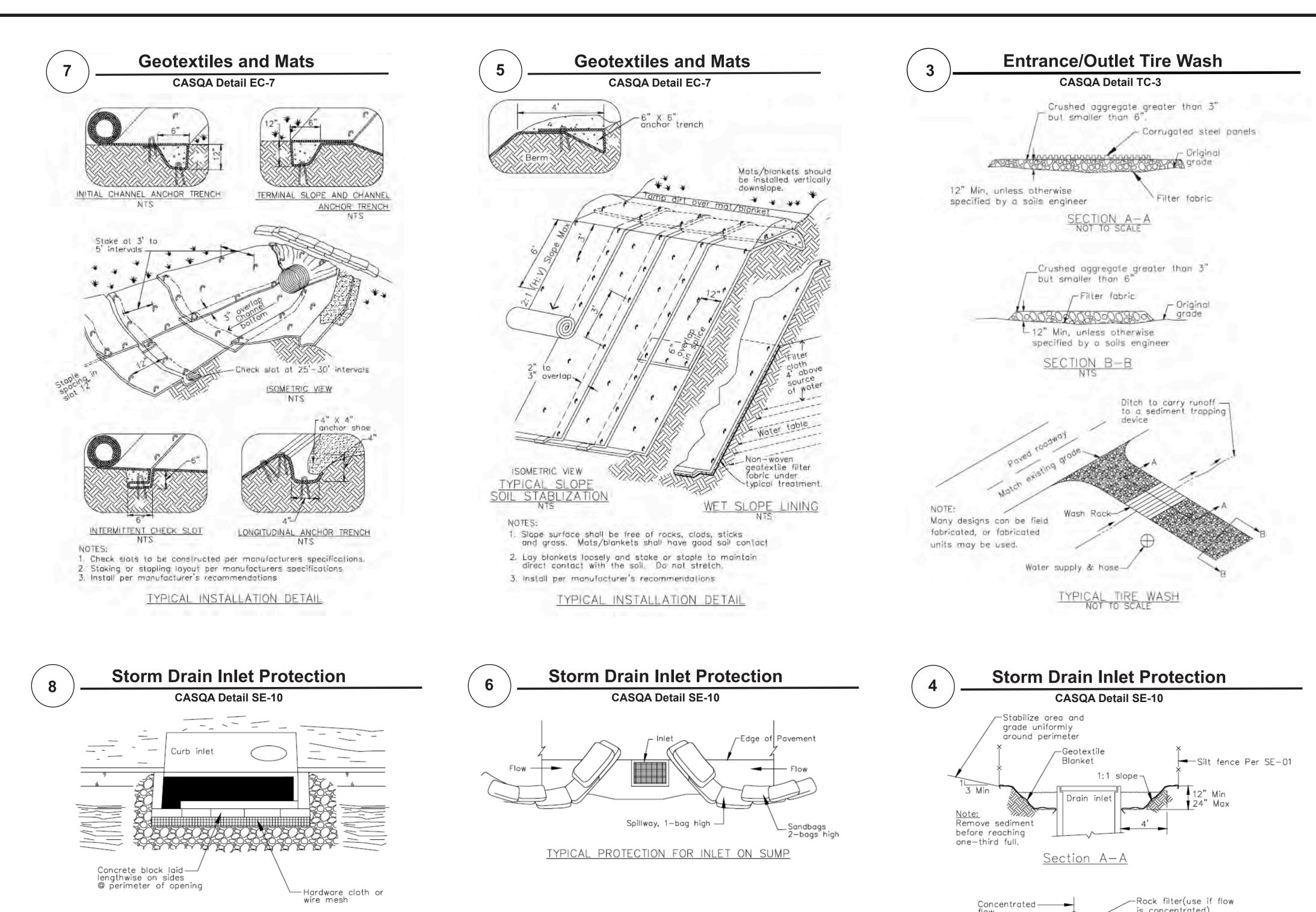
- 2. <u>Erosion Control</u>: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- 3. <u>Inspection & Maintenance</u>: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- 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.

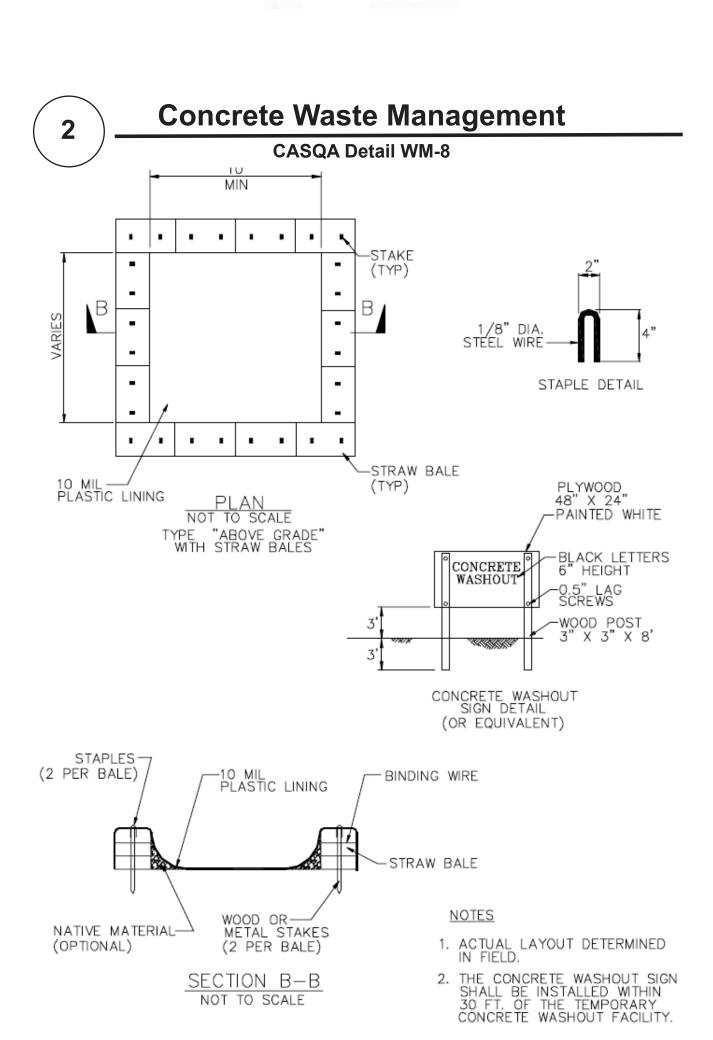
APPLICANT: MELIS ROAD: PEACOCK CO COUNTY FILE NO. Information

