

WATERS
APN# 351-42-004

ABBREVIATIONS

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

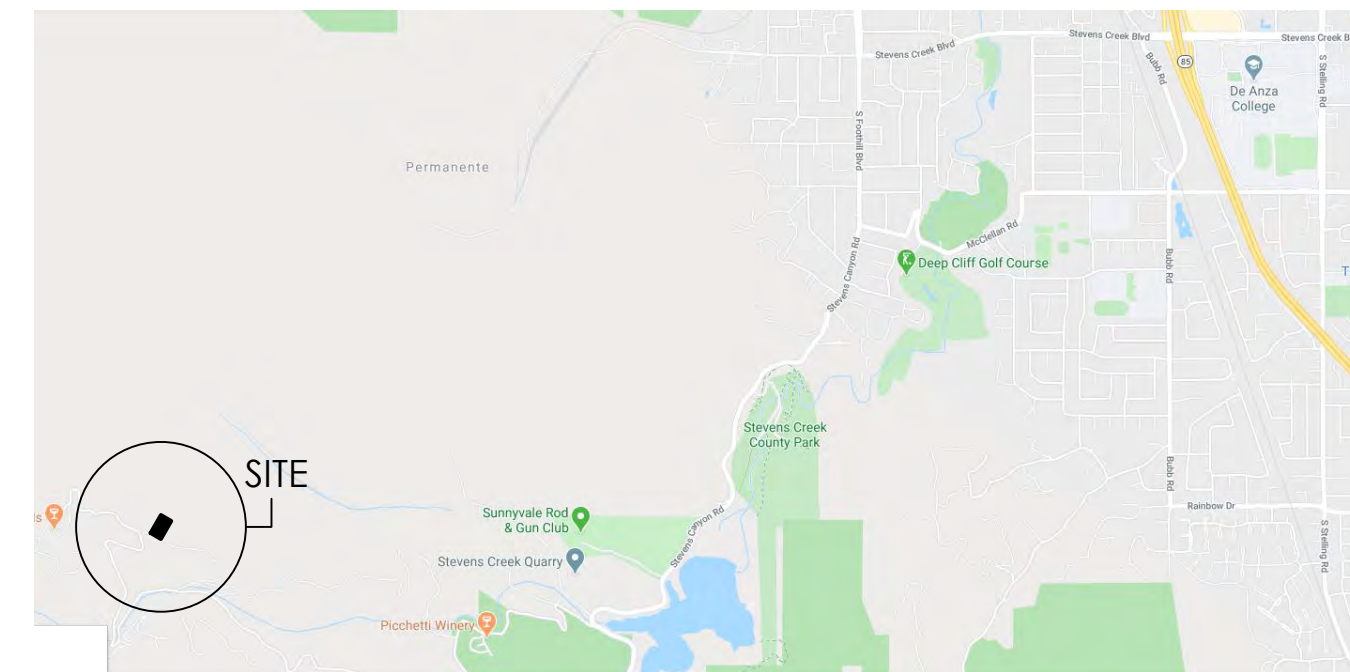
WATERS

NEW RESIDENCE & ADU

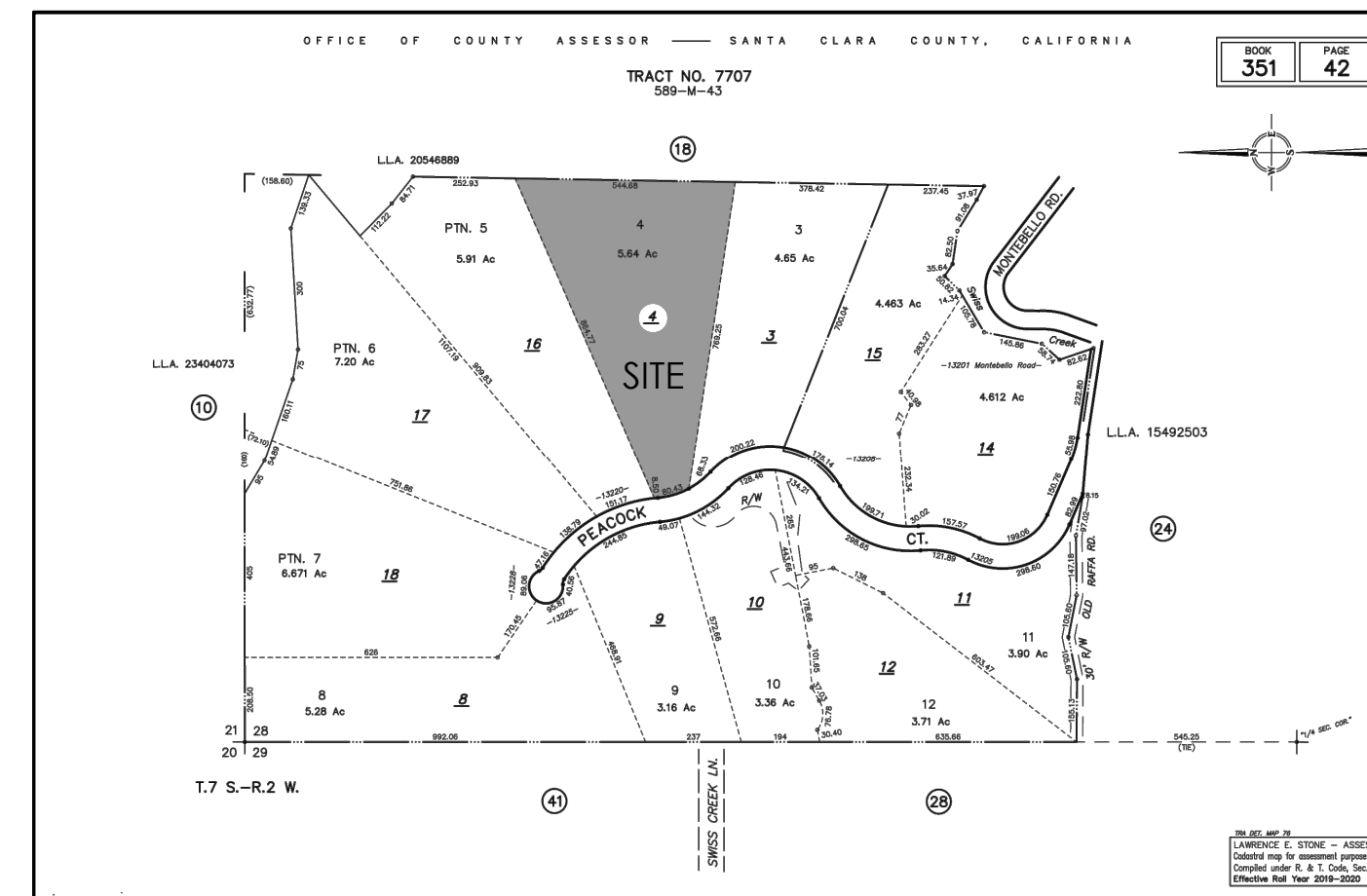
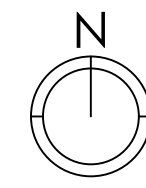
PEACOCK COURT

CUPERTINO, CA 95014

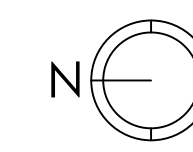
APN 351-42-004



VICINITY MAP



PARCEL 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

- THESE PLANS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
- 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.
- 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.
- 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.
- ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
- THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
- 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.

CONSULTANTS

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 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
 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:

- 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.
- MAINTAIN A TREE, SHRUB, OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER VEGETATIVE MATERIALS.

PROJECT INFORMATION

OWNER: JEFF and MELISSA WATERS
 PEACOCK COURT
 CUPERTINO, CA 95014

A. P. N.: 351-42-004
 ZONING: HS-d1
 OCCUPANCY GROUP: R-3 & U (PER 2019 CRC)
 CONSTRUCTION TYPE: VB (SPRINKLERED)

LOT NUMBER: 004
 TRACT NUMBER: 42
 SANTA CLARA COUNTY DISTRICT: 5

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
P1 TITLE SHEET	1 WASTEWATER TREATMENT SYSTEM DESIGN
P2.1 SITE PLAN & FAR	2 WASTEWATER TREATMENT SYSTEM DESIGN
P2.2 SITE PLAN - RESIDENCE	
P2.3 SITE PLAN - ADU	
MAIN RESIDENCE	LANDSCAPE
P3 BASEMENT PLAN	L1 LANDSCAPE SCREENING PLAN
P4 FIRST FLOOR PLAN	
P5 SECOND FLOOR PLAN	
P6 ROOF PLAN	
P7.1 EXTERIOR ELEVATIONS - SOUTH & WEST	
P7.2 EXTERIOR ELEVATIONS - NORTH & EAST	
P8 EXTERIOR ELEVATIONS - COURTYARD	
P9.1 BUILDING SECTIONS A & B	
P9.2 BUILDING SECTIONS C & D	
P9.3 BUILDING SECTIONS E & F	
P9.4 BUILDING SECTIONS G & H	
P9.5 BUILDING SECTIONS J	
P10.1 RESIDENCE FAR PLANS	
P10.2 RESIDENCE - BUILDING HEIGHT MEASUREMENT	
ADU: COTTAGE & BASKETBALL COURT	
P11 LOWER FLOOR - BASKETBALL COURT	
P12 UPPER FLOOR PLAN - COTTAGE	
P13 ROOF PLAN	
P14 EXTERIOR ELEVATIONS - N/S	
P15 EXTERIOR ELEVATIONS - E/W	
P16 BUILDING SECTIONS A, B & C	
P17.1 ADU - FAR PLANS	
P17.2 ADU - BUILDING HEIGHT MEASUREMENT	

CIVIL DRAWINGS

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
BMP-1 BEST MANAGEMENT PRACTICES
BMP-2 BEST MANAGEMENT PRACTICES

SURVEY

1 SURVEY PLAN - FULL SITE
2 SURVEY PLAN - WEST PARTIAL
3 SURVEY PLAN - EAST PARTIAL
4 SURVEY PLAN - NORTHEAST PARTIAL
5 SURVEY PLAN - SOUTHEAST PARTIAL

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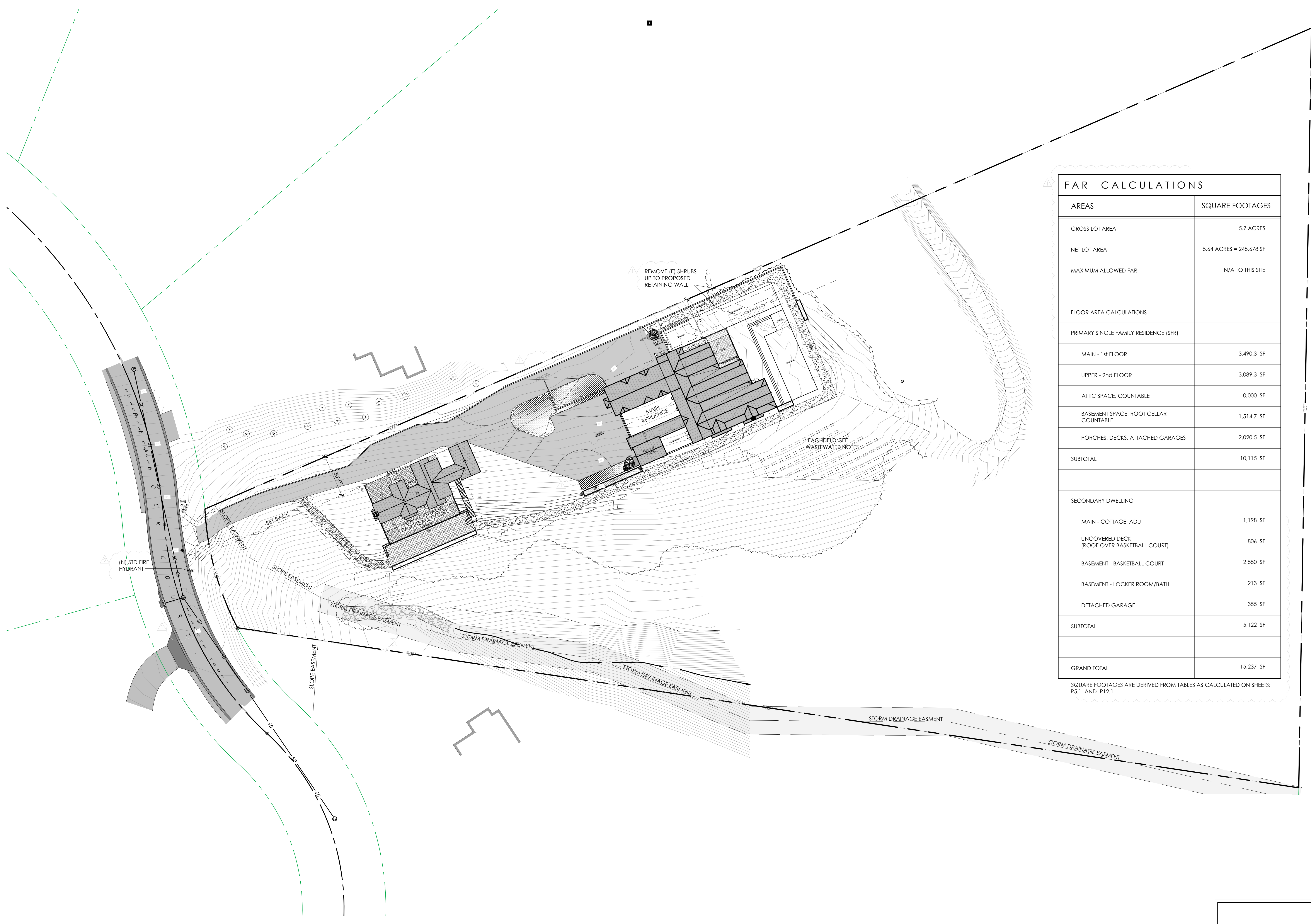
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 3. 06/22/23 RESUB

WATERS RESIDENCE AND ADU
 NEW RESIDENCE AND ADU
 PEACOCK COURT
 CUPERTINO, CA 95051
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TITLE SHEET

APPROVED ARCHITECT
 MATSON BRITTON ARCHITECTS
 NO. C-23616
 8/31/23
 STATE OF CALIFORNIA

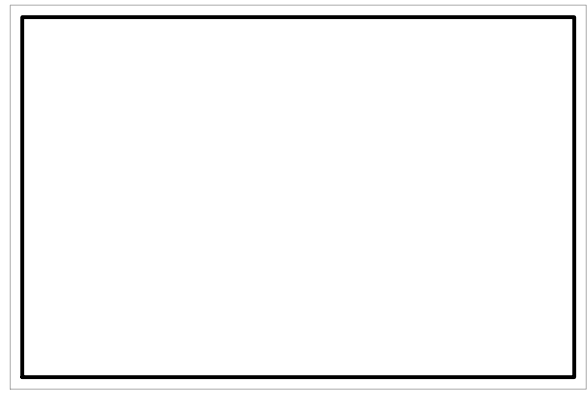
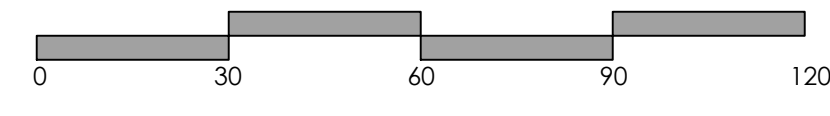
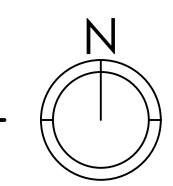
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D R A W N	FK
J O B	WATERS
S H E E T	P1



FAR CALCULATIONS	
AREAS	SQUARE FOOTAGES
GROSS LOT AREA	5.7 ACRES
NET LOT AREA	5.64 ACRES = 245,678 SF
MAXIMUM ALLOWED FAR	N/A TO THIS SITE
FLOOR AREA CALCULATIONS	
PRIMARY SINGLE FAMILY RESIDENCE (SFR)	
MAIN - 1st FLOOR	3,490.3 SF
UPPER - 2nd FLOOR	3,089.3 SF
ATTIC SPACE, COUNTABLE	0.000 SF
BASEMENT SPACE, ROOT CELLAR COUNTABLE	1,514.7 SF
PORCHES, DECKS, ATTACHED GARAGES	2,020.5 SF
SUBTOTAL	10,115 SF
SECONDARY DWELLING	
MAIN - COTTAGE ADU	1,198 SF
UNCOVERED DECK (ROOF OVER BASKETBALL COURT)	806 SF
BASEMENT - BASKETBALL COURT	2,550 SF
BASEMENT - LOCKER ROOM/BATH	213 SF
DETACHED GARAGE	355 SF
SUBTOTAL	5,122 SF
GRAND TOTAL	15,237 SF

SQUARE FOOTAGES ARE DERIVED FROM TABLES AS CALCULATED ON SHEETS: P5.1 AND P12.1

SITE PLAN
SCALE: 1" = 30'-0"



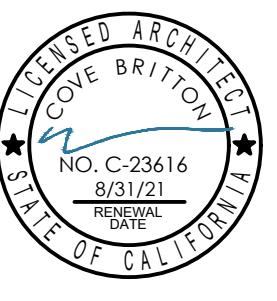
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NEW RESIDENCE AND ADU
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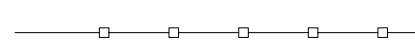
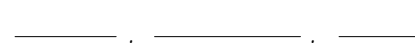
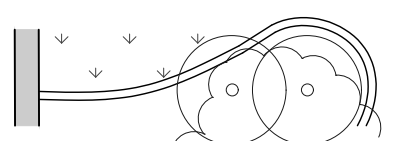


SITE PLAN
AND FAR CALCS

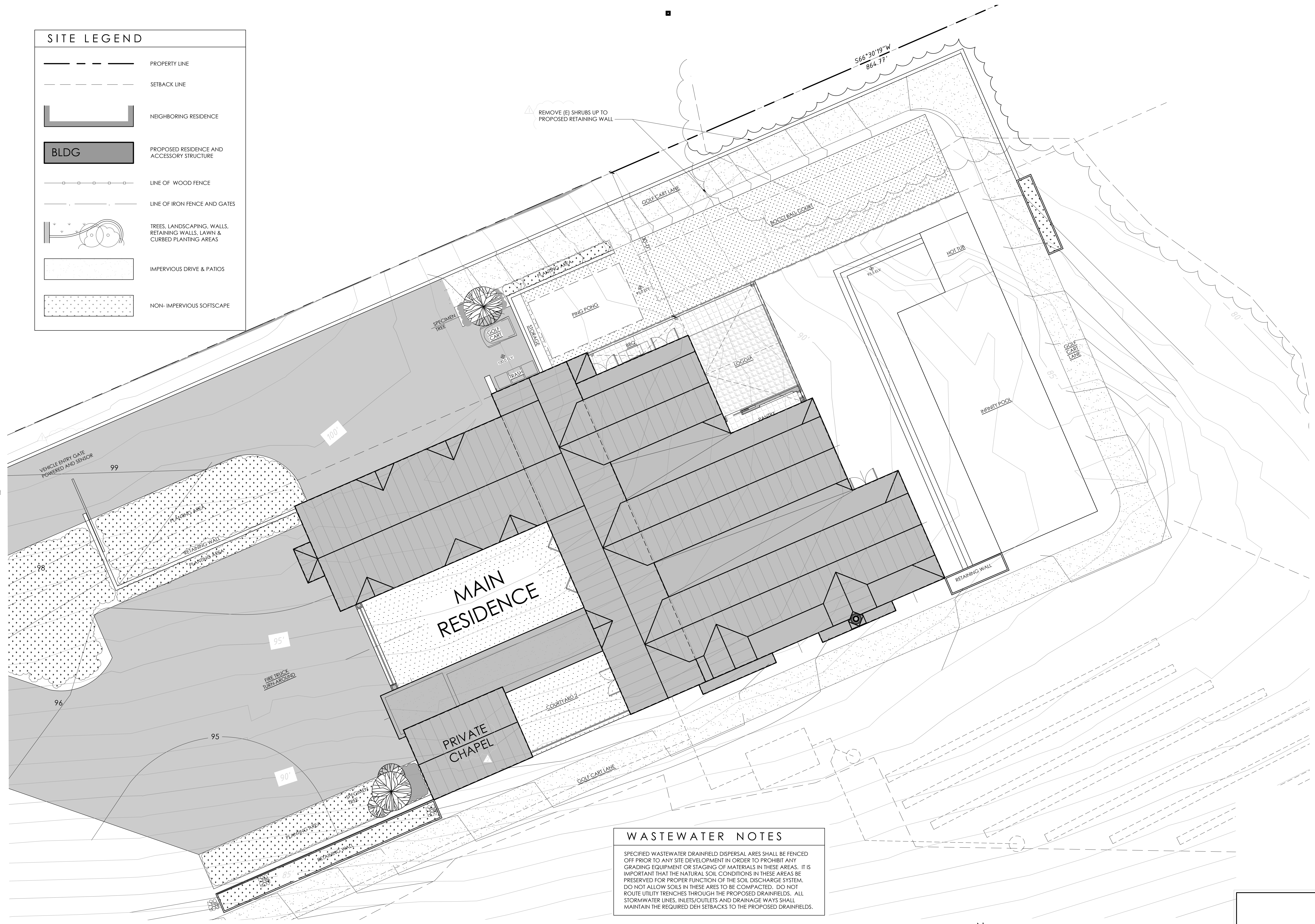


D A T E
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J O B
WATERS
S H E E T

P2.1

SITE LEGEND

-  PROPERTY LINE
-  SETBACK LINE
-  NEIGHBORING RESIDENCE
-  BLDG PROPOSED RESIDENCE AND ACCESSORY STRUCTURE
-  LINE OF WOOD FENCE
-  LINE OF IRON FENCE AND GATES
-  TREES, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREAS
-  IMPERVIOUS DRIVE & PATIOS
-  NON-IMPERVIOUS SOFTSCAPE

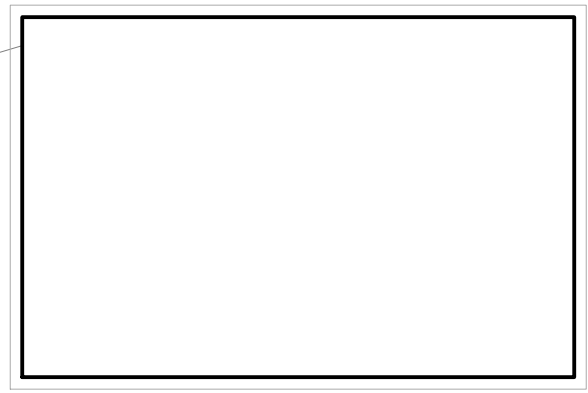
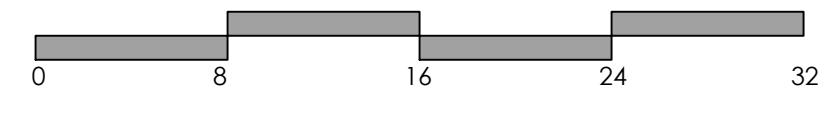
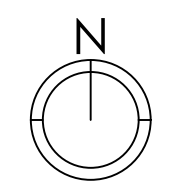


REMOVE (E) SHRUBS UP TO PROPOSED RETAINING WALL

WASTEWATER NOTES

SPECIFIED WASTEWATER DRAINFIELD DISPERSAL AREAS SHALL BE FENCED OFF PRIOR TO ANY SITE DEVELOPMENT IN ORDER TO PROHIBIT ANY GRADING EQUIPMENT OR STAGING OF MATERIALS IN THESE AREAS. IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN THESE AREAS BE PRESERVED FOR PROPER FUNCTION OF THE SOIL DISCHARGE SYSTEM. DO NOT ALLOW SOILS IN THESE AREAS TO BE COMPACTED. DO NOT ROUTE UTILITY TRENCHES THROUGH THE PROPOSED DRAINFIELDS. ALL STORMWATER LINES, INLETS/OUTLETS AND DRAINAGE WAYS SHALL MAINTAIN THE REQUIRED DEH SETBACKS TO THE PROPOSED DRAINFIELDS.

SITE PLAN - MAIN RESIDENCE
SCALE: 1/8" = 1'-0"



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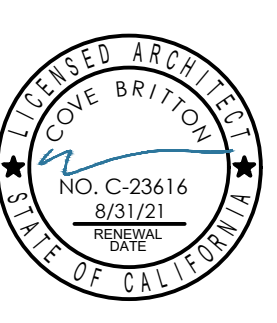
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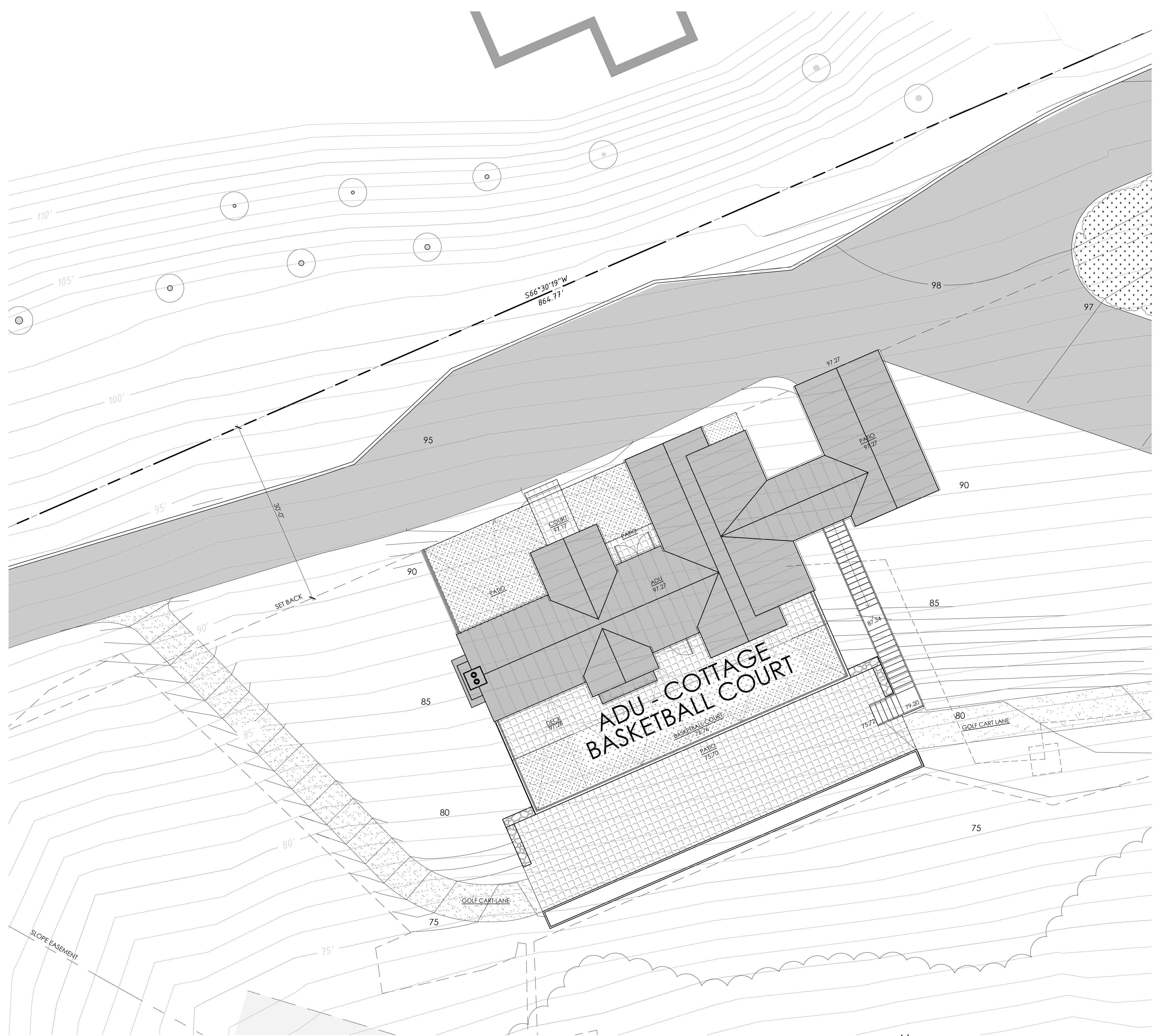
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MAIN RESIDENCE
SITE PLAN



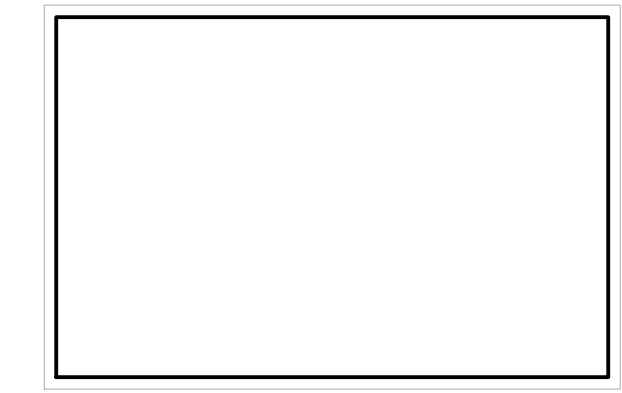
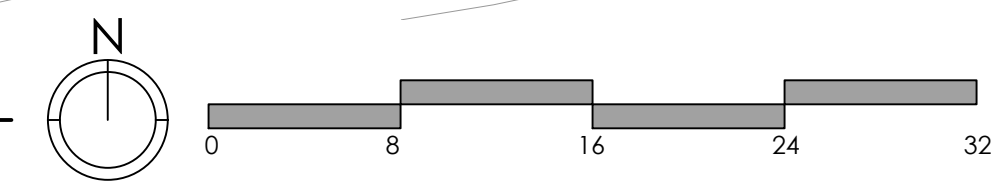
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P2.2

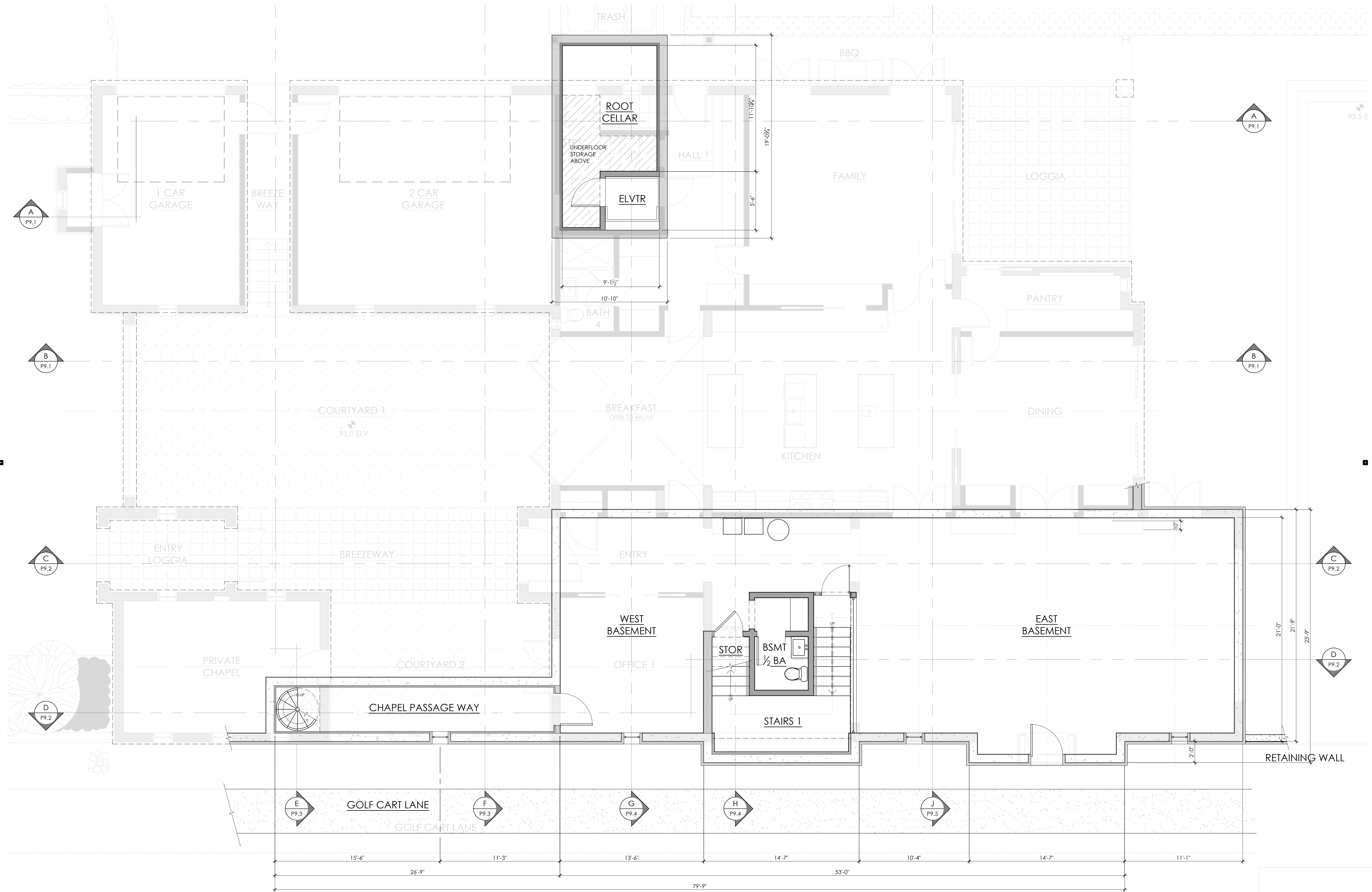


SITE LEGEND	
	PROPERTY LINE
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	TREES, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREAS
	IMPERVIOUS DRIVE & PATIOS
	NON-IMPERVIOUS SOFTSCAPE

SITE PLAN - ADU COTTAGE / BASKETBALL COURT
SCALE: 1/8" = 1'-0"

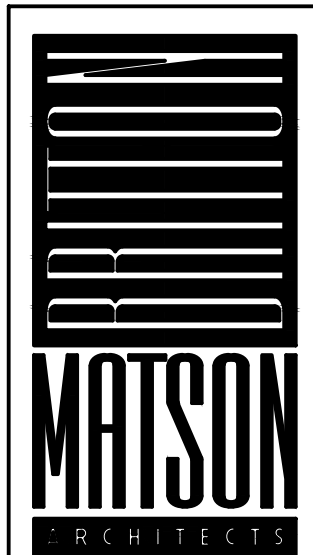


COUNTY STAMP SPACE



LOWER FLOOR - BASEMENT PLAN

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



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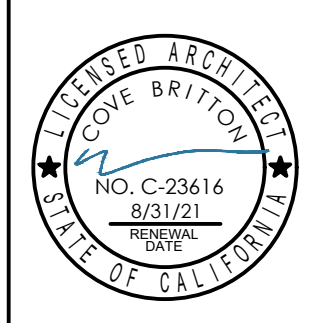
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**RESIDENCE AND ADU
BASEMENT PLAN**

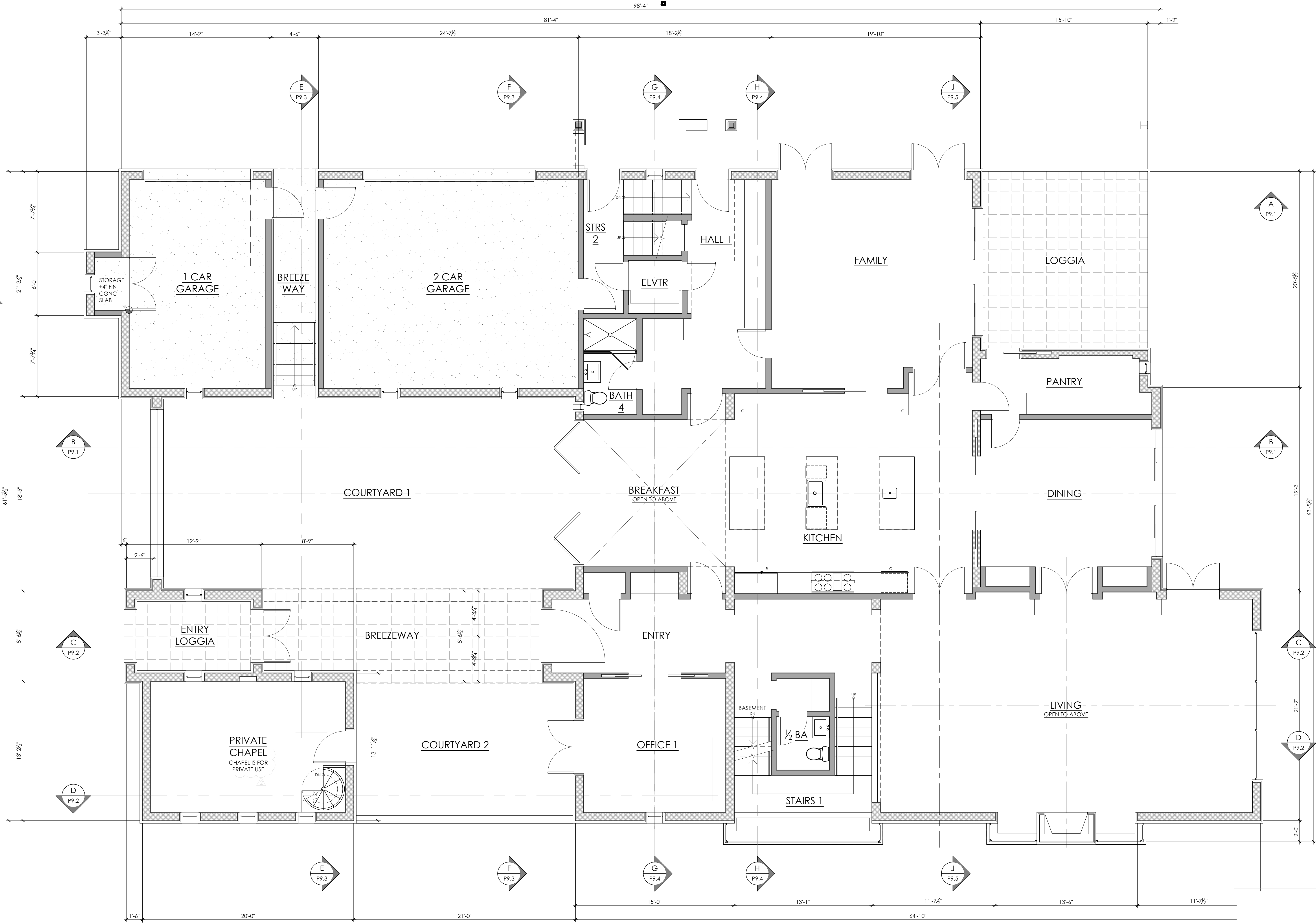


D	A	T	E	
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P3

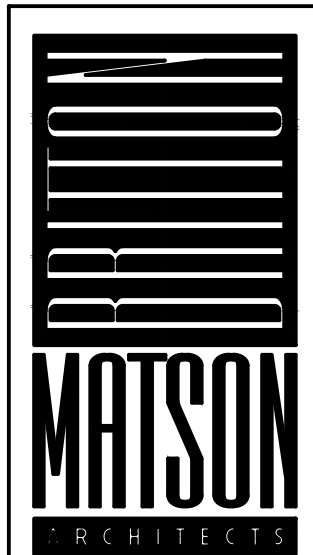
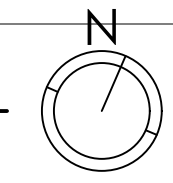
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FIRST FLOOR PLAN

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



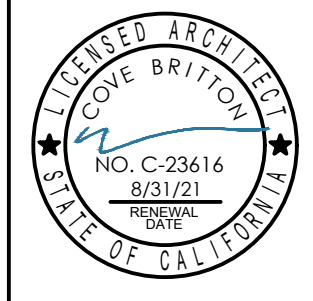
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RESIDENCE
 FIRST FLOOR PLAN



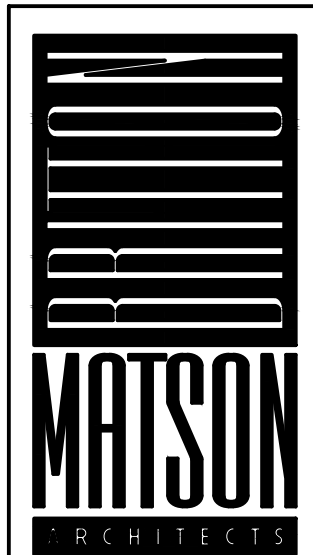
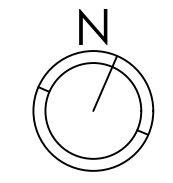
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SECOND FLOOR PLAN

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



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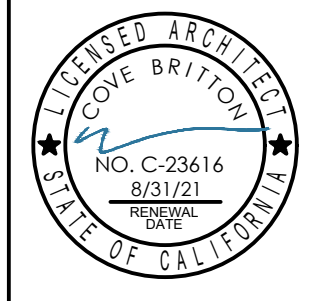
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3	06/22/23	RESUB

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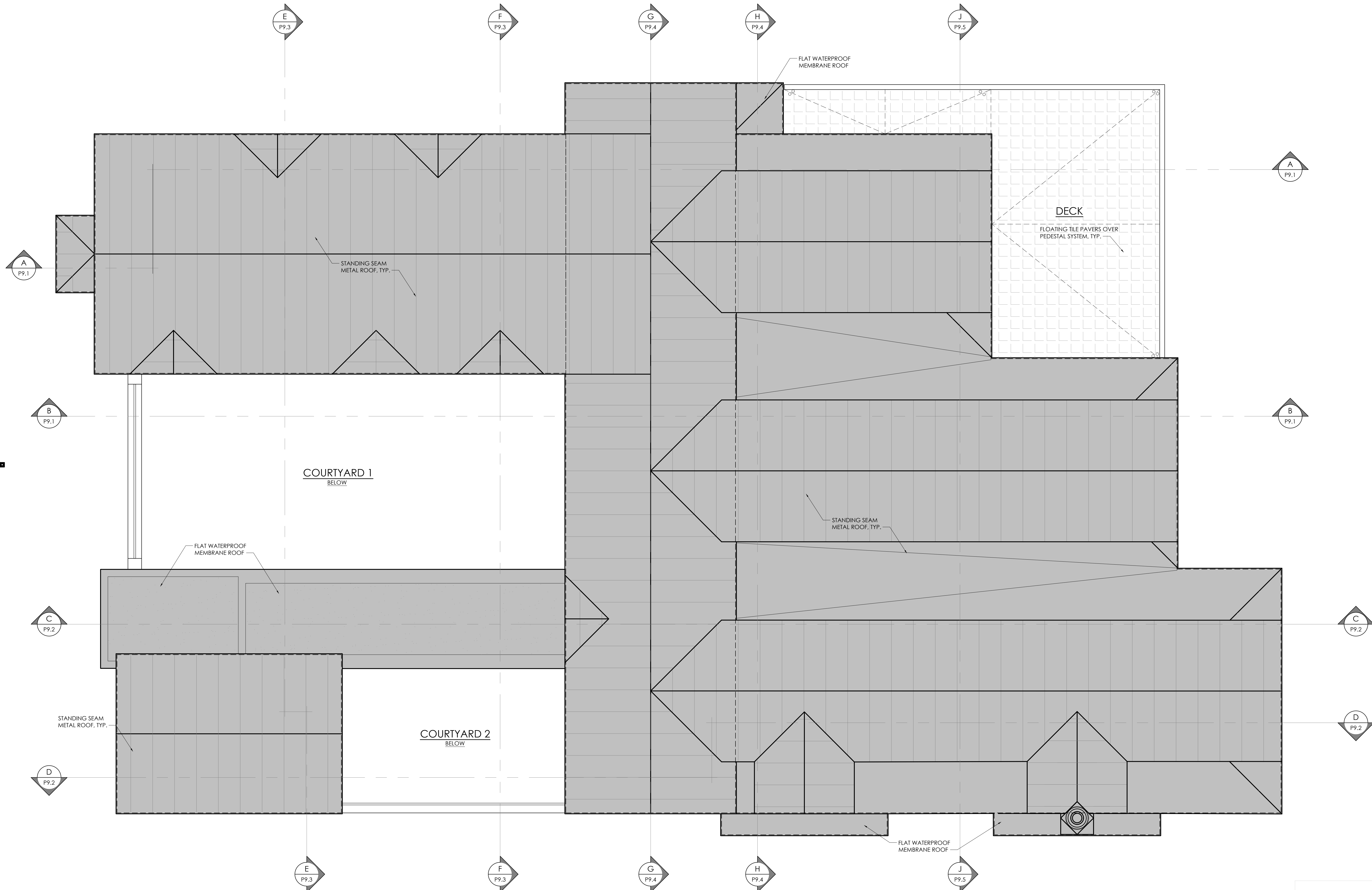
RESIDENCE
 SECOND FLOOR PLAN



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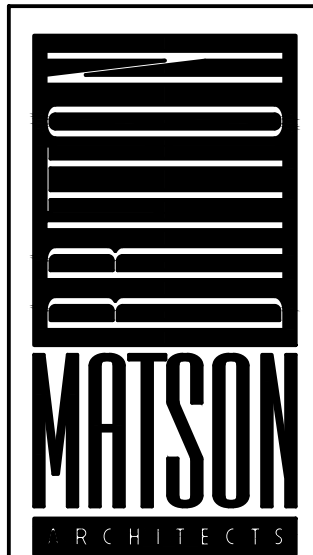
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ROOF PLAN
SCALE: 1/4" = 1'-0"



COUNTY STAMP SPACE



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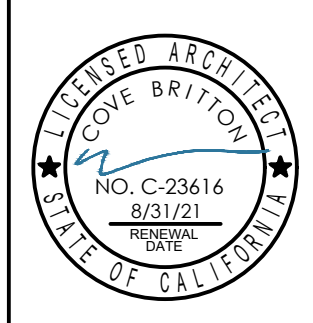
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**RESIDENCE
ROOF PLAN**



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P6



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



WEST ELEVATION

EXTERIOR MATERIALS & COLOR			
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	AF98A MANOR GREY	35.78
STONE VENEER	E-Z SET NATURAL STONE THIN VENEER	GRANITE MOSAIC VENEER	45 MAX
RETAINING WALLS	E-Z SET NATURAL STONE THIN VENEER	GRANITE MOSAIC VENEER	45 MAX



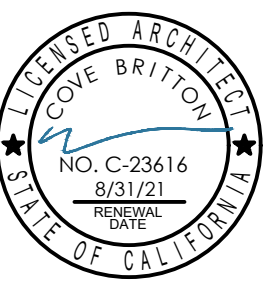
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RESIDENCE
EXTERIOR ELEVATIONS



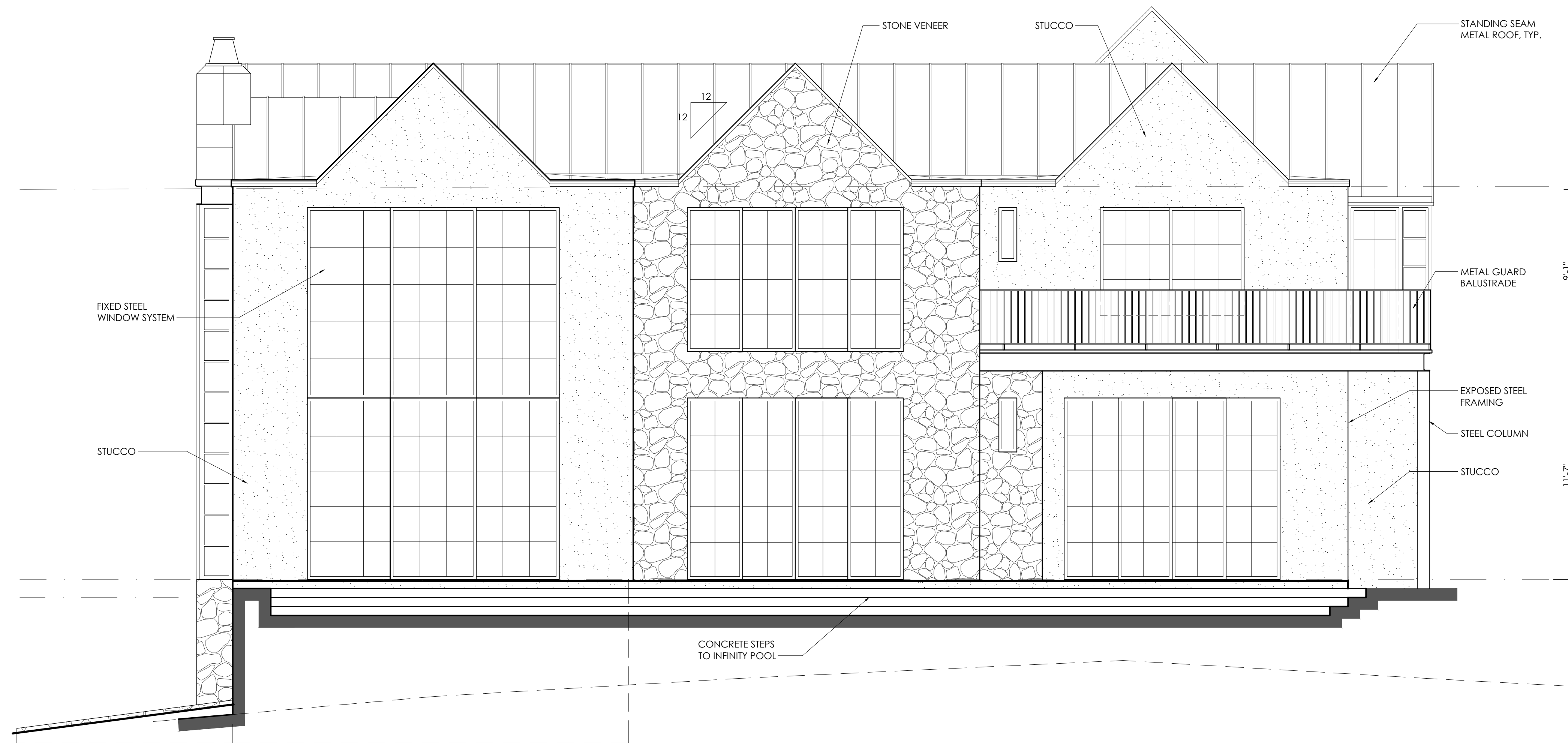
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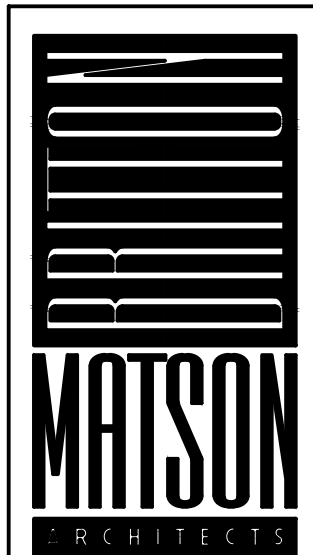
COUNTY STAMP SPACE



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



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



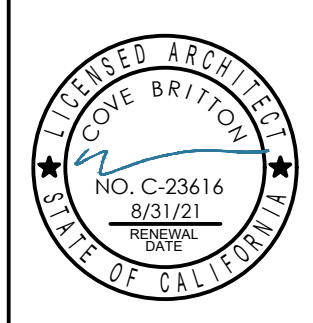
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**RESIDENCE
EXTERIOR ELEVATIONS**



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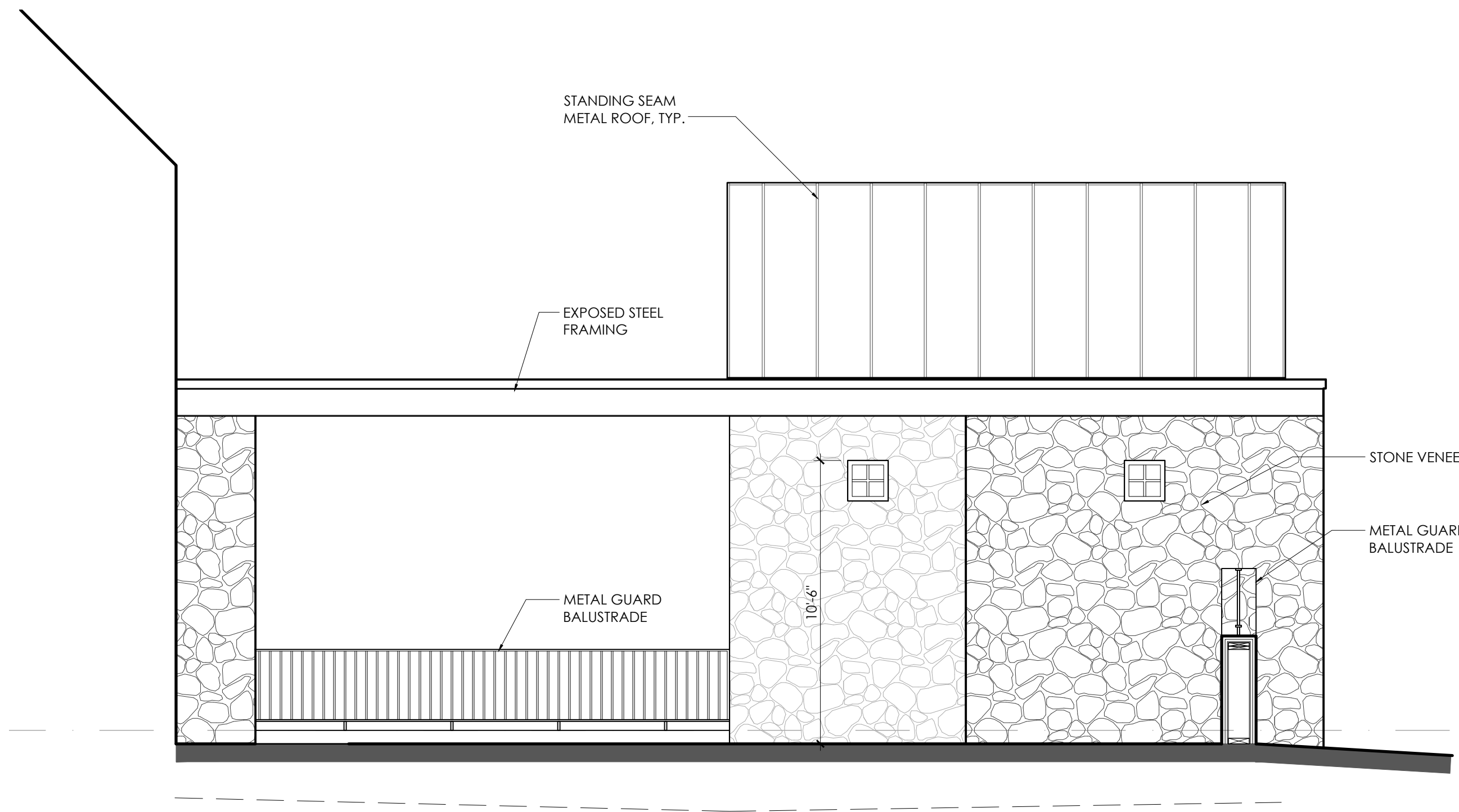
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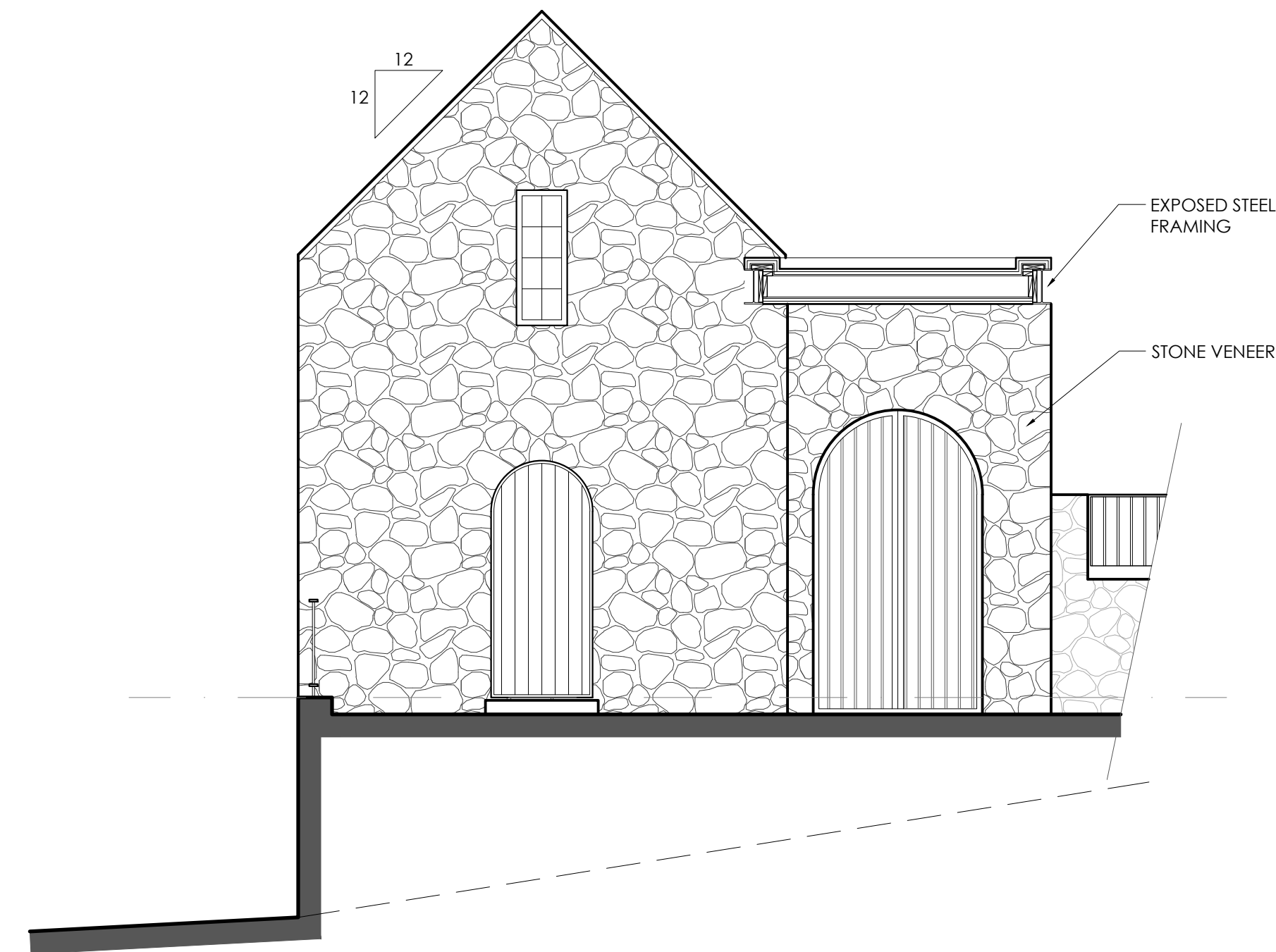
COURTYARD SOUTH ELEVATION

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



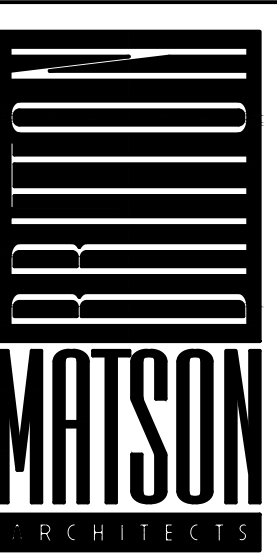
COURTYARD NORTH ELEVATION

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



COURTYARD EAST ELEVATION

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



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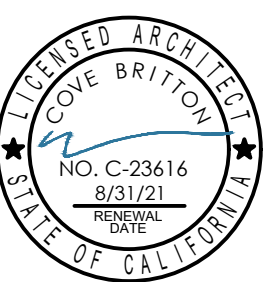
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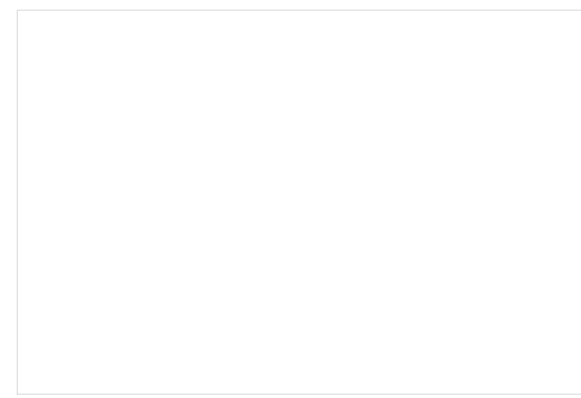
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**RESIDENCE
COURTYARD
ELEVATIONS**

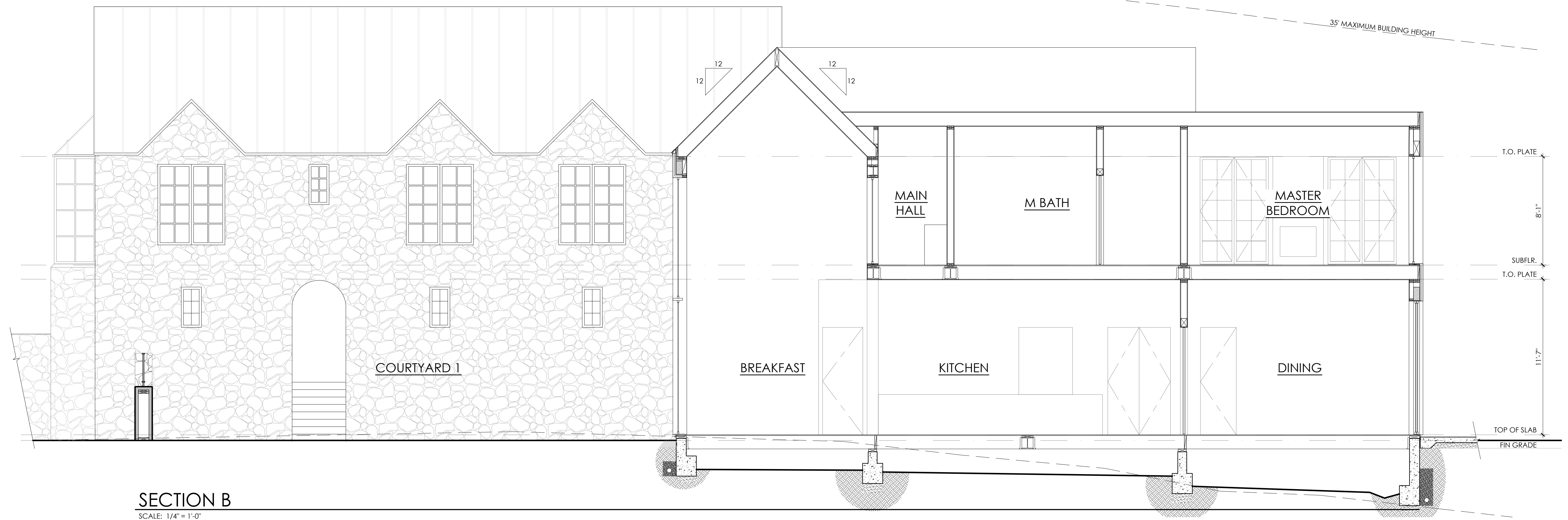


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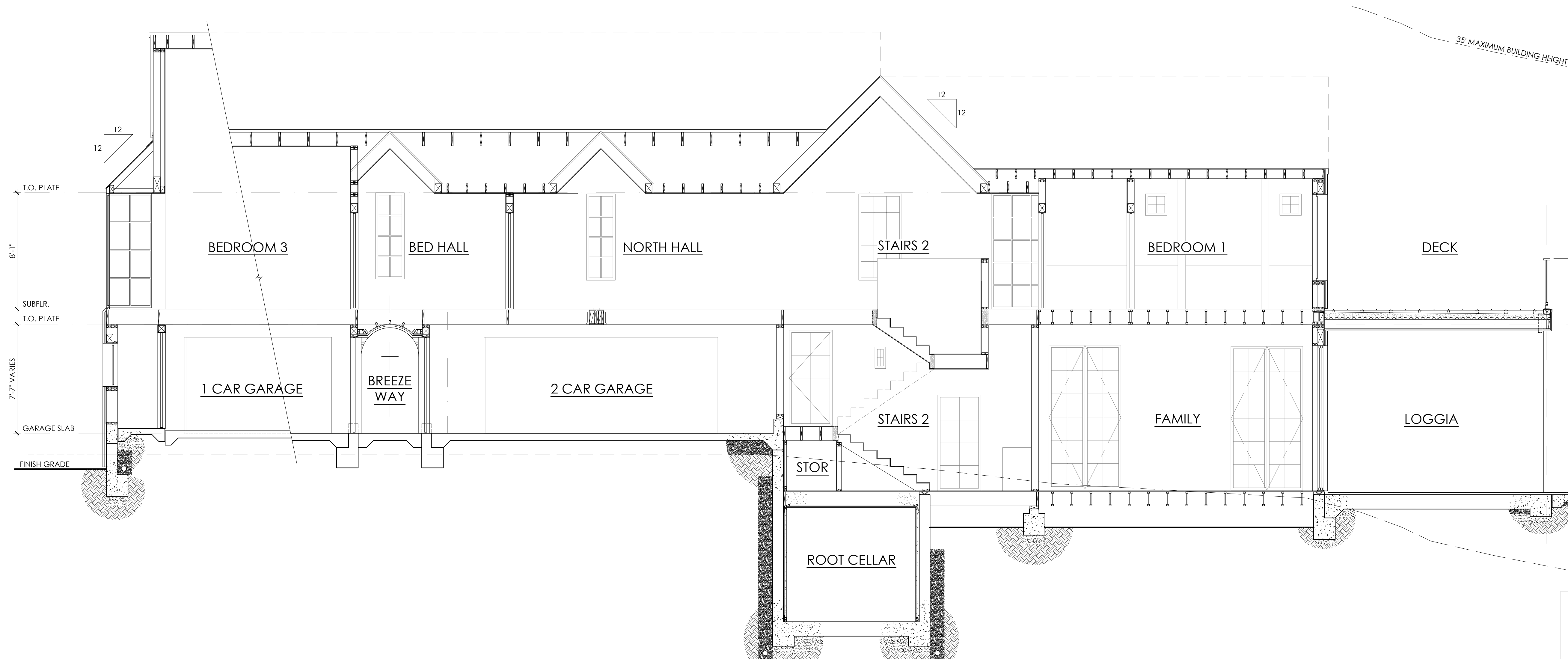
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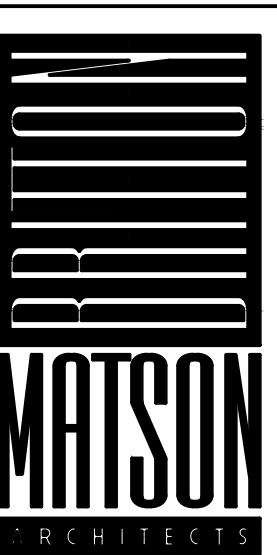
COUNTY STAMP SPACE



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



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



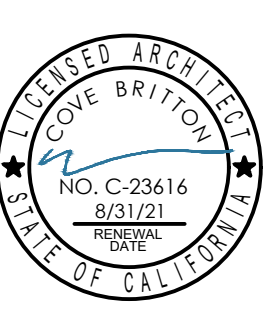
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RESIDENCE
BUILDING SECTIONS
SECTION A - SECTION B



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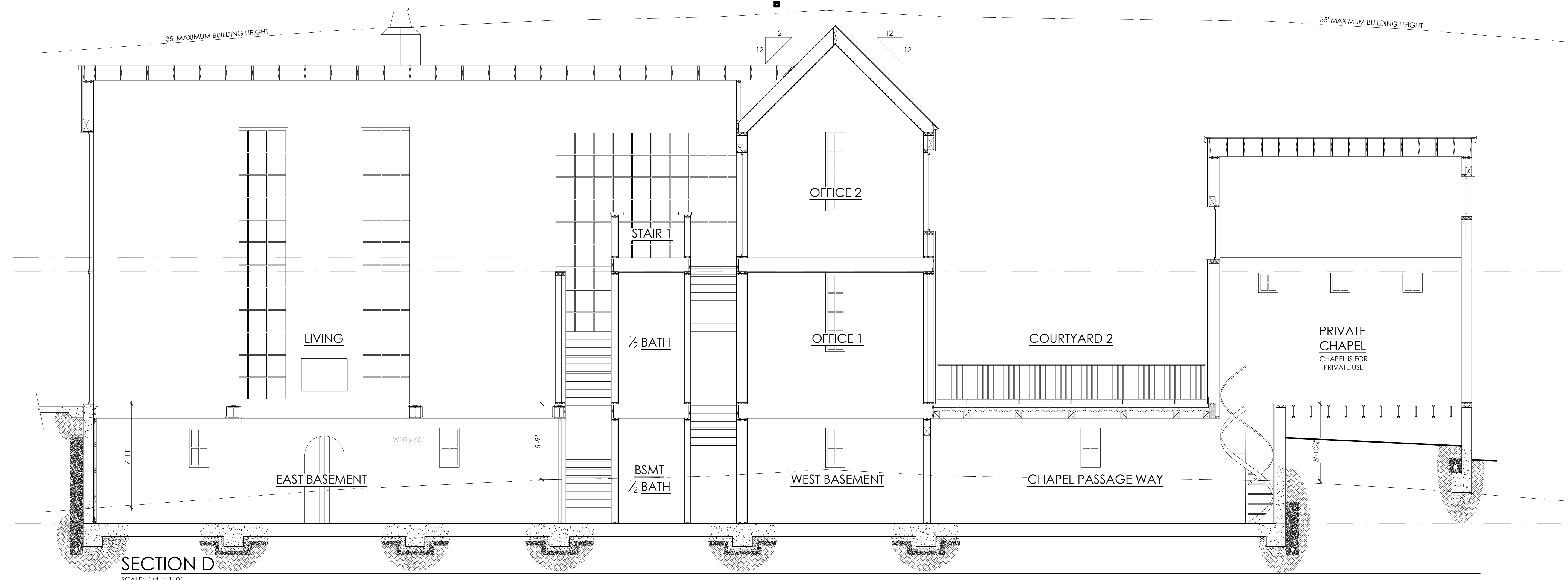
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COUNTY STAMP SPACE

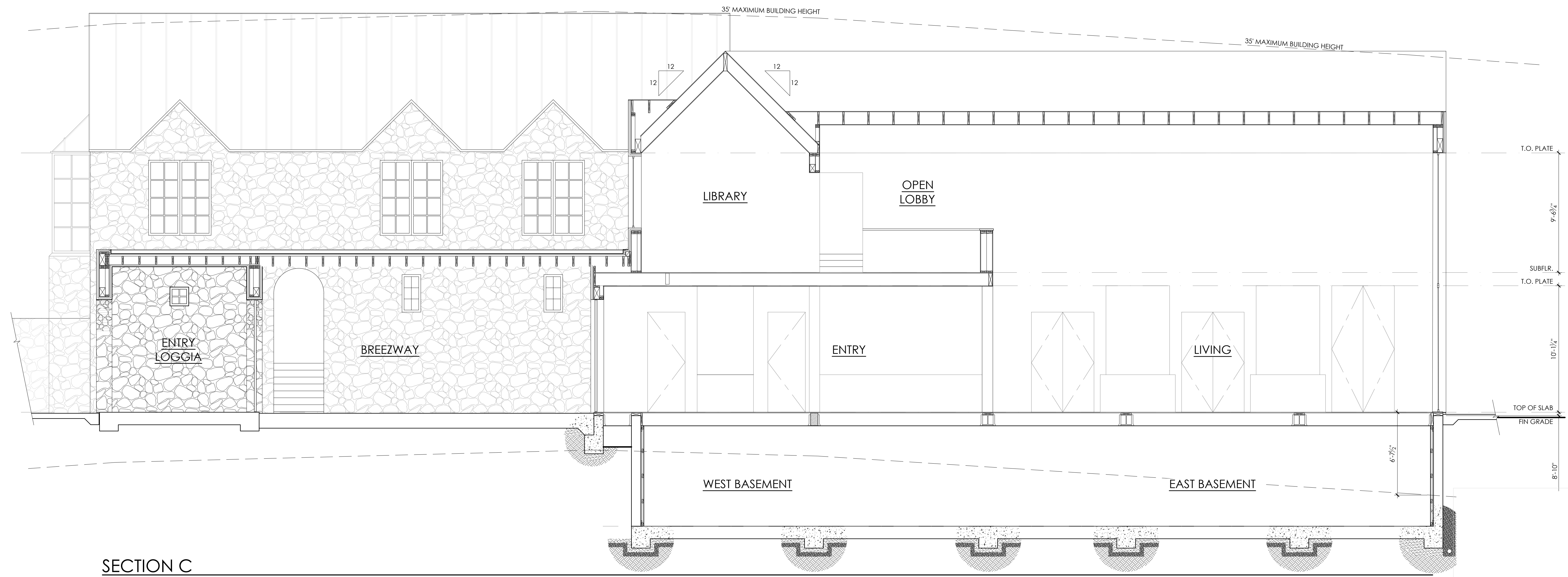
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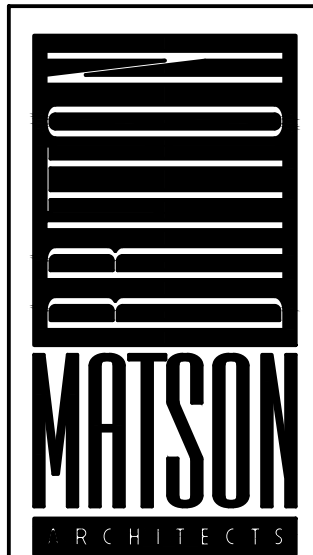
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SECTION D
SCALE: 1/4" = 1'-0"



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



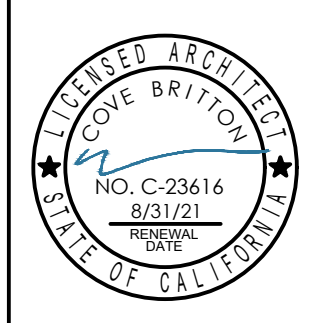
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RESIDENCE
BUILDING SECTIONS
SECTION C - SECTION D

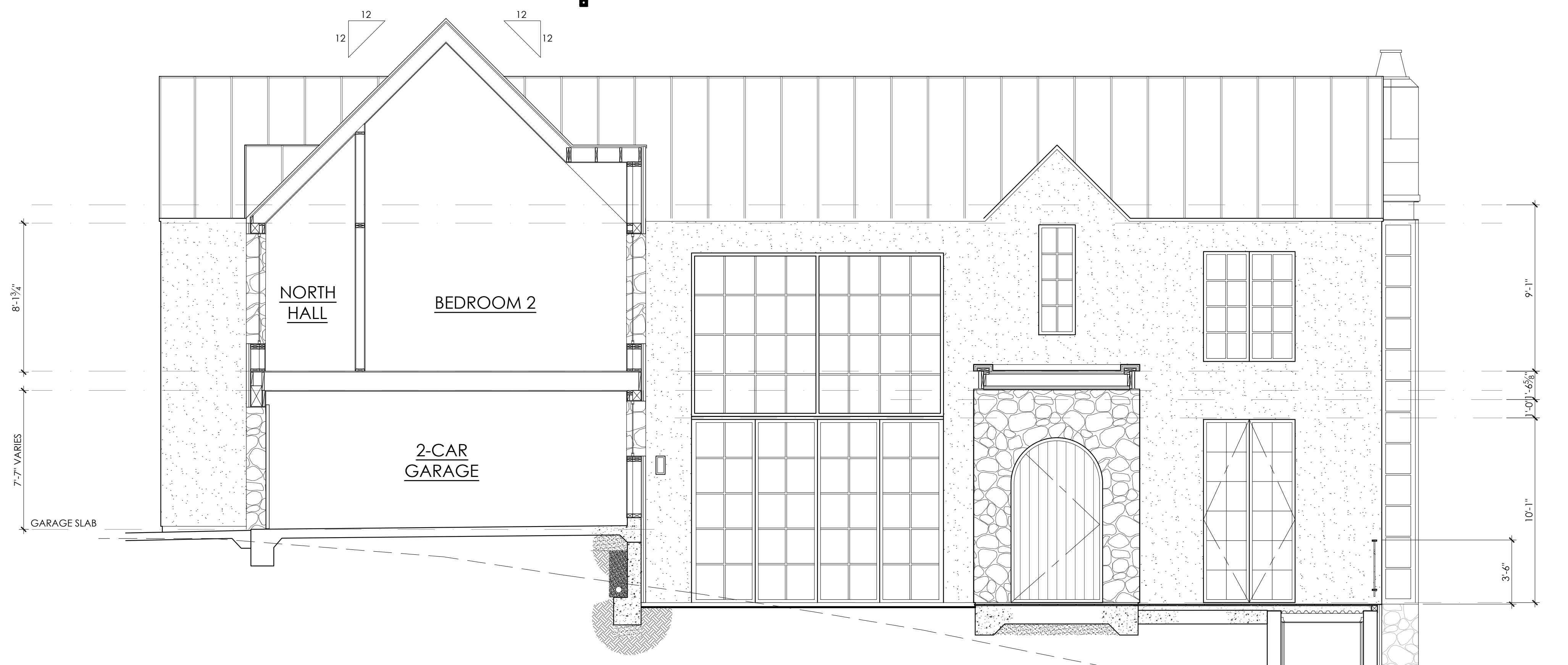


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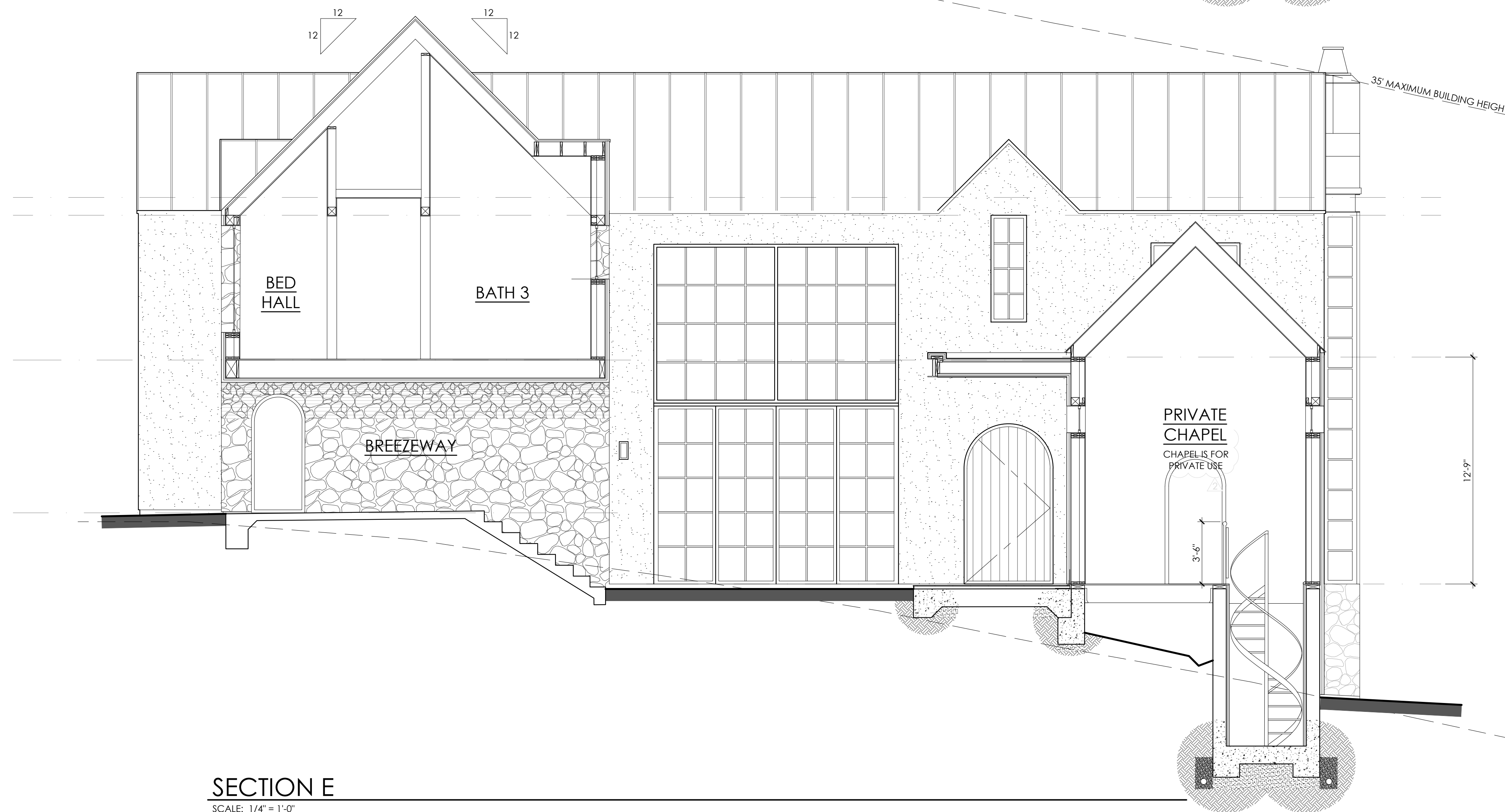
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COUNTY STAMP SPACE

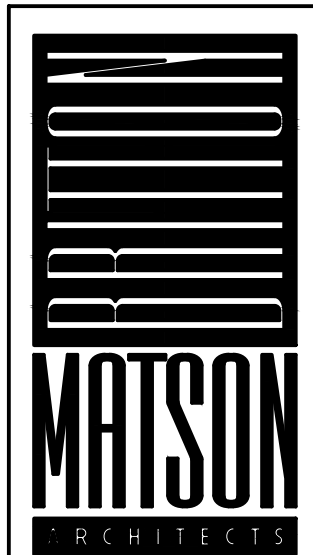
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SECTION F
SCALE: 1/4" = 1'-0"



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



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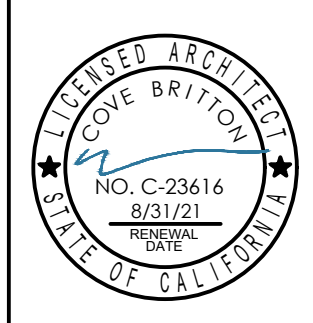
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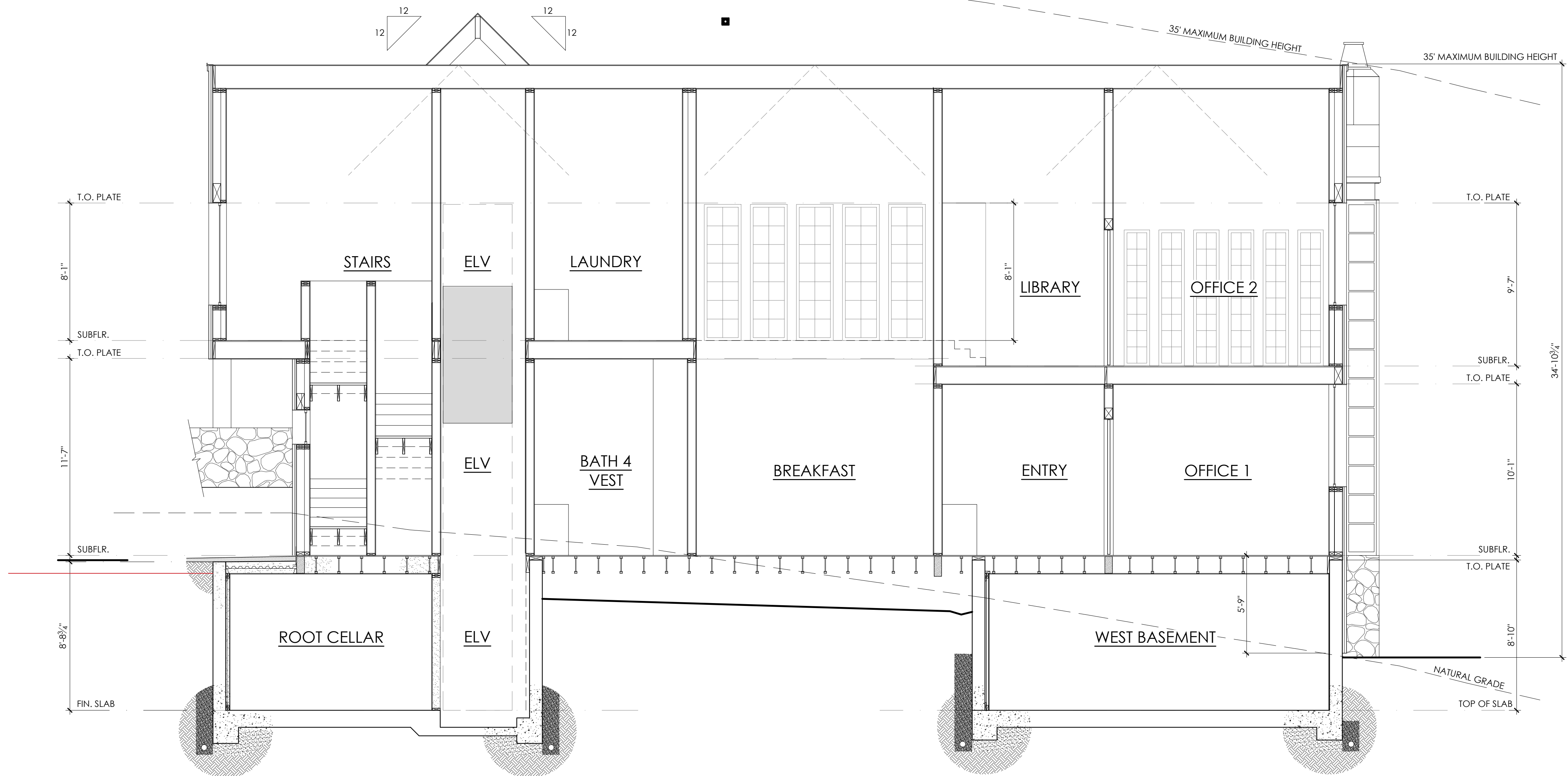
RESIDENCE
BUILDING SECTIONS
SECTION E - SECTION F



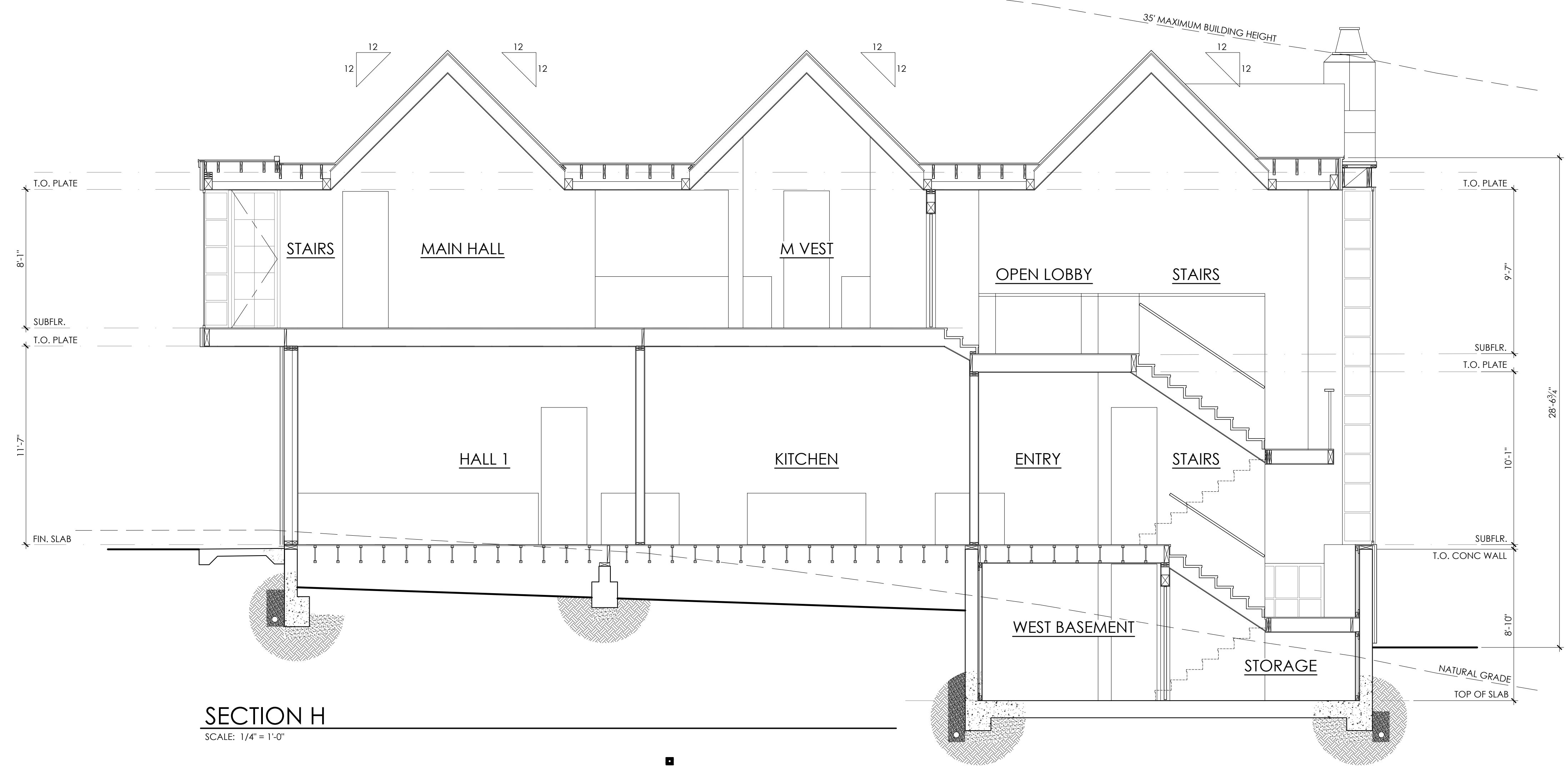
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P9.3

COUNTY STAMP SPACE



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



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



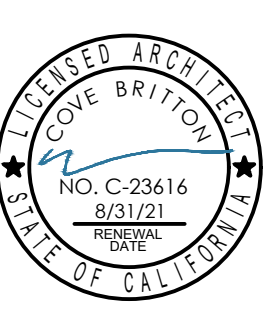
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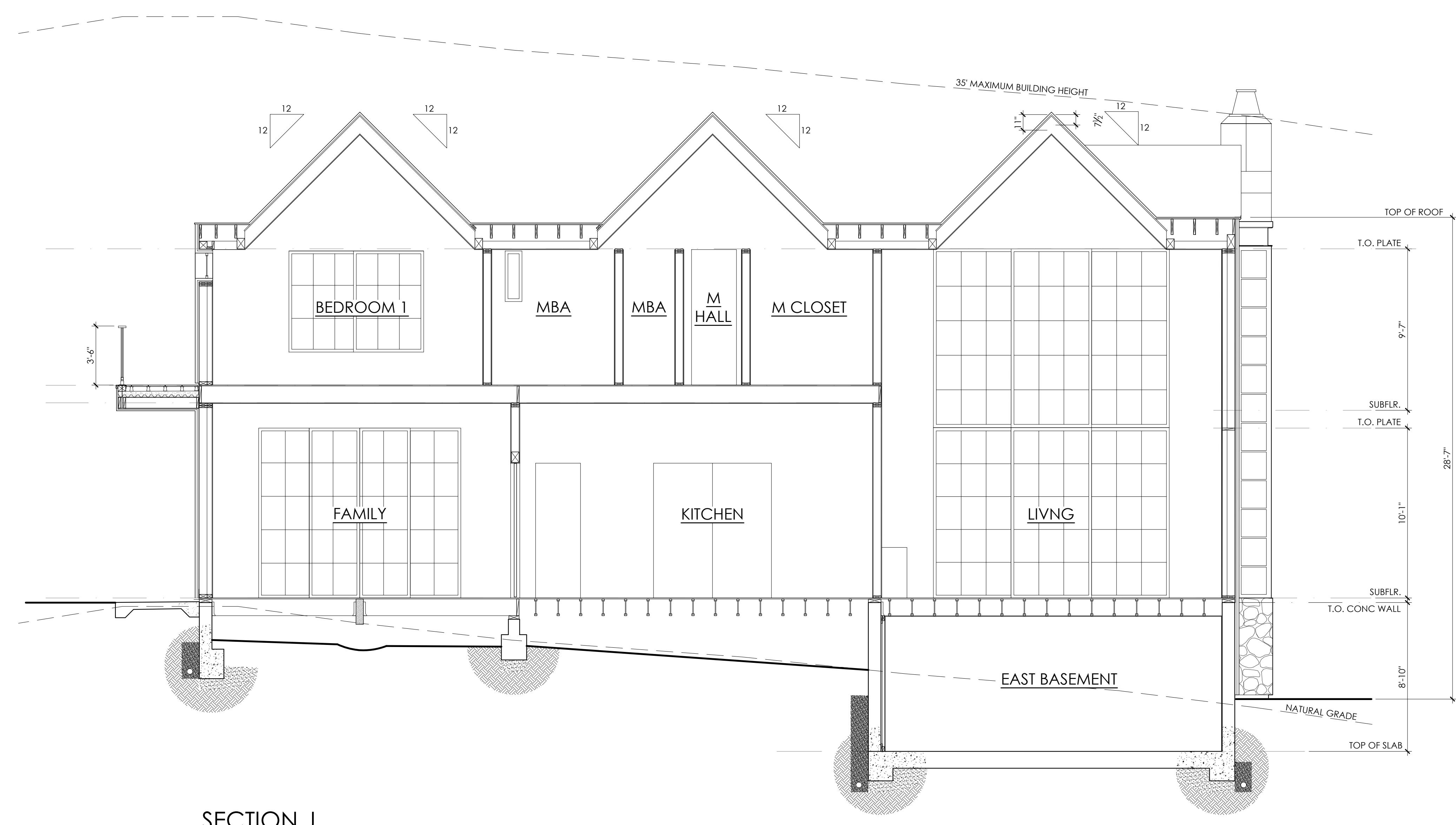
RESIDENCE
BUILDING SECTIONS
SECTION G - SECTION H



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COUNTY STAMP SPACE



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



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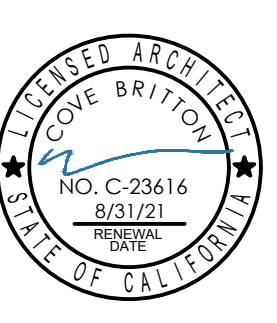
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RESIDENCE BUILDING SECTIONS SECTION J



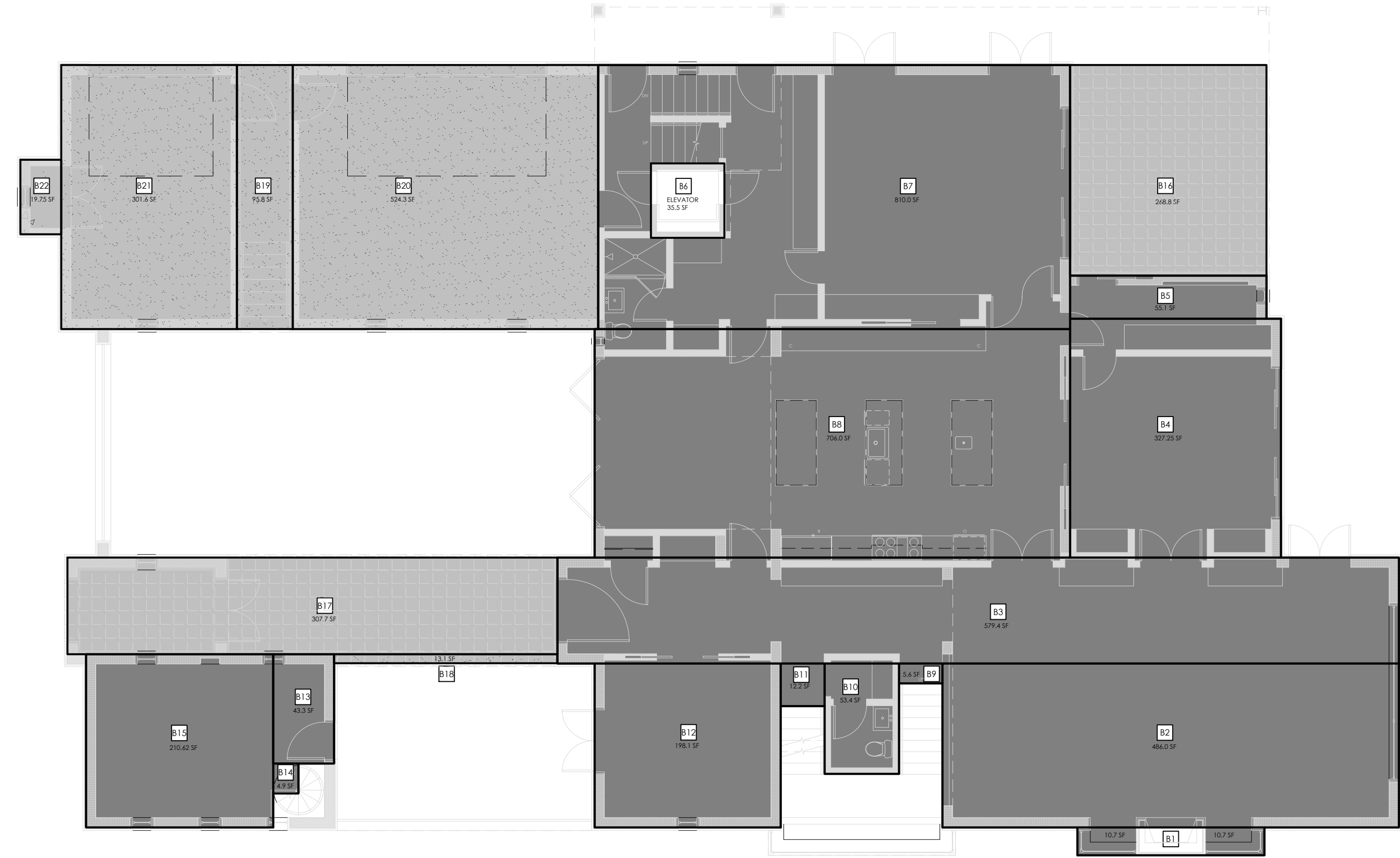
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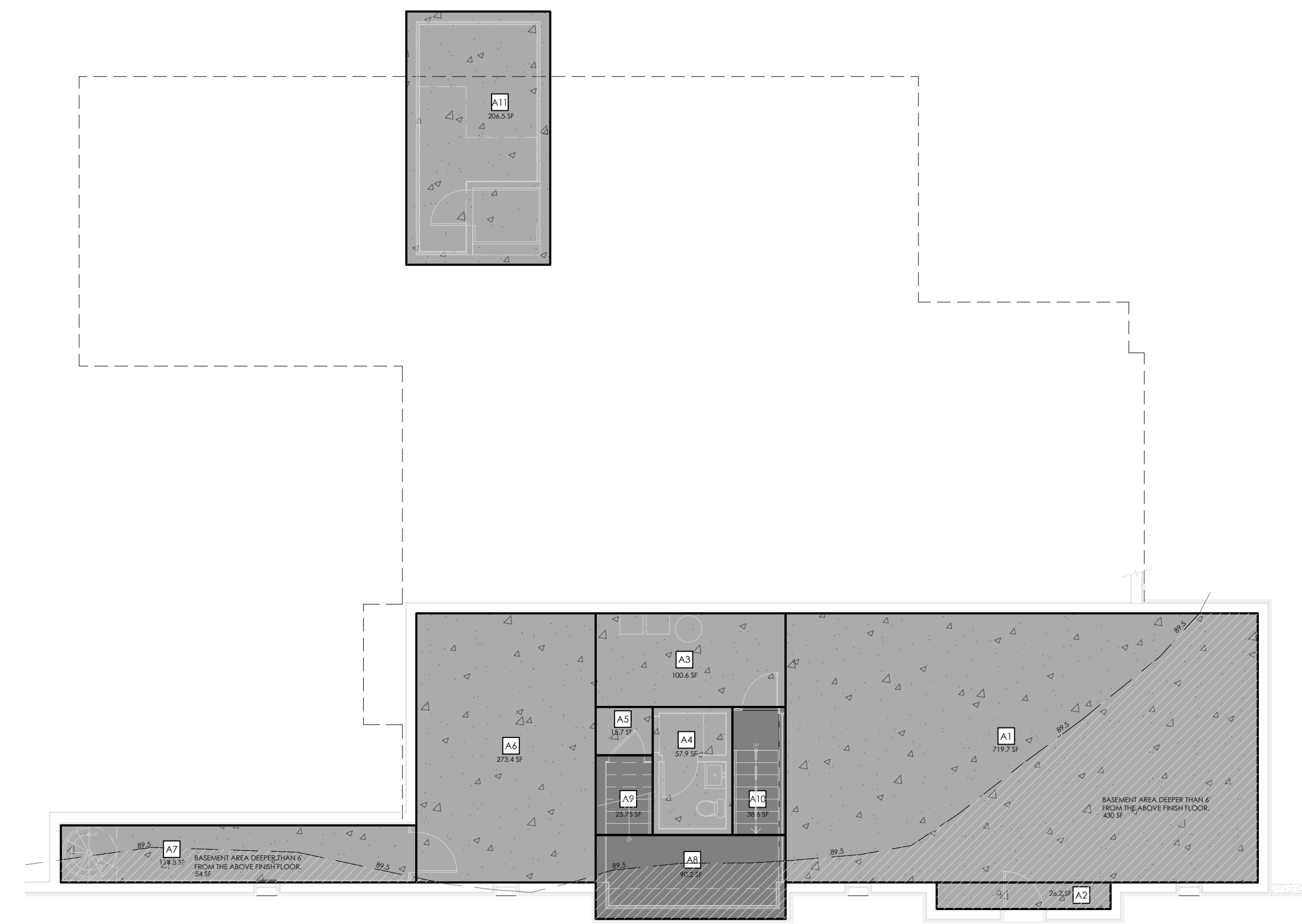
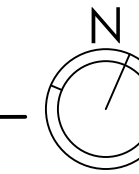
SECOND FLOOR PLAN