Project

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







Fiber Rolls

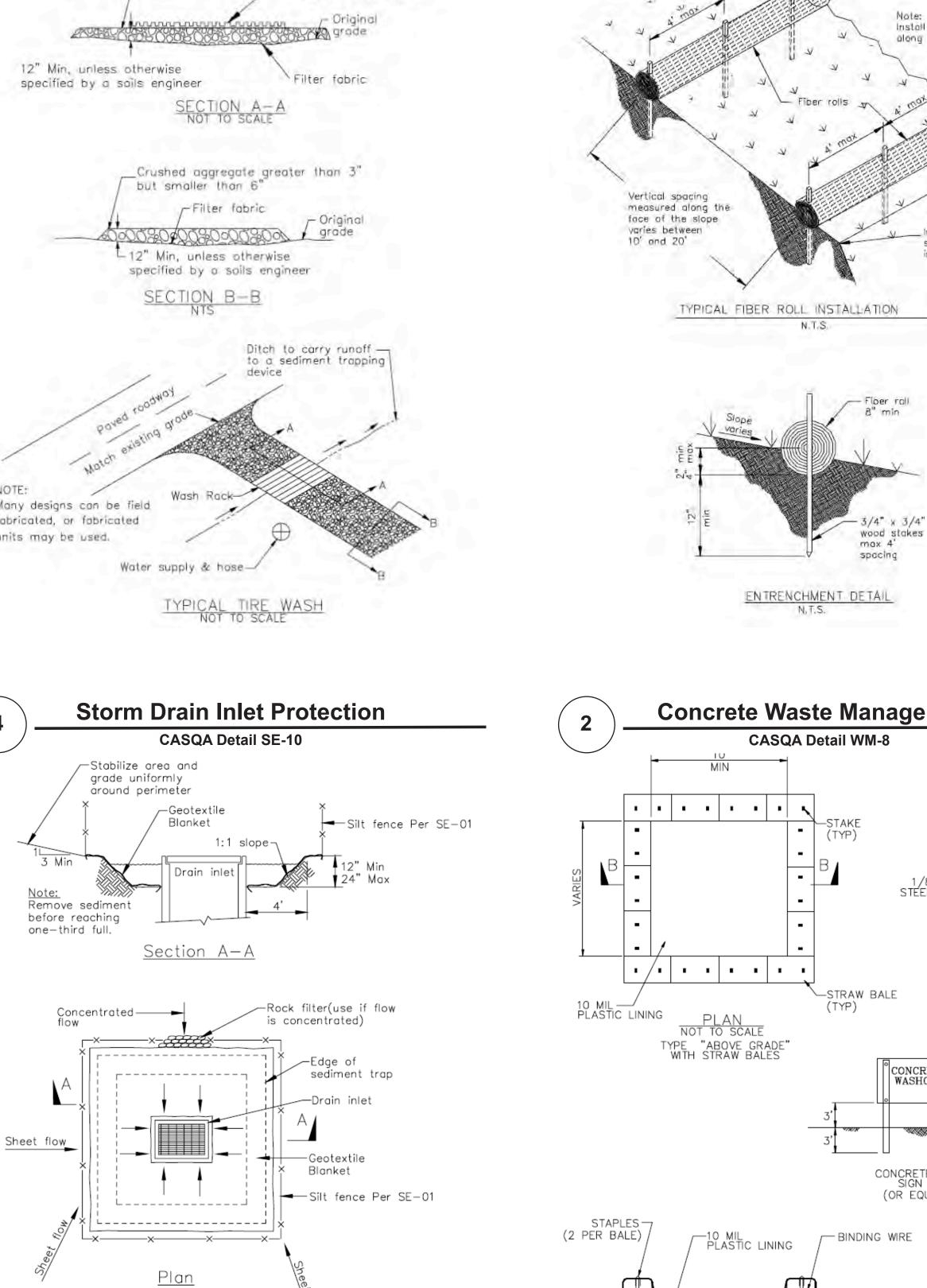
**CASQA Detail SE-5** 

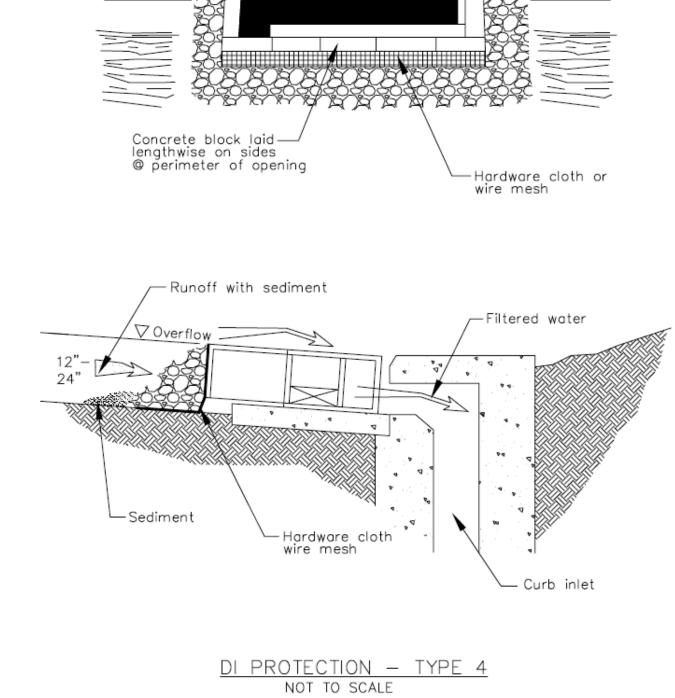
along a level contour.