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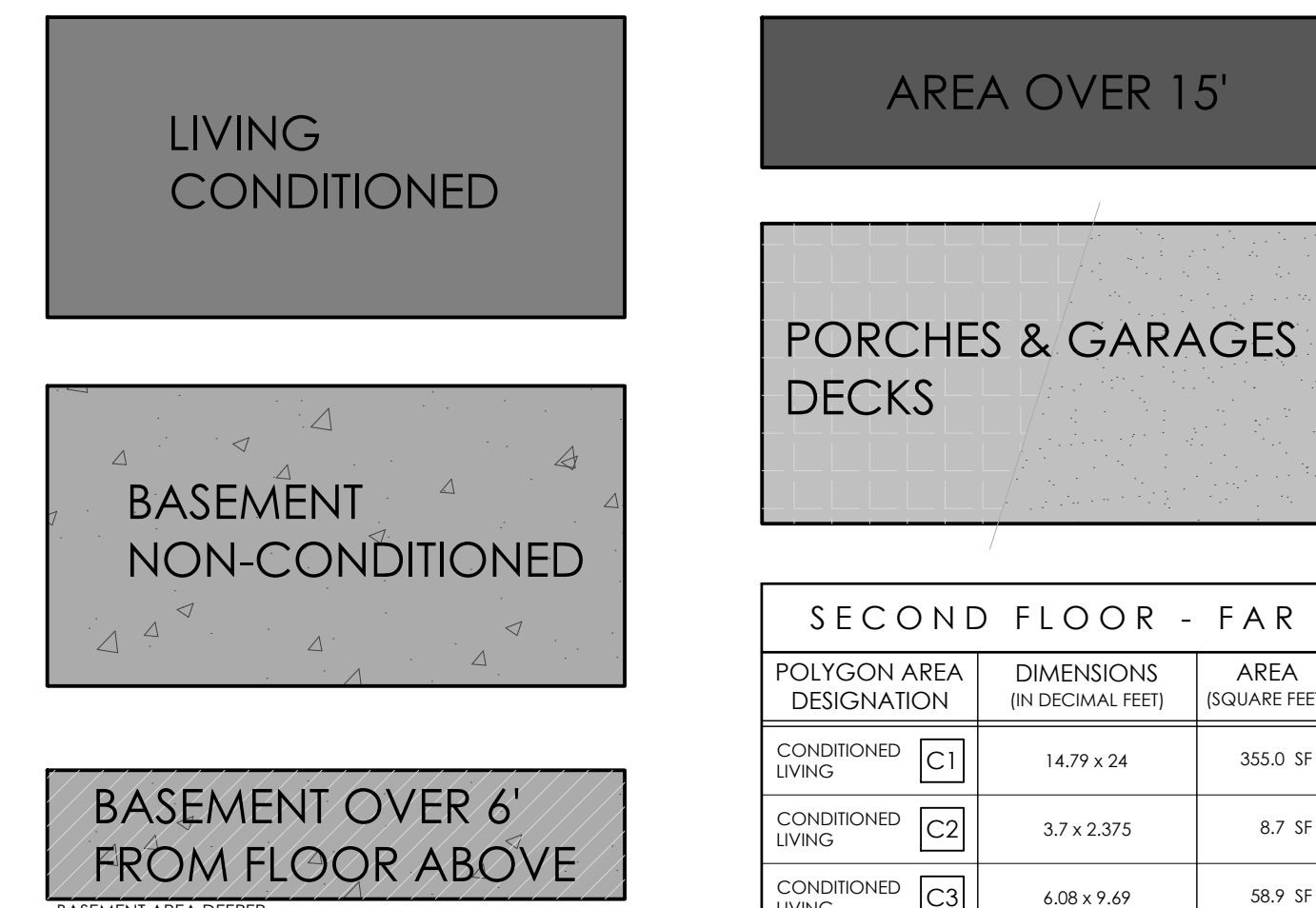
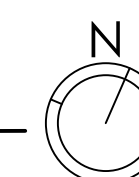
FIRST FLOOR PLAN

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



BASEMENT PLAN

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



BASEMENT - FAR

POLYGON AREA DESIGNATION	DIMENSIONS (IN DECIMAL FEET)	AREA (SQUARE FEET)
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
NON-COND BASEMENT A8	14.29 x 6.31	90.2 SF
CONDITIONED LIVING A9	4.29 x 6	25.7 SF
CONDITIONED LIVING A10	4 x 9.65	38.6 SF
CONDITIONED LIVING BASEMENT TOTAL SF		154.5 SF
ROOT CELLAR A11	10.83 x 19.06	206.5 SF

SECOND FLOOR - FAR

POLYGON AREA DESIGNATION	DIMENSIONS (IN DECIMAL FEET)	AREA (SQUARE FEET)
CONDITIONED LIVING C1	14.79 x 24	355.0 SF
CONDITIONED LIVING C2	3.7 x 2.375	8.7 SF
CONDITIONED LIVING C3	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 C11	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 C14	36 x 21.625 approx	778.5 SF
CONDITIONED LIVING C15	13.42 x 13.92	186.8 SF
2ND FLOOR CONDITIONED LIVING TOTAL SF		4,054.7 SF
UNCOVERED DECK C16	18.96 x 4.66	88.5 SF
UNCOVERED DECK C17	15.96 x 25.125	401.0 SF
2ND FLOOR UNCOVERED DECK TOTAL SF		489.5 SF

FIRST FLOOR - FAR

POLYGON AREA DESIGNATION	DIMENSIONS (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 B3	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 B9	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 BREEZEWAY 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

MATSON ARCHITECTS
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REVISIONS
 1. 01/12/21 PLANNING
 2. 09/14/21 PLANNING
 3. 06/22/23 RESUB

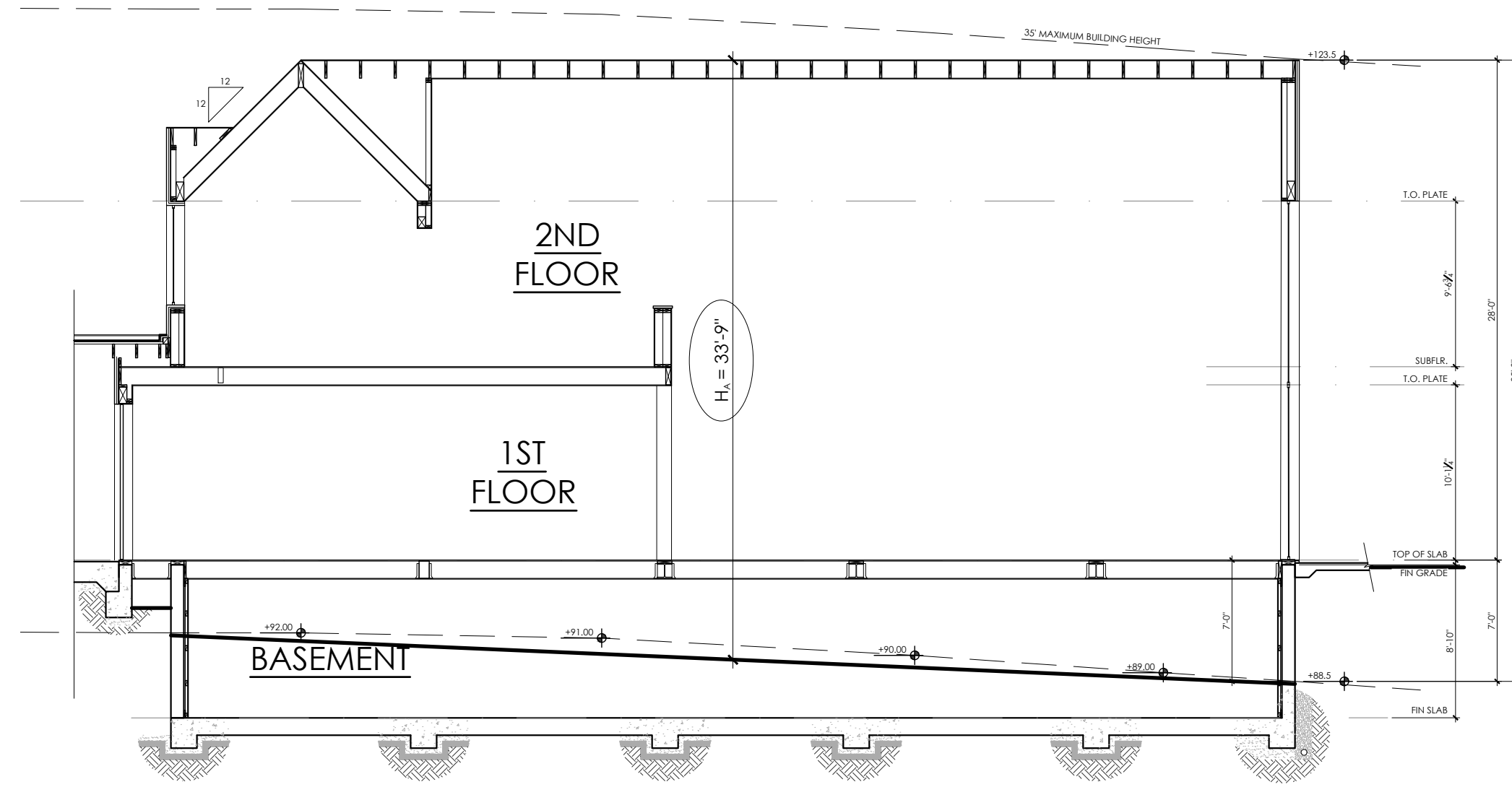
WATERS RESIDENCE AND ADU
 NEW RESIDENCE AND ADU
 PEACOCK COURT
 CUPERTINO, CA 95051
 APN: 351-42-004

RESIDENCE FAR FLOOR PLAN CALCULATIONS

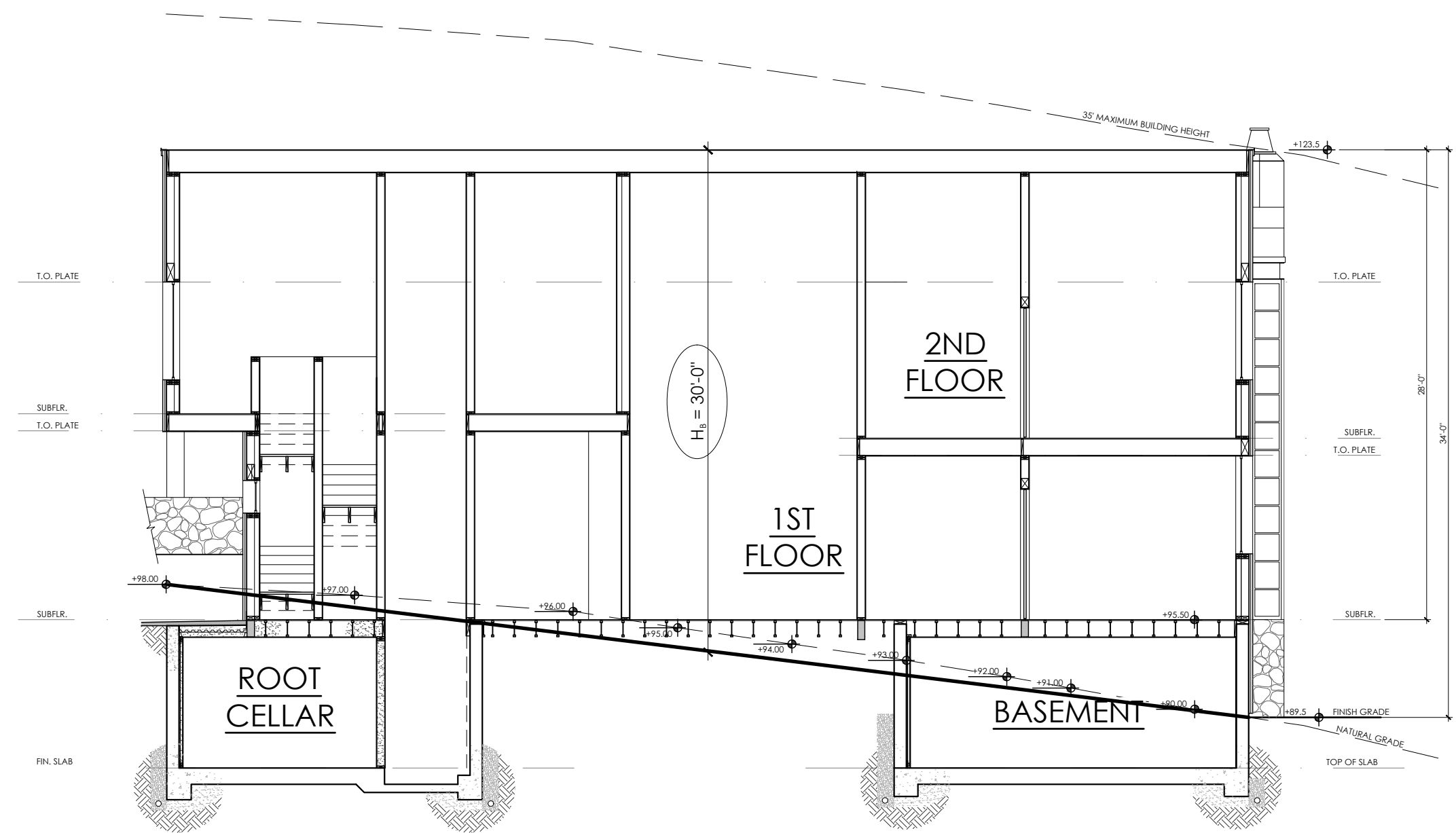
APPROVED ARCHITECT
 MATSON BRITTON
 NO. C-23616
 8/31/23
 STATE OF CALIFORNIA

D A T E
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S H E E T
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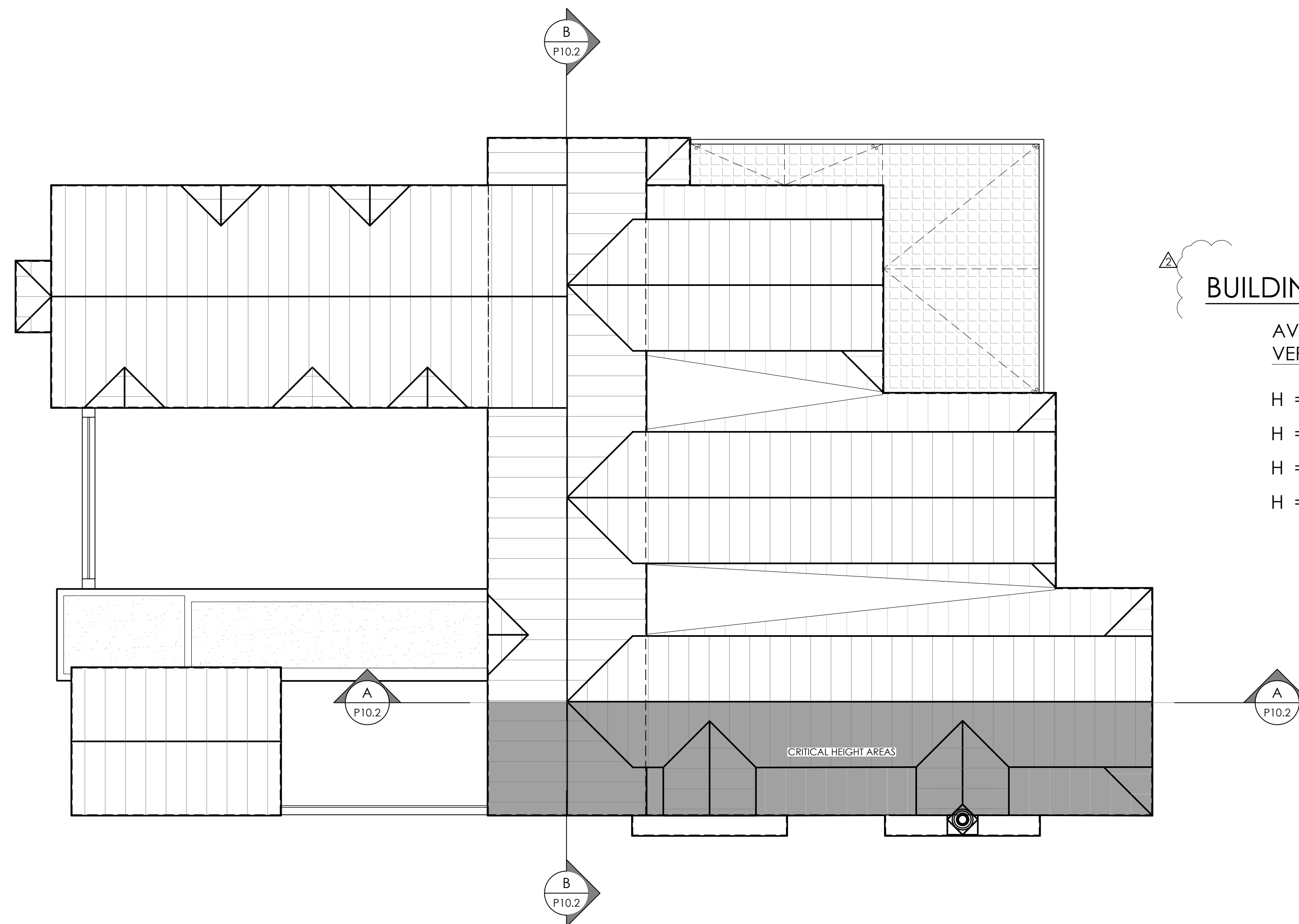
COUNTY STAMP SPACE



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



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



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

BUILDING HEIGHT MEASUREMENT

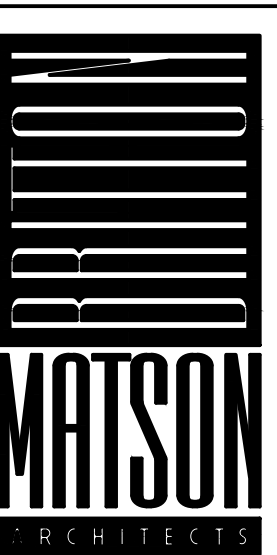
AVERAGE OF THE TWO VERTICAL MEASUREMENTS

$$H = (H_A + H_B) / 2$$

$$H = (33.75' + 30.00') / 2$$

$$H = 63.75' / 2$$

$$H = 31.875'$$



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CA 95062
831-425-0544

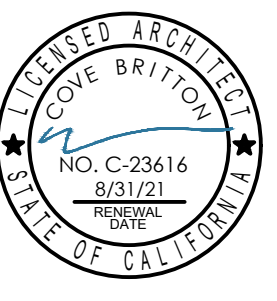
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3	06/22/23	RESUB

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CUPERTINO, CA 95051
APN: 351-42-004

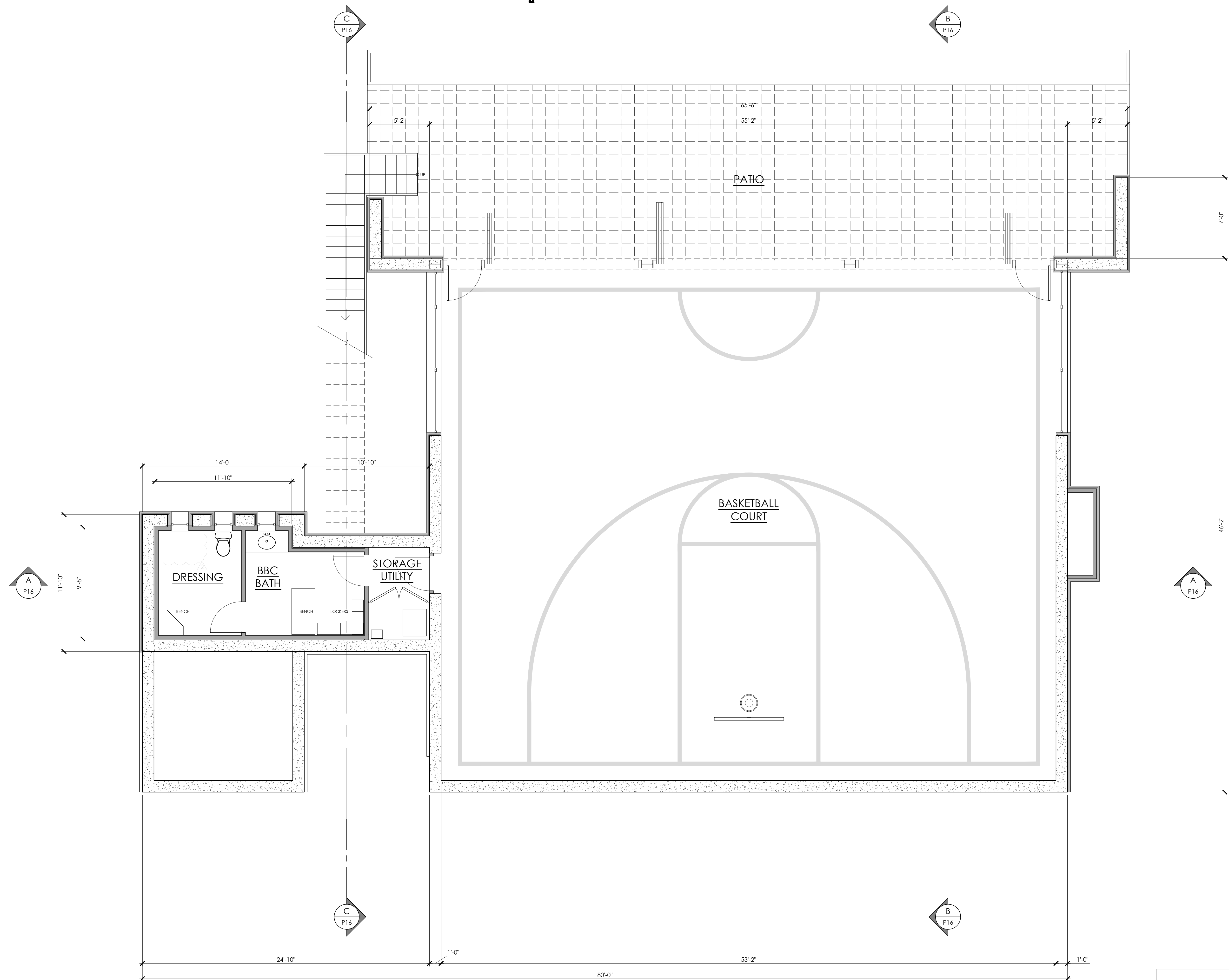
RESIDENCE BUILDING HEIGHT MEASUREMENT



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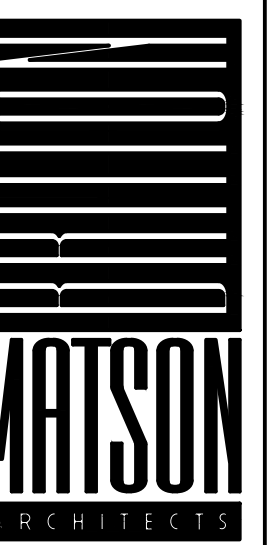
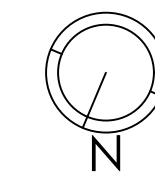
P10.2

COUNTY STAMP SPACE



LOWER FLOOR - BASKETBALL COURT - RETAINING WALL PLAN

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



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NOTICE

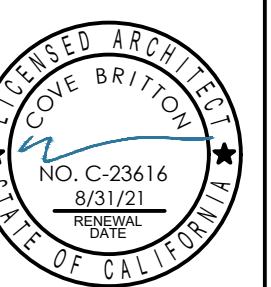
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- 06/22/23 RESUB

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ADU-COTTAGE
BASKETBALL COURT
RETAINING WALL PLAN



D A T E

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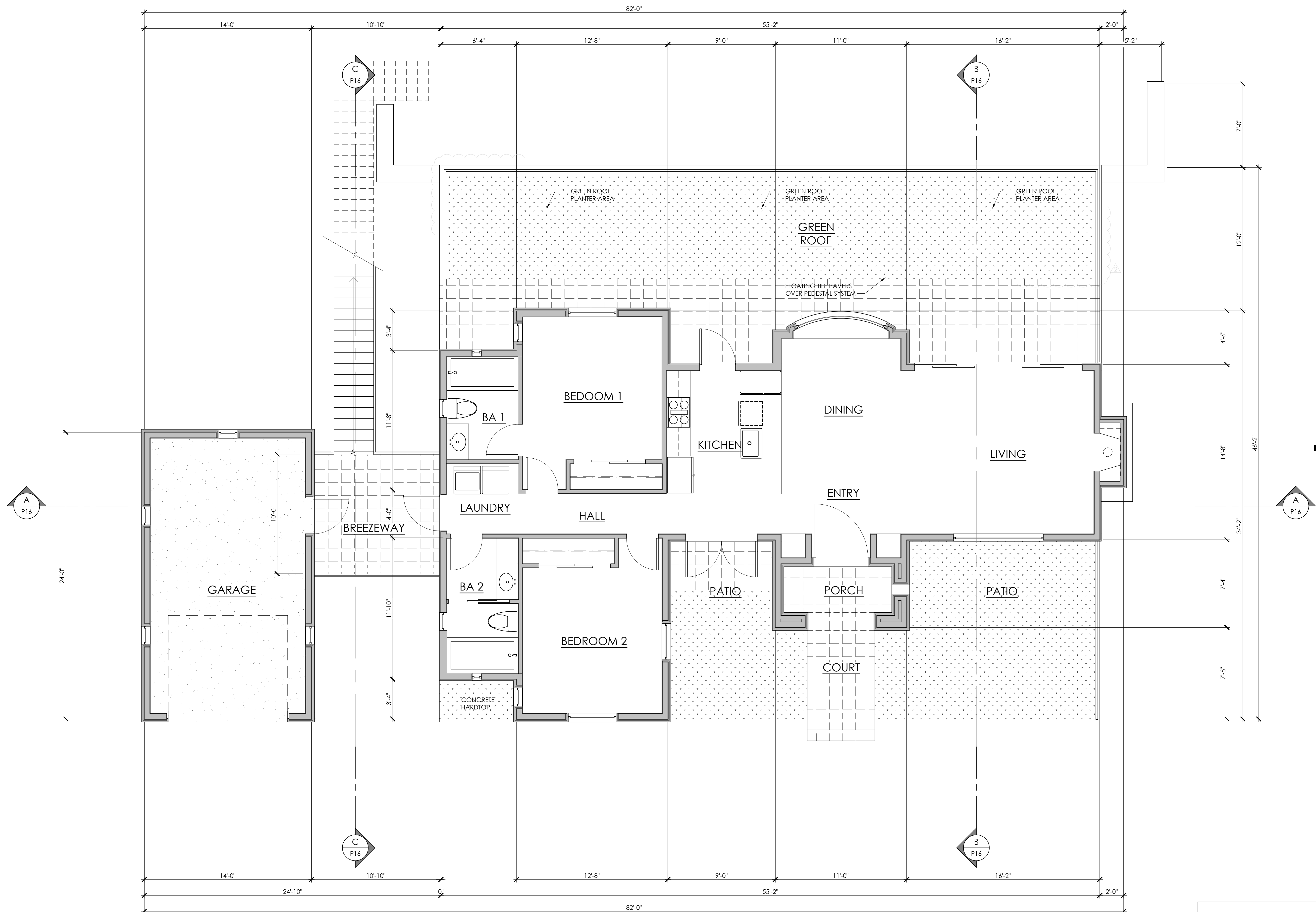
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J O B

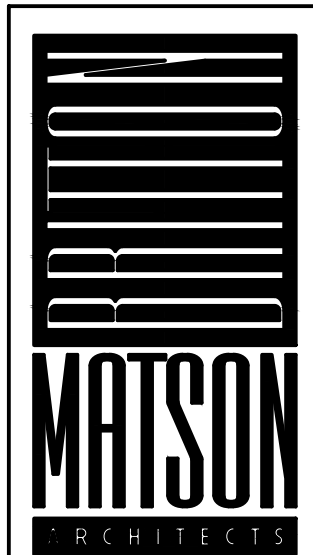
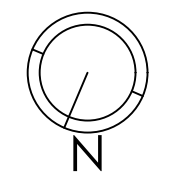
WATERS

S H E E T

P11



COTTAGE MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



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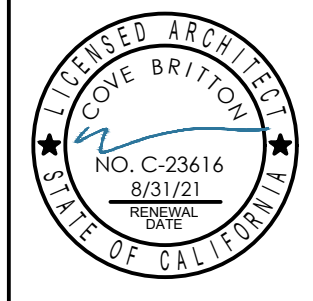
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3	06/22/23	RESUB

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PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

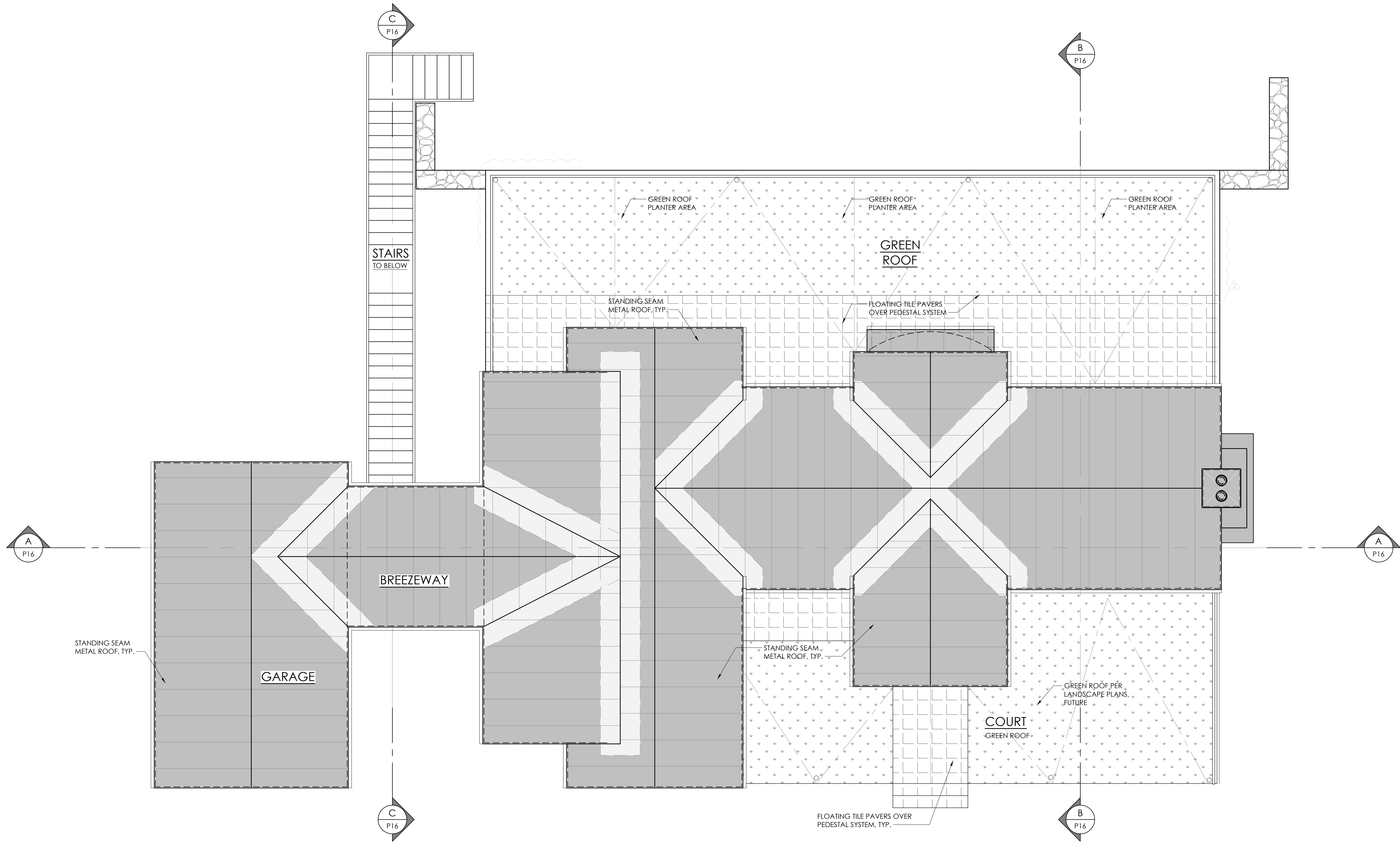
ADU-COTTAGE
MAIN FLOOR PLAN



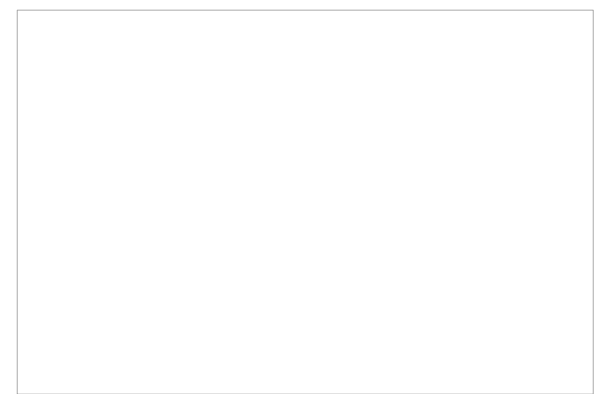
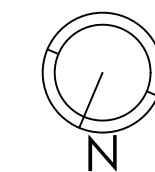
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P12

COUNTY STAMP SPACE



COTTAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



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PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

ADU-COTTAGE

ROOF PLAN

DATE

09 / 15 / 21

DRAWN

FK

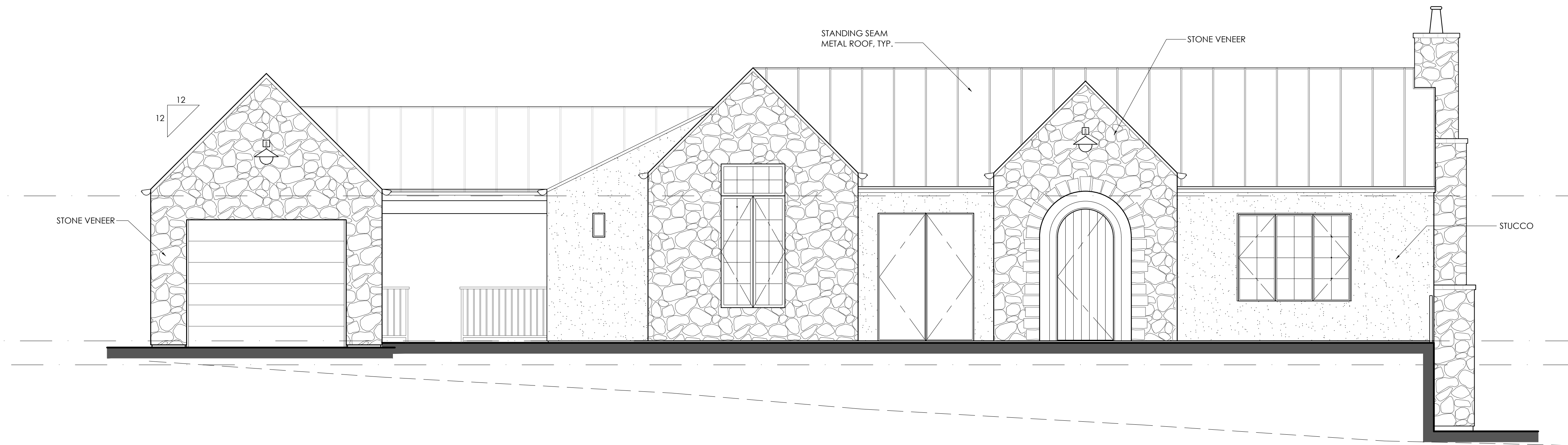
JOB

WATERS

SHEET

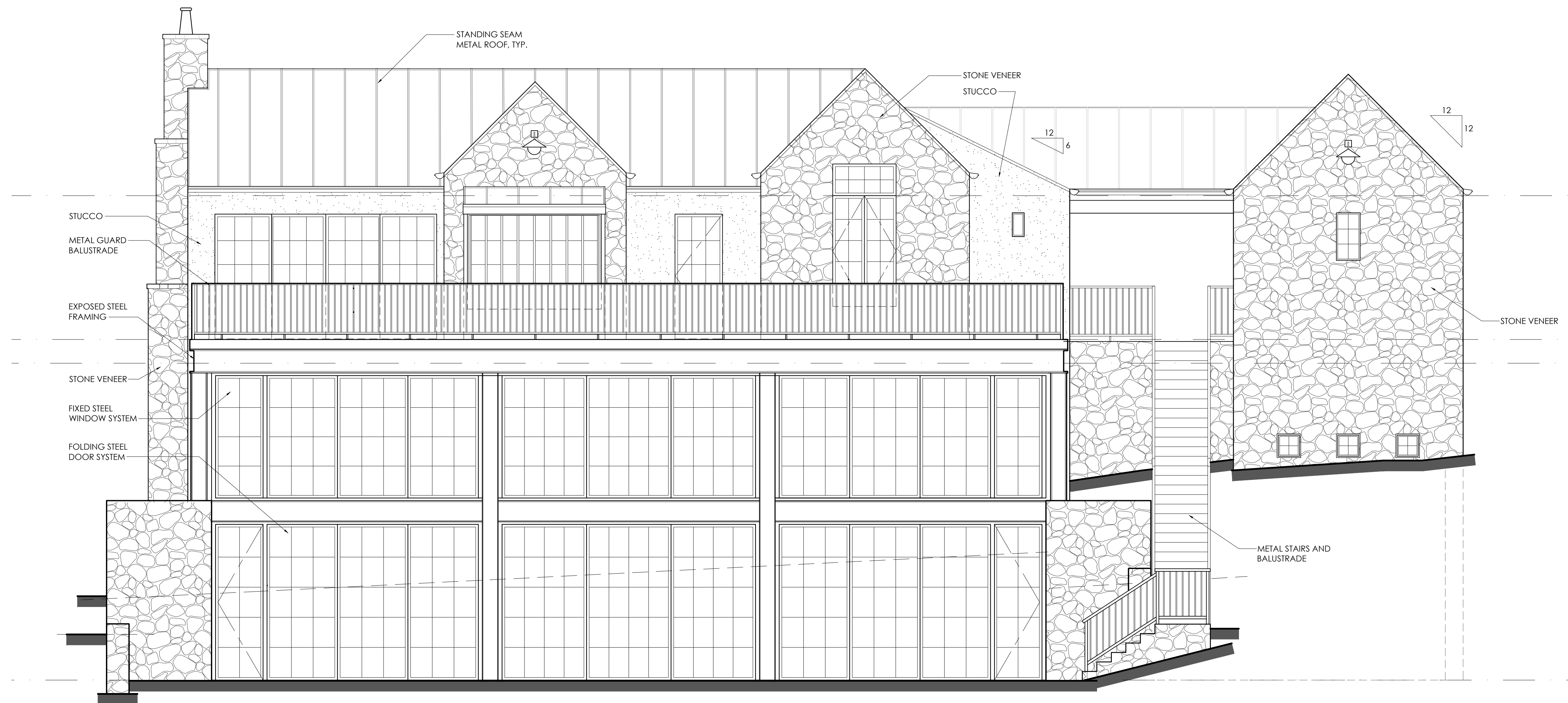
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COUNTY STAMP SPACE



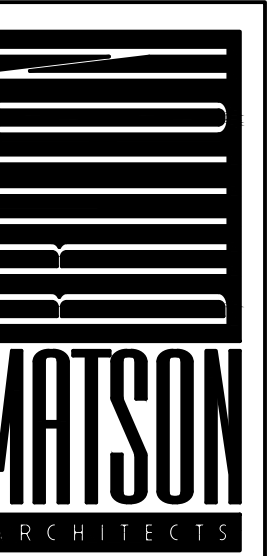
COTTAGE - NORTH ELEVATION

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



COTTAGE - SOUTH ELEVATION

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



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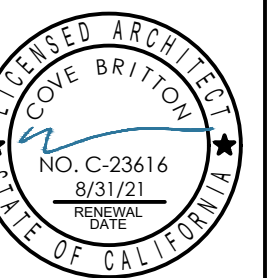
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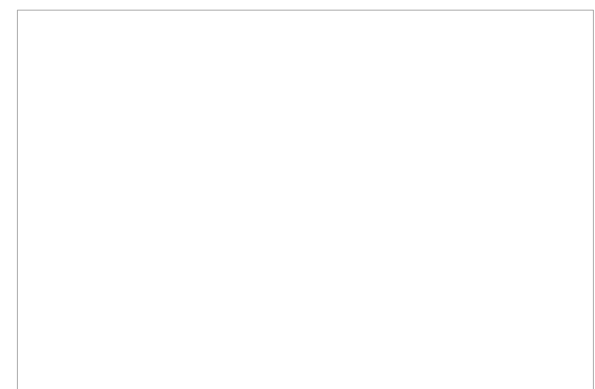
WATERS RESIDENCE
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PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

ADU-COTTAGE
EXTERIOR ELEVATIONS

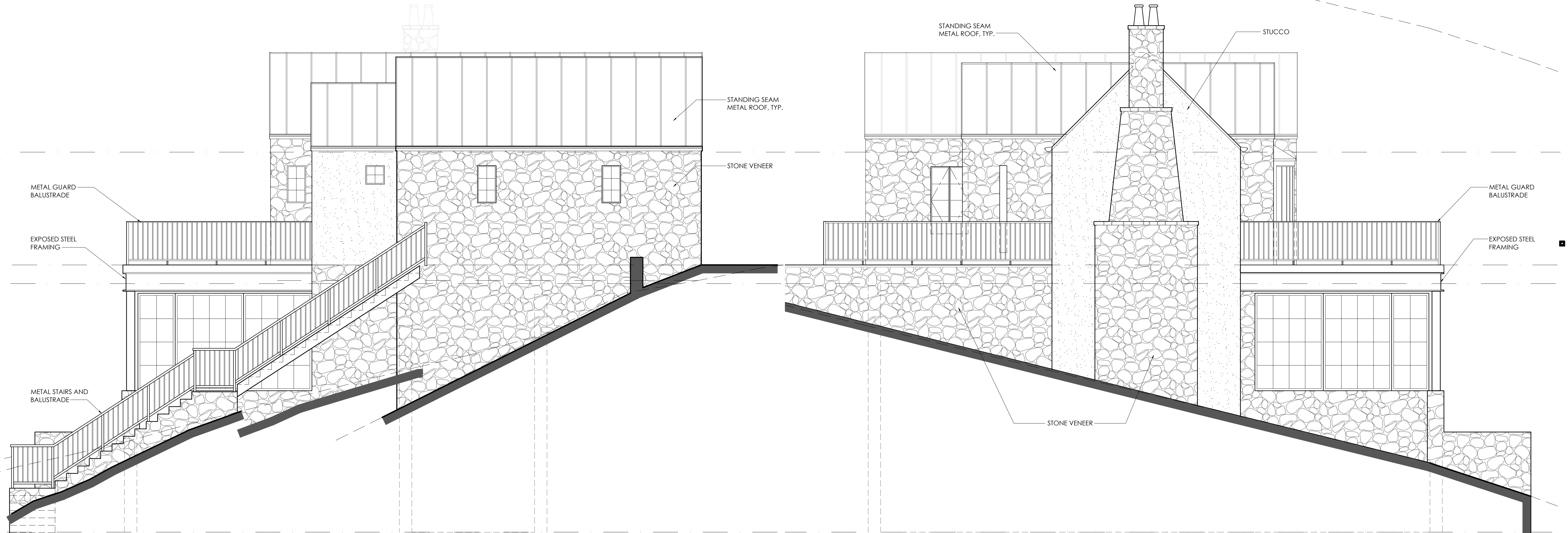


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P14



COUNTY STAMP SPACE

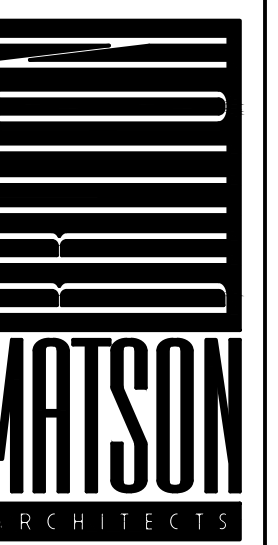


COTTAGE - EAST ELEVATION

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

COTTAGE - WEST ELEVATION

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



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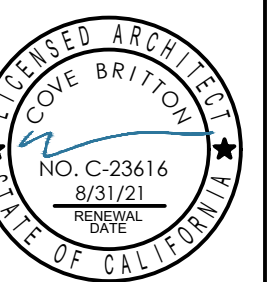
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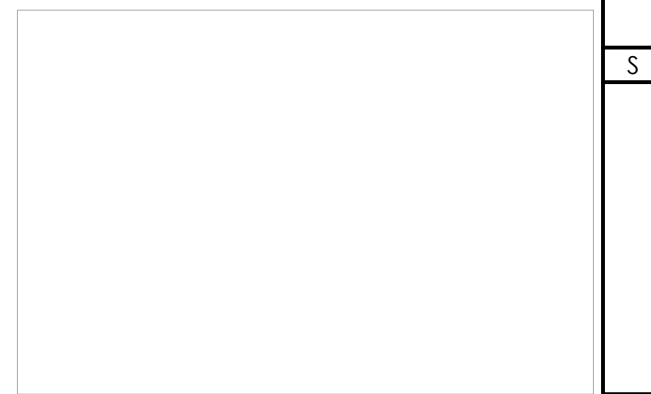
WATERS RESIDENCE
NEW RESIDENCE AND ADU
PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