\_Install a fiber roll near

into a steeper slope

slope where it transitions





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



1. For use in cleared and grubbed and in graded areas.

Shape basin so that longest inflow area faces longest length of trap.
 For concentrated flows, shape basin in 2:1 ratio with length oriented

Information

Spillway, 1-bag high -

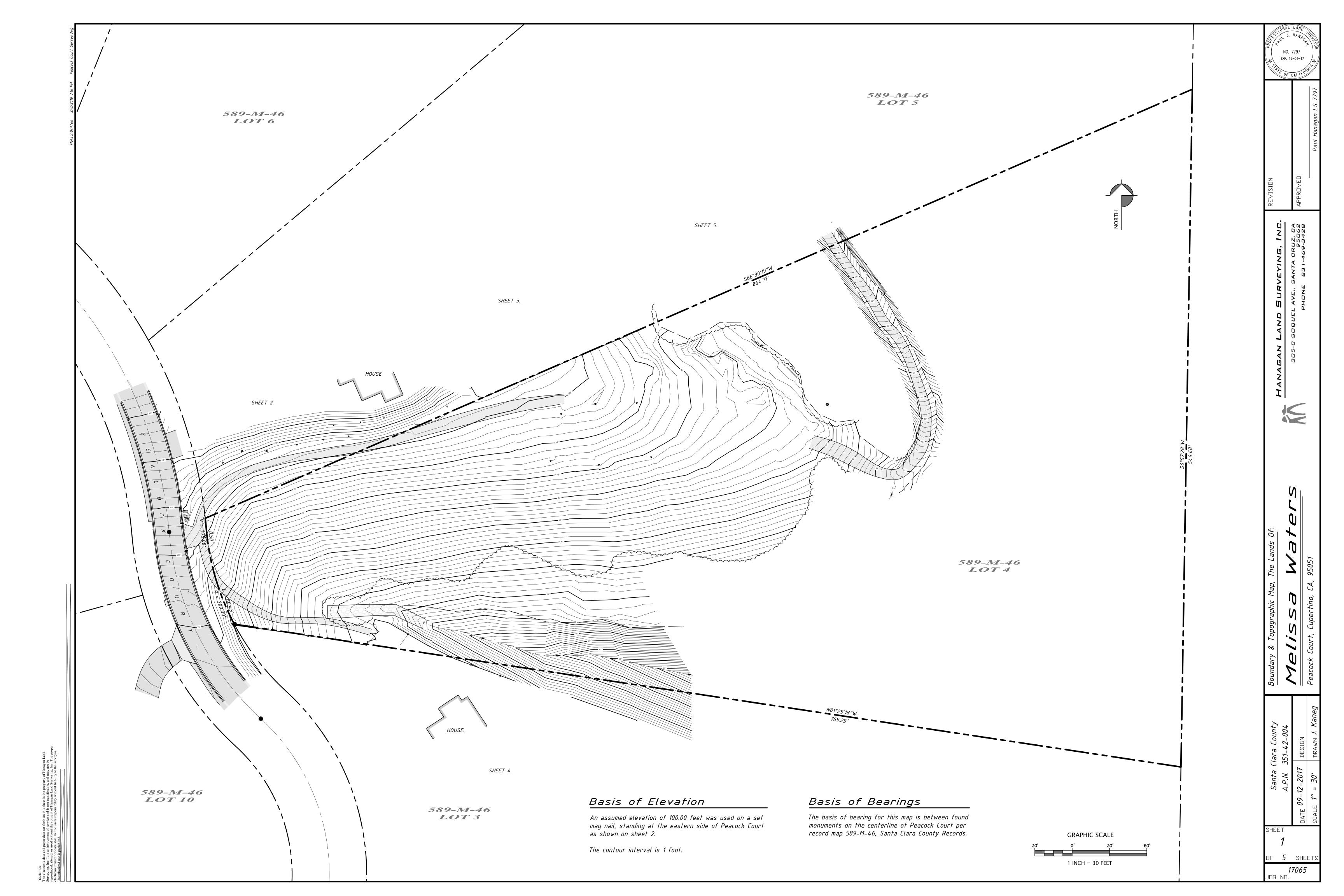
TYPICAL PROTECTION FOR INLET ON GRADE

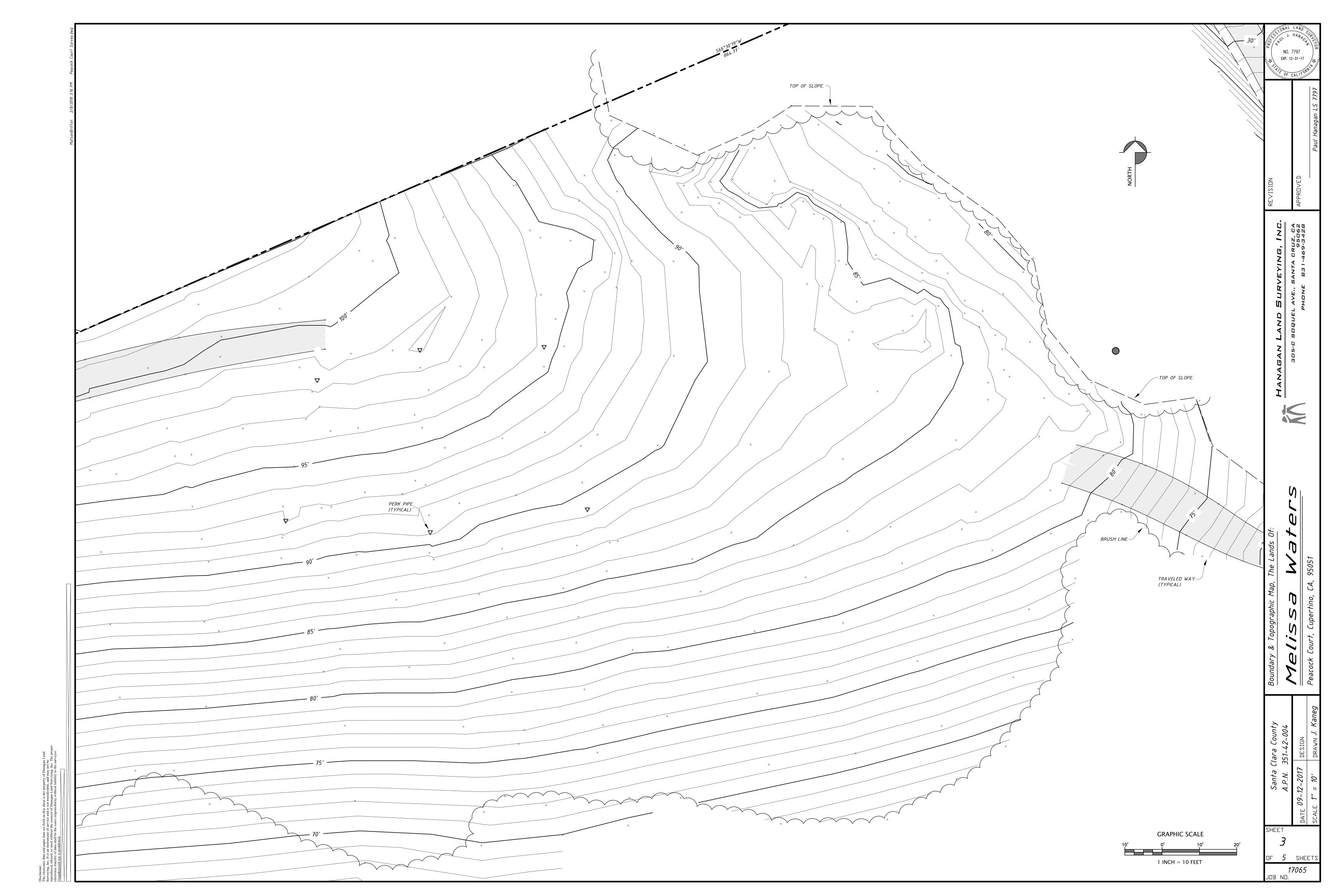
1. Intended for short-term use.