ADU-COTTAGE
EXTERIOR ELEVATIONS

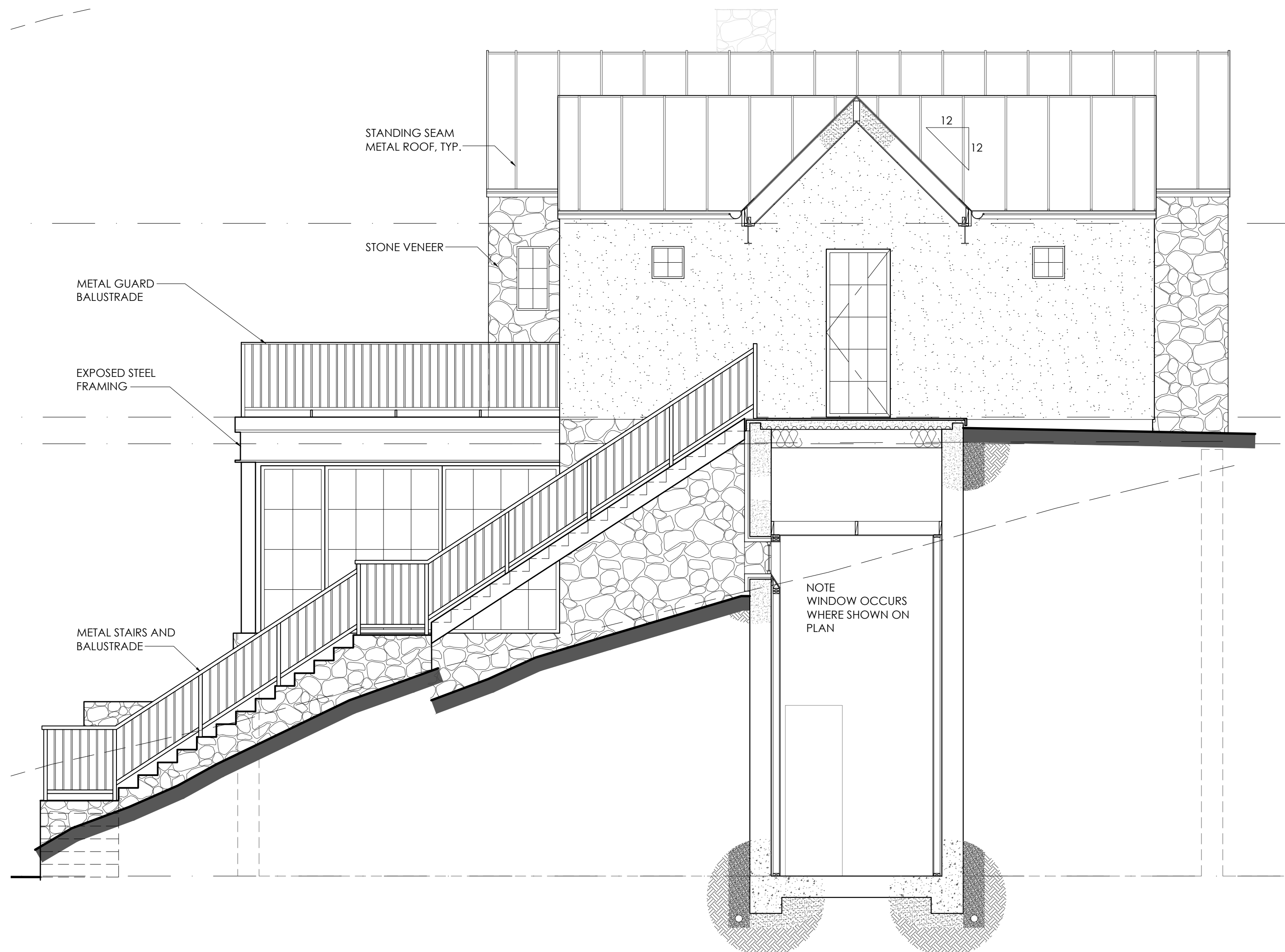


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WATERS				
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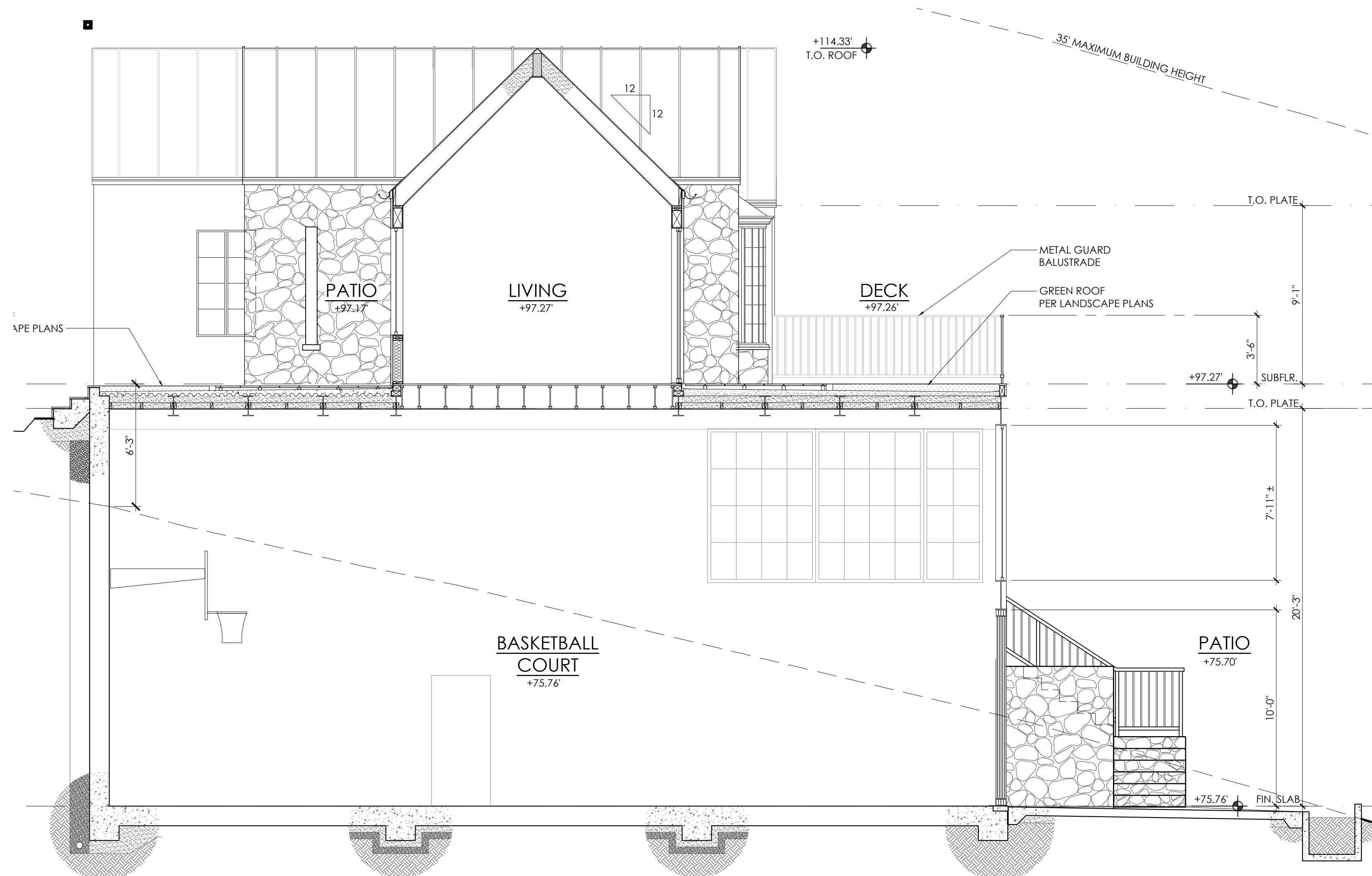
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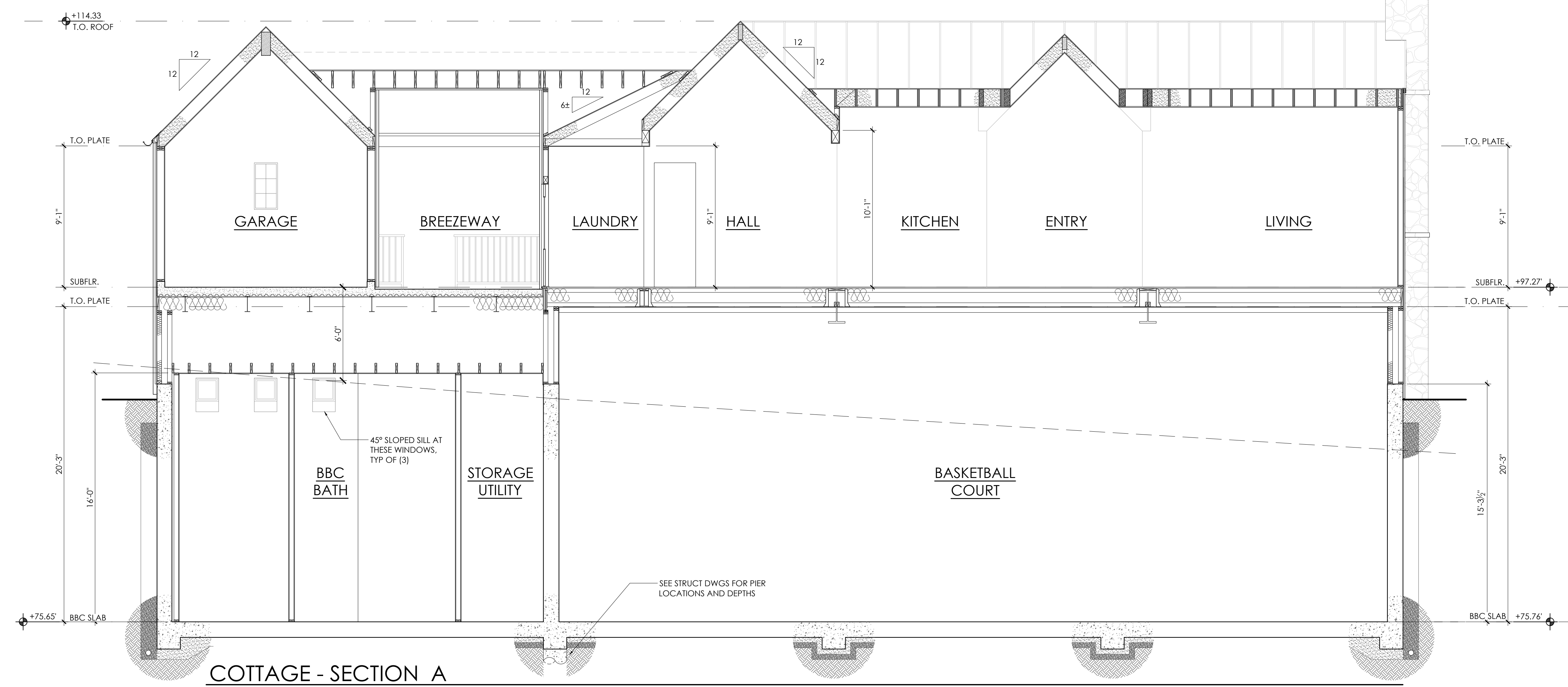
COUNTY STAMP SPACE



COTTAGE - SECTION C
SCALE: 1/4" = 1'-0"



COTTAGE - SECTION B
SCALE: 1/4" = 1'-0"



COTTAGE - SECTION A
SCALE: 1/4" = 1'-0"

MATSON ARCHITECTS
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PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

ADU-COTTAGE BUILDING SECTIONS

APPROVED ARCHITECT
MATSON BRITTON ARCHITECTS
NO. C-23616
8/31/23
STATE OF CALIFORNIA

DATE	09 / 15 / 21
DRAWN	FK
JOBB	WATERS
SHEET	P16

COUNTY STAMP SPACE

WATERS TB - Planning.dwg
6/22/2023 8:46 AM
MBA

DESIGNATED FOR GREEN ROOF

LIVING CONDITIONED

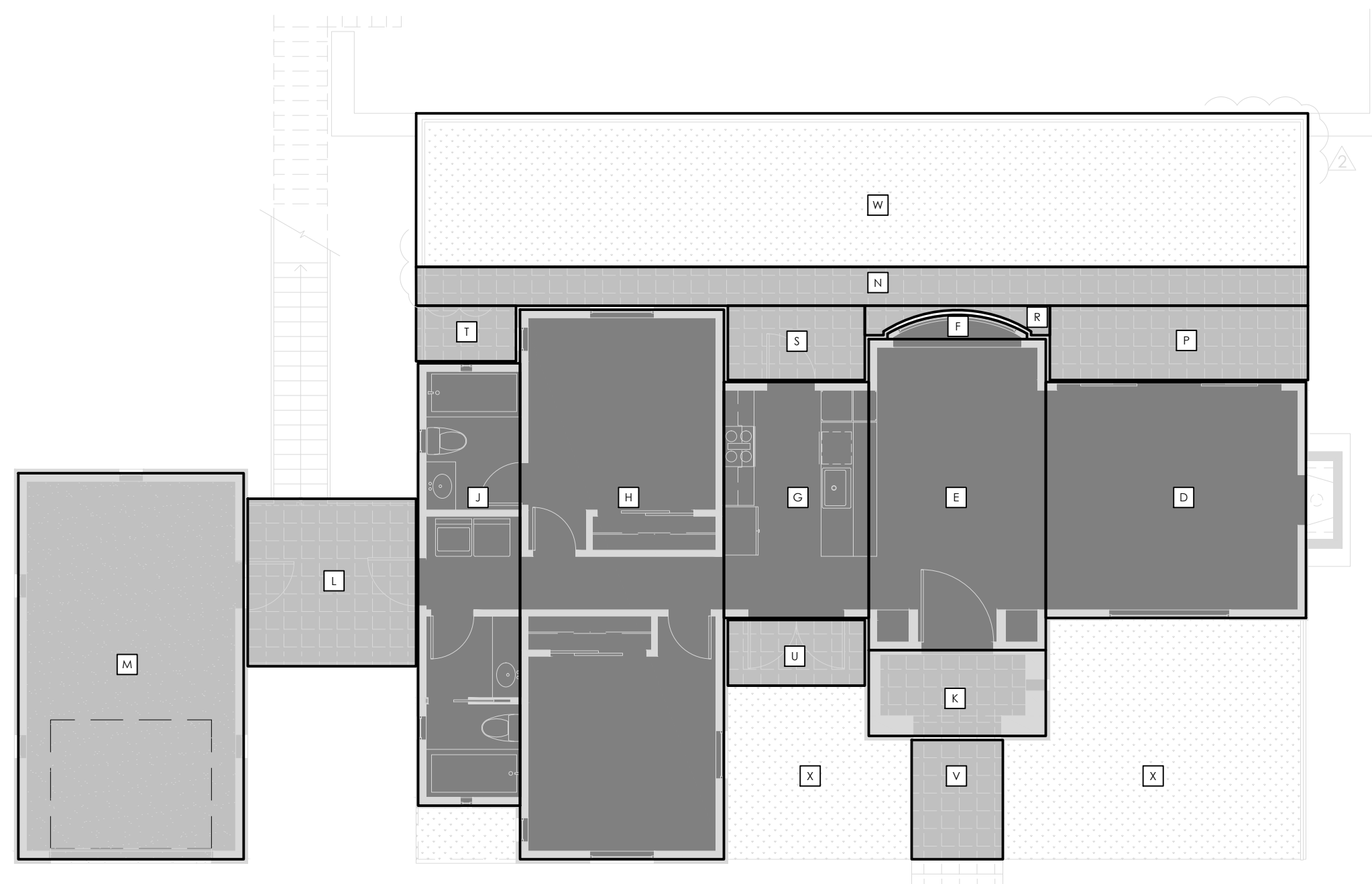
PORCHES & GARAGES DECKS

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

BASEMENT LESS THAN 6' FROM FLOOR ABOVE

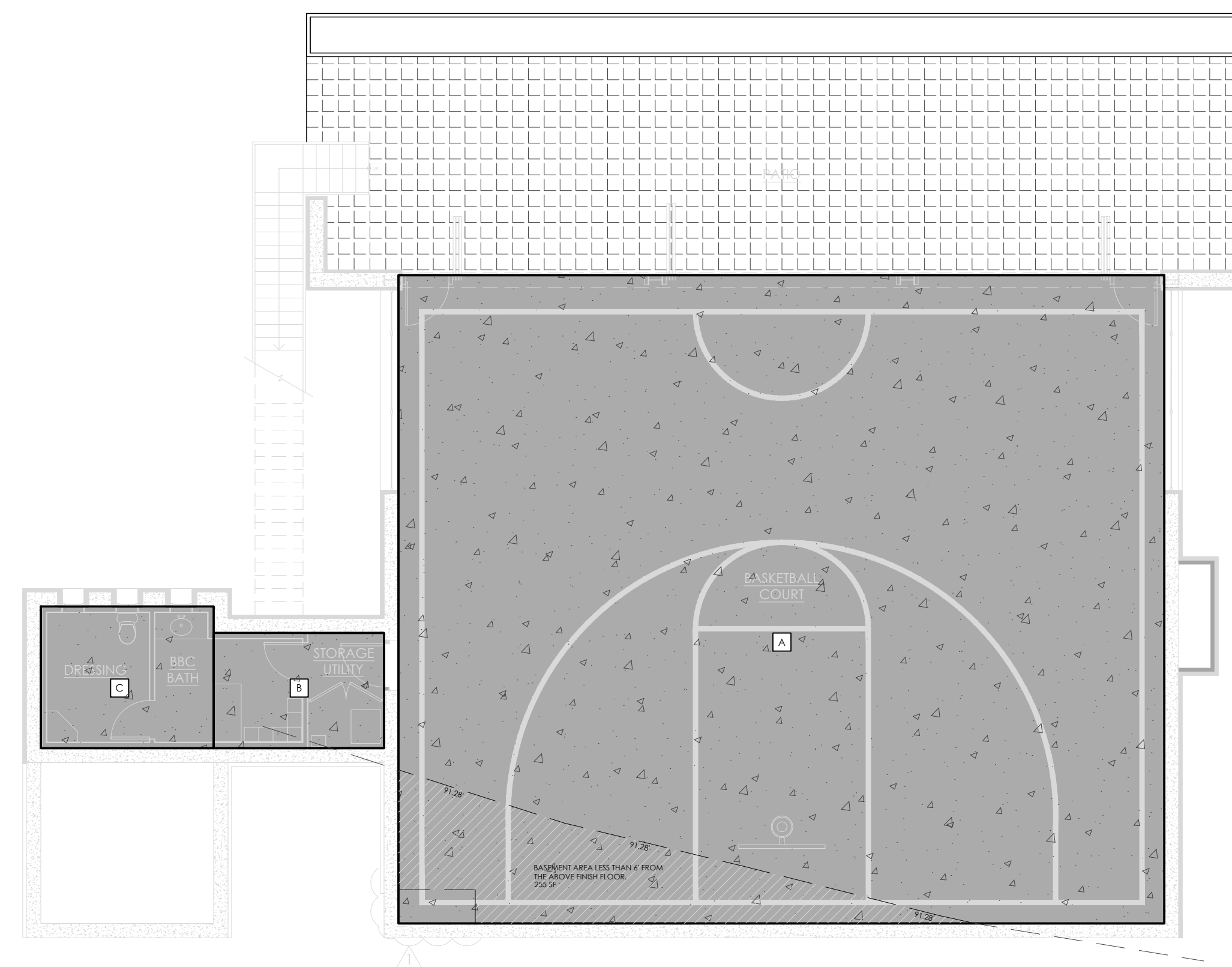
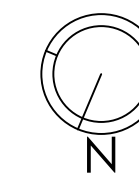
FAR AREA SCHEDULE			
POLYGON AREA DESIGNATION	DIMENSIONS	AREA	
NON-COND BASKETBALL A	53.16 x 45 = 2,393 SF	OVER 15' IN HEIGHT X 2= 4,786 SF	
BASEMENT AREA LESS THAN 6' FROM THE FINISH FLOOR ABOVE 188 / 2393 = 7.9 % (7.9 %) 188 SF			
NON-COND LOCKER B	11.92 x 8 = 95 X 2 OVER 15'	190 SF	
NON-COND BATH ROOM C	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 E	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 H	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 P	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 UNCOVERED DECK AREA	TOTAL SF	356.3 SF	
GREEN 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 ROOF	TOTAL SF (528.0 + 366.0)	894.0 SF	

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



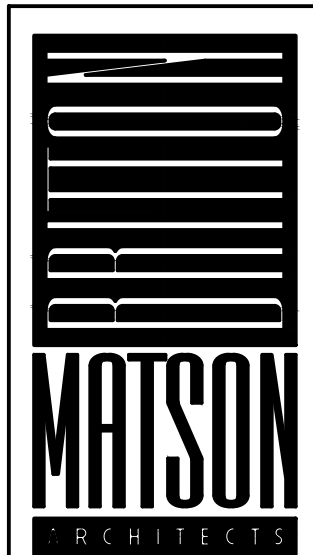
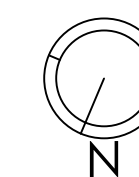
ADU-COTTAGE MAIN FLOOR PLAN

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



BASKETBALL COURT - LOWER FLOOR PLAN

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



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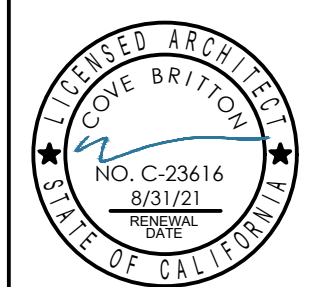
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CUPERTINO, CA 95051
APN: 351-42-004

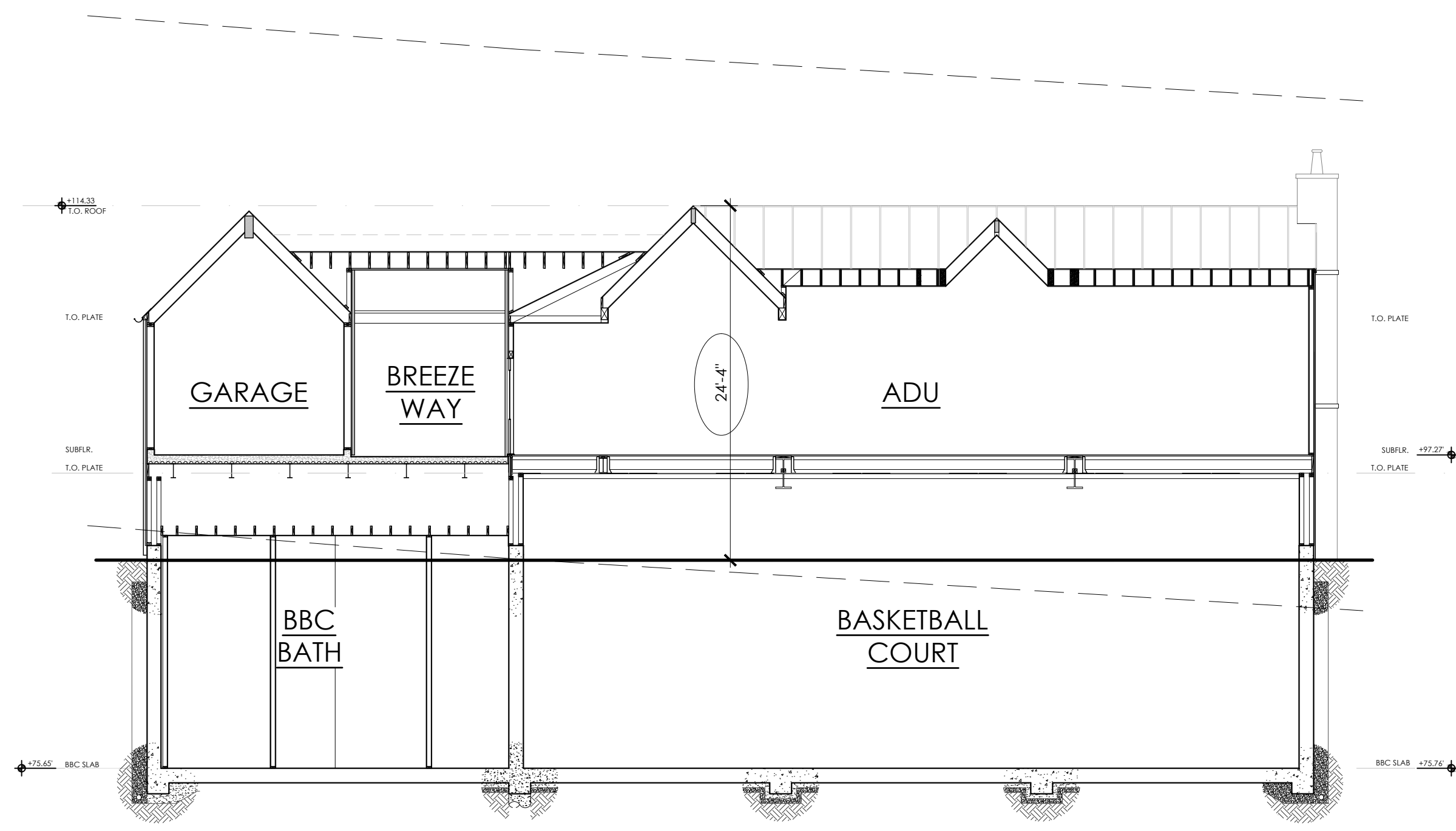
ADU-COTTAGE
FAR CALCULATIONS



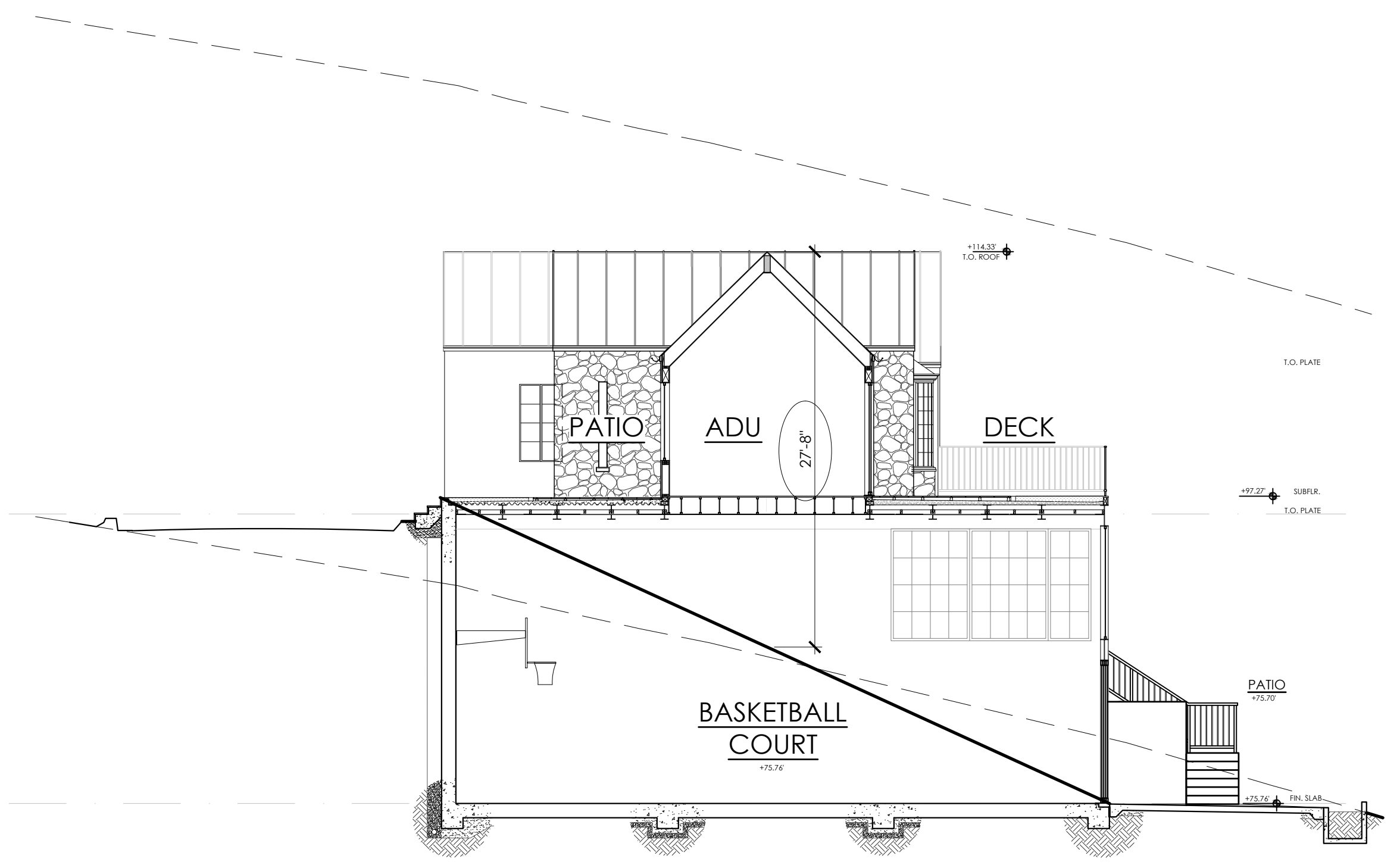
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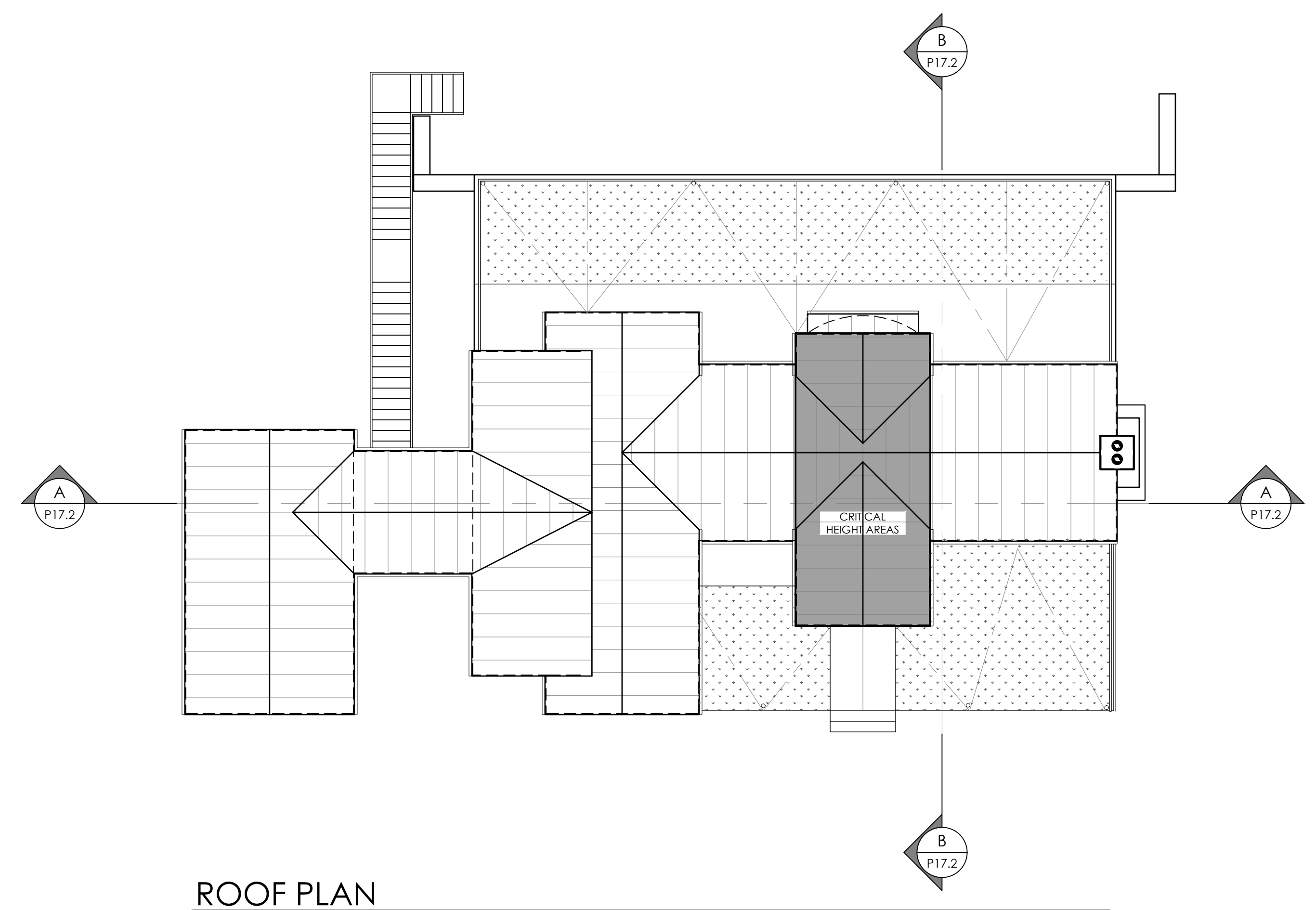
COUNTY STAMP SPACE



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



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



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

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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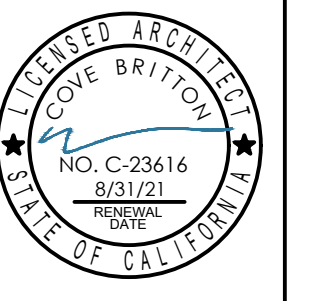
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REVISIONS

1	01/12/21	PLANNING
2	09/14/21	PLANNING
3	06/22/23	RESUB

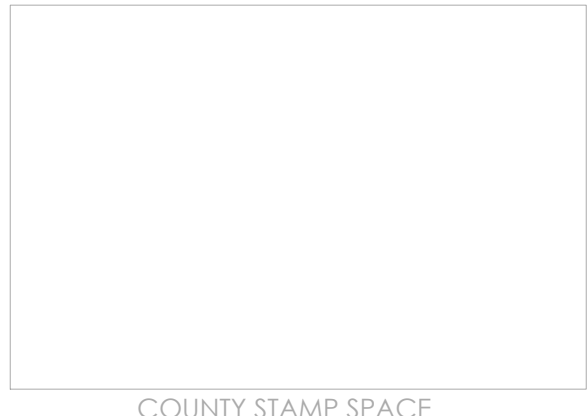
WATERS RESIDENCE
NEW RESIDENCE AND ADU
PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

ADU BUILDING HEIGHT MEASUREMENT

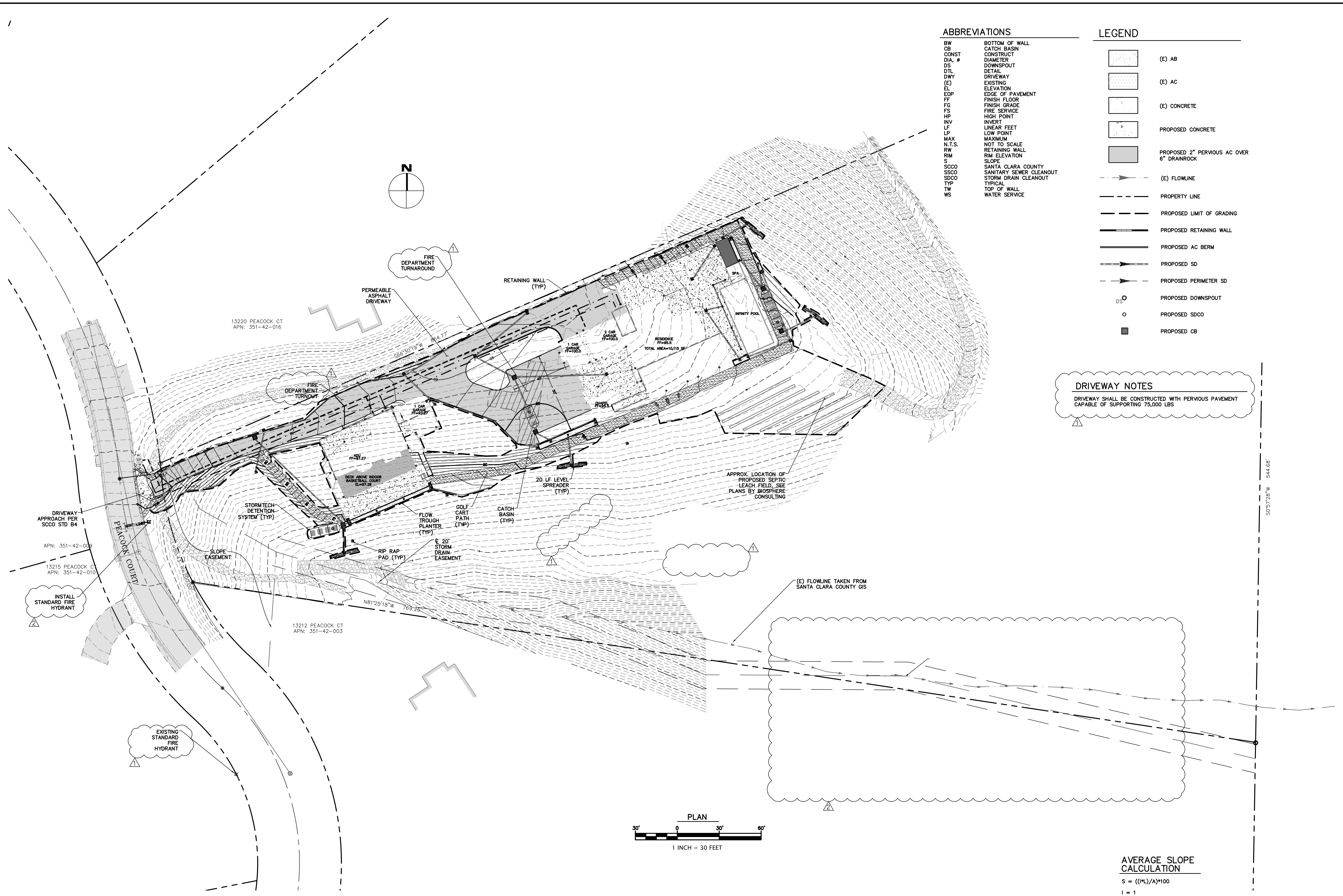


D	A	T	E	
09	/	15	/	21
D	R	A	W	N
FK				
J	O	B		
WATERS				
S	H	E	E	T

P17.2



COUNTY STAMP SPACE



ABBREVIATIONS

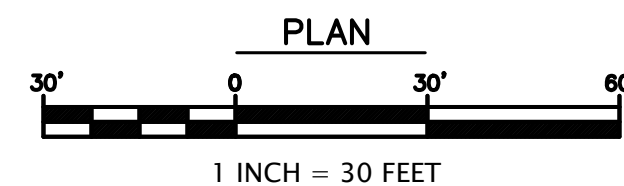
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA. Ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM S	RIM ELEVATION
S	SLOPE
SCCO	SANTA CLARA COUNTY SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

LEGEND

	(E) AB
	(E) AC
	(E) CONCRETE
	PROPOSED CONCRETE
	PROPOSED 2" PERVIOUS AC OVER 6" DRAINROCK
	(E) FLOWLINE
	PROPERTY LINE
	PROPOSED LIMIT OF GRADING
	PROPOSED RETAINING WALL
	PROPOSED AC BERM
	PROPOSED SD
	PROPOSED PERIMETER SD
	PROPOSED DOWNSPOUT
	PROPOSED SDCO
	PROPOSED CB

DRIVEWAY NOTES
 DRIVEWAY SHALL BE CONSTRUCTED WITH PERVIOUS PAVEMENT CAPABLE OF SUPPORTING 75,000 LBS

AVERAGE SLOPE CALCULATION
 $S = ((L/A) * 100)$
 $L = 1$
 $A = 15924$
 $S = 23\%$



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.

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

- CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP), POLYVINYL CHLORIDE (PVC), OR HIGH DENSITY POLYETHYLENE (HDPE) AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SANTA CLARA COUNTY DRAINAGE MANUAL.
- INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL.
- CONNECT ALL DOWNSPOUTS TO PERIMETER STORM DRAIN.

REVISIONS PER COUNTY COMMENTS 12/4/2020
 REVISIONS PER COUNTY COMMENTS 4/9/2021

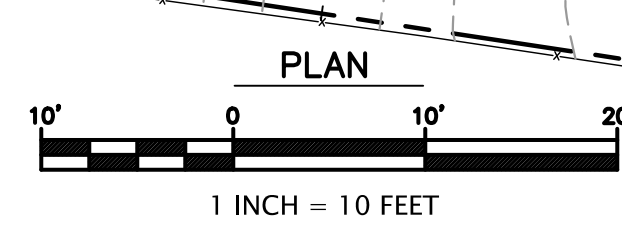
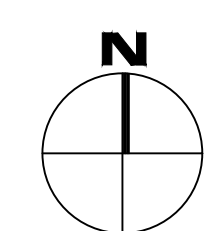
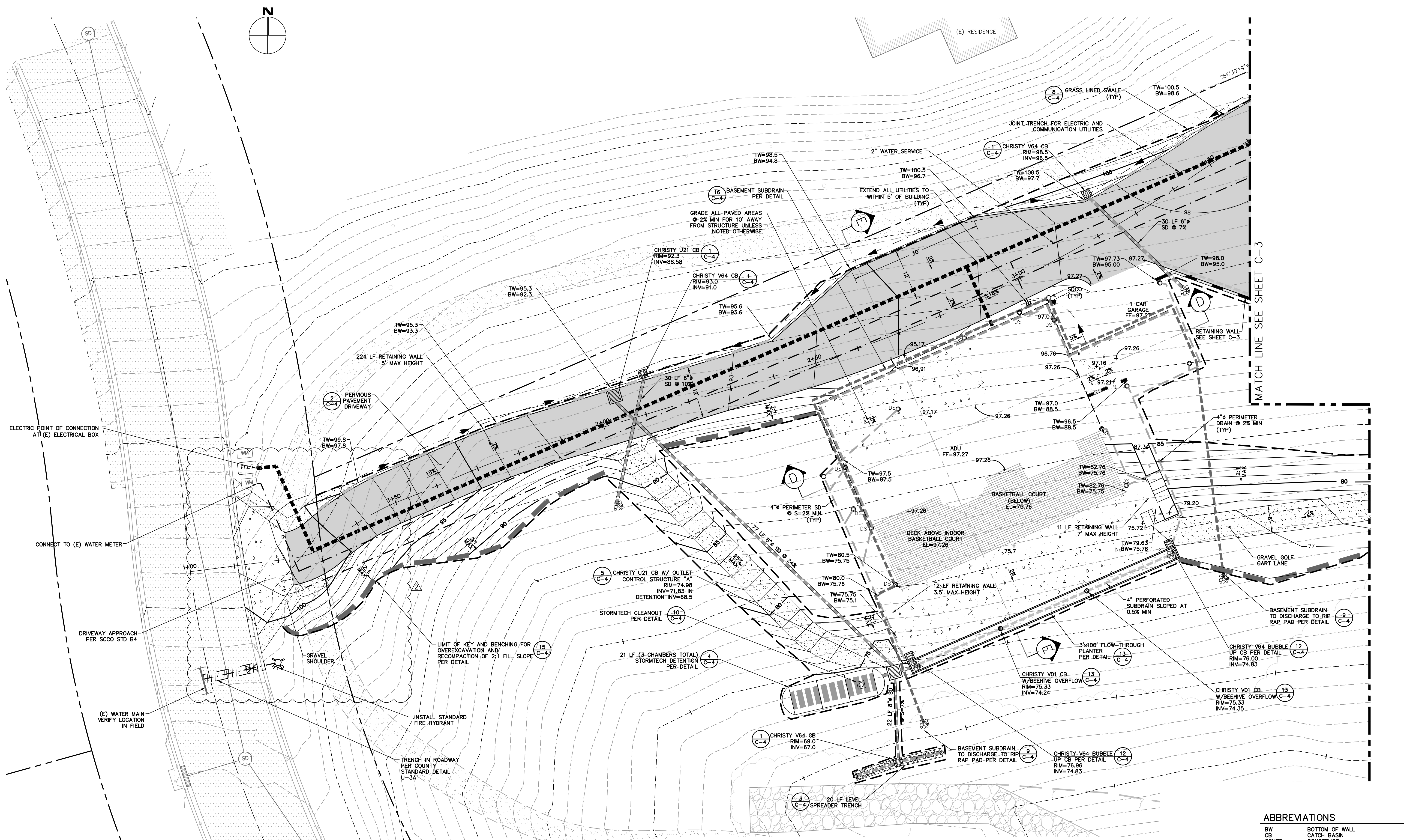


RI Engineering, Inc.
 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.riengineering.com

SINGLE FAMILY RESIDENCE
 FOR
 MELISSA WATERS
 PEACOCK COURT
 SANTA CLARA COUNTY, CA
 APN 351-42-004
SITE PLAN

project no.
18-019-1
 date
JANUARY 2020
 scale
AS SHOWN
 dwg name
CHVL3.DWG

C-1



LEGEND

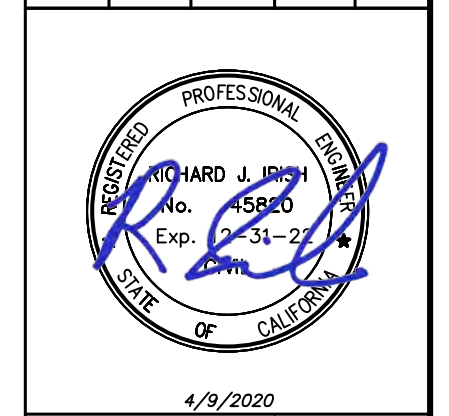
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	(E) AC		(E) FLOWLINE		PROPOSED SD
	(E) CONCRETE		PROPERTY LINE		PROPOSED PERIMETER SD
	PROPOSED CONCRETE		PROPOSED LIMIT OF GRADING		PROPOSED DOWNSPOUT
			PROPOSED RETAINING WALL		PROPOSED SDCO
			PROPOSED SUBDRAIN		PROPOSED CB

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA.	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
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LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SCCO	SANTA CLARA COUNTY SANITARY SEWER CLEANOUT
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

PRELIMINARY GRADING AND DRAINAGE APPROVAL SUBMITTAL

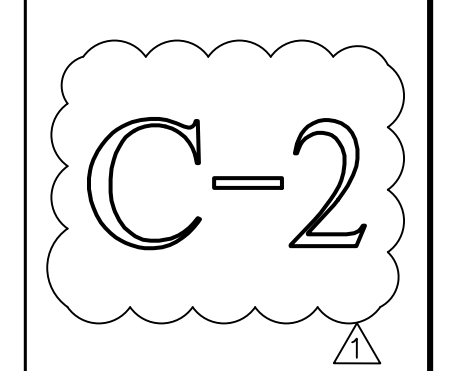
REVISIONS PER COUNTY COMMENTS 12/4/2020
 REVISIONS PER COUNTY COMMENTS 4/9/2021



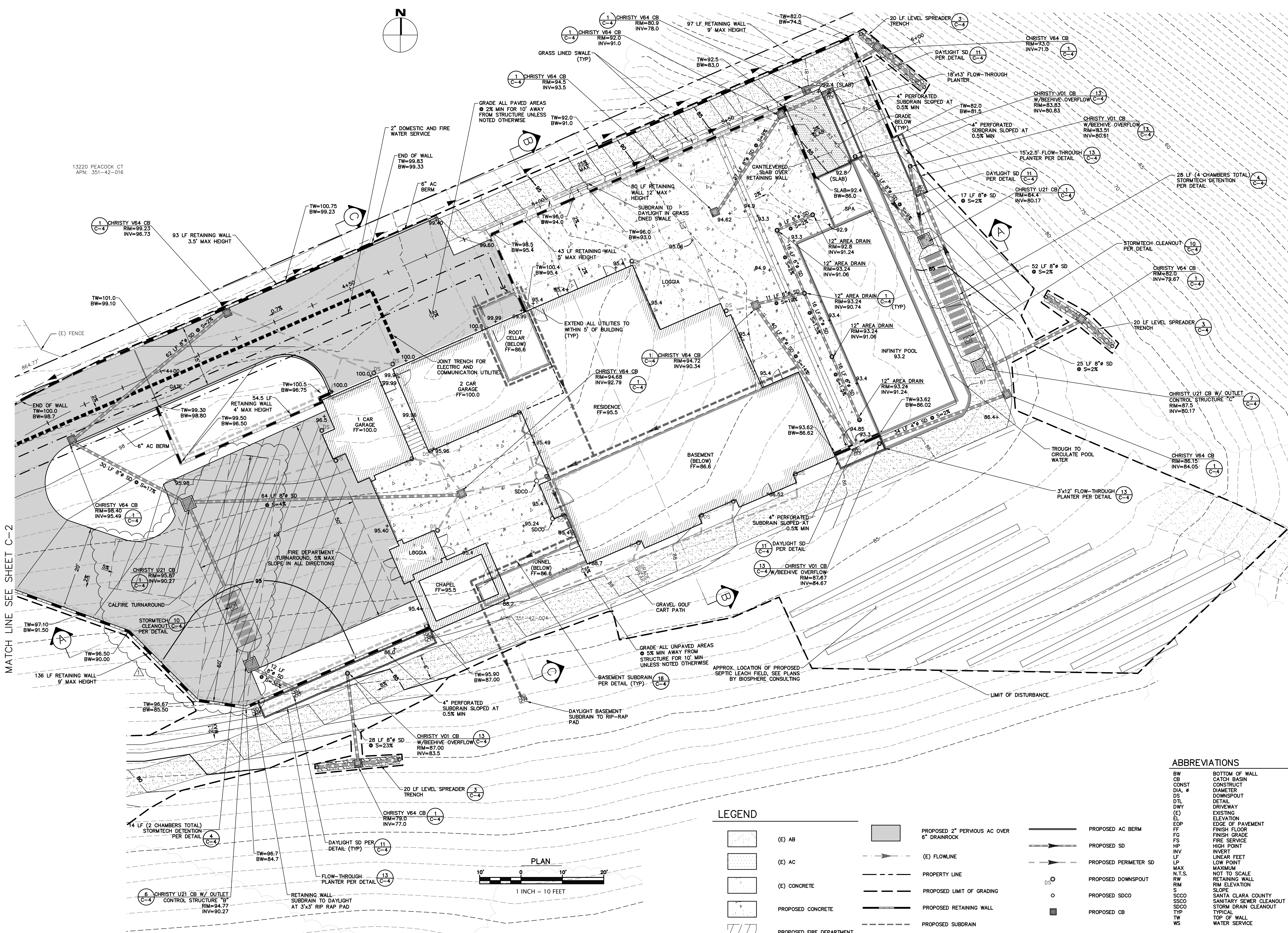
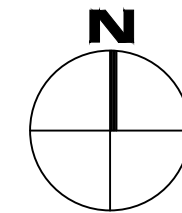
RJ Engineering, Inc.
 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.rjengineering.com

SINGLE FAMILY RESIDENCE
 FOR
 MELISSA WATERS
 PEACOCK COURT
 SANTA CLARA COUNTY, CA
 APN 351-42-004
ADU GRADING & DRAINAGE PLAN

project no.
18-019-1
 date
JANUARY 2020
 scale
AS SHOWN
 dwg name
CHVL3.DWG



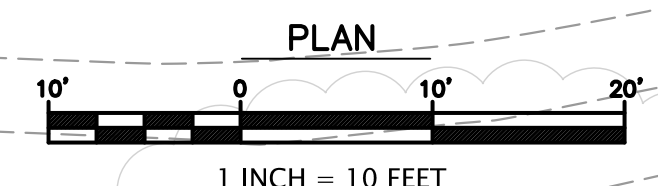
13220 PEACOCK CT
APN: 351-42-016



MATCH LINE SEE SHEET C-2

LEGEND

	(E) AB		PROPOSED 2\"/>		PROPOSED AC BERM
	(E) AC		(E) FLOWLINE		PROPOSED SD
	(E) CONCRETE		PROPERTY LINE		PROPOSED PERIMETER SD
	PROPOSED CONCRETE		PROPOSED LIMIT OF GRADING		PROPOSED DOWNSPOUT
	PROPOSED FIRE DEPARTMENT TURNAROUND		PROPOSED RETAINING WALL		PROPOSED SDCO
			PROPOSED SUBDRAIN		PROPOSED CB



ABBREVIATIONS

BW	BOTTOM OF WALL	CB	CATCH BASIN
CONST	CONSTRUCT	DIA.	DIAMETER
DS	DOWNSPOUT	DTL	DETAIL
DWY	DRIVEWAY	EL	ELEVATION
(E)	EXISTING	EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR	FG	FINISH GRADE
FS	FIRE SERVICE	HP	HIGH POINT
INV	INVERT	LF	LINEAR FEET
LP	LOW POINT	MAX	MAXIMUM
N.T.S.	NOT TO SCALE	RW	RETAINING WALL
RIM	RIM ELEVATION	S	SLOPE
SCCO	SANTA CLARA COUNTY	SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT	TYP	TYPICAL
TW	TOP OF WALL	WS	WATER SERVICE

REVISIONS PER COUNTY COMMENTS 12/4/2020

REVISIONS PER COUNTY COMMENTS 4/9/2021

4/9/2020

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831-425-3901 www.rjengineering.com

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

RESIDENCE GRADING & DRAINAGE PLAN

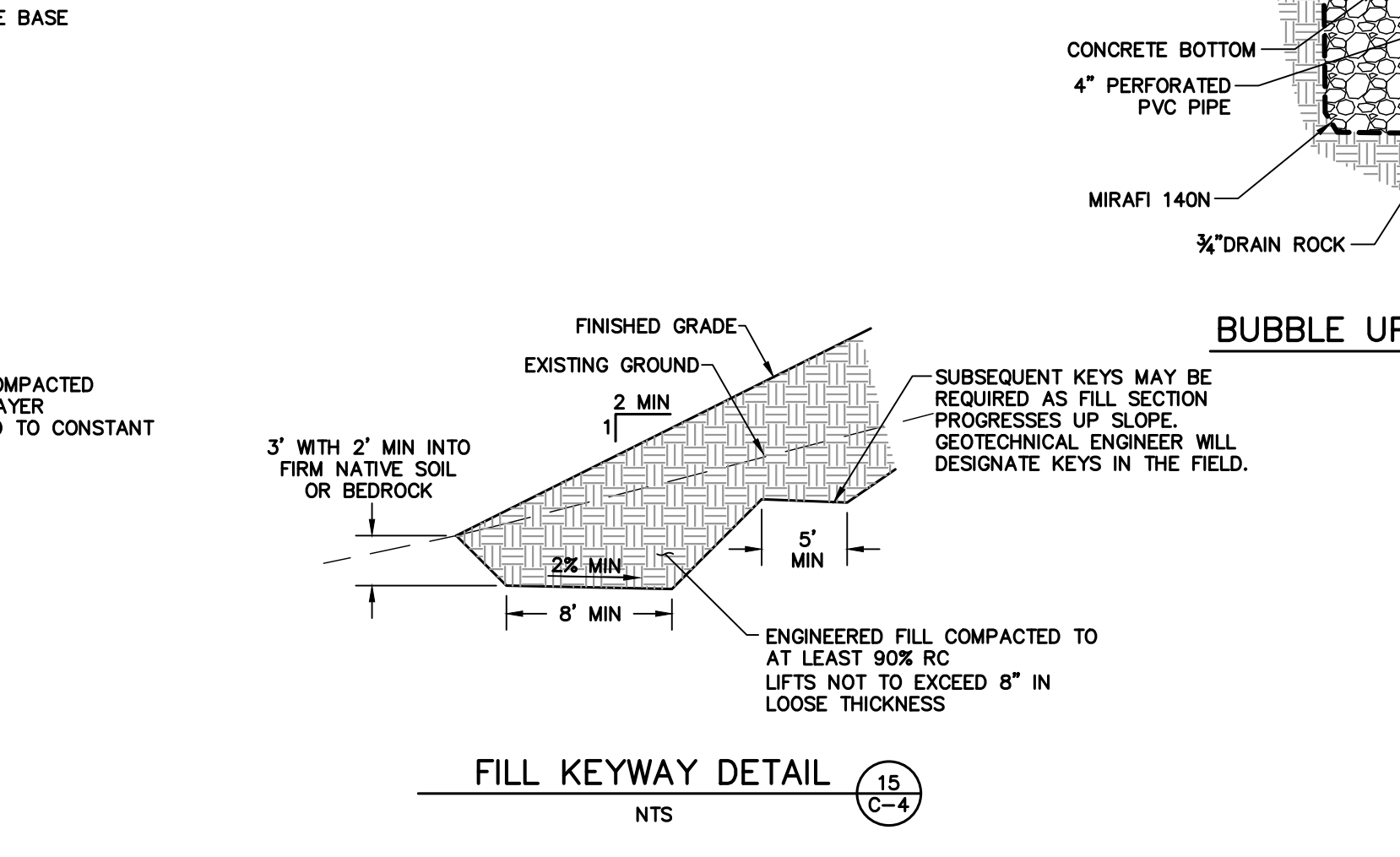
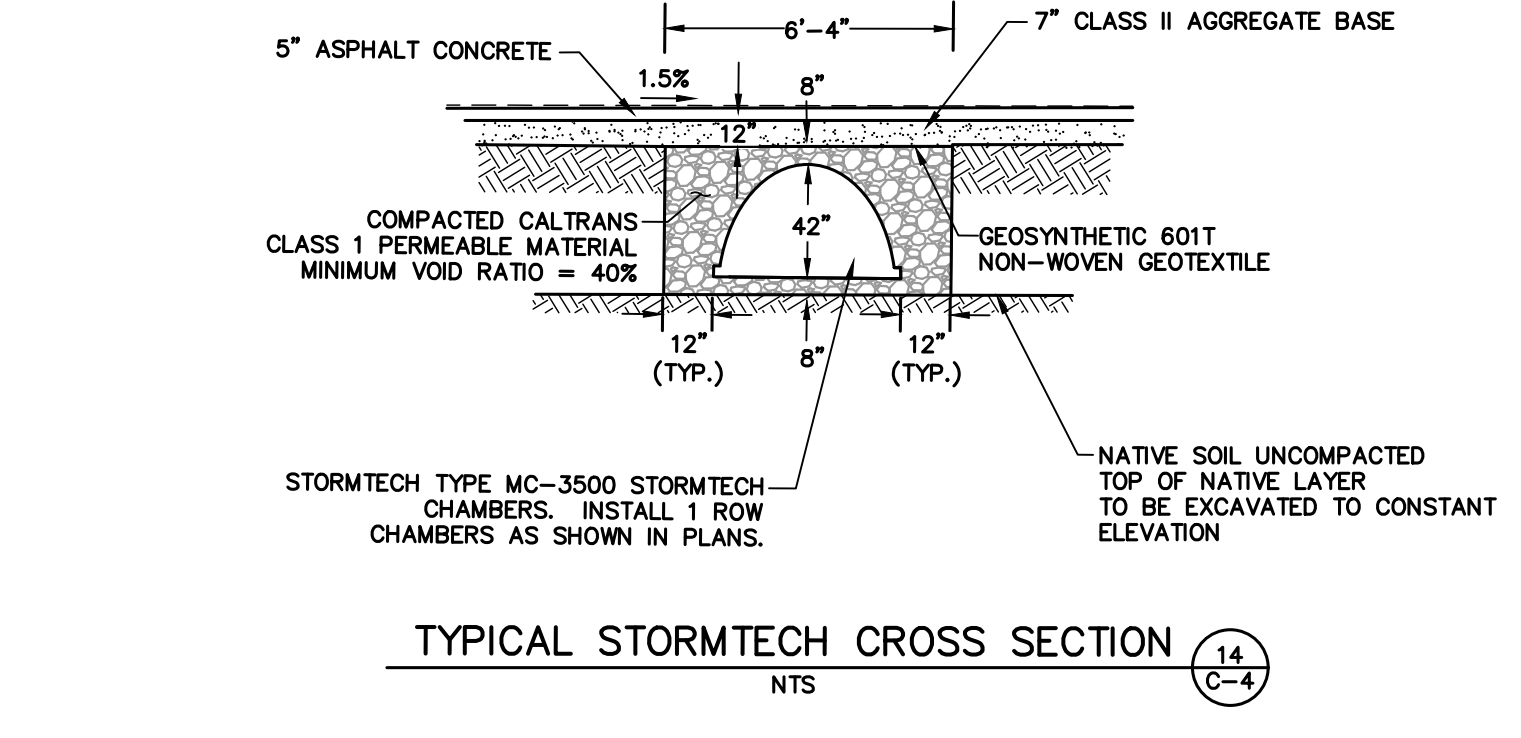
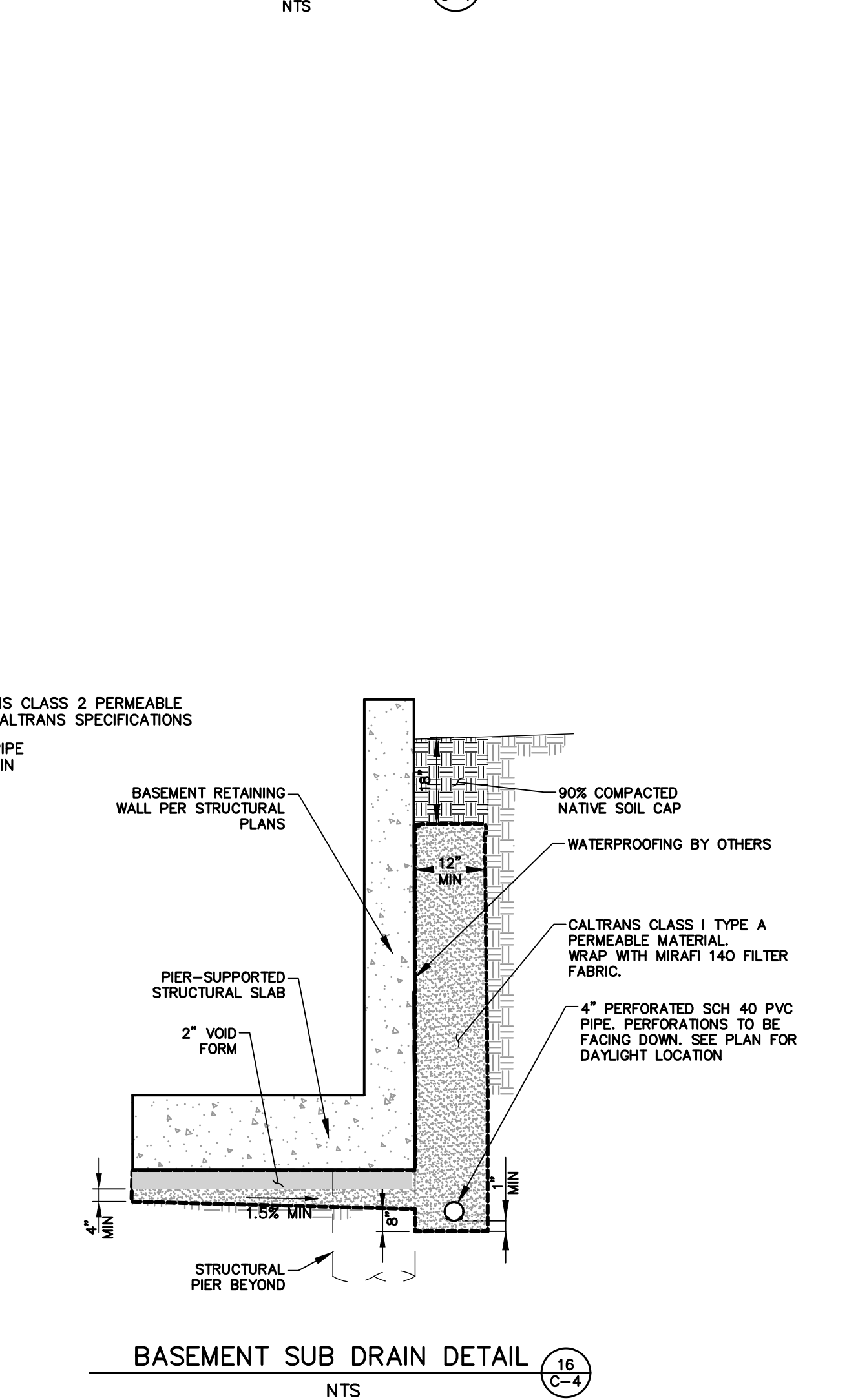
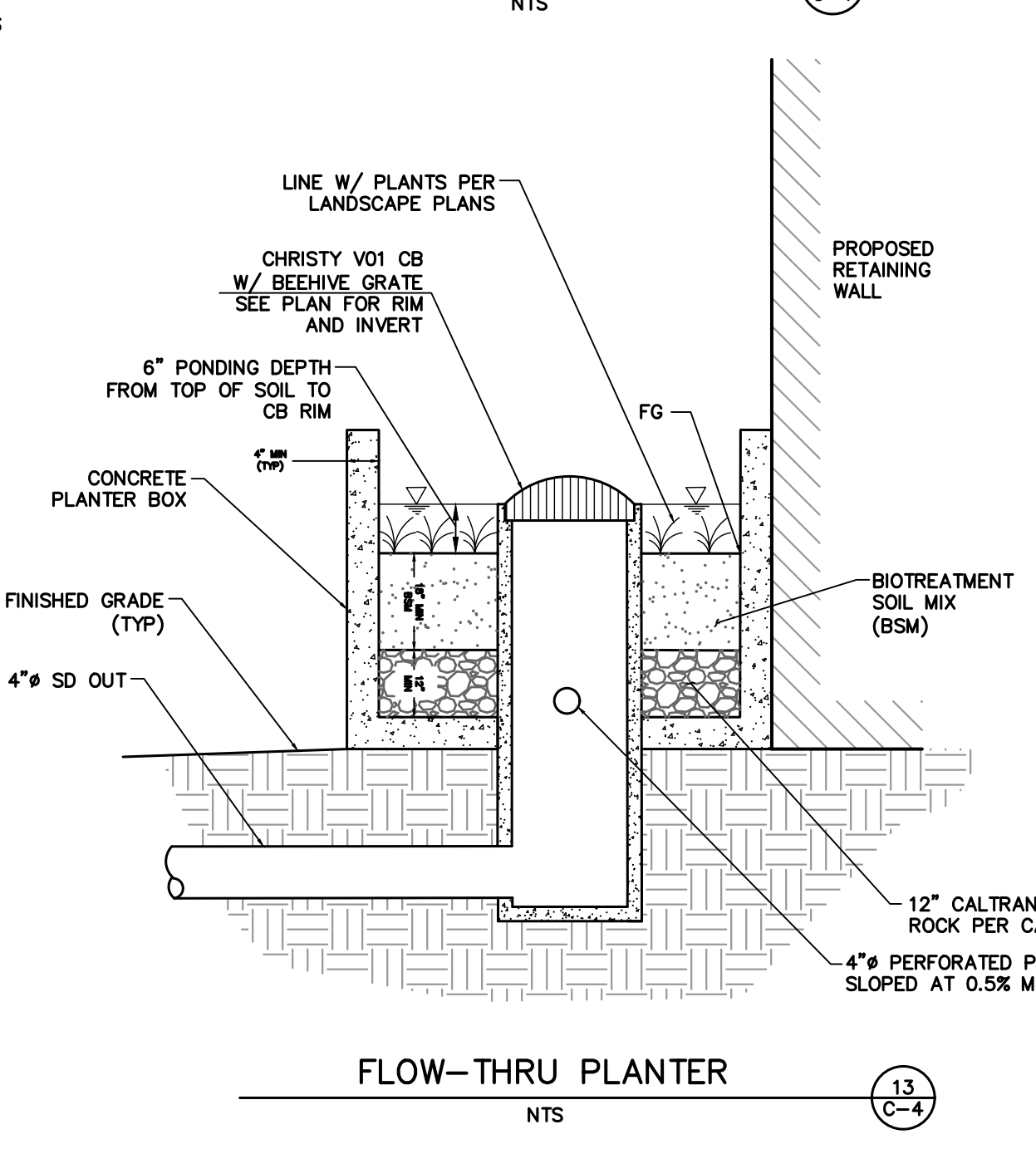
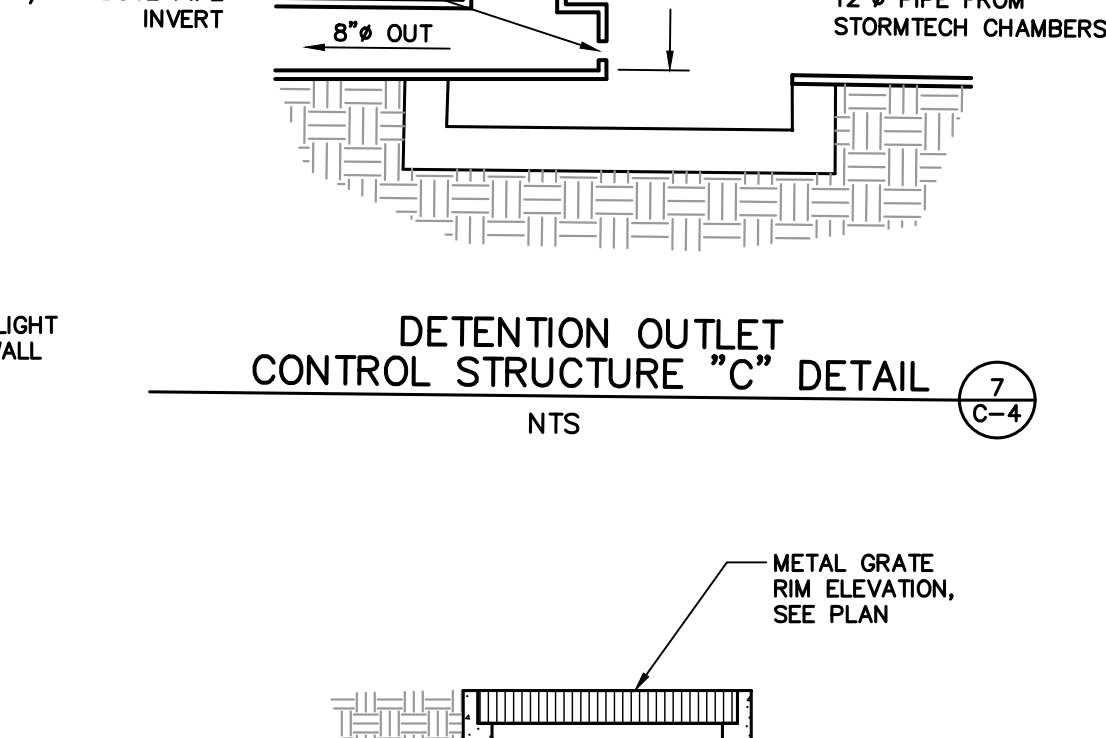
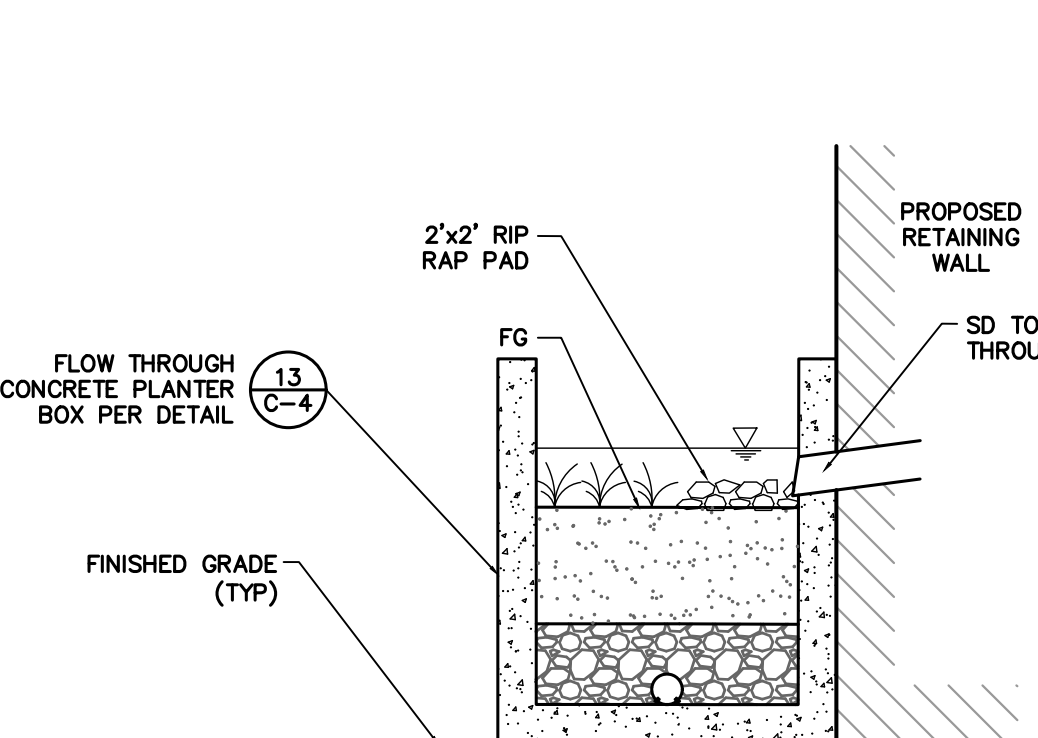
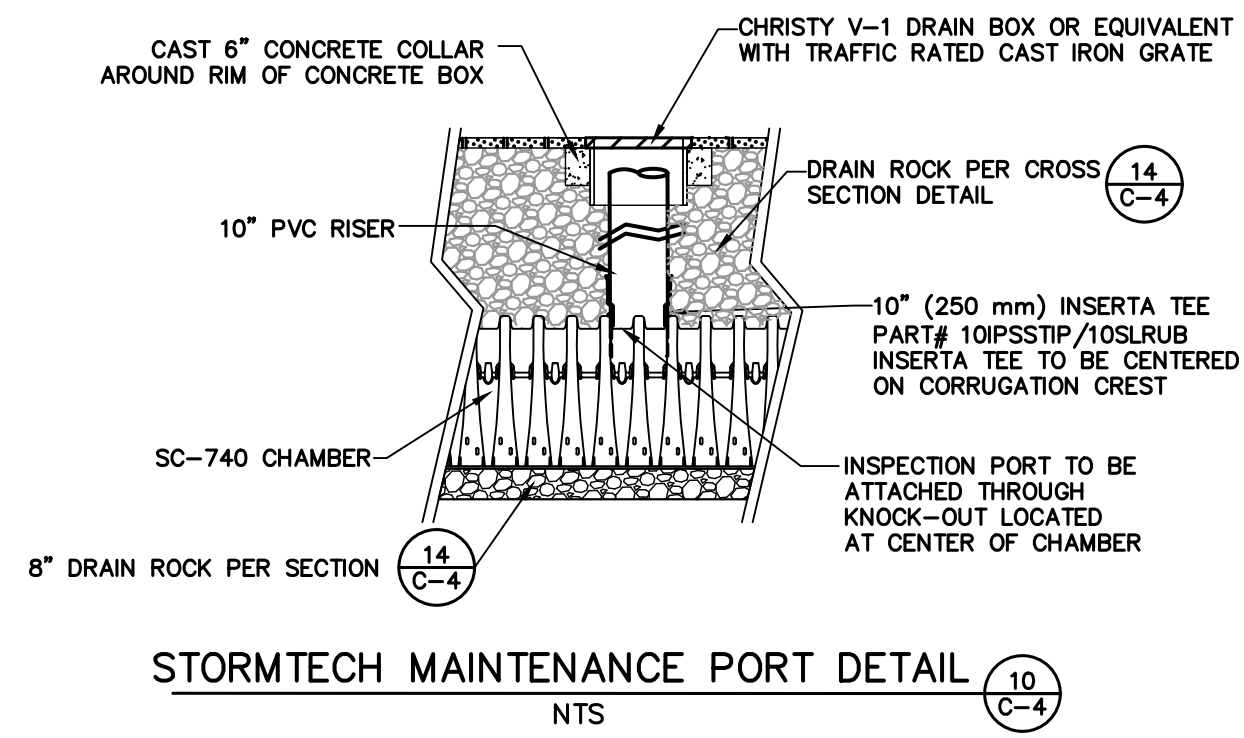
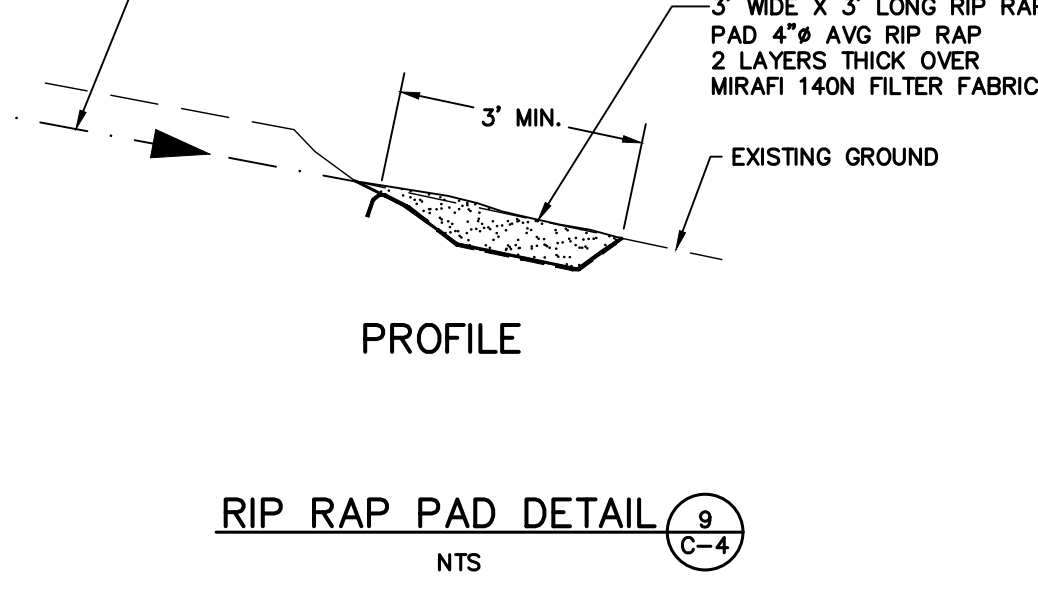
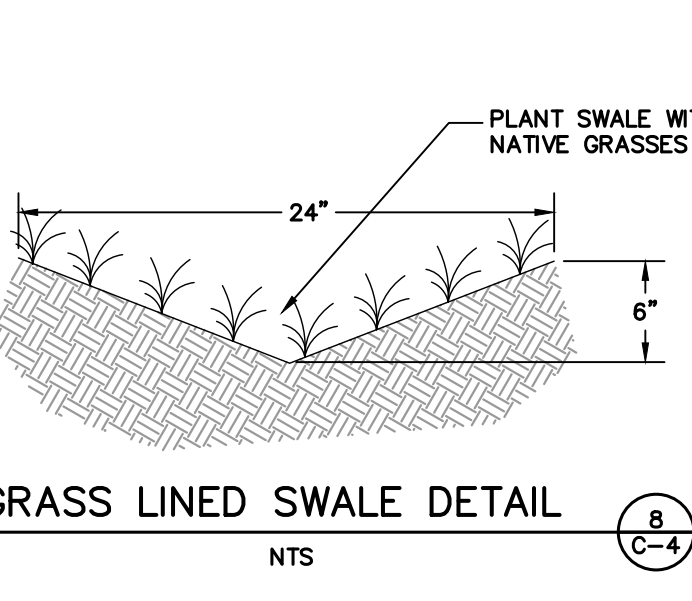
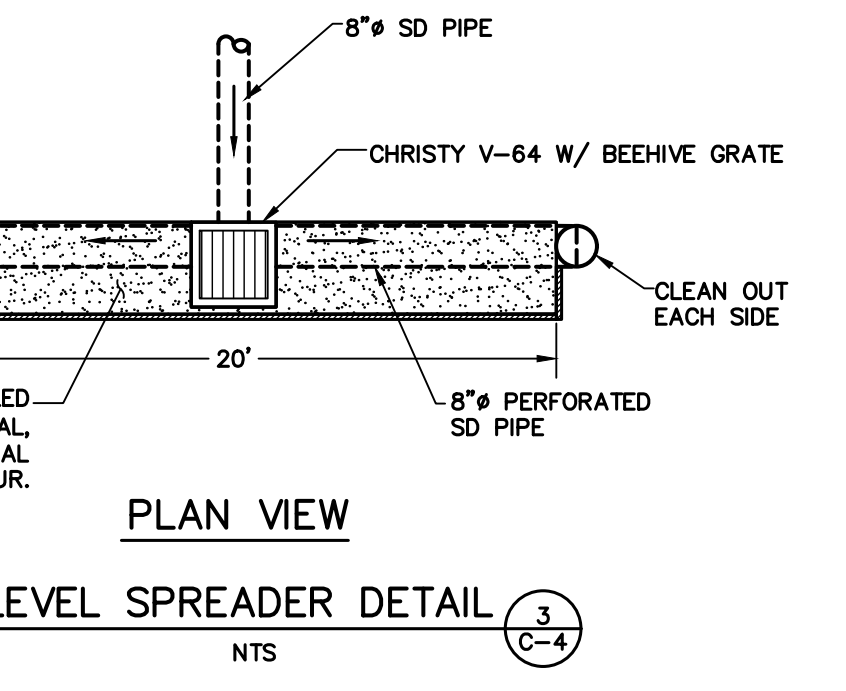
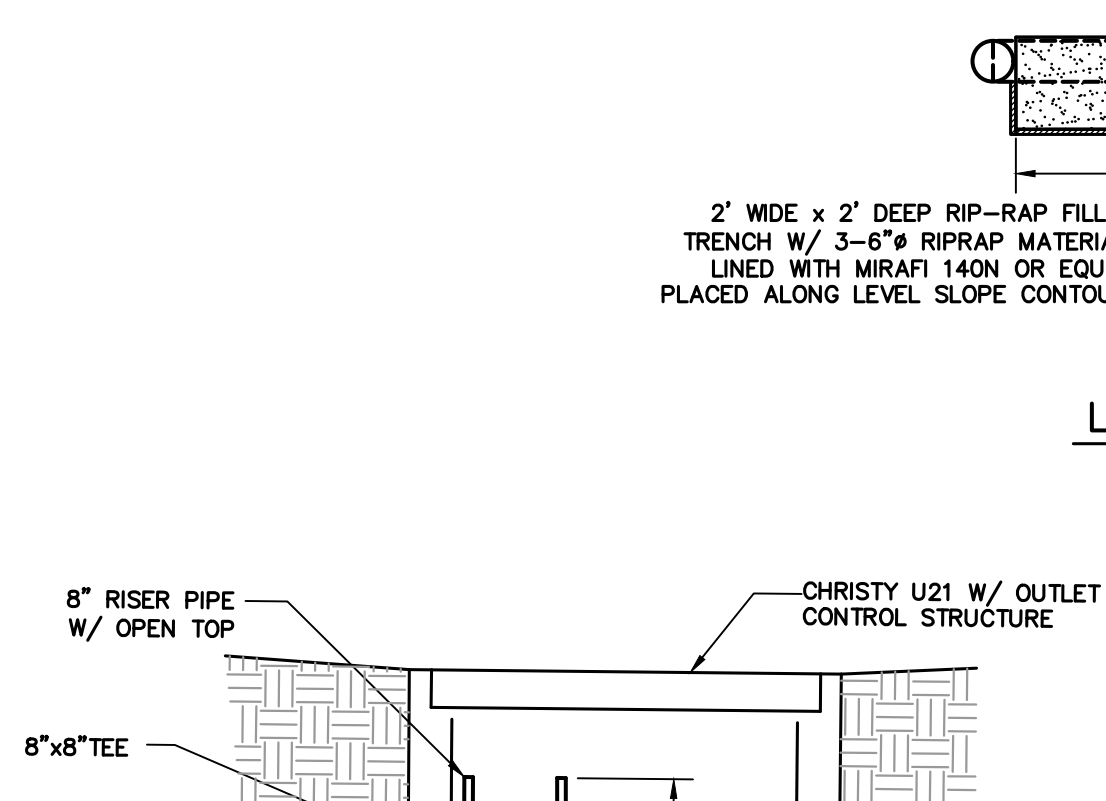
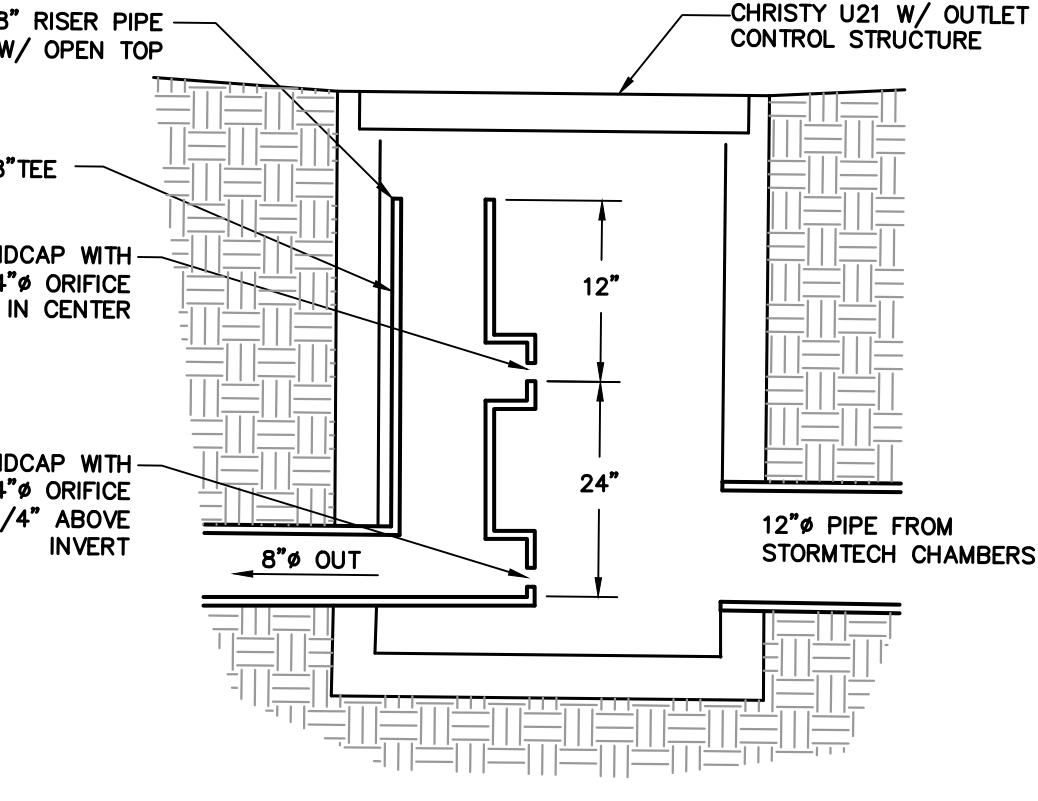
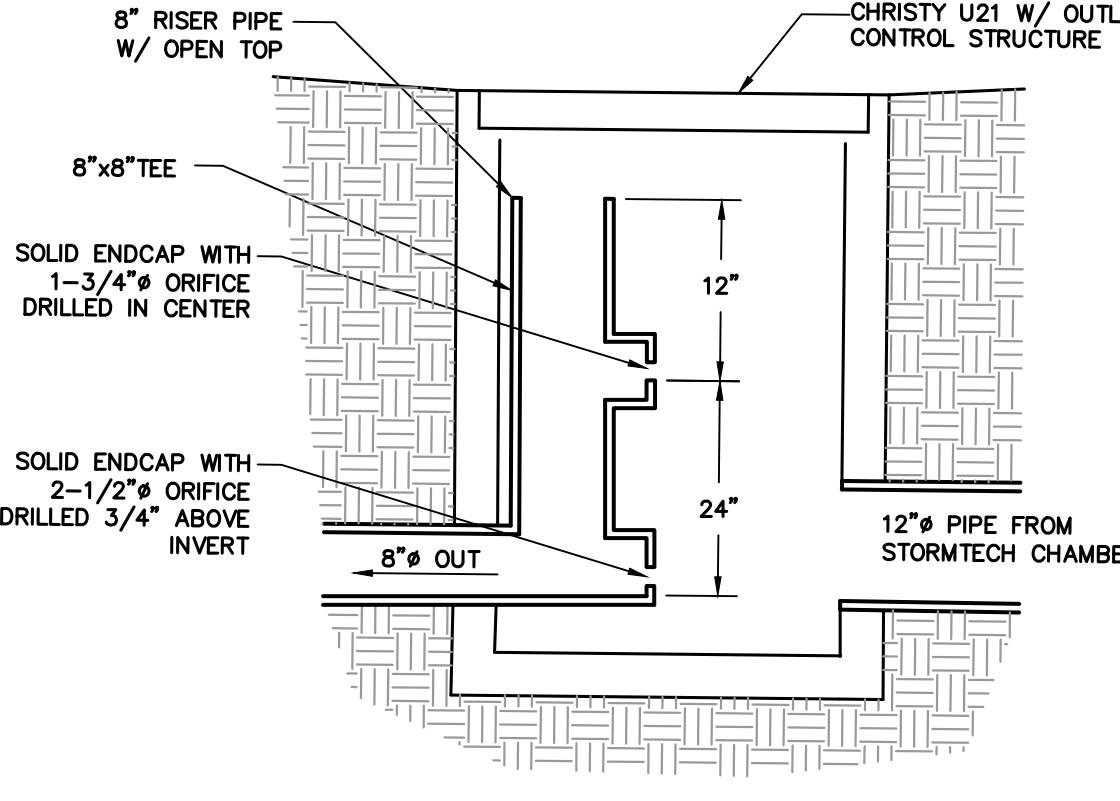
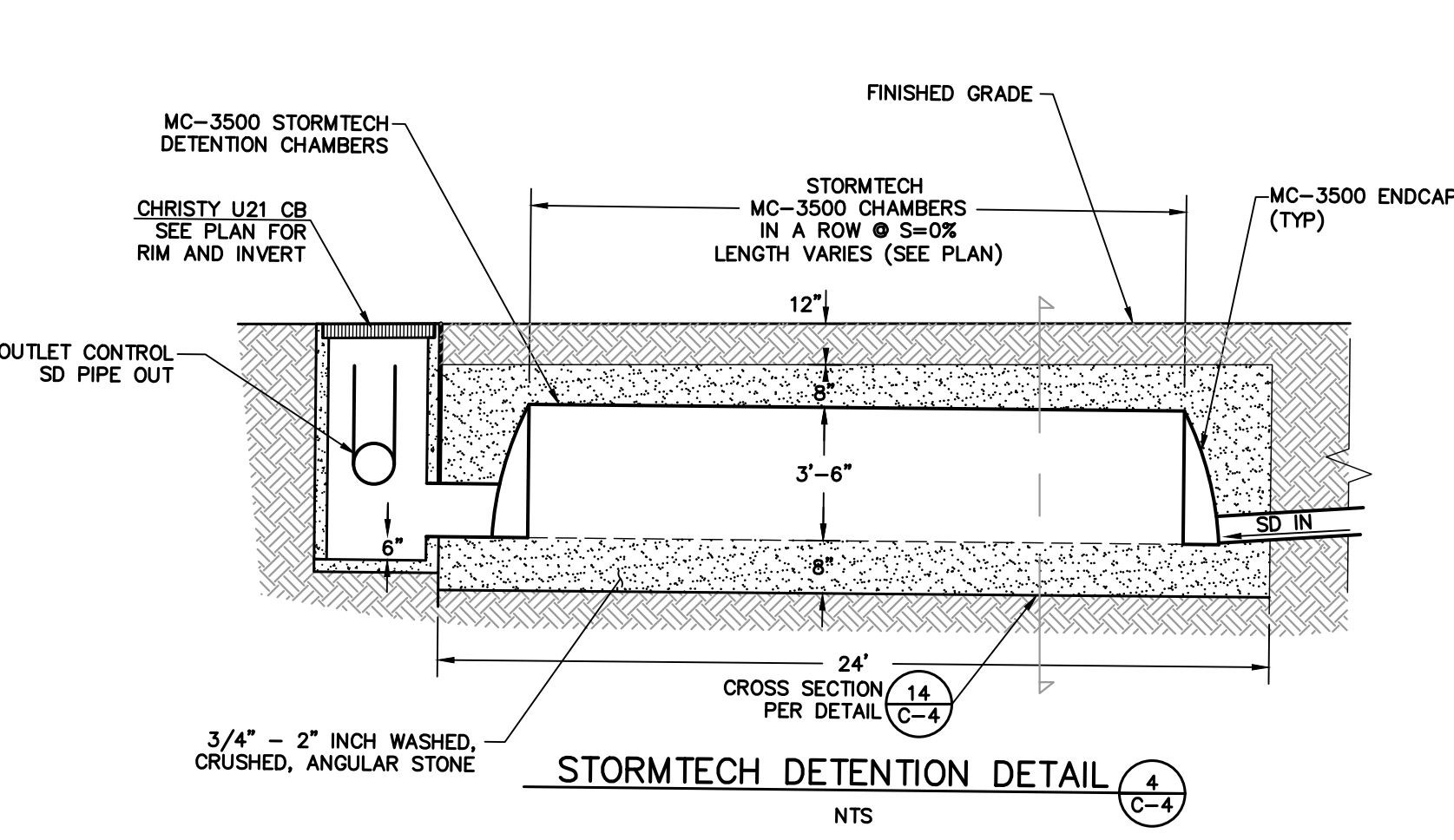
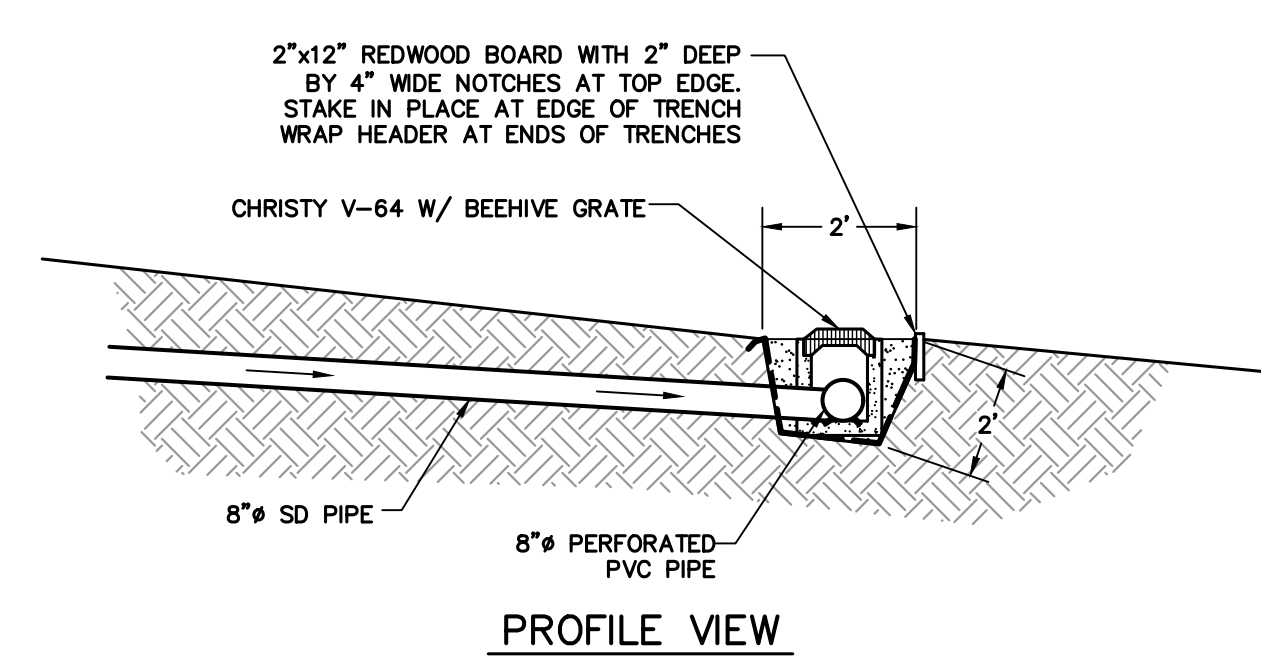
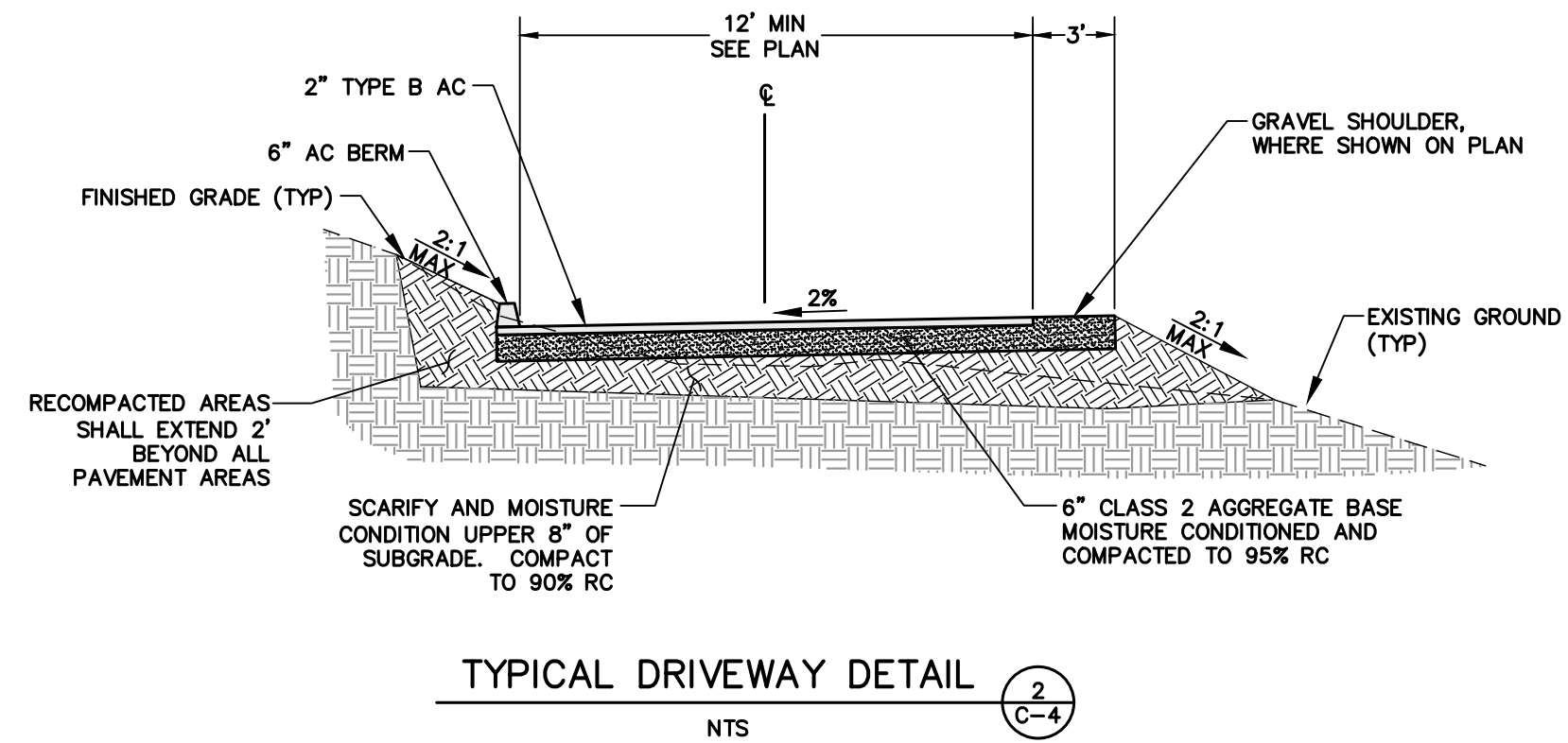
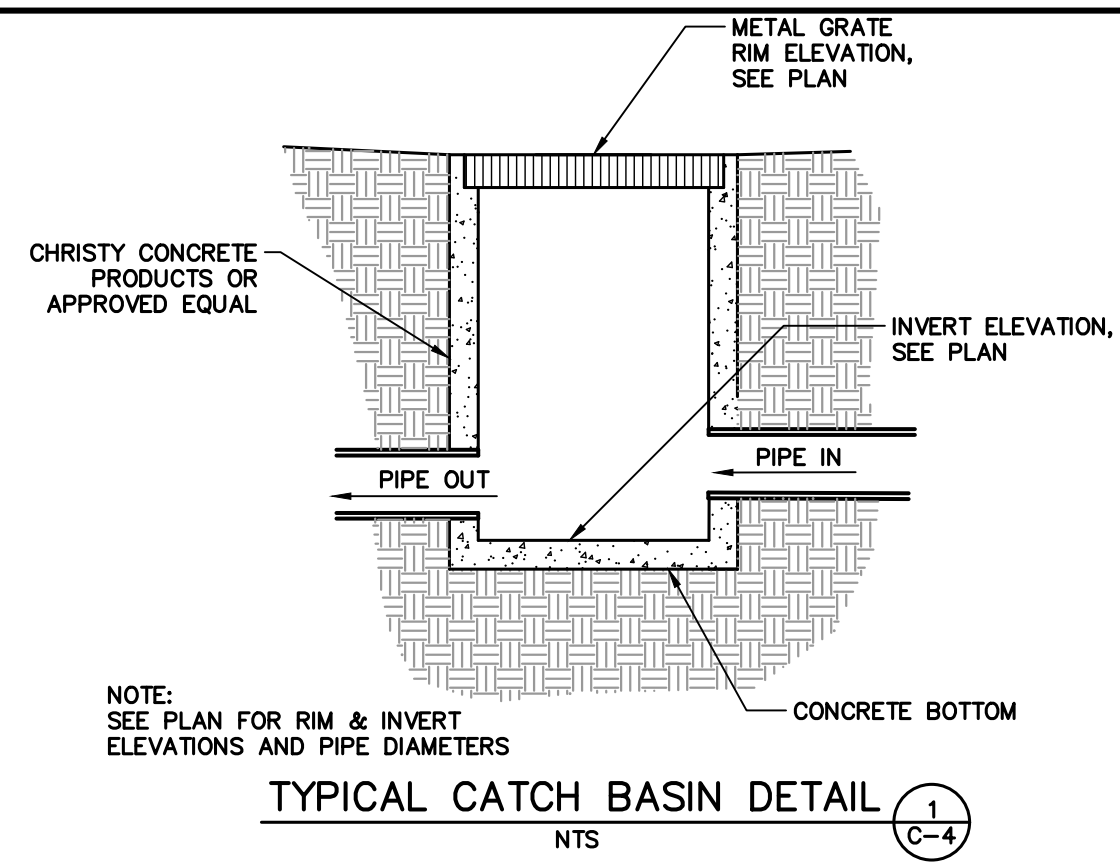
project no.
18-019-1

date
JANUARY 2020

scale
AS SHOWN

dwg name
CHVL3.DWG

C-3



REVISIONS PER COUNTY COMMENTS 12/4/2020
 REVISIONS PER COUNTY COMMENTS 4/9/2021

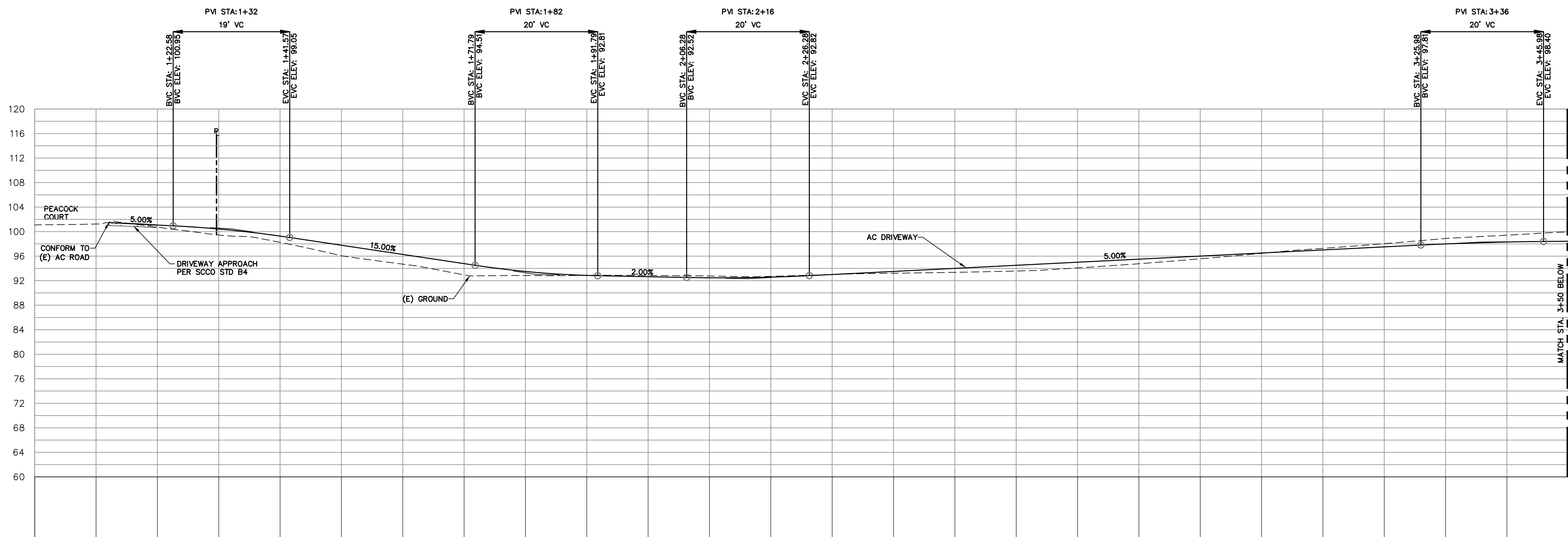


RJ Engineering, Inc.
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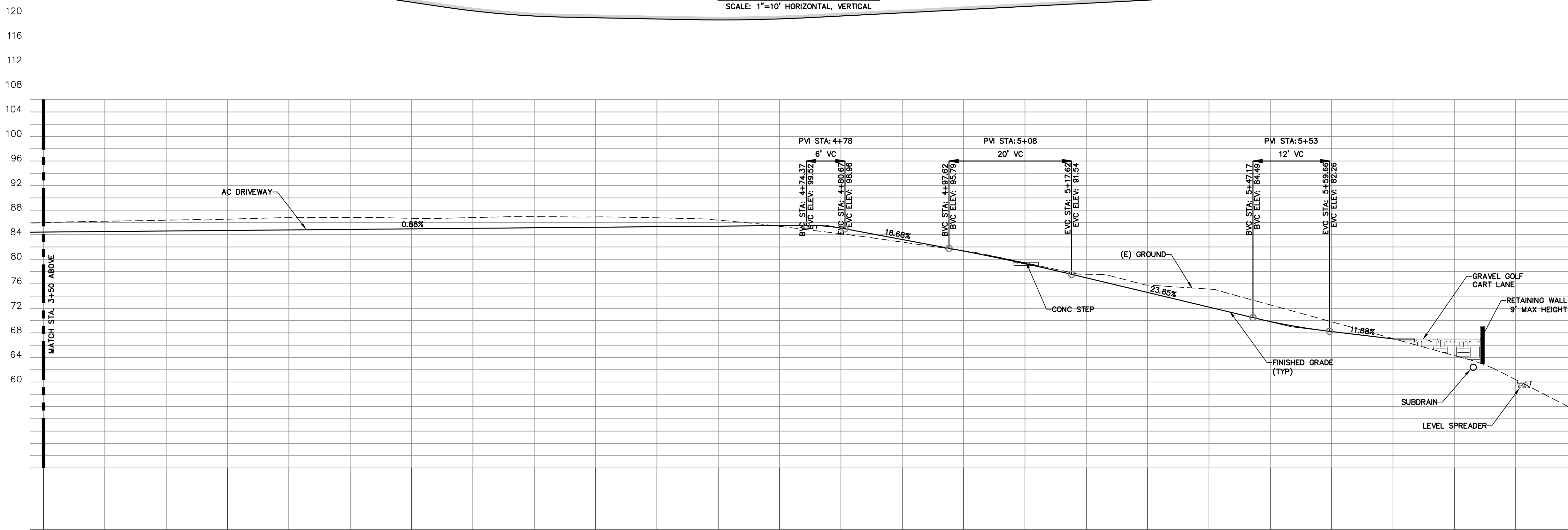
SINGLE FAMILY RESIDENCE
 FOR
 MELISSA WATERS
 PEACOCK COURT
 SANTA CLARA COUNTY, CA
 APN 351-42-004
DETAILS

project no. 18-019-1
 date JANUARY 2020
 scale AS SHOWN
 dwg name CIVL3.DWG

C-4



DRIVEWAY \bar{C} PROFILE
SCALE: 1"=10' HORIZONTAL, VERTICAL



DRIVEWAY \bar{C} PROFILE
SCALE: 1"=10' HORIZONTAL, VERTICAL

EARTHWORK AND GRADING

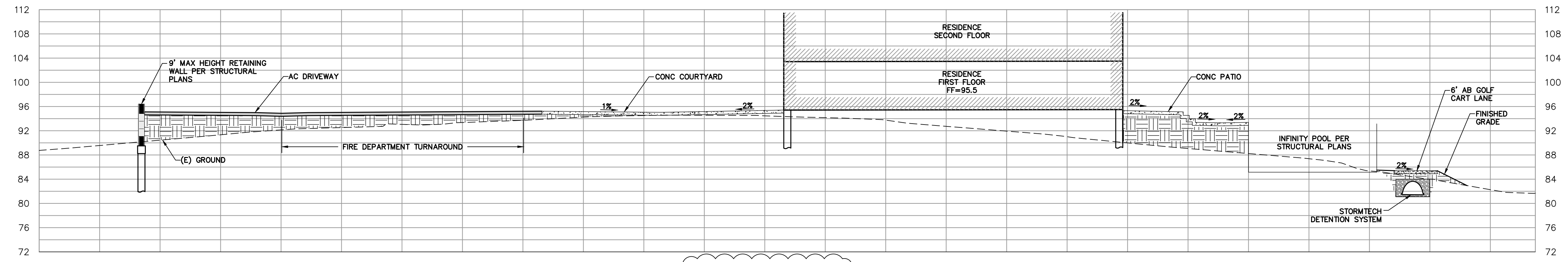
1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF 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.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A 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 OPERATIONS.
6. THE UPPER 18" OF NATIVE SUBGRADE IN AREAS TO RECEIVE CONCRETE SLABS AND/OR PAVEMENTS SHOULD BE OVEREXCAVATED AND EXPOSED SURFACE SHOULD BE SCARIFIED, MOISTURE CONDITIONED TO PRODUCE A MOISTURE CONTENT WITHIN 5% 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 UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
7. 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.
8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE FOREMENTIONED REPORTS BY MURRAY ENGINEERS, INC.
9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:

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.
10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

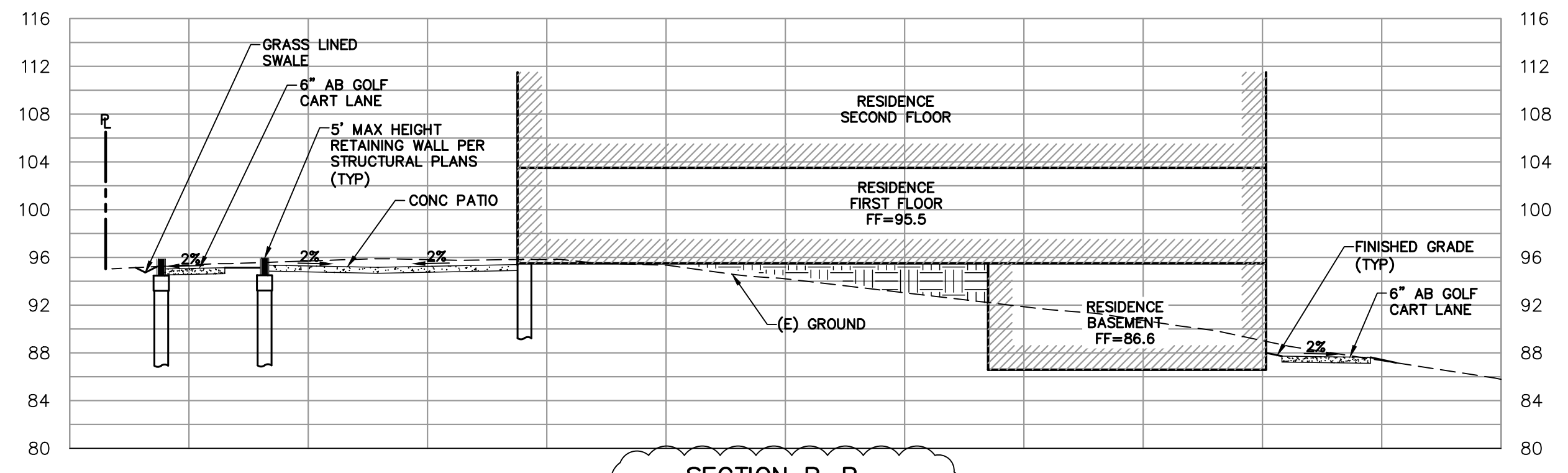
BIOLOGICAL RESOURCES NOTES

- A) IF LAND-CLEARING ACTIVITIES CAN BE PERFORMED OUTSIDE OF THE NESTING SEASON, 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 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.
- 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 FLEGGED, AS DETERMINED DURING SURVEYS BY A QUALIFIED BIOLOGIST, OR UNTIL AFTER AUGUST 15.

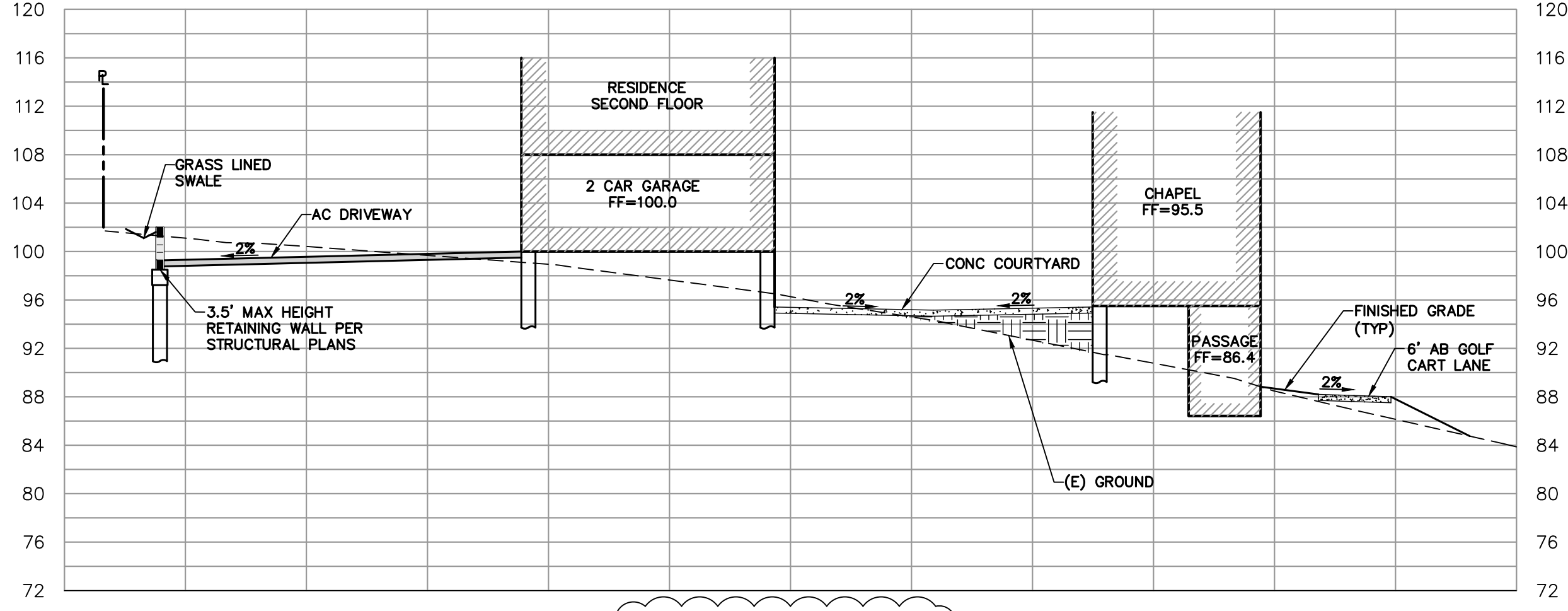
REVISIONS PER COUNTY COMMENTS 12/4/2020
REVISIONS PER COUNTY COMMENTS 4/9/2021
4/9/2020
RJI Engineering, Inc. 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.rjiengineering.com
SINGLE FAMILY RESIDENCE FOR MELISSA WATERS PEACOCK COURT SANTA CLARA COUNTY, CA APN 351-42-004
PROFILE AND NOTES
project no. 18-019-1
date JANUARY 2020
scale AS SHOWN
dwg name CIVL3.DWG



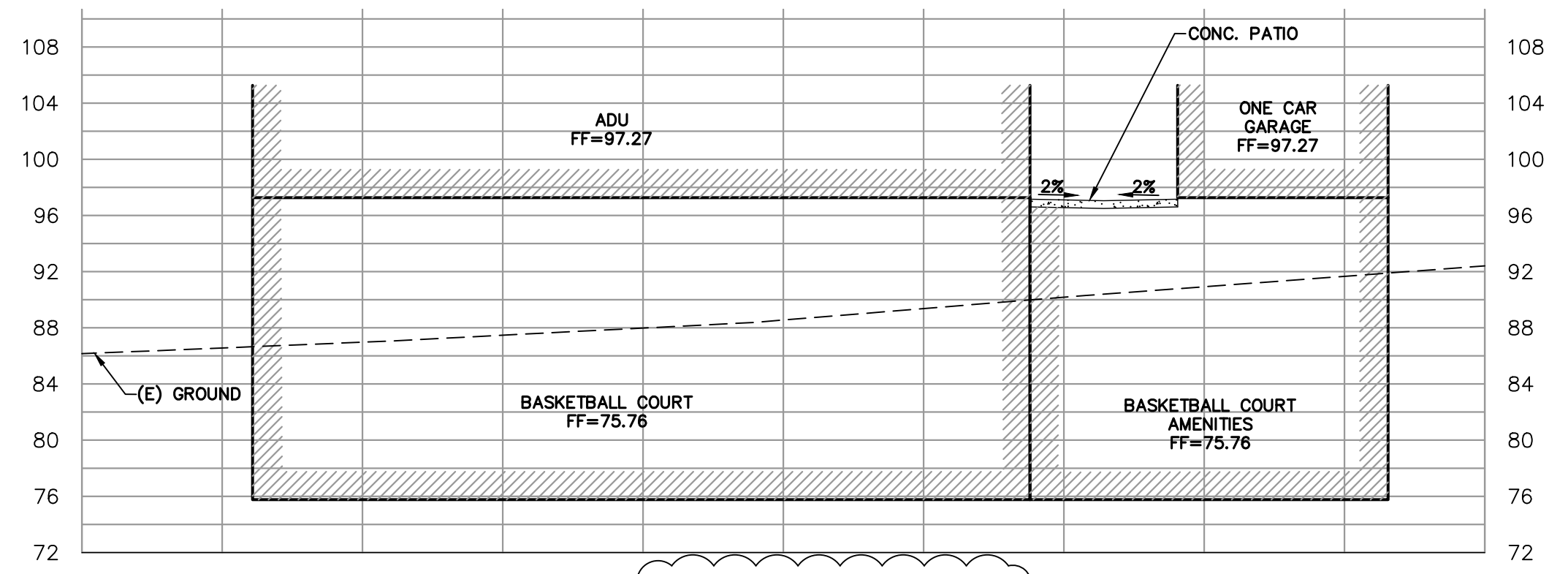
SECTION A-A
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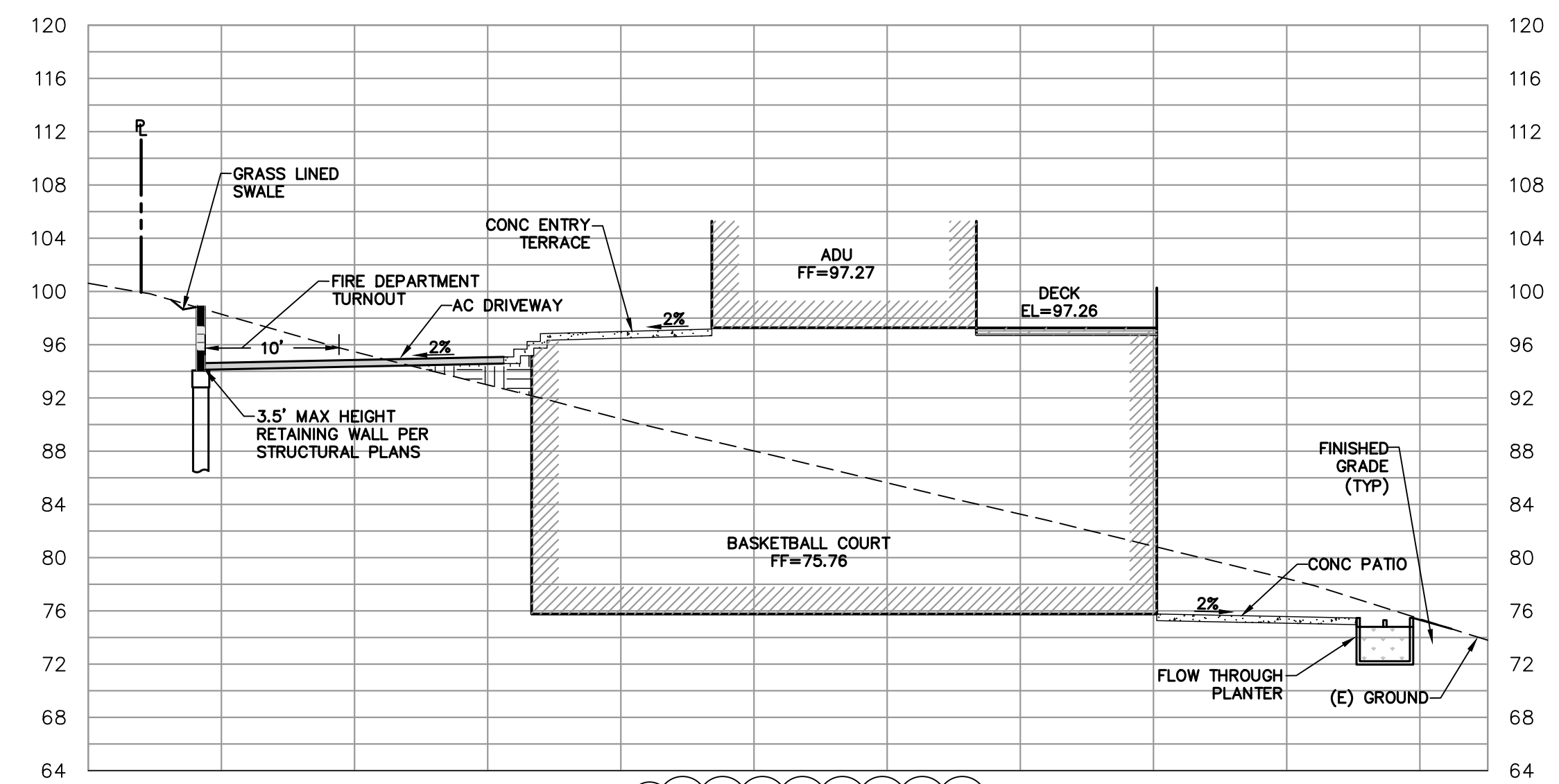
SECTION B-B
SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION C-C
SCALE: 1"=10' HORIZONTAL, VERTICAL

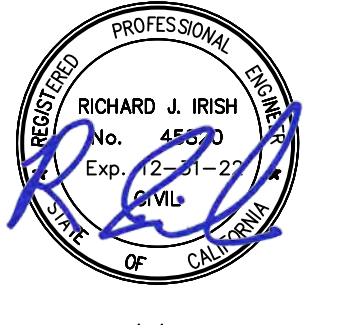


SECTION D-D
SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION E-E
SCALE: 1"=10' HORIZONTAL, VERTICAL

REVISIONS PER COUNTY COMMENTS 12/4/2020
REVISIONS PER COUNTY COMMENTS 4/9/2021



4/9/2020



RJI Engineering, Inc.
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SINGLE FAMILY RESIDENCE
FOR
MELISSA WATERS
PEACOCK COURT
SANTA CLARA COUNTY, CA
APN 351-42-004

SECTIONS
project no.
18-019-1
date
JANUARY 2020
scale
AS SHOWN
dwg name
CHVL3.DWG

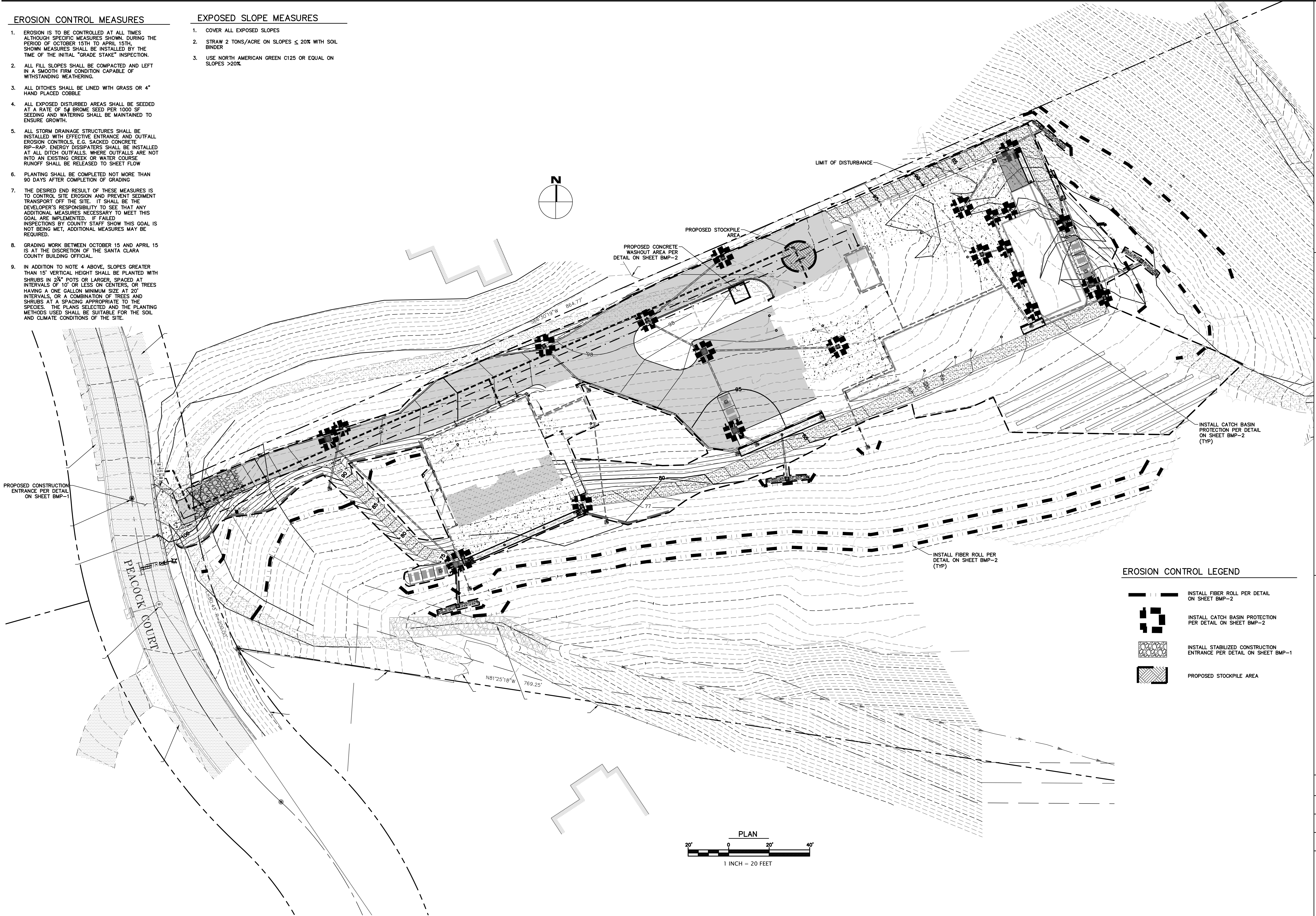
C-6

EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN. DURING THE PERIOD OF OCTOBER 15TH TO APRIL 15TH, SHOWN MEASURES SHALL BE INSTALLED BY THE TIME OF THE INITIAL "GRADE STAKE" INSPECTION.
2. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
3. ALL DITCHES SHALL BE LINED WITH GRASS OR 4" HAND PLACED COBBLE
4. ALL EXPOSED DISTURBED AREAS SHALL BE SEED AT A RATE OF 5# BROME SEED PER 1000 SF SEEDING AND WATERING SHALL BE MAINTAINED TO ENSURE GROWTH.
5. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE AND OUTFALL EROSION CONTROLS, E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS 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
6. PLANTING SHALL BE COMPLETED NOT MORE THAN 90 DAYS AFTER COMPLETION OF GRADING
7. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
8. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
9. IN ADDITION TO NOTE 4 ABOVE, SLOPES GREATER THAN 15' VERTICAL HEIGHT SHALL BE PLANTED WITH SHRUBS IN 24" POTS OR LARGER, SPACED AT INTERVALS OF 10' OR LESS ON CENTERS, OR TREES HAVING A ONE GALLON MINIMUM SIZE AT 20' INTERVALS, OR A COMBINATION OF TREES AND SHRUBS AT A SPACING APPROPRIATE TO THE SPECIES. THE PLANS SELECTED AND THE PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATE CONDITIONS OF THE SITE.

EXPOSED SLOPE MEASURES

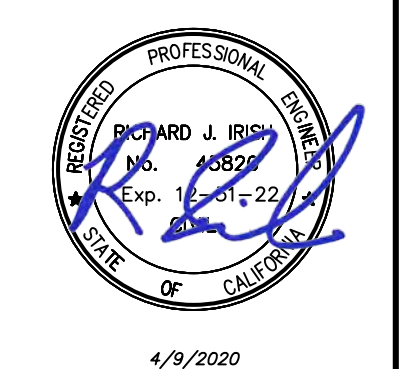
1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES \leq 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $>$ 20%.



EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAIL ON SHEET BMP-2
- INSTALL CATCH BASIN PROTECTION PER DETAIL ON SHEET BMP-2
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON SHEET BMP-1
- PROPOSED STOCKPILE AREA

REVISIONS PER COUNTY COMMENTS 12/4/2020
REVISIONS PER COUNTY COMMENTS 4/9/2021



RJ Engineering, Inc.
 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.rjengineering.com

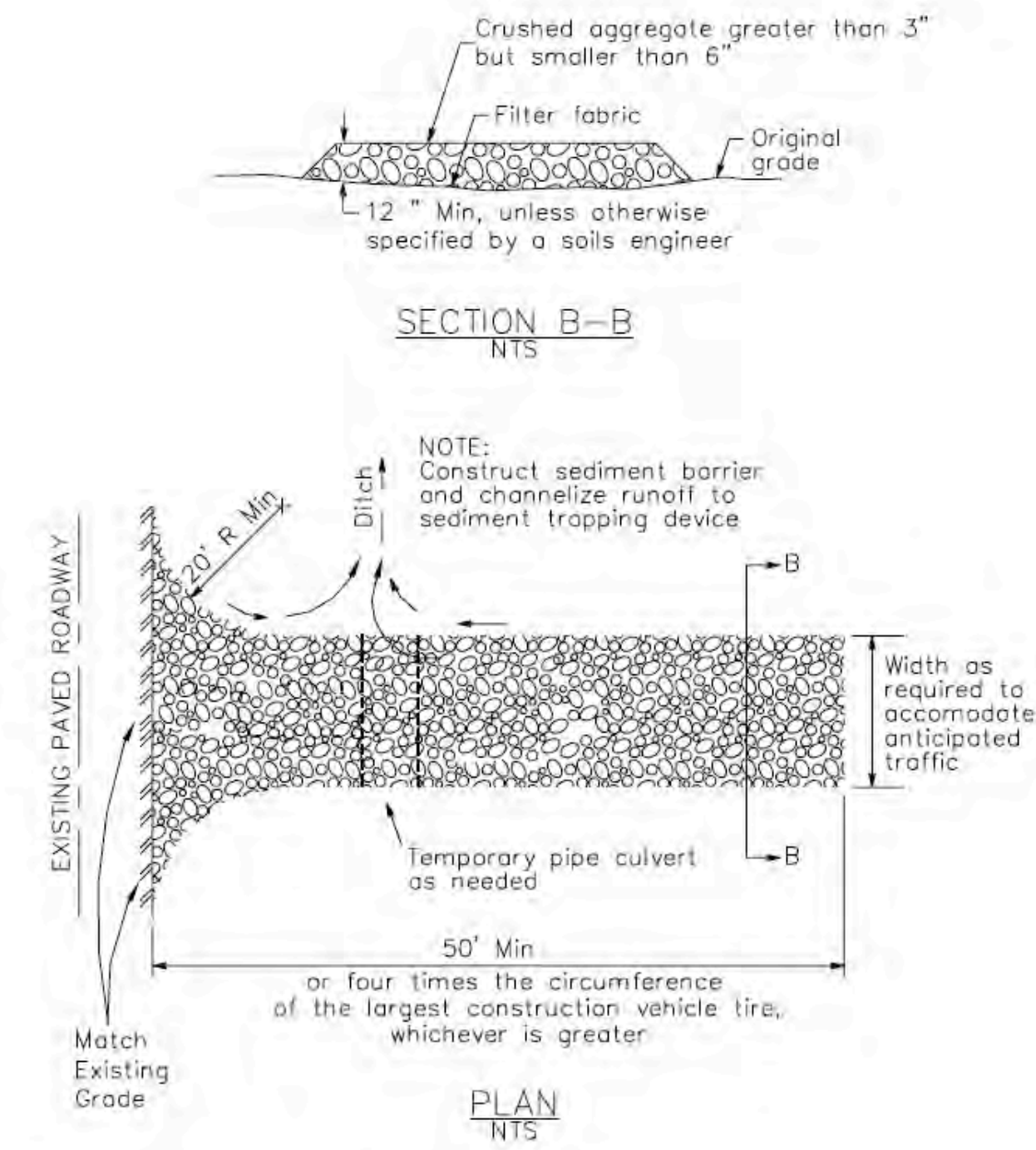
SINGLE FAMILY RESIDENCE
 FOR MELISSA WATERS
 PEACOCK COURT
 SANTA CLARA COUNTY, CA
 APN 351-42-004
STORMWATER POLLUTION CONTROL PLAN

project no. 18-019-1
 date JANUARY 2020
 scale AS SHOWN
 dwg name CIVL3.DWG

C-7

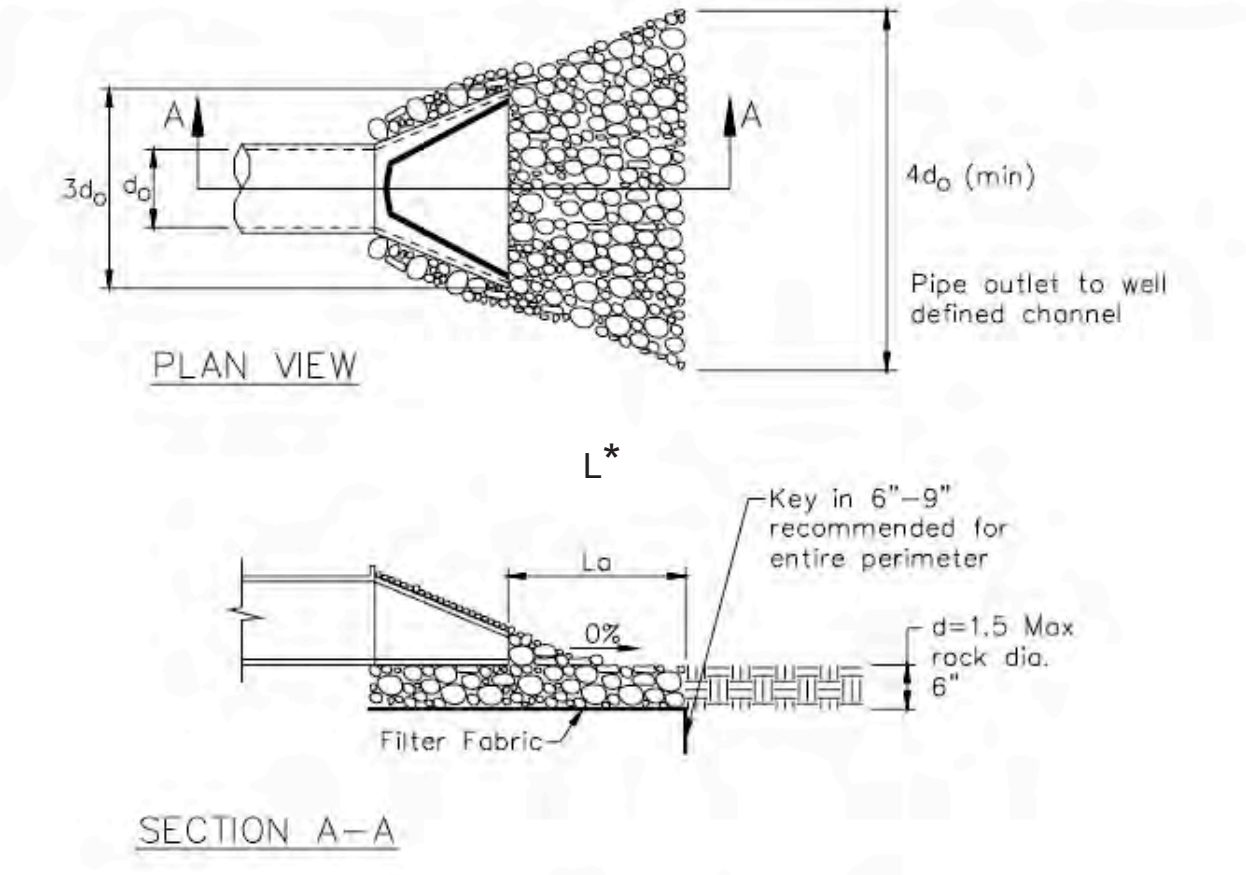
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

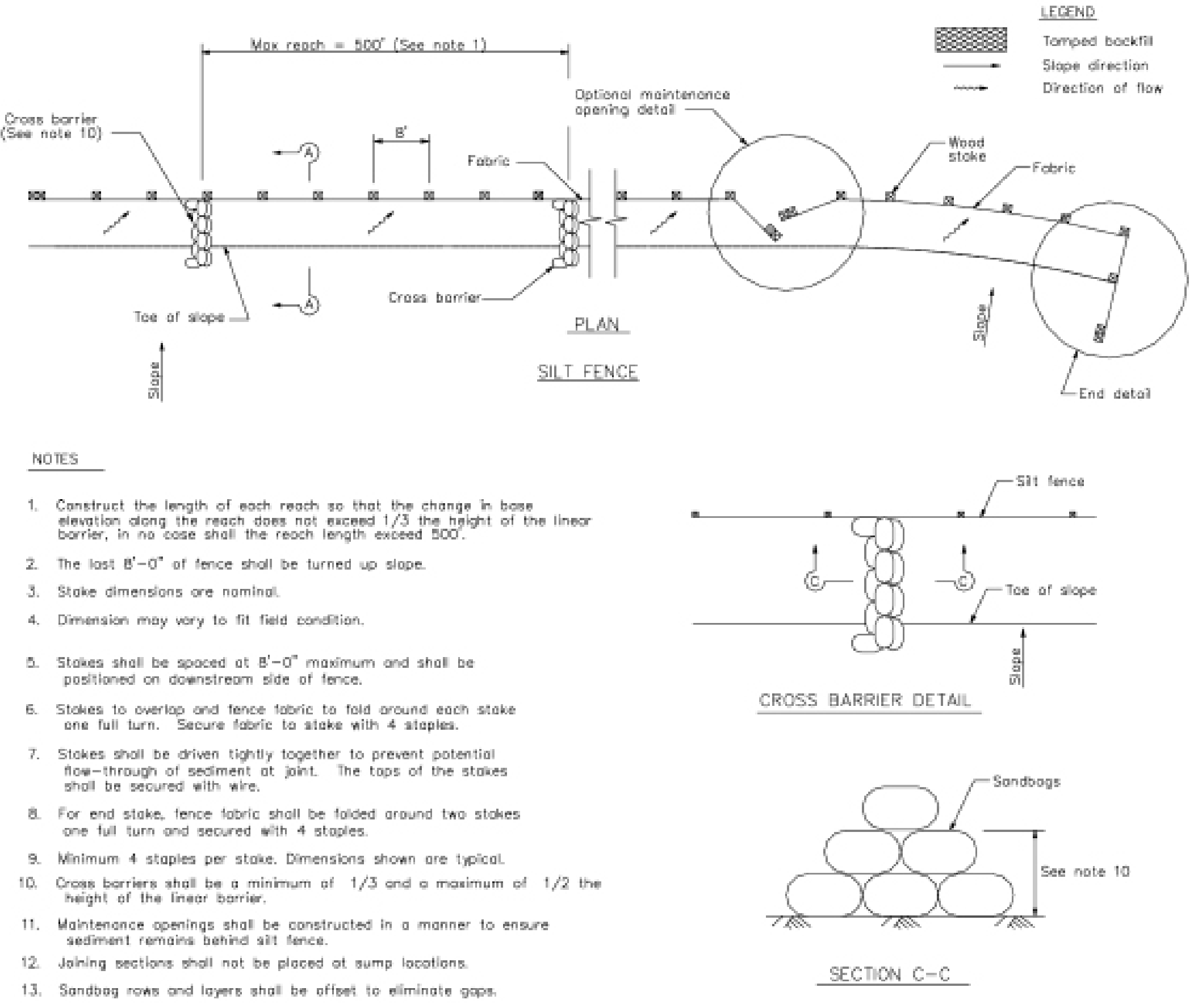
CASQA Detail EC-10



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

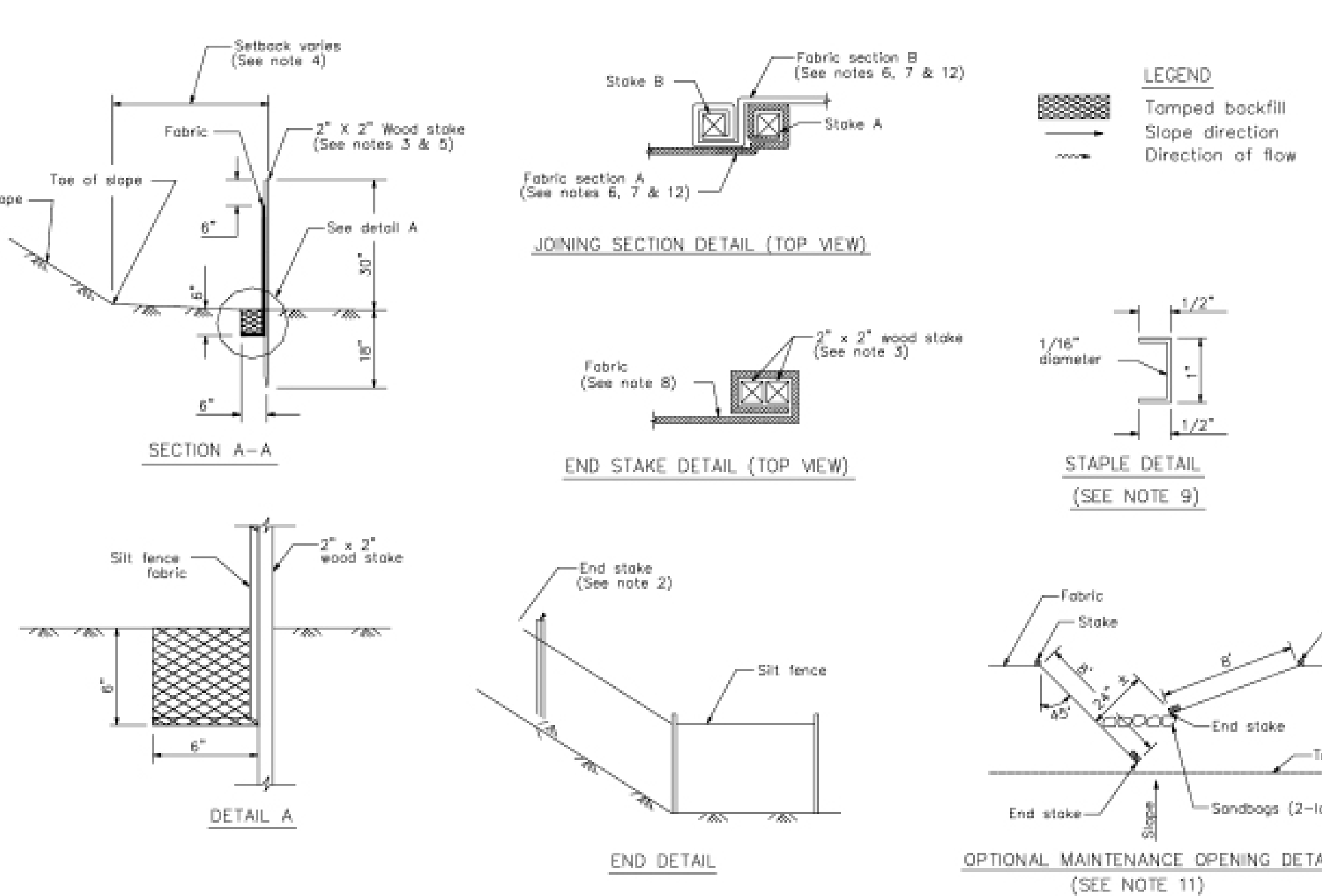
1 Silt Fence

CASQA Detail SE-1



2 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

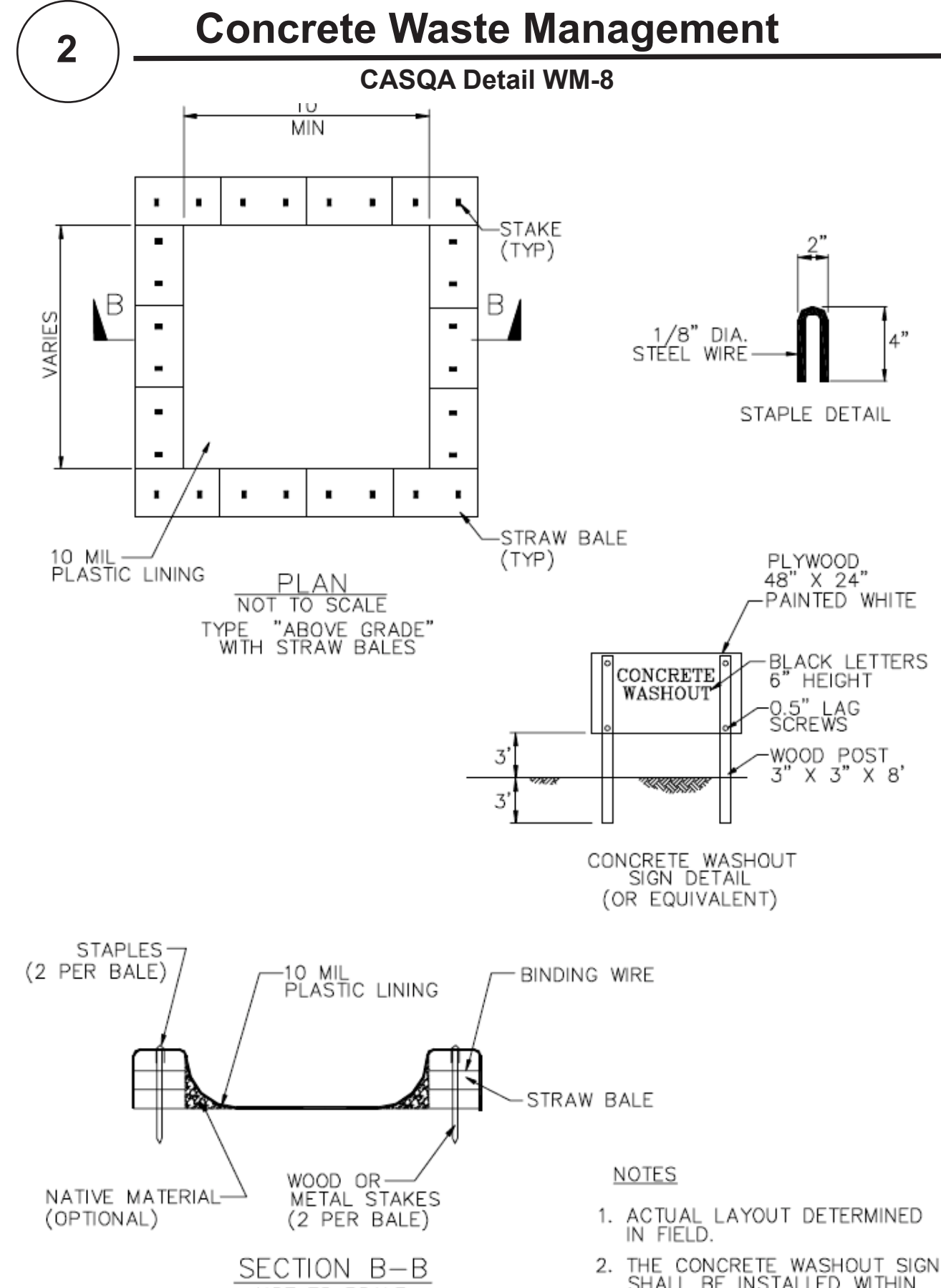
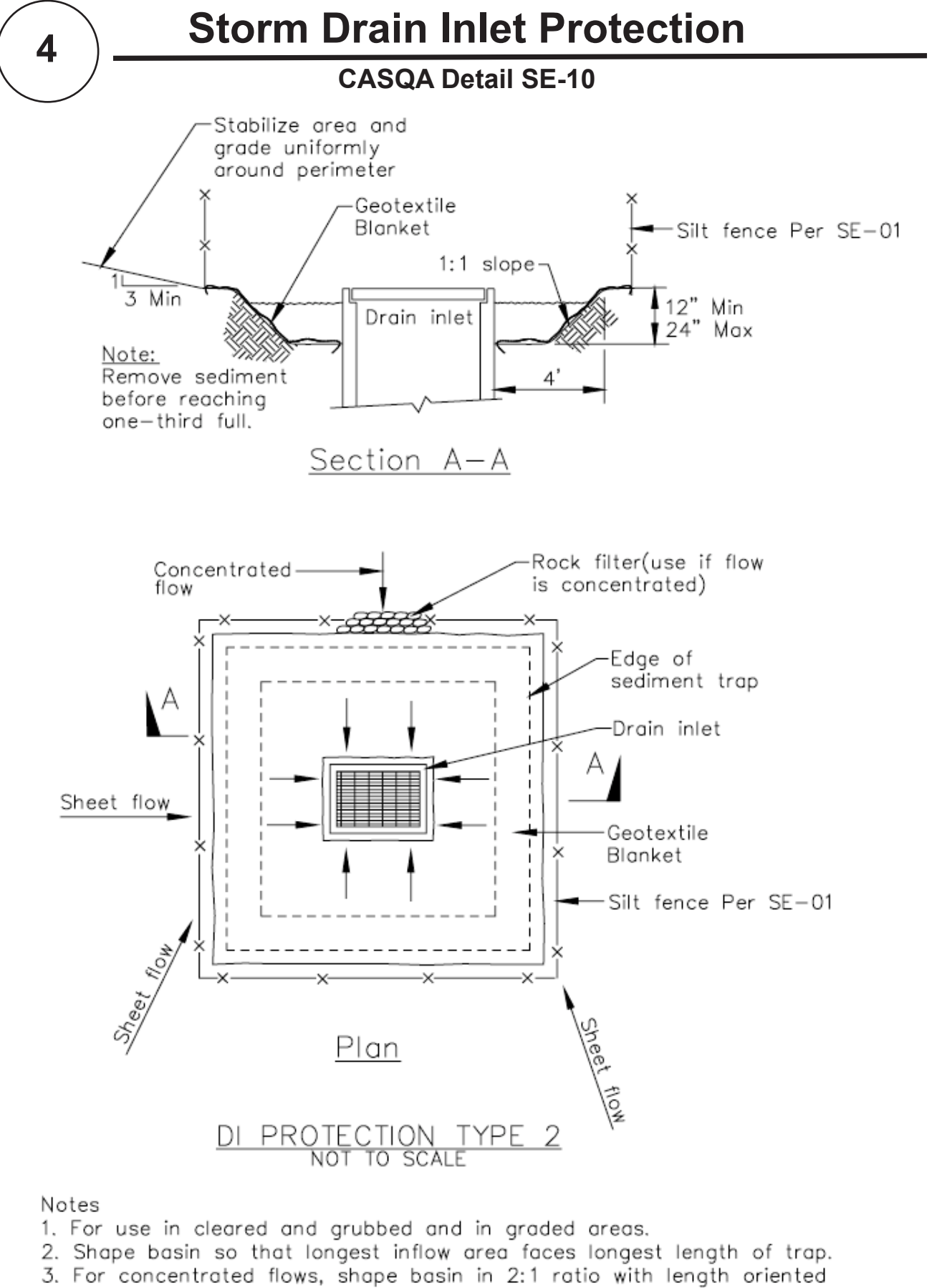
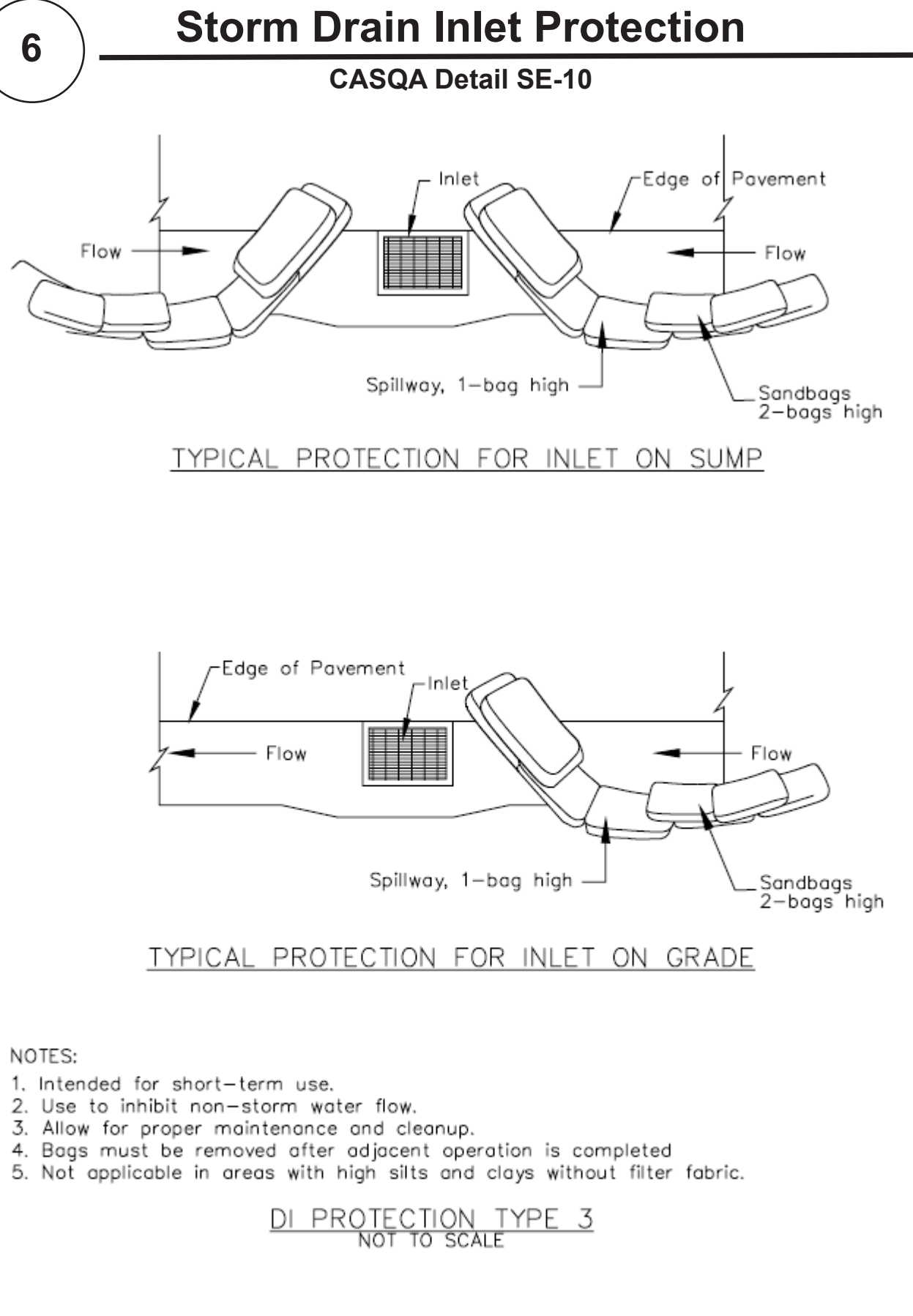
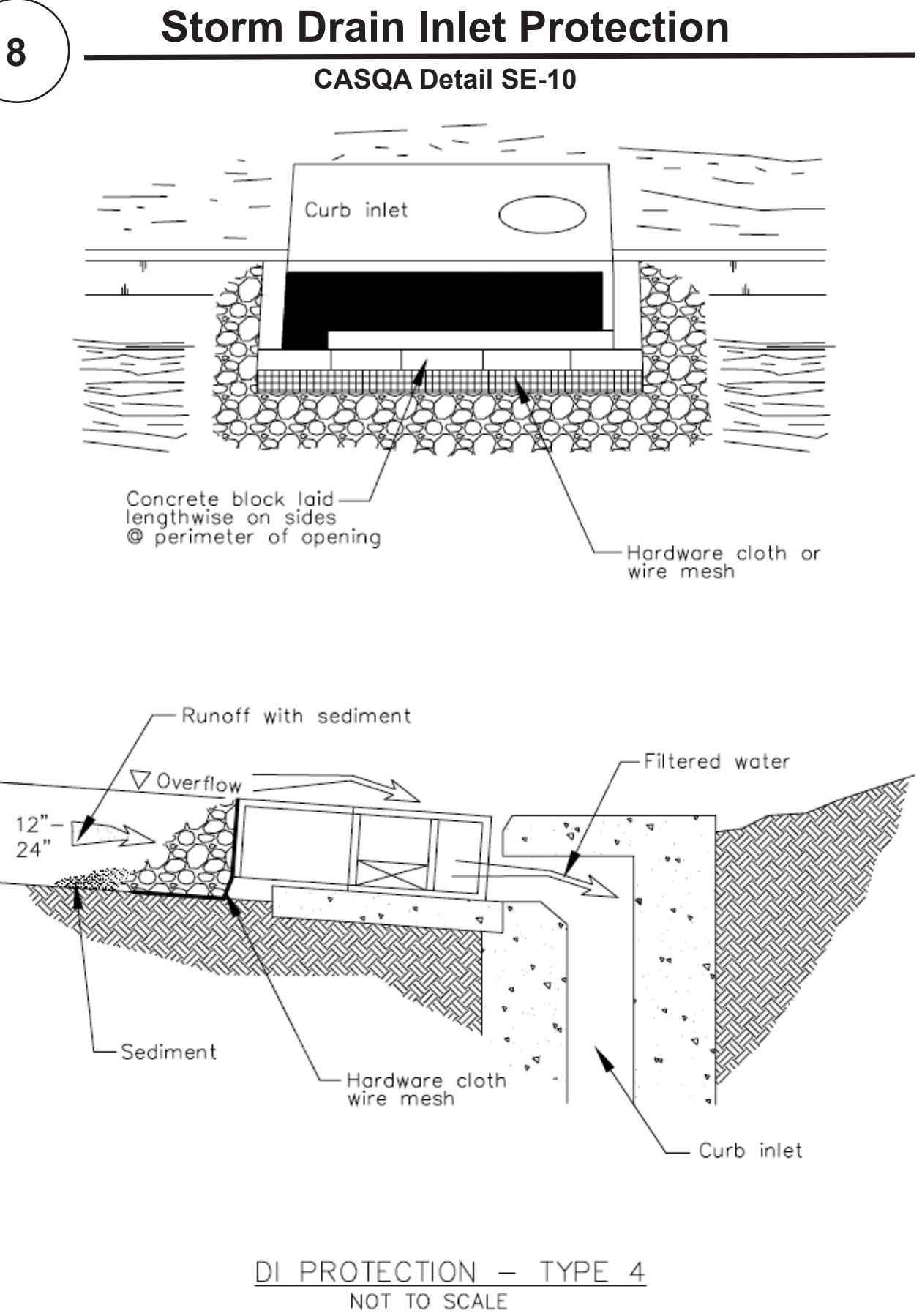
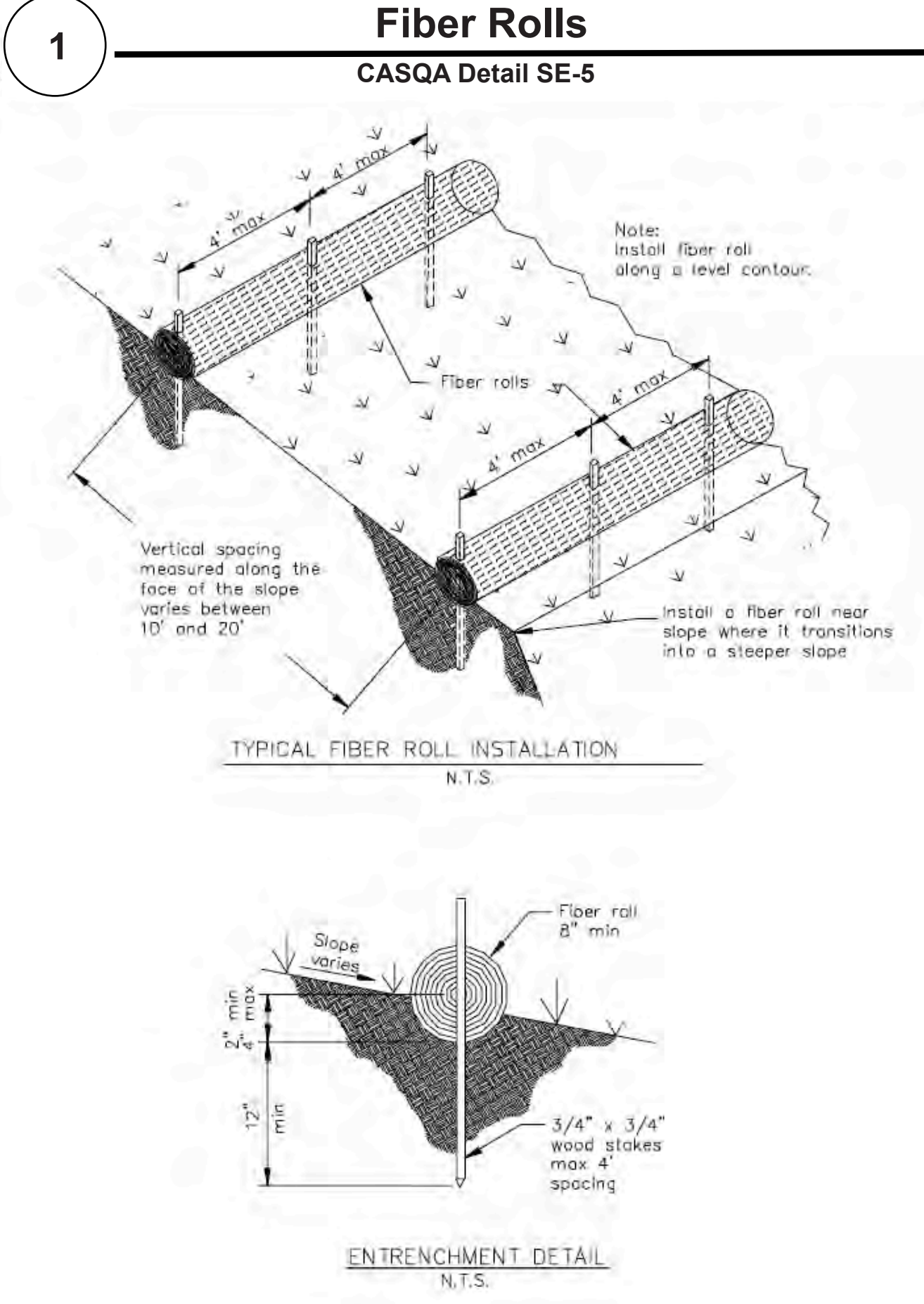
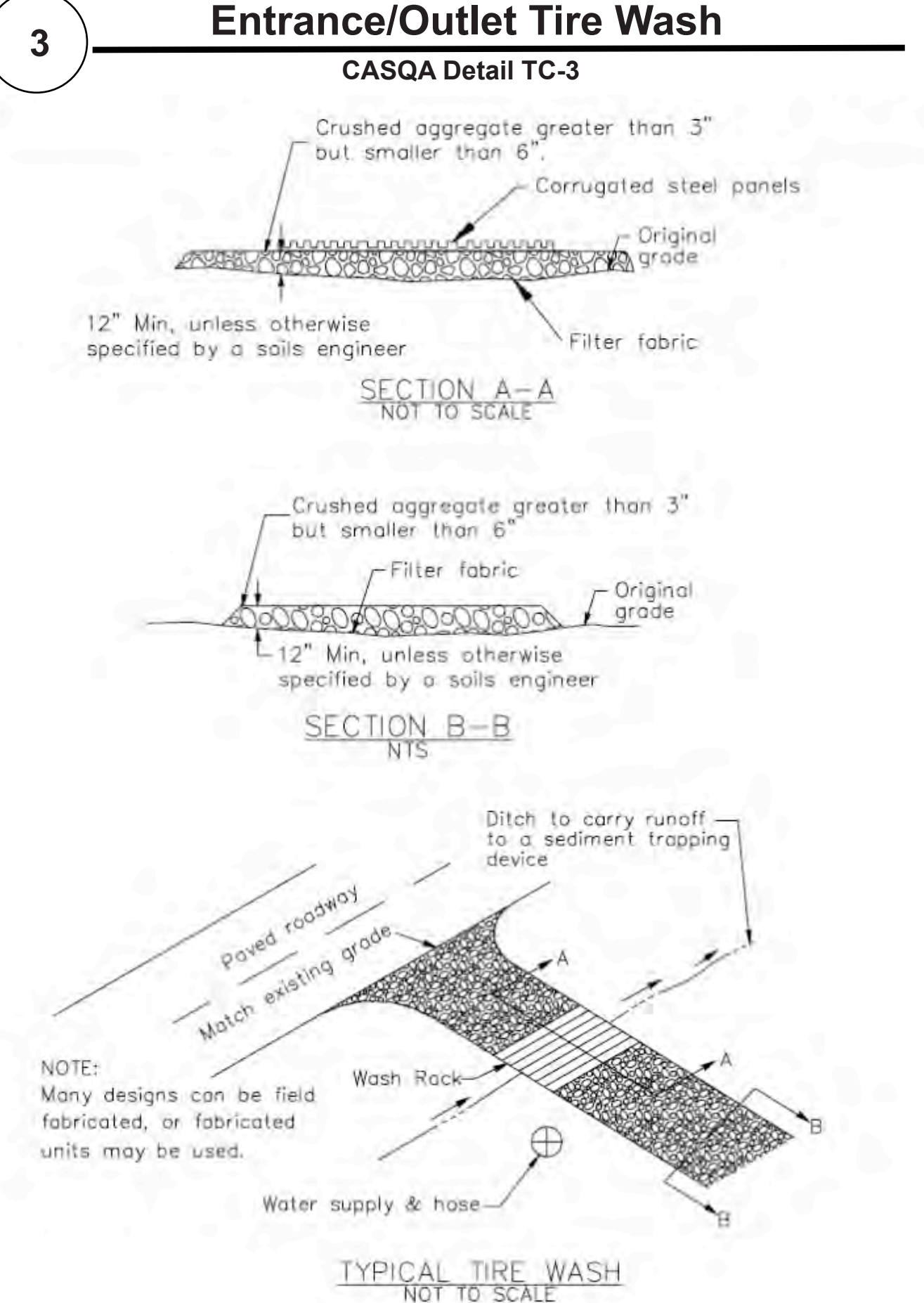
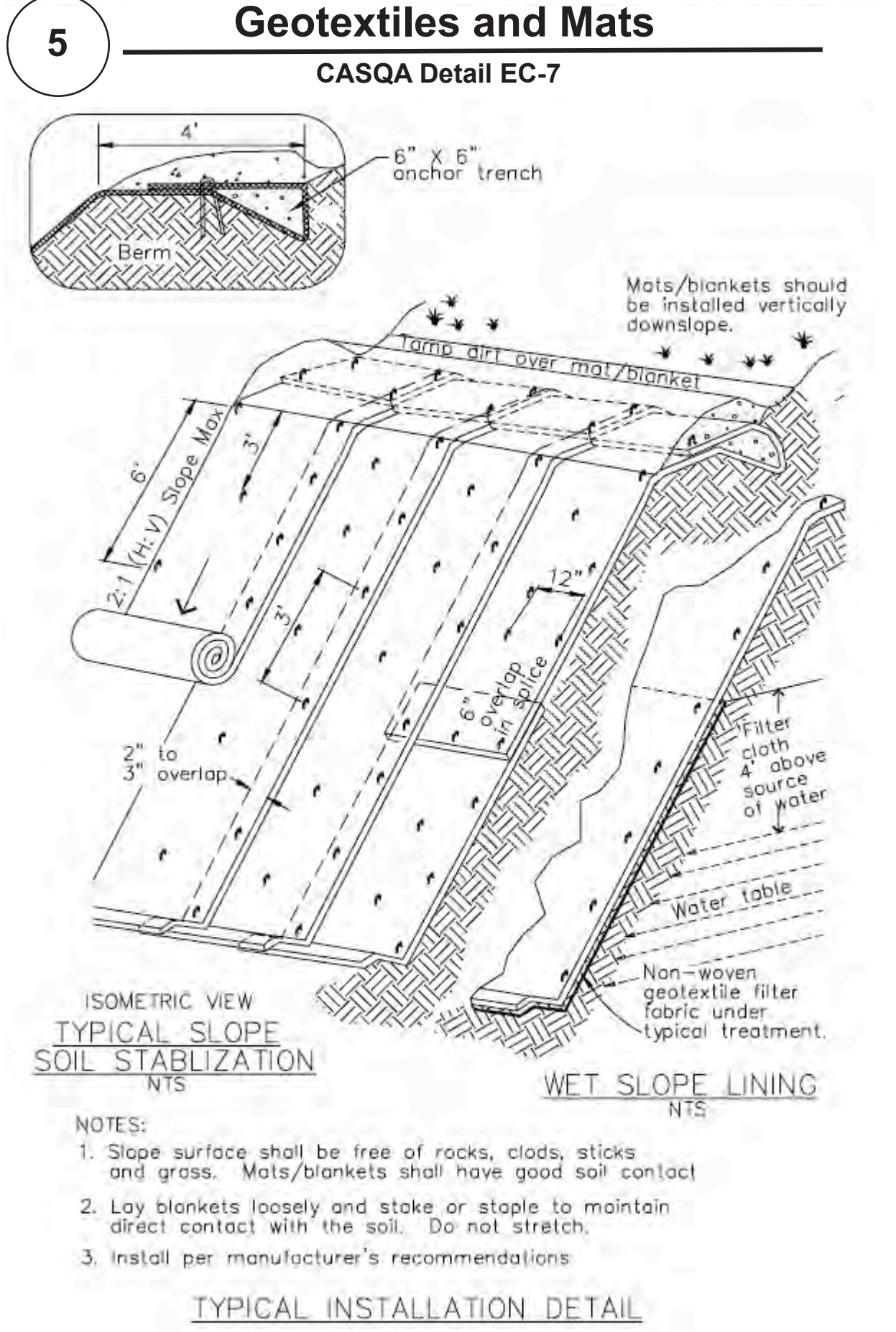
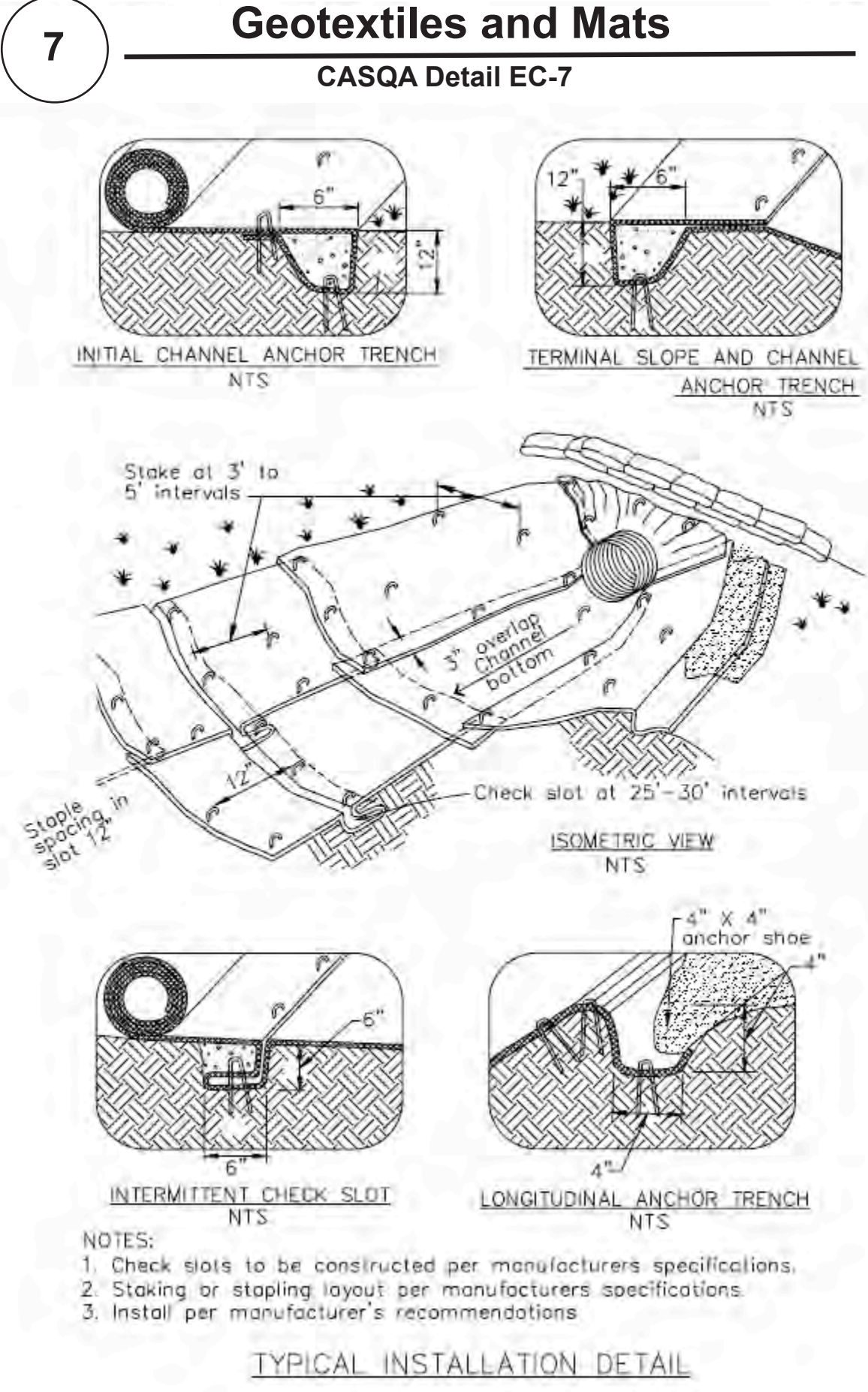
- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked 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 rolls 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, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- 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.
- 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.
- 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.
- 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.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

APPLICANT: MELISSA WATERS
ROAD: PEACOCK COURT
COUNTY FILE NO.

SINGLE FAMILY RESIDENCE
FOR:
MELISSA WATERS
PEACOCK COURT
APN: 351-42-004
PROJECT #18-019-1





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

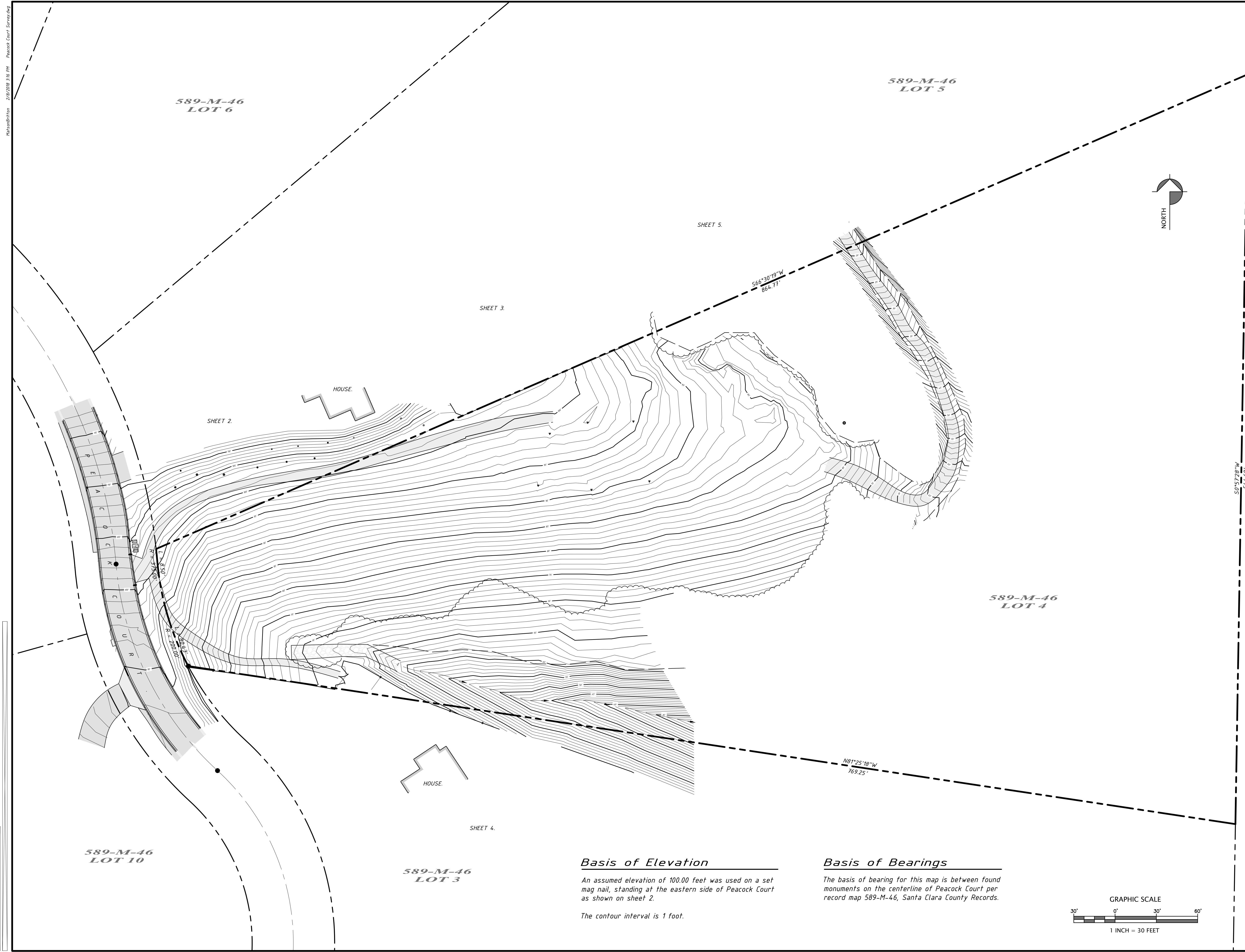
Project Information

APPLICANT: MELISSA WATERS
ROAD: PEACOCK COURT
COUNTY FILE NO. XX

SINGLE FAMILY RESIDENCE
FOR MELISSA WATERS
PEACOCK COURT
APN: 351-42-004
PROJECT #18-019-1



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589-M-46
LOT 10

589-M-46
LOT 6

589-M-46
LOT 5

589-M-46
LOT 4

589-M-46
LOT 3

SHEET 2.

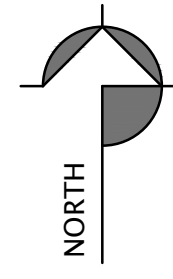
SHEET 3.

SHEET 5.

SHEET 4.

HOUSE.

HOUSE.



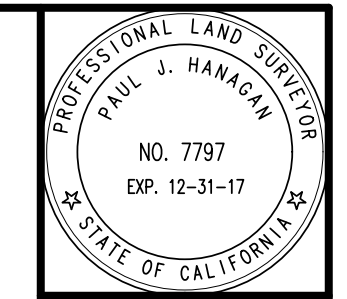
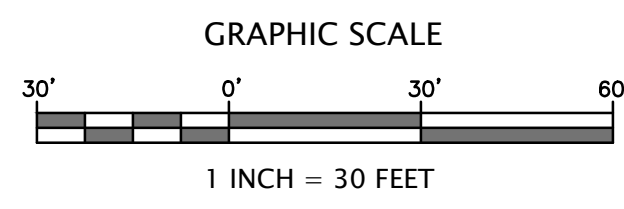
Basis of Elevation

An assumed elevation of 100.00 feet was used on a set mag nail, standing at the eastern side of Peacock Court as shown on sheet 2.

The contour interval is 1 foot.

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.



REVISION
APPROVED
Paul Hanagan LS 7797

HANAGAN LAND SURVEYING, INC.
305-C SOQUEL AVE., SANTA CRUZ, CA 95062
PHONE 831-469-3458

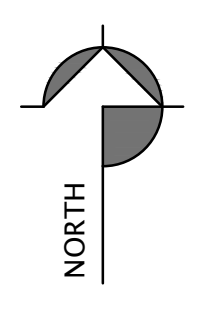
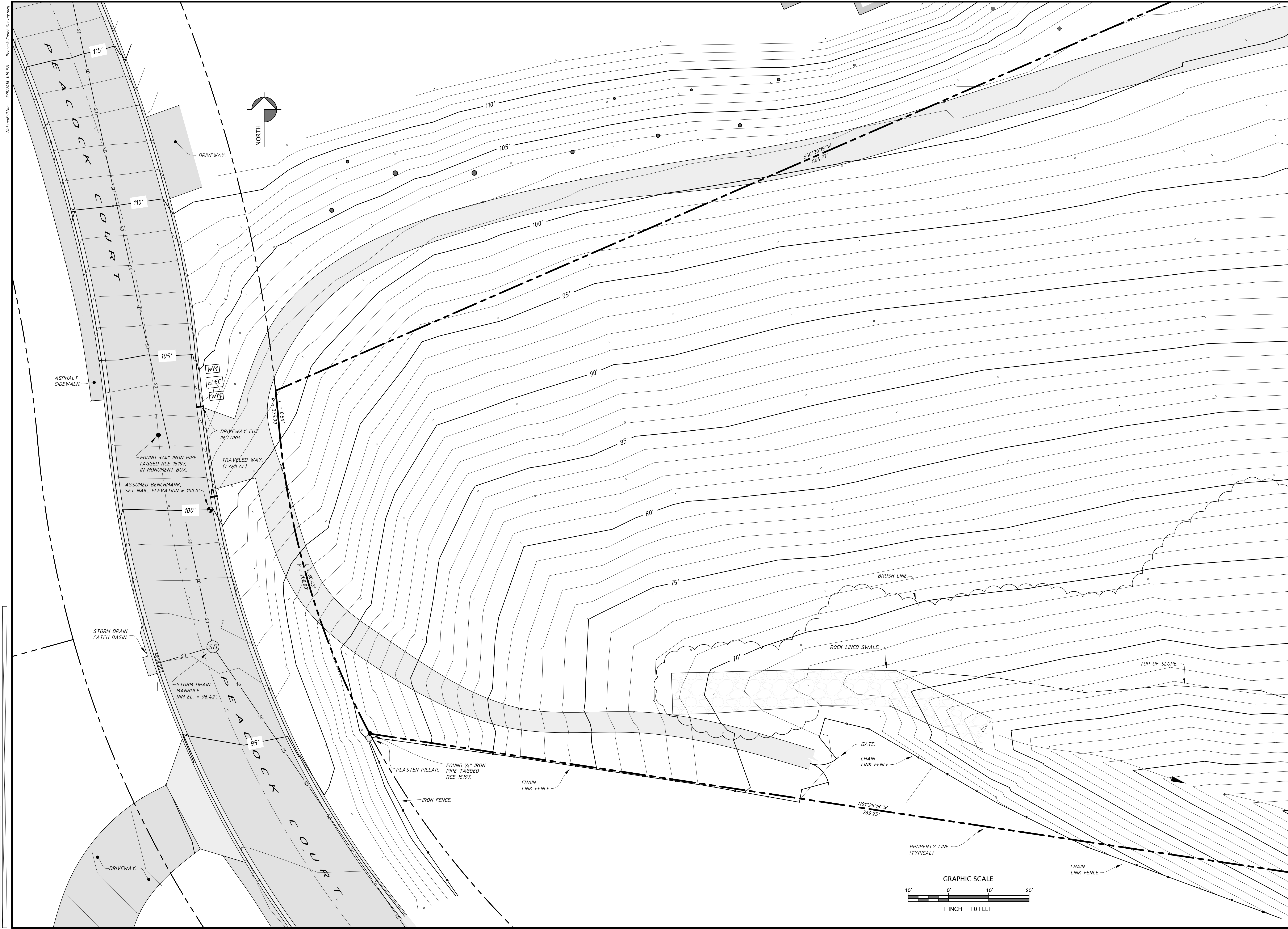


Boundary & Topographic Map, The Lands Of:
Melissa Waters
Peacock Court, Cupertino, CA, 95051

Santa Clara County
A.P.N. 351-42-004
DATE 09-12-2017 DESIGN
SCALE 1" = 30' DRAWN J. Kaneg

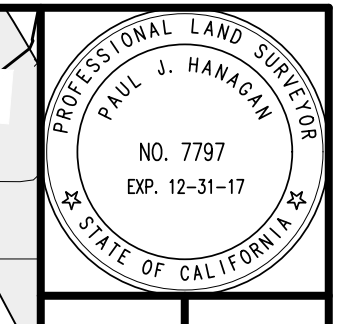
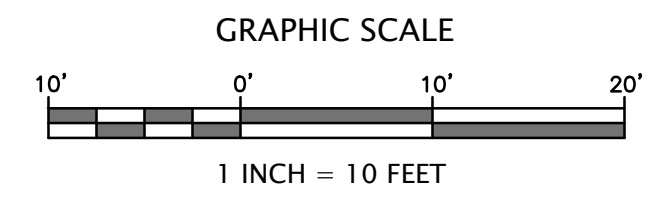
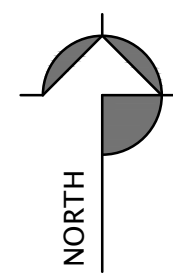
SHEET
1
OF 5 SHEETS
17065
JOB NO.

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PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 EXP. 12-31-17 STATE OF CALIFORNIA	
REVISION	APPROVED Paul Hanagan LS 7797
HANAGAN LAND SURVEYING, INC. 305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE 831-469-3458	
Boundary & Topographic Map, The Lands Of: Melissa Waters Peacock Court, Cupertino, CA, 95051	
Santa Clara County A.P.N. 351-42-004	DESIGN DATE 09-12-2017 DRAWN J. Kaneg
SHEET 2	OF 5 SHEETS
JOB NO. 17065	

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APPROVED	Paul Hanagan LS 7797

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 305-C BOQUEL AVE., SANTA CRUZ, CA 95062
 PHONE 831-469-3458

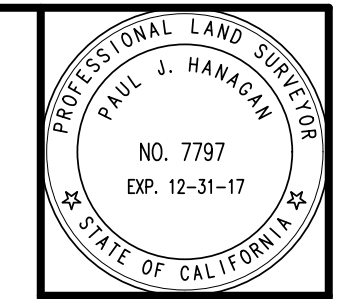
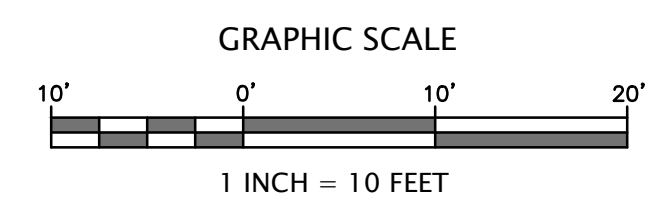
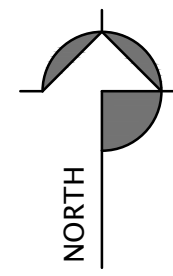
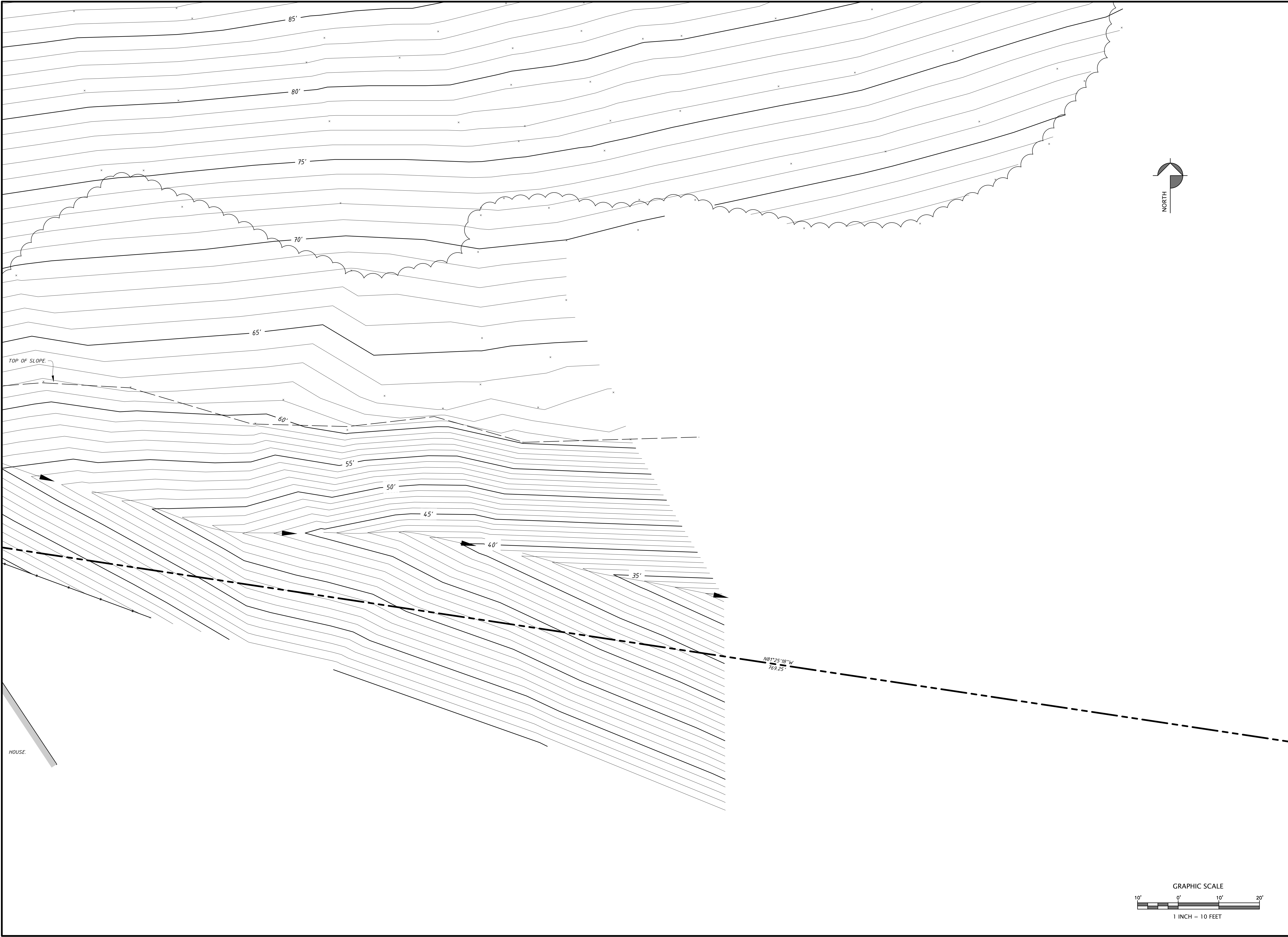


Boundary & Topographic Map, The Lands Of:
Melissa Waters
 Peacock Court, Cupertino, CA, 95051

Santa Clara County	DESIGN	BRAVN J. KANEG
A.P.N. 351-42-004		
DATE 09-12-2017		
SCALE 1" = 10'		

SHEET	3
OF	5 SHEETS
JOB NO.	17065

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REVISION

APPROVED

Paul Hanagan LS 7797

HANAGAN LAND SURVEYING, INC.

305-C SOQUEL AVE., SANTA CRUZ, CA 95062

PHONE 831-469-3458



Boundary & Topographic Map, The Lands Of:

Melissa Waters

Peacock Court, Cupertino, CA, 95051

Santa Clara County
A.P.N. 351-42-004

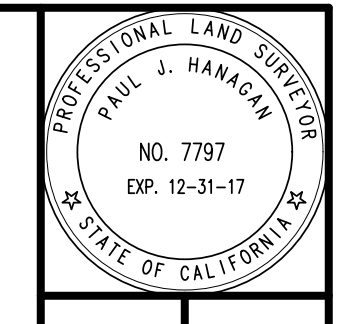
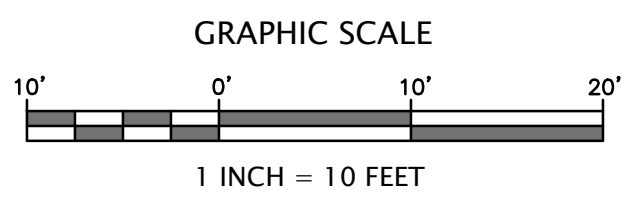
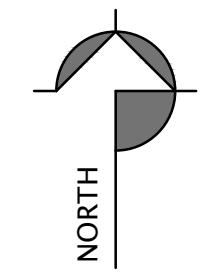
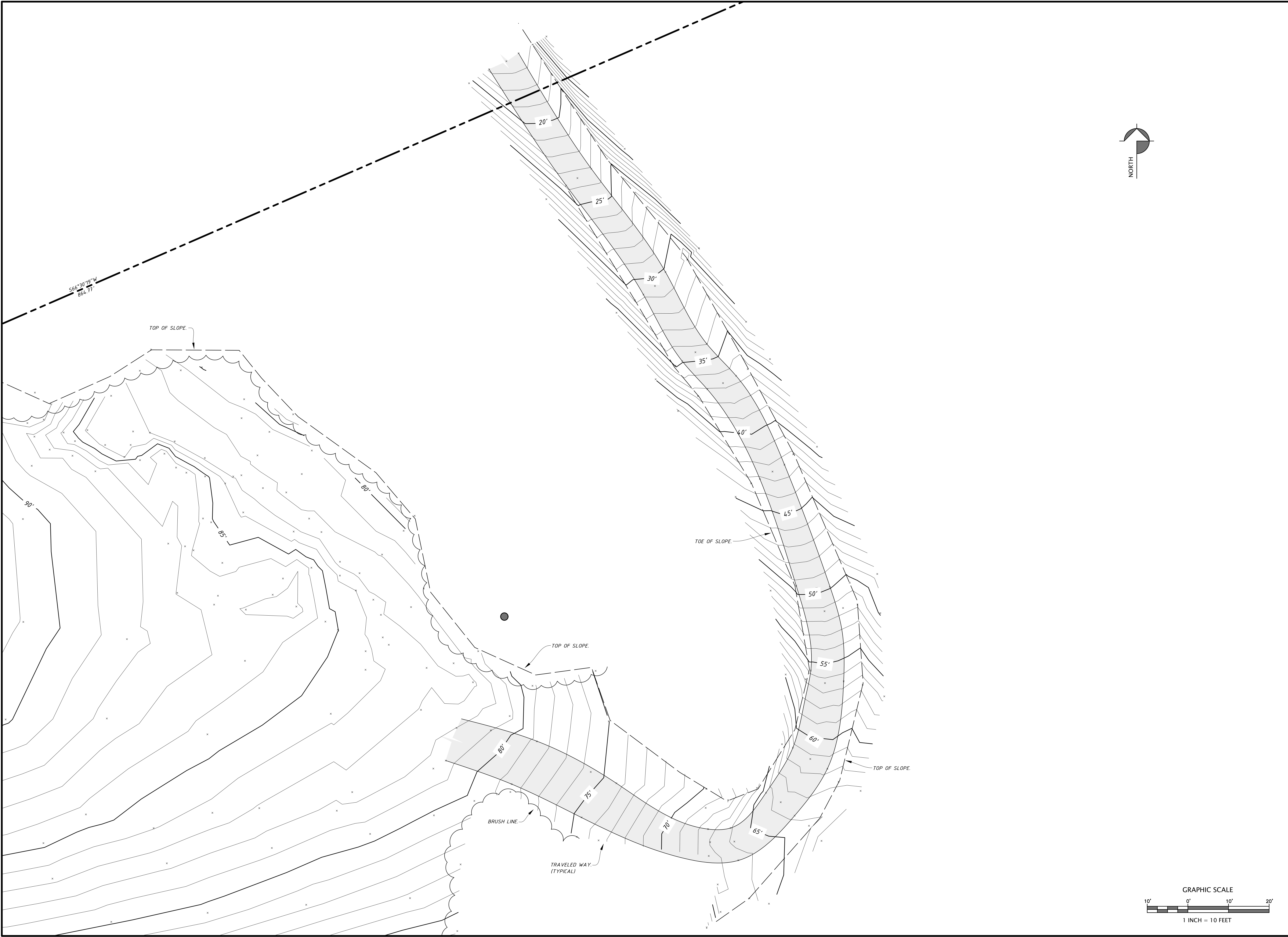
DATE 09-12-2017 DESIGN
SCALE 1" = 10' DRAWN J. Kaneg

SHEET
4

OF 5 SHEETS

17065
JOB NO.

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PHONE 831-469-3458

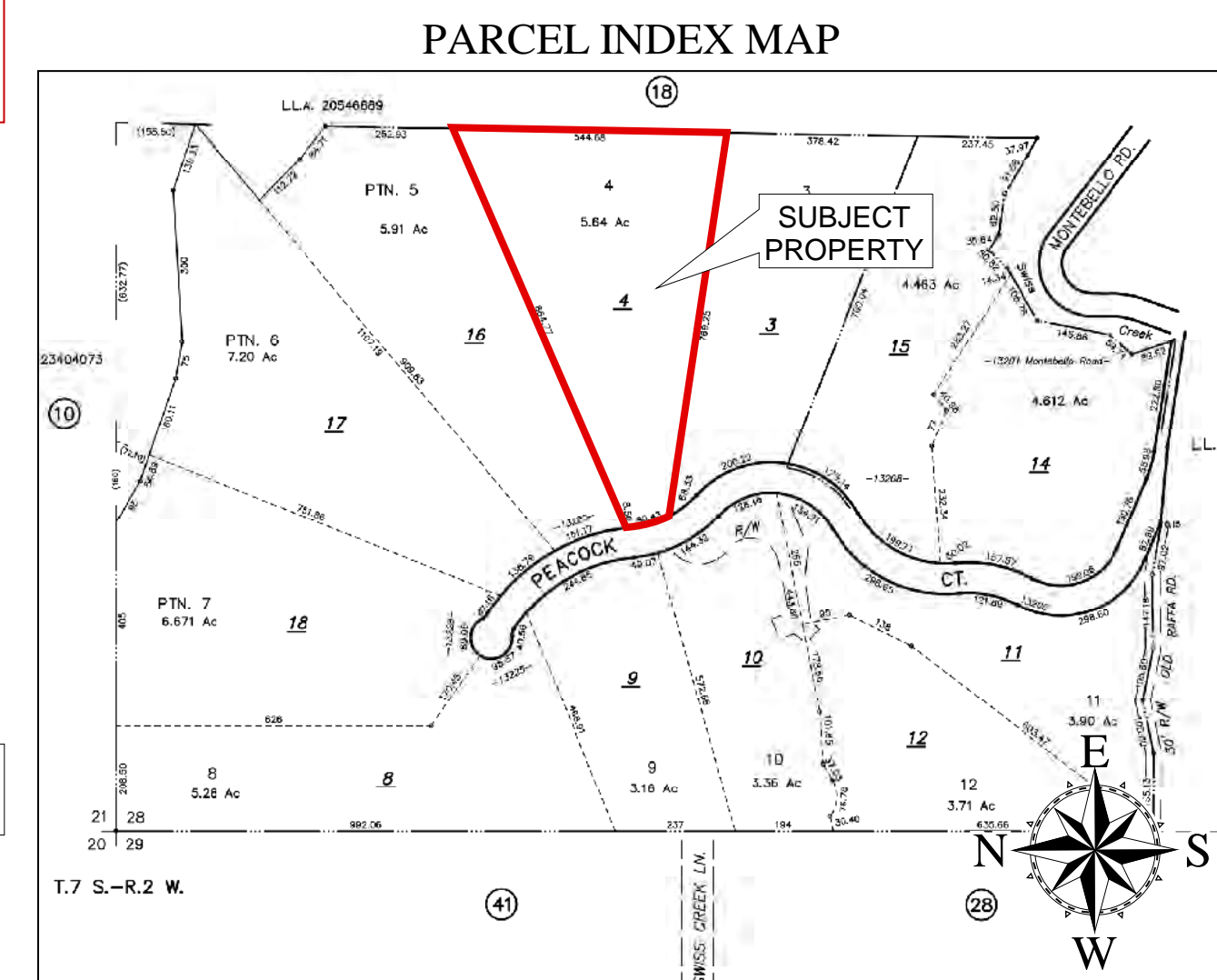
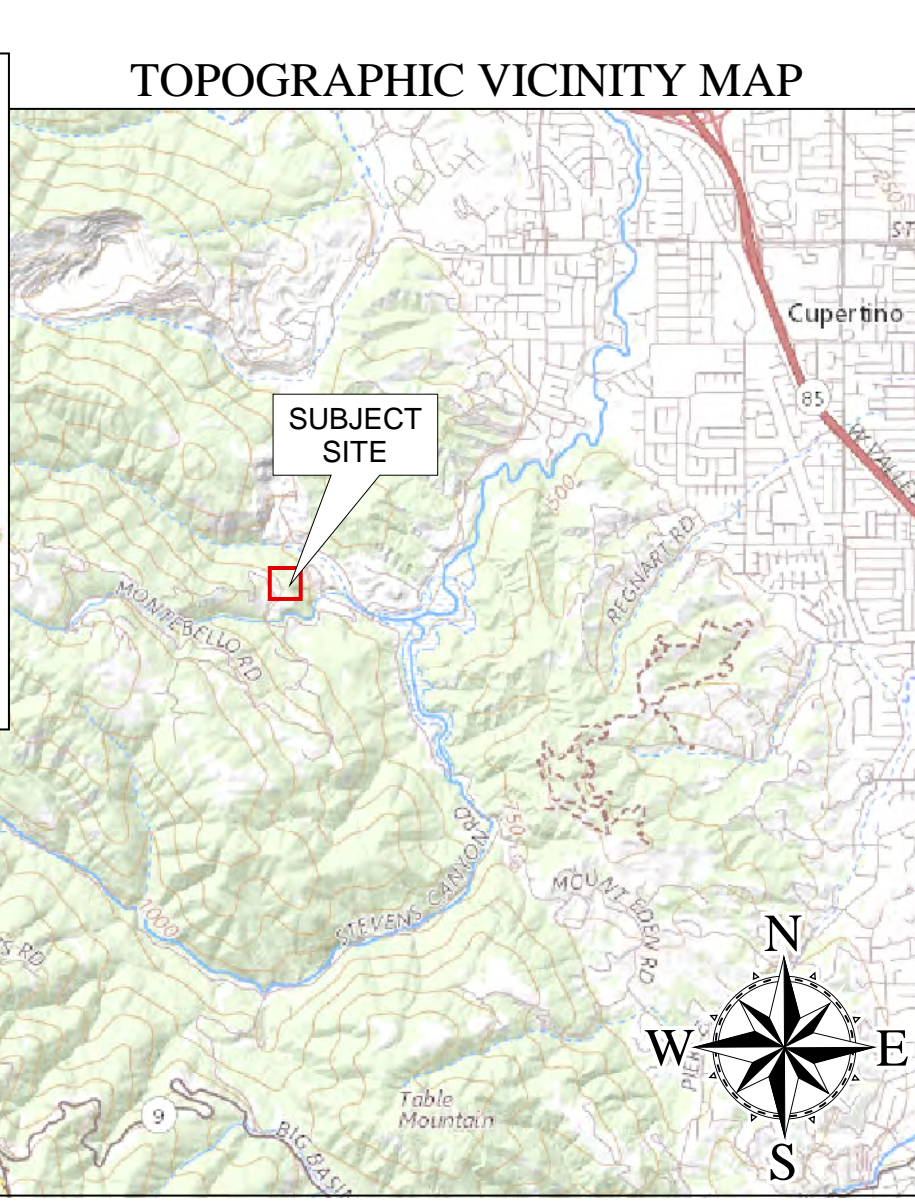
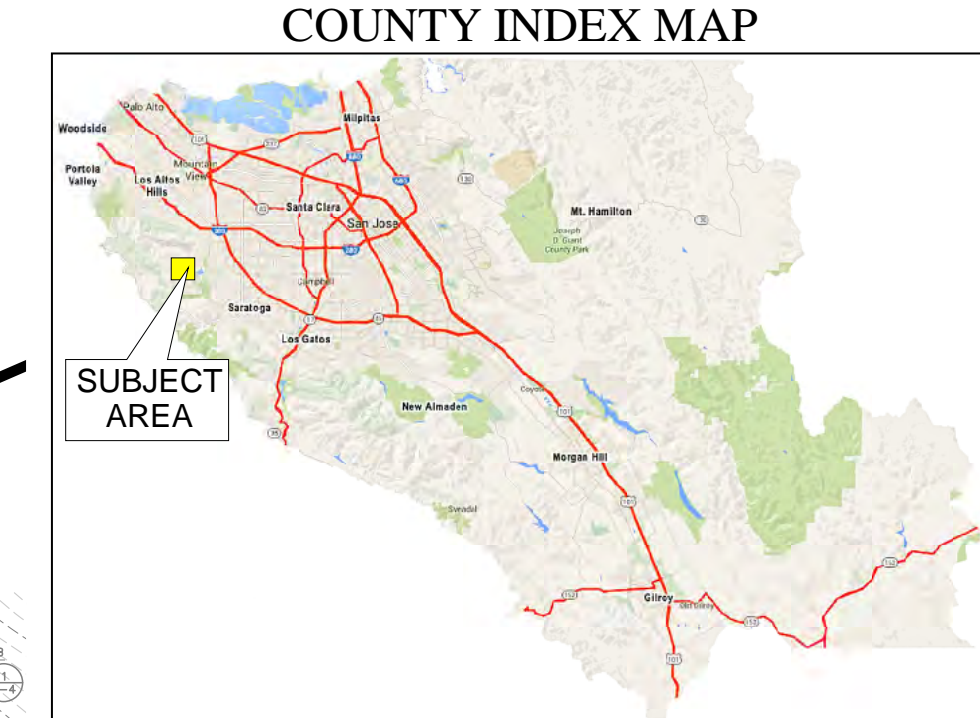
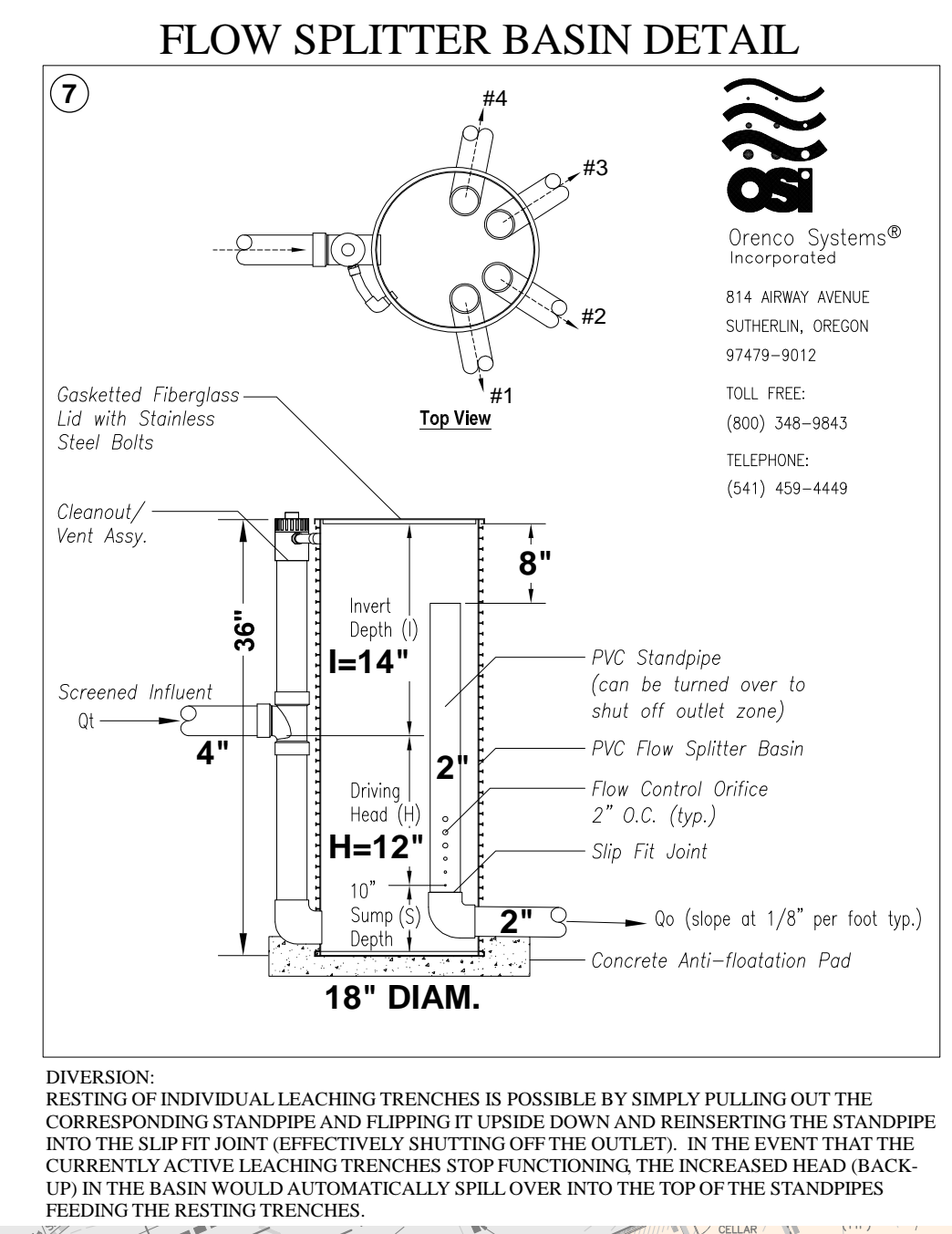
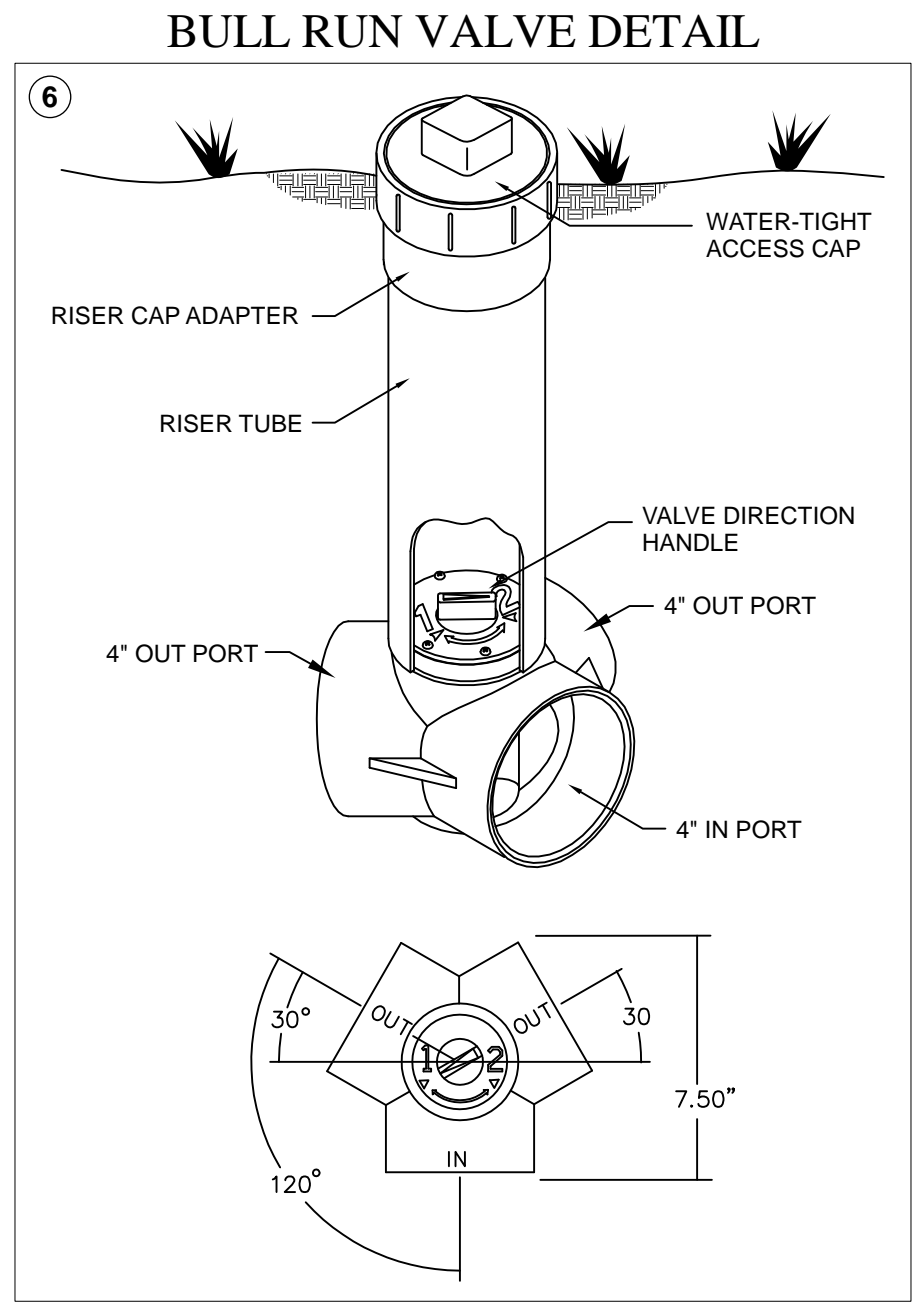


Boundary & Topographic Map, The Lands Of:
Melissa Waters
Peacock Court, Cupertino, CA, 95051

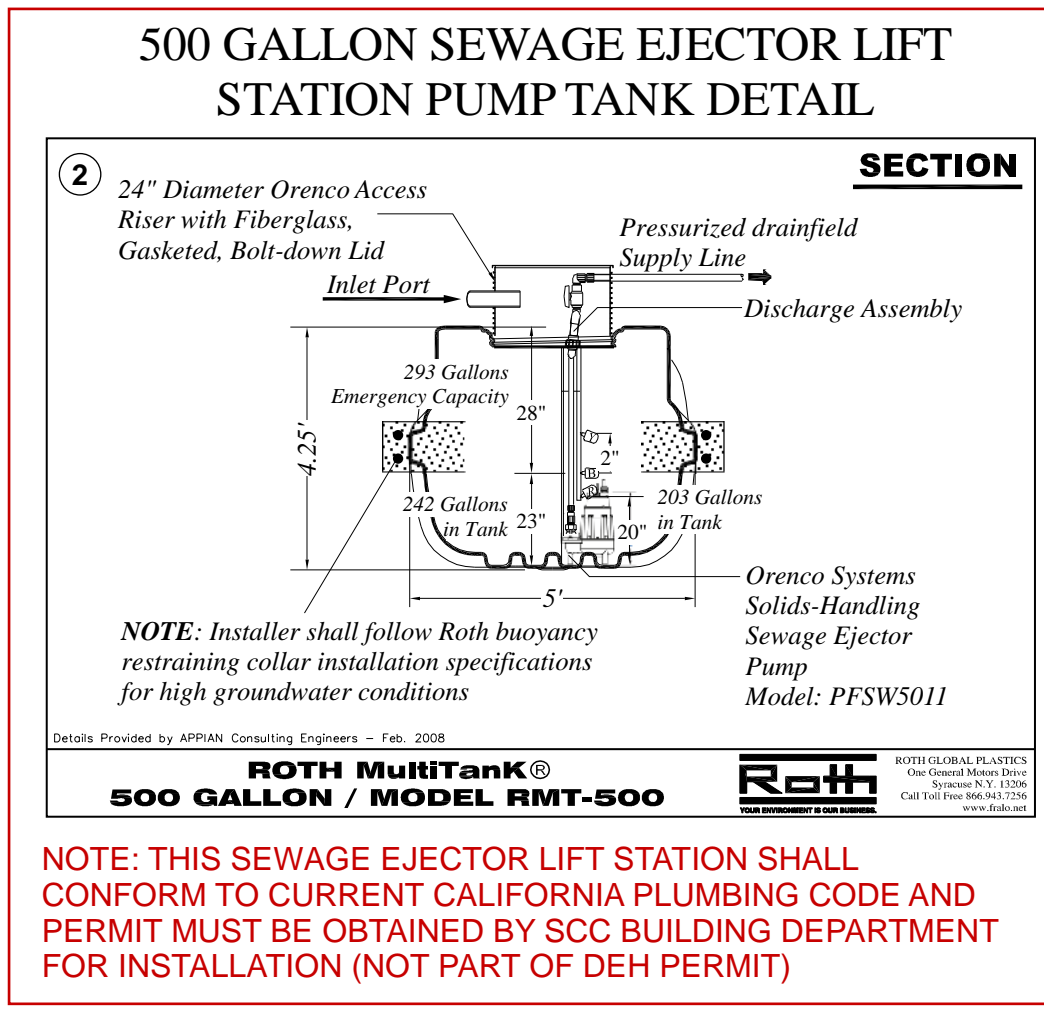
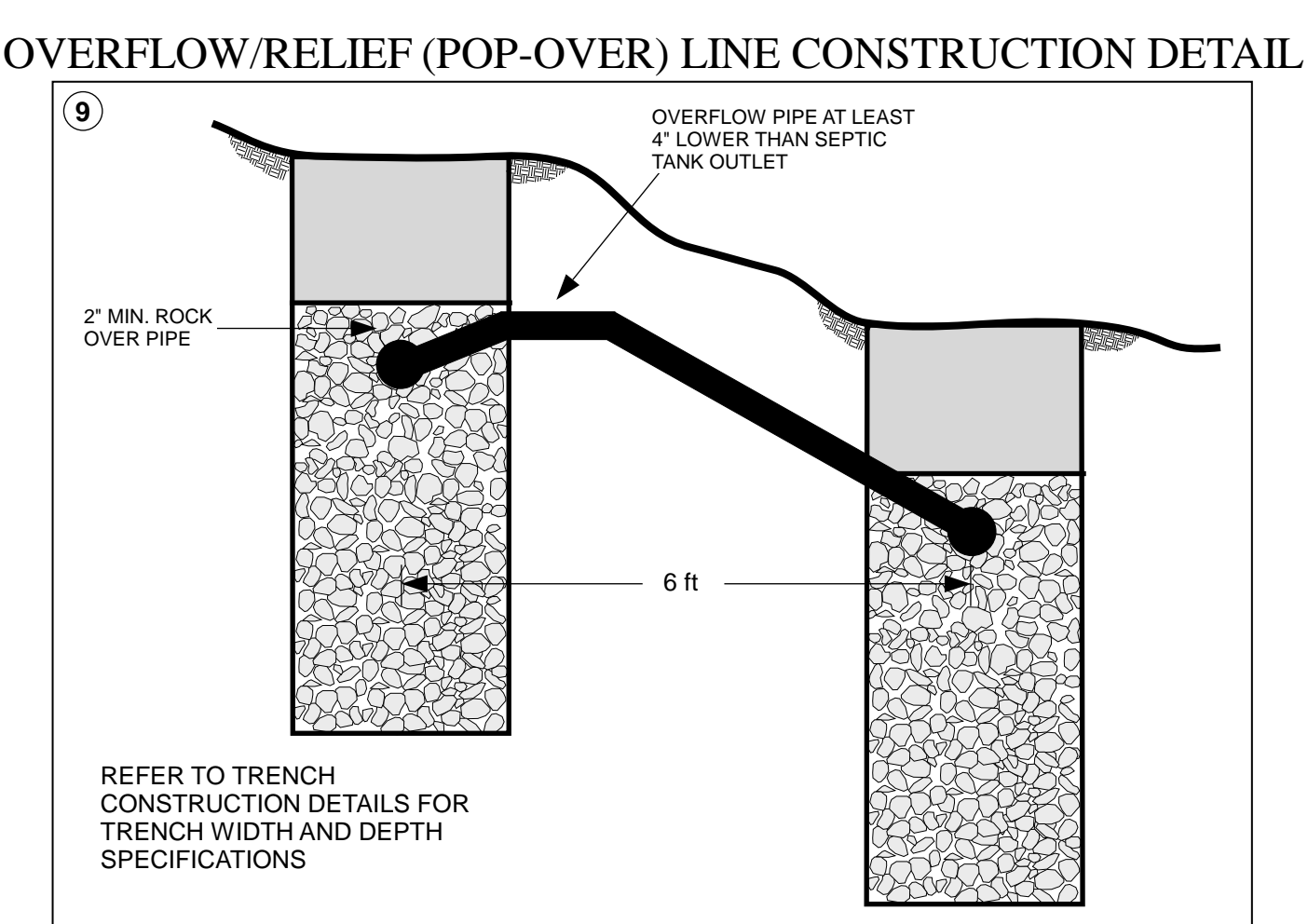
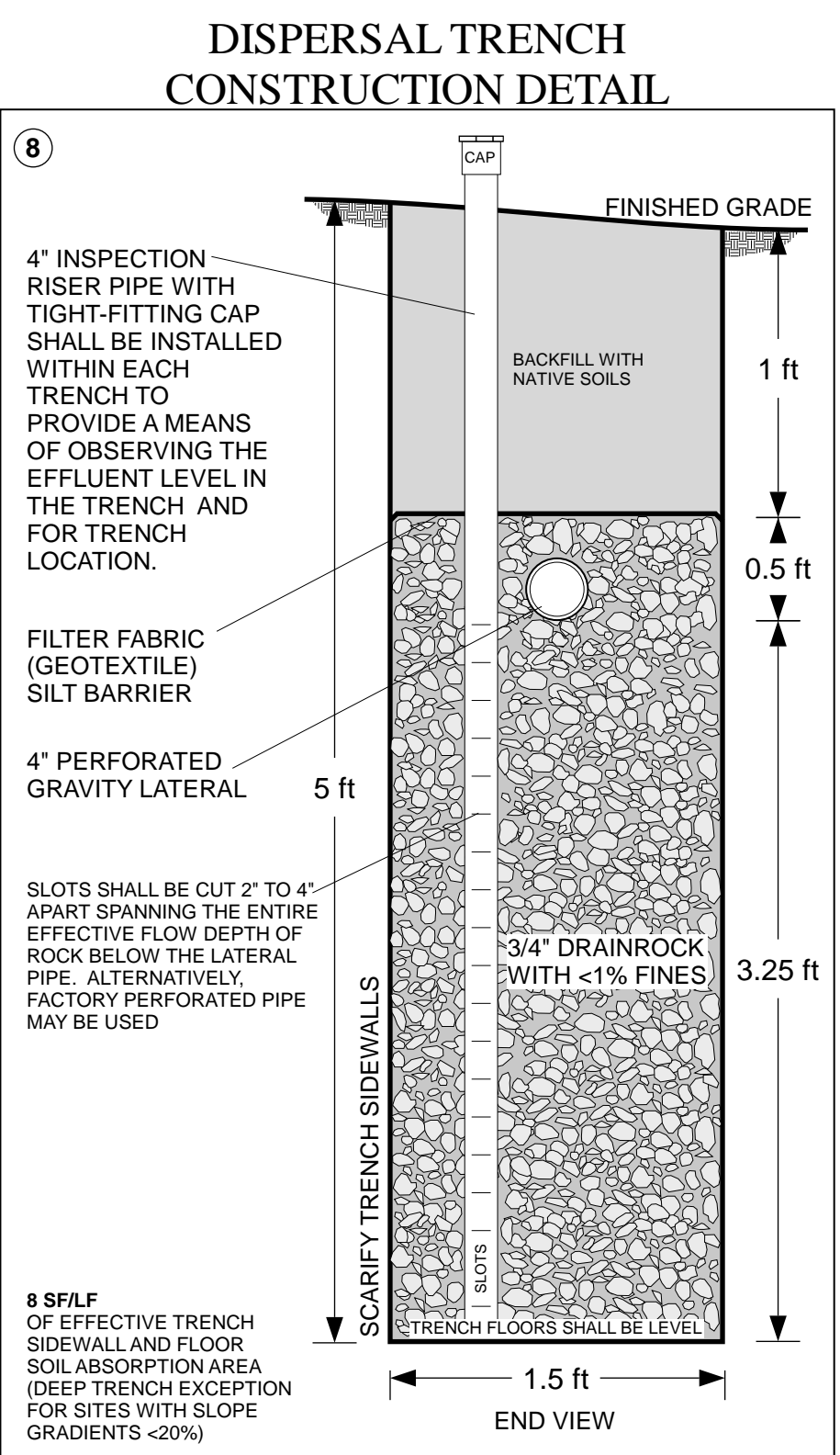
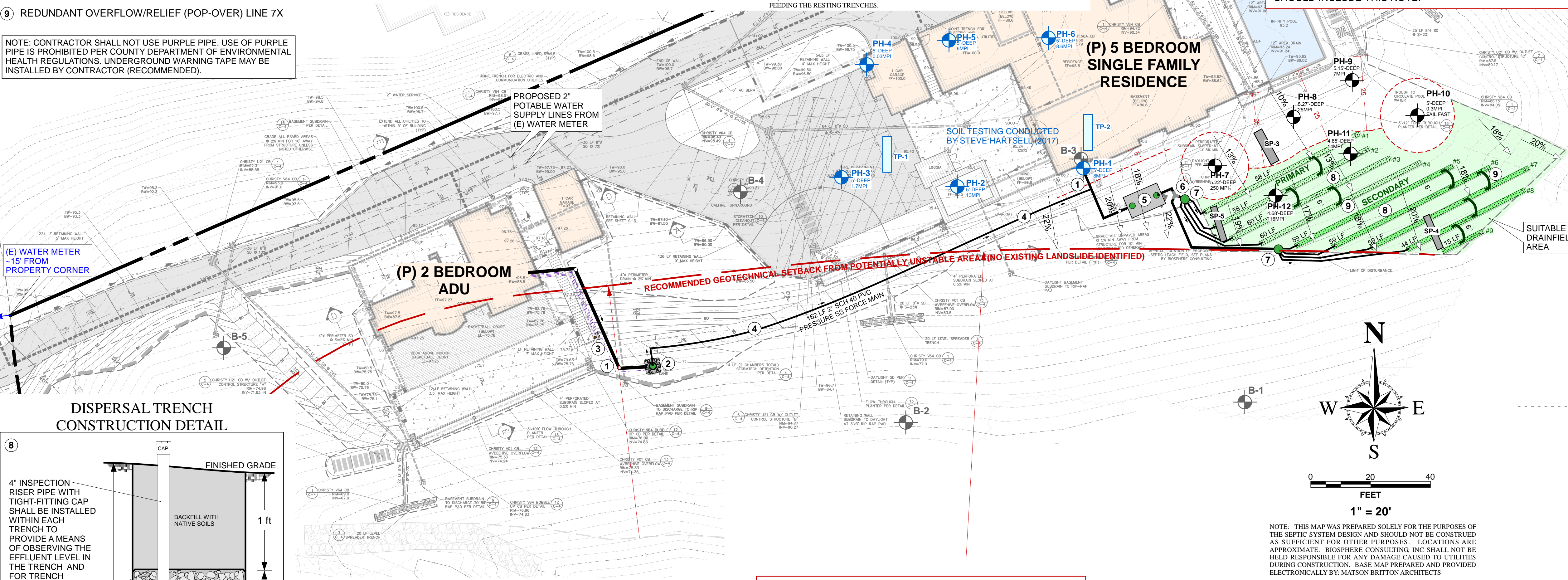
Santa Clara County
A.P.N. 351-42-004
DATE 09-12-2017 DESIGN
SCALE 1" = 10' DRAWN J. Kaneg

SHEET
5
OF 5 SHEETS
17065
JOB NO.

- WASTEWATER DESIGN FLOW IS 900 GPD.
 BASED ON PROPOSED 5 BEDROOM MAIN HOUSE (600 GPD)
 AND 2 BEDROOM ADU (300 GPD).
- 4" ABS GRAVITY SEWER LINE WITH MINIMUM 2% GRADIENT AND 2-WAY CLEANOUTS. 2" PRESSURIZED TRANSPORT PIPE SHALL BE PLUMBED TO TEE INTO THE TOP OF THE 4" GRAVITY SEWER PIPE.
 - 500 GAL ROTH SEWAGE EJECTOR LIFT STATION TANK* WITH AN OSI 0.5 HP PFSW5011 SOLIDS-HANDLING SEWAGE PUMP (20 GPM) SHALL BE INSTALLED IN THE LOCATION SHOWN ON PLAN (SEE DETAIL). SEWAGE PUMP AND CONNECTED 2" DIAM PRESSURE TRANSPORT PIPING SHALL BE CAPABLE OF PASSING A 1-1/4 INCH (38 MM) DIAMETER SOLID BALL AND SHALL HAVE A BACKWATER VALVE AND GATE VALVE.
 *NOTE: THIS SEWAGE EJECTOR LIFT STATION SHALL CONFORM TO CURRENT CALIFORNIA PLUMBING CODE AND PERMIT MUST BE OBTAINED BY SCC BUILDING DEPARTMENT FOR INSTALLATION.
 - OSI MVP CONTROL PANEL FOR SEWAGE EJECTOR LIFT STATION, TWO 20 AMP, 120 VOLT ELECTRICAL CIRCUITS REQUIRED.
 - 2" DIAMETER SCH 40 PVC PRESSURE FORCE MAIN SEWAGE TRANSPORT LINE (162 LF). DETECTABLE FOIL WARNING TAPE LABELED "SEWER" SHALL BE INSTALLED ABOVE PIPE IN TRENCH.
 - 2,500 GALLON CONCRETE, PINNACLE STYLE CHAPIN SEPTIC TANK WITH OSI EFFLUENT FILTER MODEL FTS0444-36V
 - BULL RUN VALVE
 - 18" FLOW SPLITTER BASIN 2X (SEE DETAIL)
 - PRIMARY AND SECONDARY LEACHFIELDS SHALL EACH CONSIST OF A TOTAL OF 236 FEET OF ROCK-FILLED TRENCH. EACH TRENCH SHALL BE 1.5 FT-WIDE AND 5 FT-DEEP WITH AN EFFECTIVE DEPTH OF 3.25 FT. TRENCHES SHALL BE SPACED 6 FT APART ON CENTER.
 - REDUNDANT OVERFLOW/RELIEF (POP-OVER) LINE 7X

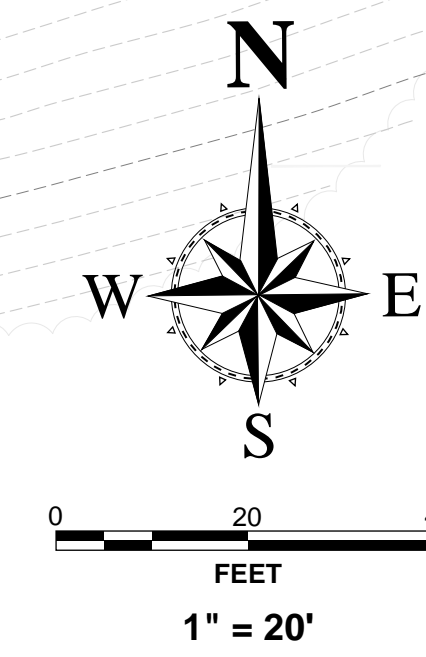


NOTE: CONTRACTOR SHALL NOT USE PURPLE PIPE. USE OF PURPLE PIPE IS PROHIBITED PER COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH REGULATIONS. UNDERGROUND WARNING TAPE MAY BE INSTALLED BY CONTRACTOR (RECOMMENDED).



IMPORTANT! SPECIFIED WASTEWATER DRAINFIELD DISPERSAL AREAS SHALL BE FENCED OFF PRIOR TO ANY SITE DEVELOPMENT IN ORDER TO PROHIBIT ANY GRADING EQUIPMENT OR STAGING OF MATERIALS IN THESE AREAS. IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN THESE AREAS BE PRESERVED FOR PROPER FUNCTION OF THE SOIL DISCHARGE SYSTEM. DO NOT ALLOW SOILS IN THESE AREAS TO BE COMPACTED. DO NOT ROUTE UTILITY TRENCHES THROUGH THE PROPOSED DRAINFIELDS. ALL STORMWATER LINES, INLETS/OUTLETS AND DRAINAGEWAYS SHALL MAINTAIN THE REQUIRED DEH SETBACKS TO THE PROPOSED DRAINFIELDS.

ALL BUILDING PLANS PREPARED FOR THE PROJECT SHOULD INCLUDE THIS NOTE.



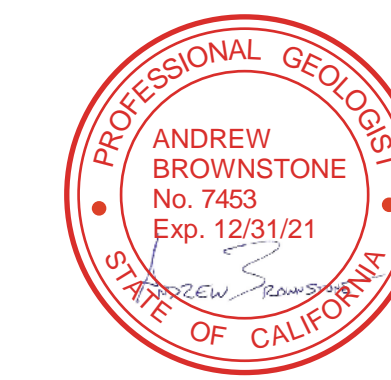
NOTE: THIS MAP WAS PREPARED SOLELY FOR THE PURPOSES OF THE SEPTIC SYSTEM DESIGN AND SHOULD NOT BE CONSTRUED AS SUFFICIENT FOR OTHER PURPOSES. LOCATIONS ARE APPROXIMATE. BIOSPHERE CONSULTING, INC. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION. BASE MAP PREPARED AND PROVIDED ELECTRONICALLY BY: MATSON BRITTON ARCHITECTS

Biosphere Consulting
 Alternative Wastewater System Design
 1315 King Street
 Santa Cruz, CA 95060
 Tel: (831) 430-9116
 www.biosphere-consulting.com

CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Project Location:	Peacock Ct, Cupertino, California	(Santa Clara County)
Property Owner:	Melissa Waters	
Mailing Address:	1063 Cherry Ave, San Jose, California 95125	
Owner Phone #:	(408) 813-9691	
Date:	06/04/21	By: David Quinn / Andrew Brownstone
REVISION:		Job No.: 19016 APN: 351-42-004

Sheet: 1 OF 2



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION OR REPRODUCTION OF ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. BIOSPHERE CONSULTING, INC. MAINTAINS TITLE OWNERSHIP OF THE PLANS AND SPECIFICATIONS WITHOUT PREJUDICE. VISUAL CONFIRMATION SHALL CONSTITUTE IRREVOCABLE EVIDENCE OF THE ACCEPTANCE OF THESE PLANS AND SPECIFICATIONS.

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) x 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'
 TRENCH SPACING SHALL BE 6 FT CENTER-TO-CENTER

SPECIFICATIONS

- Building Sewer Lines, & Proposed Processing Tank**
 - 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.**
 - Locate a 2-way, 4" ABS cleanout fitting on the building sewer and line location.
 - 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-floatation specifications.
 - 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.
 - 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.
 - Obtain a watertight tank inspection by EH and the designer or distributor with 24 hours notice to each.
 - Install an OSI Effluent Filter (Model: FTS0444-36V) at tank outlet.
- Effluent Distribution and Dispersal Trenches**
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - Installer shall assure that surface drainage is directed away from the proposed septic tank and dispersal trenches.
- Piping Schedule**
 - All piping shall conform and be installed according to the requirements in the current California Plumbing Code.
 - 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.
- Installer Qualifications and Responsibilities**
 - The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic systems.
 - 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.
 - For tree setback requirements, refer to the Santa Clara County Ordinance C-16 Tree Preservation and Revision. (N/A)
 - 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
- Site Clean up and Erosion Control Measures**
 - All excavated areas shall be smoothed and all construction debris shall be removed from the site.
 - 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.
 - Straw shall be used to cover all disturbed soil.
 - 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 growth of trees and shrubs. Do not construct anything or drive/park over the septic tanks or dispersal trenches.

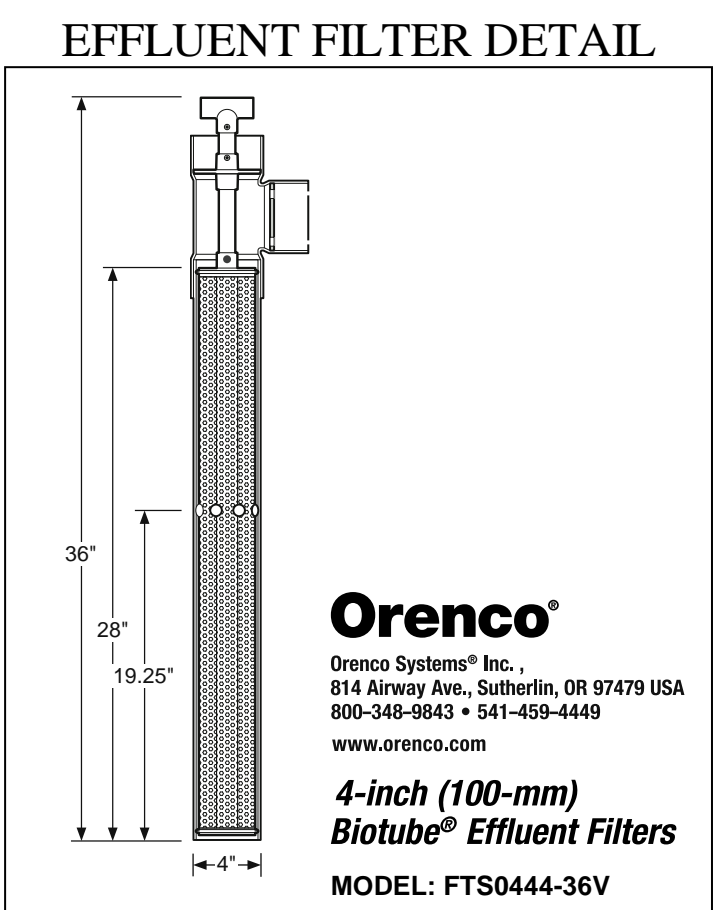
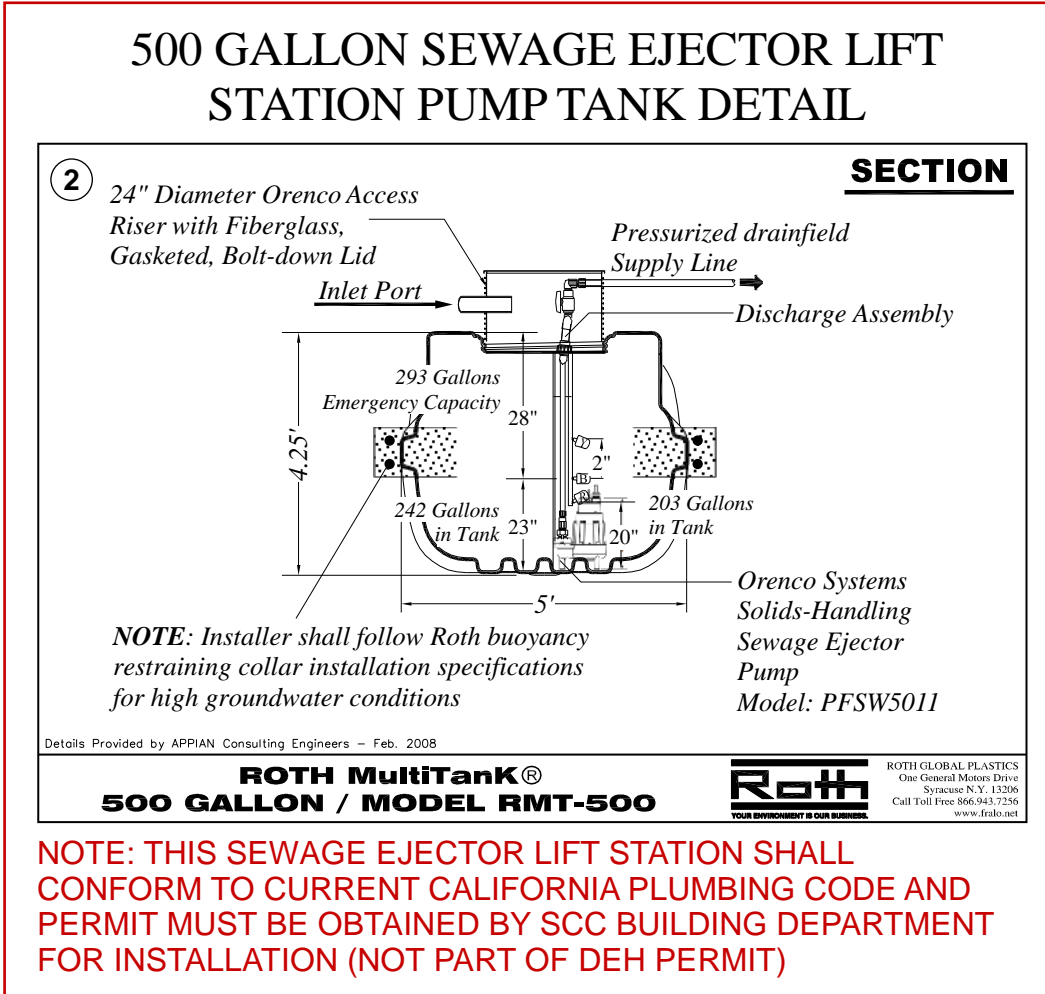
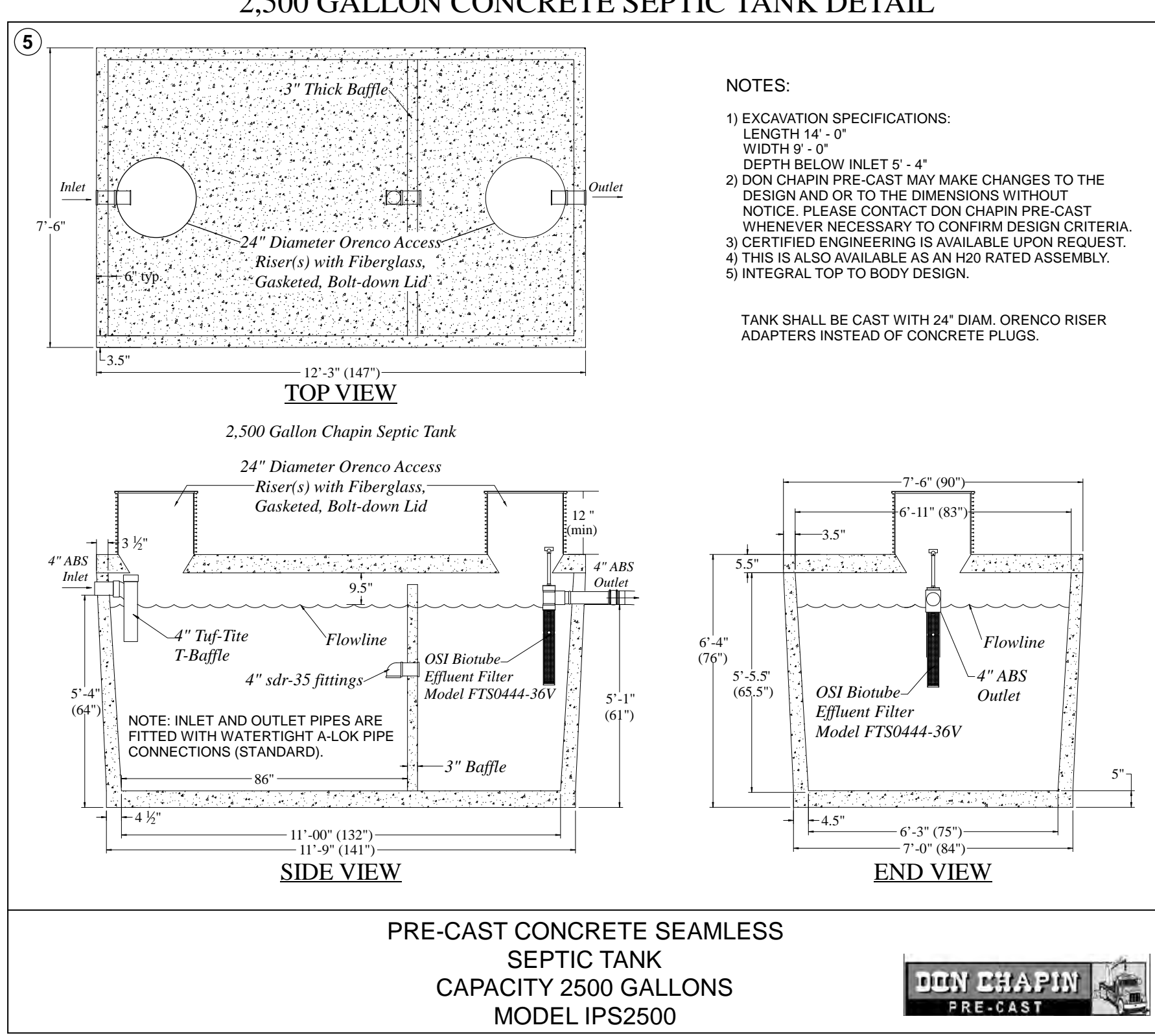
SOIL PERCOLATION SUMMARY TABLE -- 06/28/19

Percolation Hole (PH)	7	8	9	10	11	12
Depth	5.22'	5.27'	5.15'	5.00'	4.85'	4.68'
Stabilized MPI	FAIL	FAIL	17.90	9.36	82.50	
Adjusted Stabilized MPI	R ₁ =R x 1.4					
Avg. Adj. Stabilized MPI	R ₂ =Σ(R ₁)/#Holes					
# Bedrooms	FOR OFFICE USE ONLY					
	TANK SIZE (Gal)			Leach Line (Ft)		

LOG	Sample Depth	Moisture	Structure	Pores	Mottles	Char Film	Gravel	Roots	Consistence	Texture	Color	Horizon	Contacts
GRAVELLY	1"	dry	loose	open	none	none	none	none	loose	streaky	plastic	Munsell (moist)	O A E
	1'	moist	loose	open	none	none	none	none	loose	streaky	plastic	Munsell (moist)	O A E
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COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

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 Alternative Wastewater System Design
 1315 King Street
 Santa Cruz, CA 95060
 Tel: (831) 430-9116
 www.biosphere-consulting.com

CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM DESIGN			
Project Location:	Peacock Ct, Cupertino, California	[Santa Clara County]	
Property Owner:	Melissa Waters		
Mailing Address:	1063 Cherry Ave, San Jose, California 95125		
Owner Phone #:	(408) 813-9691		
Date:	06/04/21	By: David Quinn / Andrew Brownstone	Sheet:
REVISION:		Job No.: 19016	APN: 351-42-004



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Kikuchi + Kankel Design Group

Landscape Architecture
Environmental Design
Site Planning

730 Mill Street
Half Moon Bay, CA 94019
(650) 726-7100

www.kkdesigngroup.com

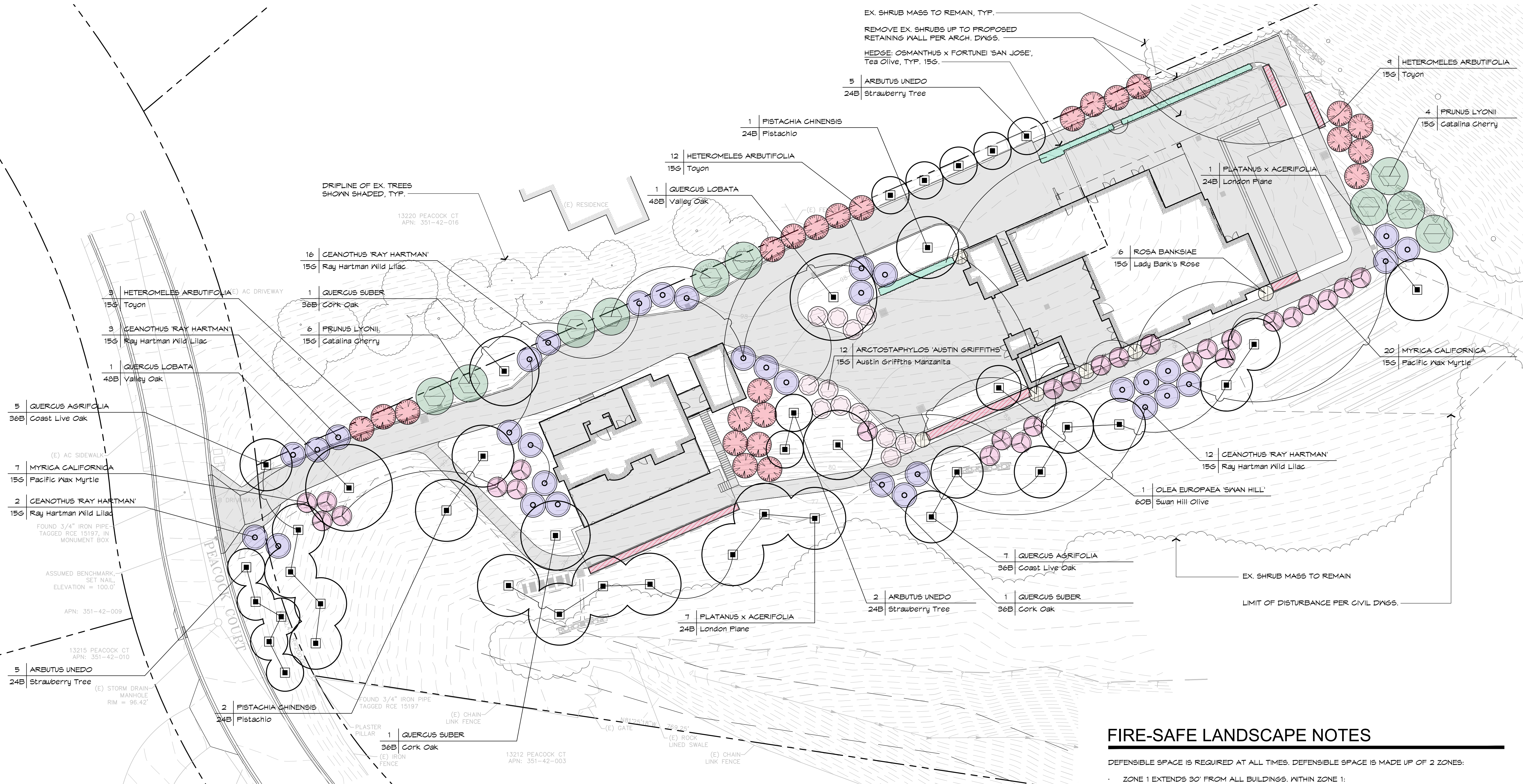
LANDSCAPE SCREENING

WATERS RESIDENCE

PEACOCK COURT
CUPERTINO, CA

APN: 351-42-004

REUSE, REPRODUCTION OR PUBLICATION OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF KIKUCHI + KANKEL DESIGN GROUP.



PLANTING LEGEND



NEW SHRUBS PER PLAN.



NEW BOX TREE PER PLAN.

FLOW-THROUGH PLANTER: CONTRACTOR TO INSTALL A MIX OF SHRUBS, PERENNIALS, AND GRASSES COMPATIBLE WITH PERIODIC INUNDATION FOLLOWING STORM EVENTS. PLANT LIST MAY INCLUDE:

- TREES: CERCIS OCCIDENTALIS (Western Redbud)
- HETEROMELES ARBUTIFOLIA (Toyon)
- MYRTUS CALIFORNICA (Pacific Wax Myrtle)
- ROSA CALIFORNICA (California Wild Rose)
- GRASSES & PERENNIALS: CAREX DIVULSA (Berkeley sedge)
- CAREX PANSA (California Meadow Sedge)
- ERIGONUM GRANDE REJBESCENS (Island Buckwheat)
- IRIS DOUGLASSIANA (Douglas Iris)
- JUNCUS PATENS (Blue Rush)
- MUHLENBERGIA RIGENS (Deer grass)

PLANTING NOTES

- PROJECT SITE IS IN THE STATE RESPONSE AREA (SRA) AND THE WILDLAND URBAN INTERFACE (WUI) ZONE.
- PER CA PUBLIC RESOURCES CODE, 4291, DEFENSIBLE SPACE OF AT LEAST 100' FROM ALL BUILDINGS AND STRUCTURES IS REQUIRED AT ALL TIMES. SEE FIRE-SAFE LANDSCAPE NOTES, BELOW.
- SEE ARCHITECT'S DRAWINGS FOR DESCRIPTIONS OF NEW HOUSE AND COTTAGE STRUCTURES. SEE CIVIL DRAWINGS FOR DESCRIPTIONS OF GRADING, DRAINAGE, AND HARDSCAPE AREAS.
- FUTURE LANDSCAPING (NOT SHOWN ON THESE PLANS) SHALL BE SELECTED TO BE FIRE-RESISTANT, 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 SOIL, 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 SHALL BE PROVIDED TO THE COUNTY PRIOR TO PLANTING.
- 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.
- FINAL PLANT LOCATIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT EXCAVATION.

FIRE-SAFE LANDSCAPE NOTES

DEFENSIBLE SPACE IS REQUIRED AT ALL TIMES. DEFENSIBLE SPACE IS MADE UP OF 2 ZONES:

- ZONE 1 EXTENDS 30' FROM ALL BUILDINGS. WITHIN ZONE 1:
 - REMOVE ALL DEAD PLANTS, GRASS AND WEEDS.
 - REMOVE DEAD OR DRY LEAVES AND NEEDLES FROM THE YARD, ROOF AND RAIN GUTTERS.
 - REMOVE BRANCHES THAT HANG OVER THE ROOF AND KEEP DEAD BRANCHES 10 FEET AWAY FROM ANY CHIMNEYS.
 - REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
 - CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
- ZONE 2 EXTENDS 100' FROM ALL BUILDINGS (BUT NOT BEYOND THE PROPERTY LINE). WITHIN ZONE 2:
 - FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE.
 - CUT OR MOW ANNUAL GRASSES DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
 - ALL TREES AND OTHER VEGETATION SHALL BE WELL-MAINTAINED TO PREVENT RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OF FROM A STRUCTURE TO OTHER NEARBY VEGETATION.
 - REMOVE ALL TREE BRANCHES TO AT LEAST 6' FROM THE GROUND.
 - REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
- FUTURE LANDSCAPING (NOT SHOWN ON THESE PLANS) SHALL BE SELECTED TO BE FIRE-RESISTANT, HIGH-MOISTURE PLANTS THAT HAVE LOW SAP AND/OR RESIN CONTENTS.
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Revisions:

Date: 12/21/2020

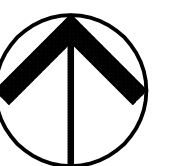
PLANNING REVIEW

Scale:

1/20" = 1'-0"

Drawn by:

XL



LANDSCAPE SCREENING PLAN

Sheet No.

L1