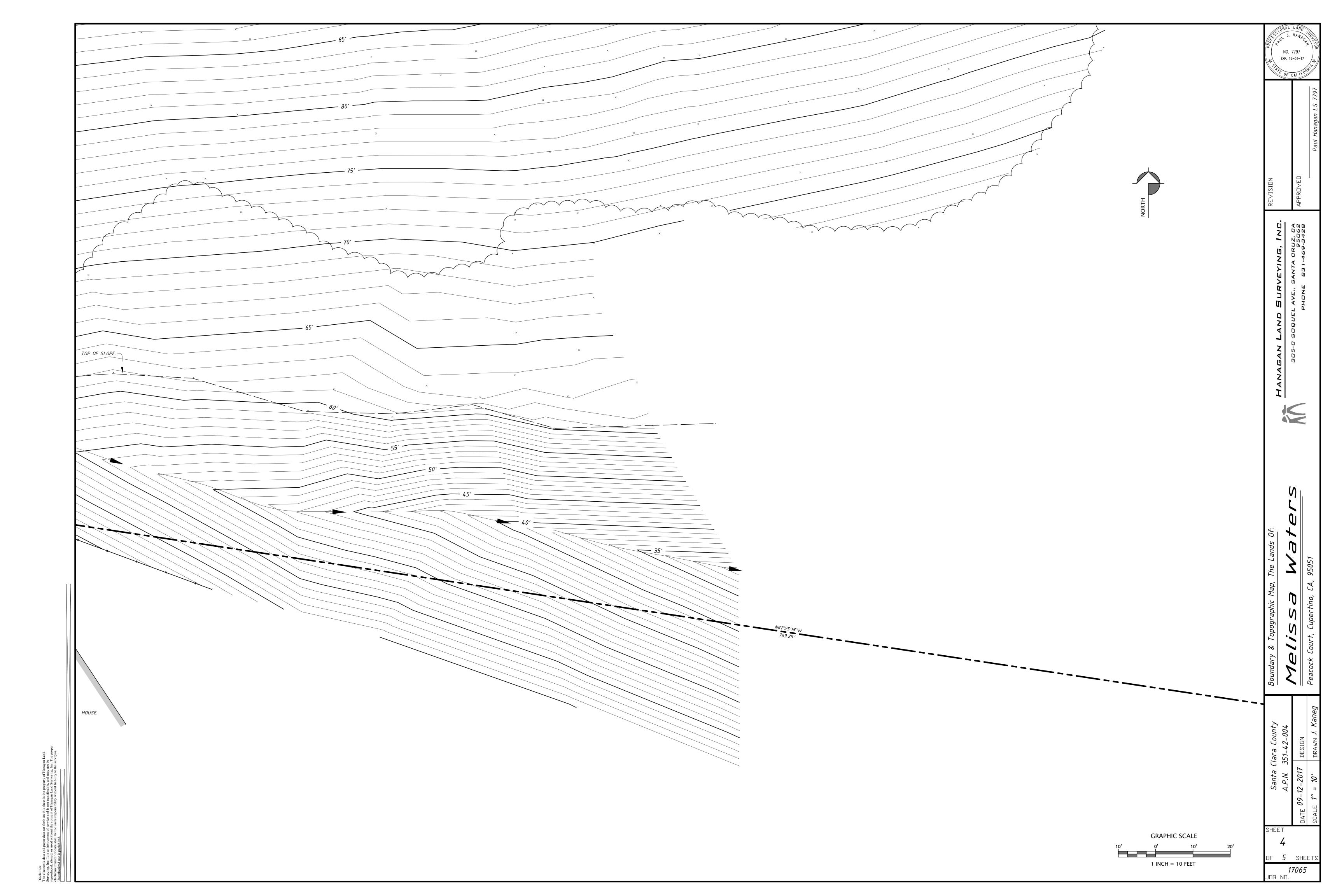
Use to inhibit non-storm water flow. Allow for proper maintenance and cleanup.

4. Bags must be removed after adjacent operation is completed

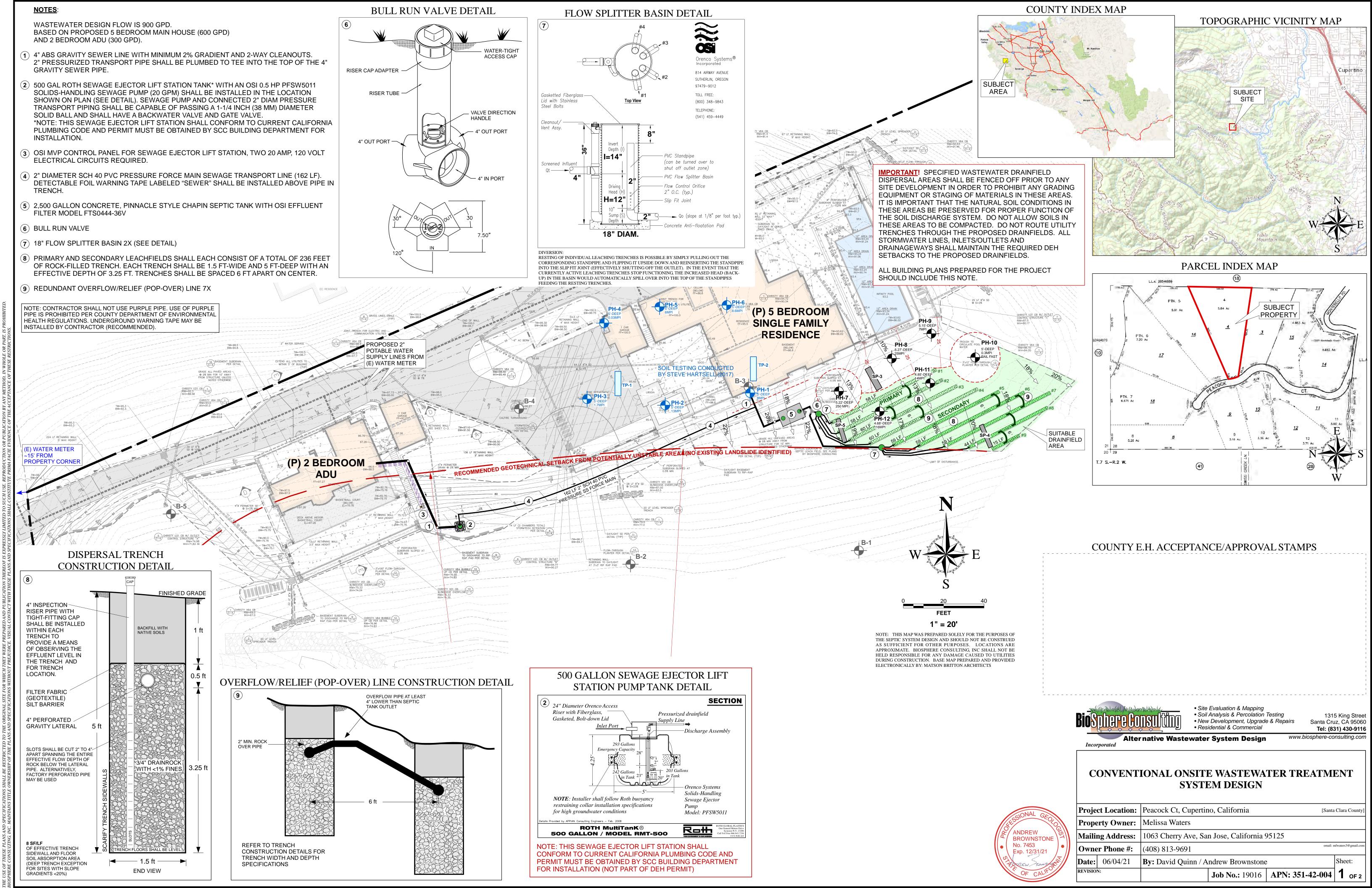
5. Not applicable in areas with high silts and clays without filter fabric.











#### PROJECT DESCRIPTION

A conventional gravity-flow Onsite Wastewater Treatment System (OWTS) utilizing rock-filled trenches is proposed to serve a proposed five bedroom single family dwelling and a two bedroom accessory dwelling unit (ADU) to be located on Peacock Ct, Cupertino, in Santa Clara County, California.

#### CONSTRAINTS & DESIGN CRITERIA

- The proposed system is designed to serve a 5 bedroom single family dwelling (600 gpd) and a 2 bedroom ADU (300 gpd) with a total combined design wastewater flow of 900 gallons per day (gpd) per County DEH guidelines.
- Three soil profile logs were excavated to a depth of 12 to 16 feet. No evidence of groundwater was observed.
- The soils in the proposed drainfield area consist of gravelly sandy loam to sandy clay loam with moderate to strong structure and few small pores.
- The slope gradients in the proposed drainfield area range from 10% to 20%.
- No wells, springs or watercourses are situated within 100' of the proposed Onsite Wastewater Treatment System (OWTS).

(P) 5 BEDROOM HOUSE = 600 GPD
(P) 2 BEDROOM ADU = 300 GPD
TOTAL DESIGN FLOW = 900 GPD
AVG ADJ STABILIZED PERC RATE = 41 MPI
41 MPI = 0.48 GPD/SF APPLICATION RATE

900 GPD / 0.48 GPD/SF = 1,875 SF OF EFFECTIVE TRENCH ABSORPTION AREA DEEP TRENCH EXCEPTION (<20% SLOPES) PERMITS 8 SF/LF OF TRENCH 1,875 SF / 8 SF/LF = 234.375 LF OF TRENCH REQUIRED
236 LF (ROUNDED) × 2 (SECONDARY) = 472 LF OF TRENCH

PROPOSED TRENCHES SHALL BE 1.5 FT-WIDE WITH 3.25-EFFECTIVE DEPTH TOTAL TRENCH DEPTH SHALL BE 5.0'

#### **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.

TRENCH SPACING SHALL BE 6 FT CENTER-TO-CENTER

- All wastewater including graywater shall be discharged to the processing tank.
- 1.2. Locate a 2-way, 4" ABS cleanout fitting on the building sewer to facilitate snaking and line location.
- 1.3. The septic tank shall be a 2,500 gallon, watertight, concrete, pinnacle style septic tank manufactured by Chapin. The tank shall have 24" diameter OSI access risers with fiberglass, bolt-down lids (brown). The tank shall be installed according to the manufacturers guidelines including anti-flotation specifications.
- 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. Access riser lids shall be brown unless otherwise requested.

  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 EH and the designer or distributor with 24 hours notice to each.
- 1.7. Install an OSI Effluent Filter (Model: FTS0444-36V) at tank outlet.

#### 2. Effluent Distribution and Dispersal Trenches

- 2.1. A Bull Run Valve and two 18" Flow Splitter Basins shall be installed to divert effluent flow between the proposed trenches as shown on the plan.
- 2.2. 4" ABS or SCH 40 PVC tightline shall be used to make gravity flow connections between the septic tank and the drainfield trenches. All gravity lines shall maintain a continuous 2% min. gradient.
- 2.3. A primary and secondary leachfield shall each consist of 236 feet of rock-filled trench. Each trench shall be 1.5 ft-wide with an effective depth of 3.25 feet.
- 2.4. Trenches shall be spaced 6' on center and shall be installed with a total depth of 5 feet. The floor of each trench shall be level and sidewalls scarified.
- 2.5. A 4" ABS inspection riser with tight cap shall be installed at both ends of each trench and shall extend a minimum of 12" above grade or remain accessible by means of a 10" round valve box to grade.
- 2.6. As an additional (back-up) method of distribution, overflow (pop-over) pipes shall be installed in order to supply effluent to all the trenches. Please refer to overflow construction detail.
- 2.7. Installer shall assure that surface drainage is directed away from the proposed septic tank and dispersal trenches.

  3. Piping Schedule
- 3.1. All piping shall conform and be installed according to the requirements in the current California Plumbing Code.
- 3.2. The house sewer pipe to the septic tank shall be constructed of 4" ABS and shall include a 2-way clean out fitting near dwelling as shown on the plan.
- 4. Installer Qualifications and Responsibilities
   4.1. The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic
- 4.2. 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.
- 4.3. For tree setback requirements, refer to the Santa Clara County Ordinance C-16 Tree Preservation and Revision. (N/A)
  4.4. The appropriate Environmental Health Office or Specialist must be notified by the installation contractor at least 48-hours prior to starting construction and for each required inspection: Main Office (1555 Berger Drive, Suite 300, San

#### Jose) 408-918-3400 or South County Office (80 Highland Ave, San Martin) 408-918-3400 S. Site Clean up and Erosion Control Measures

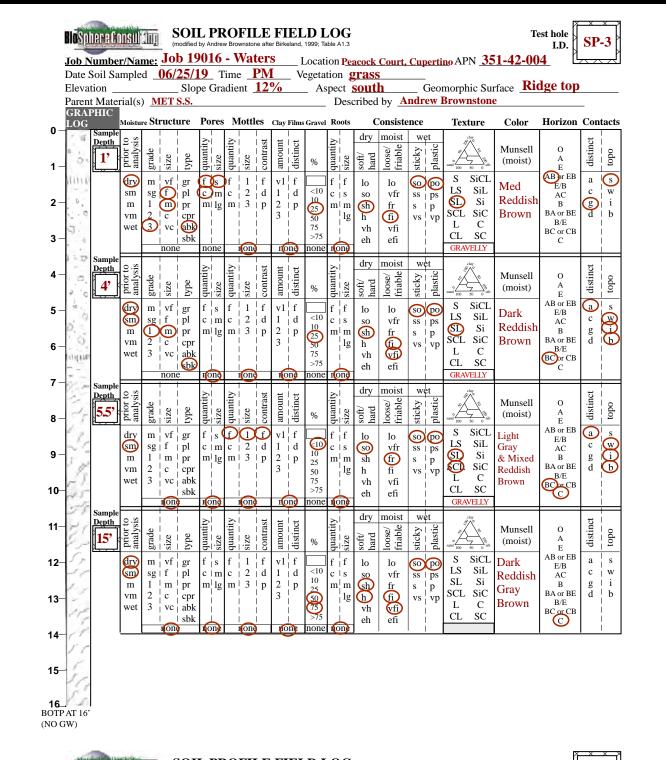
- 5.1. All excavated areas shall be smoothed and all construction debris shall be removed from the site.
- 5.2. All disturbed soils shall be seeded and mulched. Erosion Control Mix seed shall be used at the coverage recommended on the package for all disturbed soil.
- 5.3. Straw shall be used to cover all disturbed soil.
- 5.4. PER DIVISION C12, CHAPTER III OF THE COUNTY CODE (Sec. C12-513. Temporary erosion control.)
- "The permittee and any person(s) doing, causing or directing the grading shall install and maintain all precautionary measures necessary to protect adjacent watercourses and public or private property from damage by erosion, flooding, or deposition of mud or debris originating from the site. Precautionary measures must include provisions of properly designed erosion prevention and sediment control measures, so that downstream properties are not affected by upstream erosion or sediment transport by stormwater."

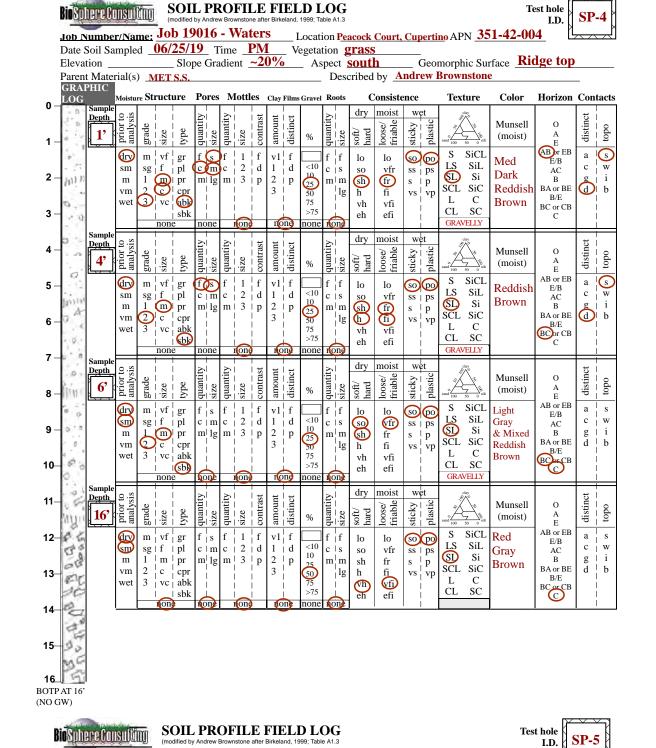
#### SYSTEM OPERATION AND MAINTENANCE

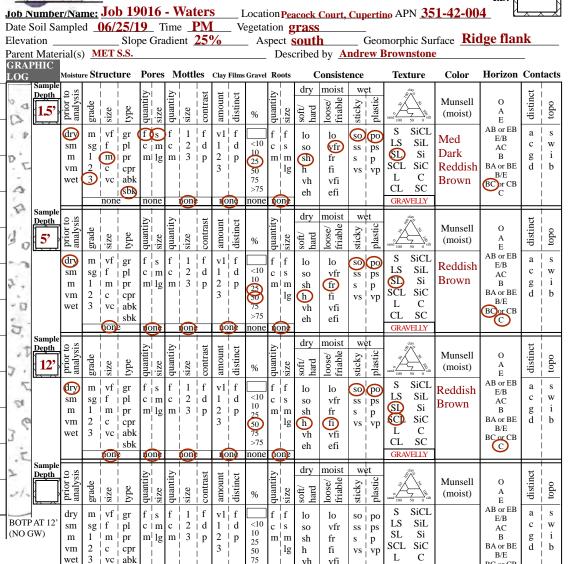
- The septic tank should be pumped when the total thickness of the scum and sludge layers in the inlet side of the tank is greater than 1/3 of total liquid level depth, typically about 2 feet.
- The effluent filter in the septic tank should be removed yearly and cleaned by hosing off into the inlet side of the septic tank. Less frequent cleanings may be acceptable.
- Grease and oils should not be put into the home drains.
- The septic tank is alive with microorganisms performing oxidation and reduction of the contents. Do not add any materials (paint thinner, paint, motor oil, unused medicine, cat litter, etc.) that may disrupt this process.
- DO NOT ROUTE WATER SOFTENER BACKFLUSH DISCHARGE TO TREATMENT SYSTEM! This discharge may be routed directly to an approved dispersal field.
- Repair all plumbing leaks (especially toilet leaks) promptly.
- Keep the area over the leach fields trimmed to prevent the
- Keep the area over the leach fields trimmed to prevent the growth of trees and shrubs. Do not construct anything or drive/park over the septic tanks or dispersal trenches.

#### SOIL PERCOLATION SUMMARY TABLE -- 06/28/19

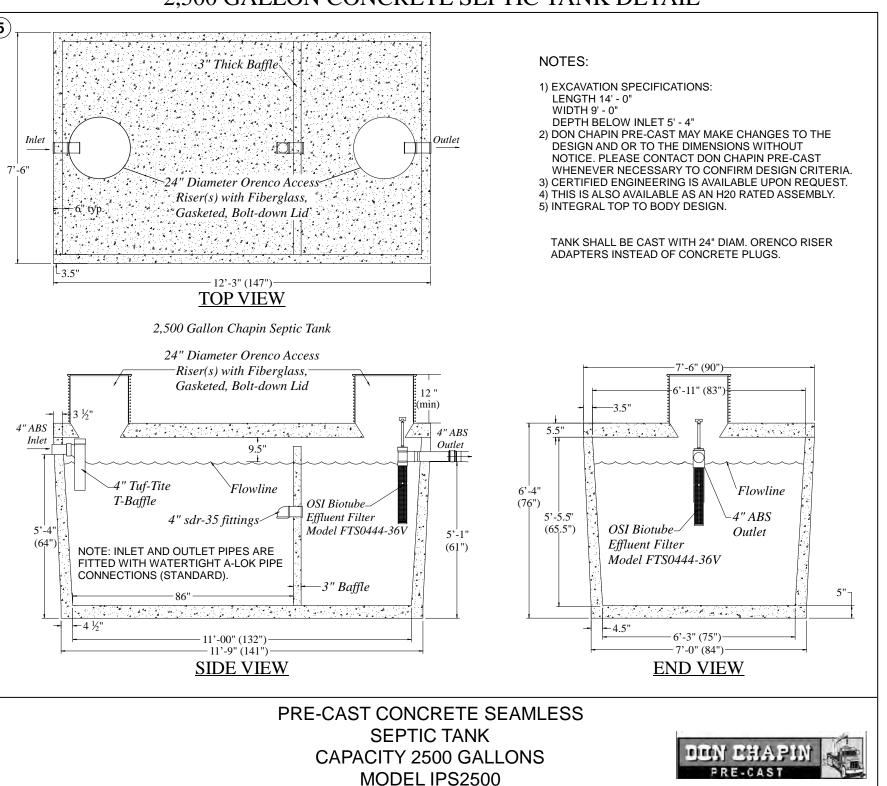
Percolation Hole (PH)		7	8	9	10	11	12	
Depth		5.22'	5.27'	5.15'	5.00'	4.85'	4.68'	
Stabilized MPI	R	FAIL	17.90	5.10	0.22	9.86	82.50	
Adjusted Stabilized MPI	$R_1 = R \times 1.4$	SLOW	25.06	7.14	0.31	13.80	115.50	
Avg. Adj. Stabilized MPI	$R_2=(\sum R_1)$ /#Holes							40.3
# Bedrooms:	FOR OFFICE USE ONLY	TANK SIZE (Gal	TANK SIZE (Gal)		Leach Li	ine (Ft)		

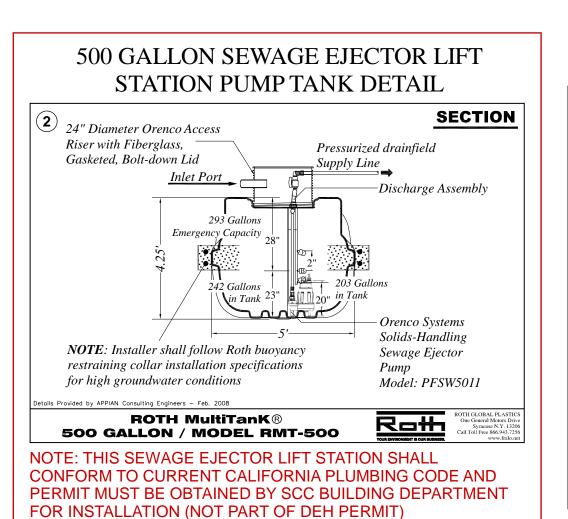


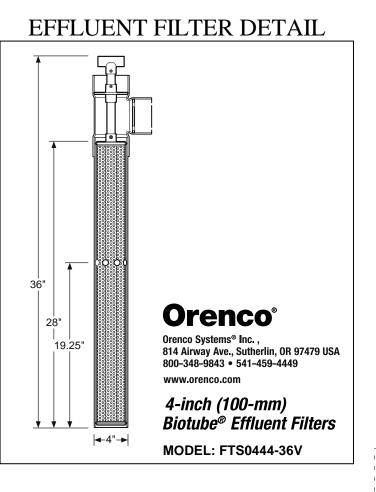




#### 2,500 GALLON CONCRETE SEPTIC TANK DETAIL







COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS



Site Evaluation & Mapping
Soil Analysis & Percolation Testing
New Development, Upgrade & Repairs

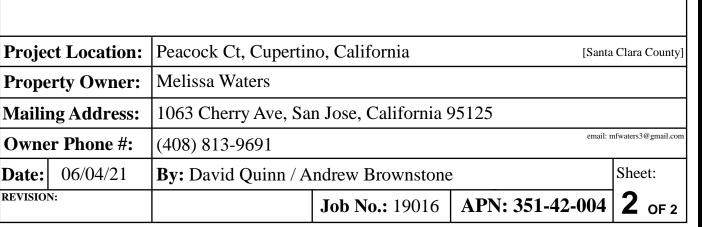
esting 1315 King Street & Repairs Santa Cruz, CA 95060
Tel: (831) 430-9116

www.biosphere-consulting.com

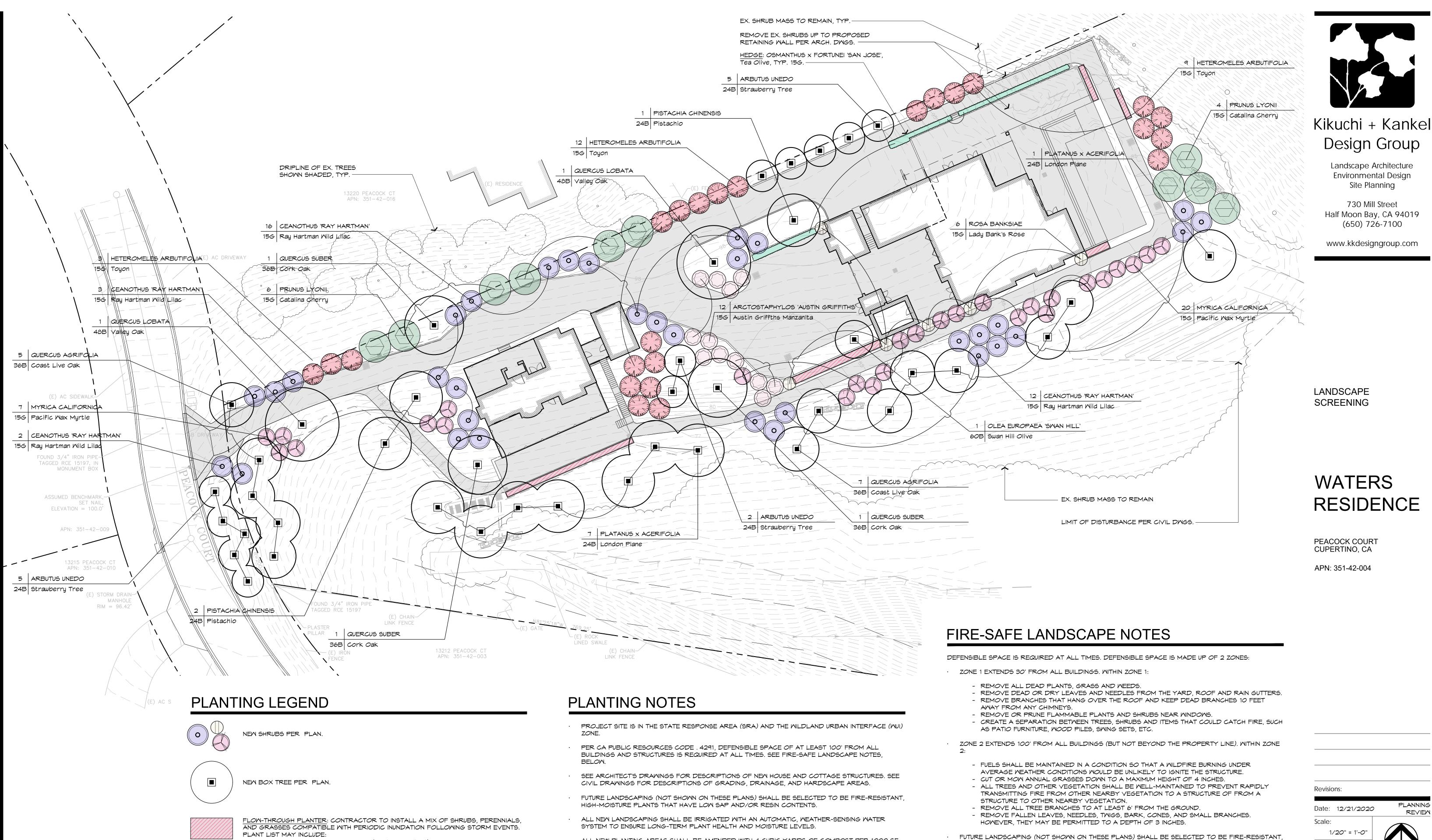
Alternative Wastewater System Design

Incorporated

#### CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM DESIGN







ALL NEW PLANTING AREAS SHALL BE AMENDED WITH 4 CUBIC YARDS OF COMPOST PER 1000 SF,

ANALYSIS. THE CONTRACTOR SHALL OBTAIN A SOIL FERTILITY ANALYSIS AND RECOMMENDATIONS

FOR NEW PLANTING AREAS PRIOR TO START OF CONSTRUCTION. A COPY OF THE FERTILITY TEST

FINAL PLANT LOCATIONS HALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT

INCORPORATED 6' INTO NATIVE SOUL, UNLESS DETERMINED OTHERWISE BY A SOIL FERTILITY

NO TILLING SHALL OCCUR BENEATH THE CANOPIES OF EXISTING TREES. PLANTING BENEATH

SHALL BE PROVIDED TO THE COUNTY PRIOR TO PLANTING.

EXISTING TREES SHALL HAVE PLANT PITS INDIVIDUALLY AMENDED.

ALL NEW PLANTING SHALL RECEIVE A 3" DEEP LAYER OF MULCH.

EXCAVATION.

TREES: CERCIS OCCIDENTALS (Mestern Redbud)

SHRUBS: MYRTUS CALIFORNICA (Pacific Wax Myrtle)

CAREX DIVULSA (Berkeley sedge)

IRIS DOUGLASIANA (Douglas Iris)

MUHLENBERGIA RIGENS (Deer grass)

JUNCUS PATENS (Blue Rush)

GRASSES & PERENNIALS:

HETEROMELES ARBUTIFOLIA (Toyon)

ROSA CALIFORNICA (California Wild Rose)

CAREX PANSA (California Meadow Sedge)

ERIOGONUM GRANDE REUBESCENS (Island Buckwheat)

HIGH-MOISTURE PLANTS THAT HAVE LOW SAP AND/OR RESIN CONTENTS.

ALL NEW LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATIC, WEATHER-SENSING WATER SYSTEM TO ENSURE LONG-TERM PLANT HEALTH AND MOISTURE LEVELS.

ALL NEW PLANTING AREAS SHALL BE AMENDED WITH 4 CUBIC YARDS OF COMPOST PER 1000 SF, INCORPORATED 6' INTO NATIVE SOUL, UNLESS DETERMINED OTHERWISE BY A SOIL FERTILITY ANALYSIS. THE CONTRACTOR SHALL OBTAIN A SOIL FERTILITY ANALYSIS AND RECOMMENDATIONS FOR NEW PLANTING AREAS PRIOR TO START OF CONSTRUCTION. A COPY OF THE FERTILITY TEST

NO TILLING SHALL OCCUR BENEATH THE CANOPIES OF EXISTING TREES. PLANTING BENEATH EXISTING TREES SHALL HAVE PLANT PITS INDIVIDUALLY AMENDED.

ALL NEW PLANTING SHALL RECEIVE A 3" DEEP LAYER OF MULCH.

SHALL BE PROVIDED TO THE COUNTY PRIOR TO PLANTING.

FINAL PLANT LOCATIONS HALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT EXCAVATION.

Date: 12/21/2020 REVIEW

LANDSCAPE **SCREENING PLAN** 

Sheet No.

Drawn by: