

County of Santa Clara

Department of Planning and Development
Planning Office

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



March 23, 2021

Malissa Waters and Jefferey Waters
1063 Cherry Avenue,
San Jose, CA 95125

FILE NUMBER: PLN20-124
SUBJECT: Design Review (Tier II) and Grading Approval
SITE LOCATION: Peacock Court (APN: 351-42-004)
DATE RECEIVED: February 16, 2021

Dear Malissa Waters and Jefferey Waters

Your resubmittal for application for Design Review (Tier II) and Grading Approval was received on the above date and is incomplete. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division will distribute the plans, reports and/or information to the appropriate staff or agency for review.

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

An appointment is required for all future resubmittals. Please contact me at (408) 299-5737 or via email at glen.jia@pln.sccgov.org to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING OFFICE

Contact Glen Jia at (408) 299-5737 or glen.jia@pln.sccgov.org regarding the following comments:

Lot Legality

1. Please provide a recorded parcel map/tract map, or deed of record as of June 25, 1969. In lieu of a pre-1969 deed, a tract map may be used to prove lot legality. This information is required to confirm that the existing lot (including existing boundaries) was legally created.

The only maps available to us are the ones previously submitted. Attached are those maps.

Site & Elevation Plan

2. Please eliminate the internal accesses from the ADU to the Green Roof and the Basketball court. Pursuant to Santa Clara County Zoning Ordinance section 4.10.015(G)(2), there shall be no interior access connecting the dwelling unit portion of the structure to the non-dwelling portion of the structure. Alternatively, the green roof and the basketball court may be detached from the ADU by maintaining 6-foot building separations. However, if the indoor basketball court detached from the ADU, it shall maintain a minimum of 75-foot setback measured from Peacock Court right-of-way.

Determined N/A

3. Please clarify the use of the proposed chapel on the site plan. This information is used to determine whether a Use Permit is required.

The Chapel is for private use only. Added notes to numerous locations: Floor, Sections & Site Sht P2.1, P2.2, P4 and P9.3

4. Per building height definition on Sheet 15-16 of the County Zoning Ordinance, the building height is the average of the maximum heights on two sections cutting through the highest roof ridge. The Building Height Calculation handout is attached to the email for your reference. Please provide building height calculations with additional sections for the ADU and the single-family residence at the locations recommended by staff in the follow-up meeting. Added Building Height Calculations for Main Residence (Sht 10.2), and added Building Height Calculations for ADU (Sheet P17.2).

5. Please indicate the area that is less than 6 feet from the grade to the finish floor level within the basements underneath the chapel and the single-family residence.

We have added the areas as requested, see Sheet P10.1

Special Permit

6. Please reduce the number of plumbing fixtures to two (2) or under or apply for a Special Permit. There is a total of four (4) plumbing fixtures proposed in the accessory structure (basketball court). Pursuant to Santa Clara County Zoning Ordinance section 3.50.090(B)(2), a residential accessory structure with more than two internal plumbing fixtures requires a Special Permit. Shower at the Basketball Court has been eliminated, leaving two plumbing fixtures (lav and toilet.) Sht P11

Design Review

7. As the subject property is located within -d1 combining zoning district, a new residence shall follow specific limitations on wall dimensions per the Santa Clara County Zoning Ordinance section 3.20.040(C). Please redesign the building form and massing to comply with the following standards:
 - a. Maximum horizontal length of a continuous wall plane shall be 80 feet.
 - b. Maximum height of a wall plane, including foundation and other continuous components, shall be 24 feet, with the following exceptions: (a) Any architectural component where façade dimension does not exceed 18 horizontal feet, or (b) multiple such components (18 horizontal feet maximum) where combined horizontal dimension does not exceed 25% of the total horizontal dimension of the façade. This limitation may be varied through the design review process for wall planes not facing the valley floor or otherwise having demonstrably low visibility.
 - c. Portions of a wall plane must be offset by at least five (5) horizontal feet to be deemed discontinuous for the purposes of this provision.

As the photo realistic submitted indicates, the proposed residence is technically "visible" from the valley floor, however it is not *discernable*.

Per Count of Santa Clara Policy R-GD 35:

"In applying and implementing Design Review requirements, the County shall also take into account such factors as distance from the valley floor, existing vegetation, intervening slopes and hillsides, and other factors that tend to mitigate visual impact of hillside development."

As stated, the proposed residence is not "discernible" from the valley floor and it is suggested that County staff review the project consistent with Policy R-GD 35. The project Architect, Cove Britton, would welcome a respectful dialog with appropriate County staff regarding the design of the proposed residence

8. Please double count the areas within the single-family residence and the ADU, where the vertical distance between any floor and the ceiling above exceeds 15 feet per definition of Floor Area in the Zoning Ordinance Section 1.30. This information is to determine the level/tier of Design Review. **Sht P10.1 added areas over 15' (2nd Floor Plan) and adjusted FAR schedule. Sht P12.1 counted all lower (Basketball Court) floor area twice. See FAR schedule. Adjusted totals accordingly.**
9. Please provide the light reflective value (LRV) of all the materials on the Color Board (see the attached recommended format). The submitted Color Board does not indicate all the materials' LRVs.
Updated Color Board with LRVs

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at (408) 299-5733 or ed.duazo@pln.sccgov.org regarding the following comments:

See Civil Engineer's response to the following comments.

10. Shoulder has been added along the driveway approach; however, shoulder appears to have been removed along the outboard edge of the driveway. Provide the driveway shoulder in conformance with County Standard Detail SD5 (12-feet of pavement with a 3-foot shoulder). The shoulder may be eliminated provided the minimum drivable pavement width meets County Fire Marshal's Office requirements and the edge of pavement is structurally supported (e.g., deepened curb, retaining wall, etc.) so that the full pavement width is capable of supporting emergency vehicle loading (75,000-lbs.).
11. The plans show limits of grading within 5-feet of property line northeast of the driveway approach. Per the County Grading Ordinance (Section C12-558), the limits of grading should be set back 5-feet from property line. Revise the plans so that the proposed grading meets grading setback requirements.
12. Based on the contours provided, the driveway approach appears to be steeper than what is shown in the driveway profile. In addition, per County Standard Detail SD4, the driveway approach is not to exceed 5% 20-feet from the existing edge of pavement or to the right-of-way, whichever is greater. Revise the approach accordingly. The SD4 Detail is available in the Santa Clara County Standards and Policies Manual – Volume I (Land Development). The standards can be found in the back of the manual; the manual is available for download at:
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf.
13. The center line of the 20-foot storm drain easement is shown; however, the limits of the easement are shown only along the south side of the parcel. Show the limits of the easement through the entire parcel.

FIRE MARSHALL OFFICE

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

[See Civil Engineer's response to this comment.](#)

14. Site Plan to show a fire hydrant within 600 ft of sprinkled structures and 400 ft of non-sprinkled. The fire hydrant measurement is to be measured by fire apparatus path of travel to all exterior parts of the structures. This would be from the hydrant, down Peacock Ct., up the driveway and around the structures.
 - a) Portions of the main home are over 600 ft path of travel to the hydrant.
 - b) All structures that are more than 400 ft path of travel to a hydrant but less than 600 ft and greater than 500 sf will require fire sprinklers.

[Sht P2.1 Added \(N\) Fire Hydrant as per Civil drawings proposal.](#)

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3435 or Darrin.lee@cep.sccgov.org regarding the following comments: **These comments are addressed by the Wastewater Treatment Consultant.**

15. Submit an onsite wastewater treatment system (OWTS) design plan to the Departments of Environmental Health and to Planning and Development for review.
16. For OWTS dispersal fields proposed on slopes greater than 20 percent, a geotechnical report shall be required. The technical report shall address the following: a) the OWTS will not degrade water quality, b) create an nuisance, c) affect soil stability of d) present a threat to public health or safety.
Note: Portions of dispersal field appear to be located within areas where slopes may exceed 20 percent.
17. The proposed drainage feature located by the swimming pool does not appear to meet the required setback to the proposed OWTS. Drainage features (such as dissipaters) shall be located/ installed 10 feet down slope of the dispersal field and 20 feet to the side.
18. The proposed catch basin located above the dispersal field does not appear to meet DEH horizontal setbacks.
19. Clarify the source of potable water serving the proposed dwellings.

COUNTY GEOLOGIST

Contact Jim Baker at (408) 299-5774 or jim.baker@cep.sccgov.org regarding the following comments:

20. Murray Engineers' Limited Geologic & Geotechnical Investigation, Site Development Feasibility report (dated 7-11-2017) recommends a Building Setback from Ravine into which the project plans show a Deck Above Indoor Basketball Court extending. Submit a geotechnical engineer's Plan Review Letter that resolves this apparent contradiction.

ADDITIONAL INFORMATION / ISSUES OF CONCERN

1. As the single-family residence is currently designed, staff may not be able to support the project. Pursuant to Santa Clara County General Plan R-GD24, R-GD32, Grading Ordinance, and the Hillside Development Guidelines, buildings proposed to be located in areas with steeper slopes should incorporate a linear design with and be oriented parallel to the hillside and grading & associated improvements shall conform to the natural terrain and existing topography of the site as much as possible. Staff suggests that a linear design and conformance with the natural terrain shall be incorporated in order to comply with the County regulations.
2. As the single-family residence is currently designed, staff may not be able to support the project. Pursuant to Santa Clara County Design Review Guidelines, the second and the third stories should be set back from the first-floor facade to step with the land and reduce apparent bulk. This concern may be addressed if the second and the third stories can be set back from the first-floor façade.

3. Staff is concerned with the excessive grading for the rear yard, the retaining walls, the chapel, the secondary driveway accessing the 2-car garage, and the swimming pool on the property. Pursuant to Santa Clara County Grading Ordinance, the amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property. The retaining wall may be eliminated if the fill quantity and the swimming pool elevation can be reduced.
4. As the roof is currently designed, staff may not be able to support the project. The current building design does not incorporate varied roof heights. Pursuant to Santa Clara County Design Review Guidelines, bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof planes. This concern may be addressed by incorporating varied roof heights/planes into the revised roof design. Please schedule a meeting with the project planner to discuss this concern.
5. As grading details of the proposed development are incomplete and/or not provided on the plans, the next revised set of plans may result in additional incomplete comments that are not identified within this letter. Additional incomplete comments regarding grading may be added prior to deeming this application complete for processing.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** If the requested information is not submitted within **180 days**, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of this letter. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the following types of applications have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted which includes Design Administrative Exemption.

If you have questions regarding the application, please call (408) 299-5737 or email glen.jia@pln.sccgov.org.

Warm regards,

Glen Jia

Glen Jia
Assistant Planner

cc:
Leza Mikhail, Principal Planner

PLN20-124
Peacock Court
March 23, 2021



Civil Engineering

303 Potrero Street
Suite 42-202
Santa Cruz, CA 95060
831-425-3901
831-425-1522 fax
www.riengineering.com

April 9, 2021

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

Subject: Response to the County of Santa Clara Comments for the Review of the Waters Residence, PLN20-124, at Peacock Court, Santa Clara County, CA, APN 351-42-004.

We have prepared this response letter pertaining to the civil plans based on the County of Santa Clara Department of Planning and Development's letters dated March 23, 2021. The following responses correspond to the particular County comments provided.

Land Development Engineering – Ed Duazo

10. Shoulder has been added along the driveway approach; however, shoulder appears to have been removed along the outboard edge of the driveway. Provide the driveway shoulder in conformance with County Standard Detail SD5 (12-feet of pavement with a 3-foot shoulder). The shoulder may be eliminated provided the minimum drivable pavement width meets County Fire Marshal's Office requirements and the edge of pavement is structurally supported (e.g., deepened curb, retaining wall, etc.) so that the full pavement width is capable of supporting emergency vehicle loading (75,000-lbs.).

Response: The edge of the 12-foot driveway will be structurally supported to support emergency vehicle loading.

11. The plans show limits of grading within 5-feet of property line northeast of the driveway approach. Per the County Grading Ordinance (Section C12-558), the limits of grading should be set back 5-feet from property line. Revise the plans so that the proposed grading meets grading setback requirements.

Response: The grading has been revised to maintain a 5-foot setback from the property line.

12. Based on the contours provided, the driveway approach appears to be steeper than what is shown in the driveway profile. In addition, per County Standard Detail SD4, the driveway approach is not to exceed 5% 20-feet from the existing edge of pavement or to the right-of-way, whichever is greater. Revise the approach accordingly. The SD4 Detail is available in the Santa Clara County Standards and Policies Manual – Volume I (Land Development).

Response: The driveway approach has been revised to ensure that grades do not exceed 5%.



13. The center line of the 20-foot storm drain easement is shown; however, the limits of the easement are shown only along the south side of the parcel. Show the limits of the easement through the entire parcel.

Response: The Site Plan on Sheet C-1 shows the limits of the easement through the entire site.

Fire Marshall Office– Alex Goff

14. Site Plan to show a fire hydrant within 600 ft of sprinkled structures and 400 ft of non-sprinkled. The fire hydrant measurement is to be measured by fire apparatus path of travel to all exterior parts of the structures. This would be from the hydrant, down Peacock Ct., up the driveway and around the structures.
- a) Portions of the main home are over 600 ft path of travel to the hydrant.
 - b) All structures that are more than 400 ft path of travel to a hydrant but less than 600 ft and greater than 500 sf will require fire sprinklers.

Response: A standard fire hydrant has been proposed near the road. All structures will be sprinklered and within 600 ft of the proposed hydrant.

Department of Environmental Health– Darrin Lee

17. The proposed drainage feature located by the swimming pool does not appear to meet the required setback to the proposed OWTS. Drainage features (such as dissipaters) shall be located/ installed 10 feet down slope of the dispersal field and 20 feet to the side.

Response: The proposed drainage features are located at least 25-feet from the proposed dispersal field.

18. The proposed catch basin located above the dispersal field does not appear to meet DEH horizontal setbacks.

Response: The proposed catch basin above the dispersal field is a minimum of 25-feet from the dispersal field.

19. Clarify the source of potable water serving the proposed dwellings.

Response: Potable water shall be provided by connecting to the existing water main in Peacock Court.

If there are any further comments or questions regarding the above responses, please feel free to contact our office.

Sincerely,
RI Engineering Inc.

Richard Irish, PE
RCE # 45820

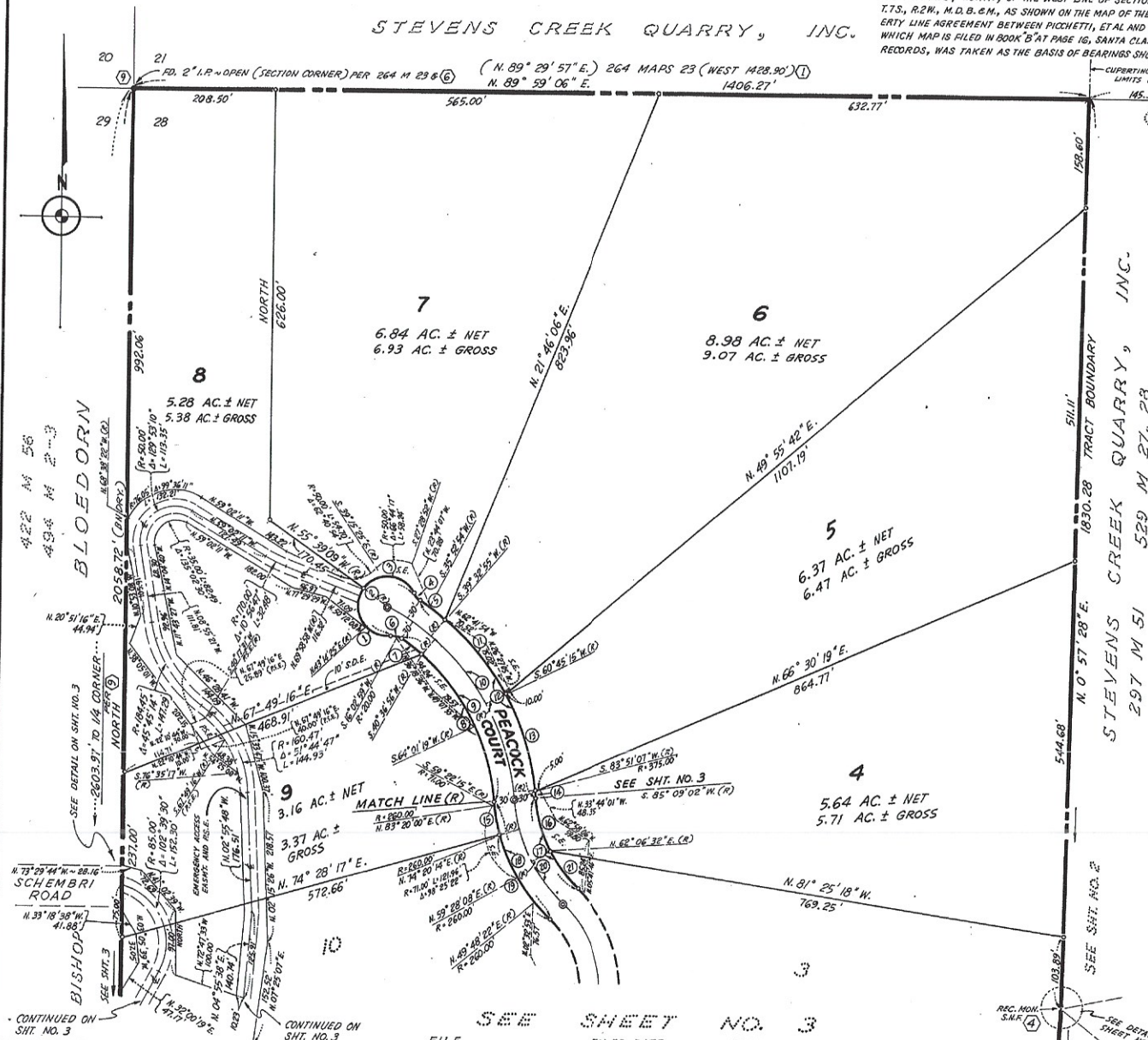


STEVENS CREEK QUARRY, INC.

BASIS OF BEARINGS

THE BEARING, NORTH, OF THE WEST LINE OF SECTION 28, T.1S, R.2W, M.D.B. & M., AS SHOWN ON THE MAP OF THE PROPERTY LINE AGREEMENT BETWEEN PICCHETTI, ET AL AND CORLESS, WHICH MAP IS FILED IN BOOK 8 AT PAGE 16, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

83 M 40
221 M 56
264 M 23



CURVE DATA					
NO.	RADIUS	DELTA	LENGTH	NO.	DELTA
1	42.00'	130°46'52"	95.87'	11	375.00'
2	42.00'	252°16'34"	184.93'	12	375.00'
3	42.00'	121°09'42"	89.06'	13	375.00'
4	20.00'	33°29'58"	11.69'	14	260.00'
5	375.00'	07°12'20"	47.16'	15	200.00'
6	20.00'	39°40'20"	13.85'	16	200.00'
7	315.00'	07°22'37"	40.56'	17	200.00'
8	315.00'	44°32'07"	244.85'	18	260.00'
9	315.00'	51°54'44"	285.40'	19	230.00'
10	345.00'	58°30'00"	352.25'	20	200.00'
11	375.00'	21°12'20"	139.79'	21	200.00'

LEGEND

INDICATES DISTINCTIVE BORDER

- NEW LOT LINE
- CENTERLINE
- EMERGENCY ACCESS EASEMENT
- SLOPE EASEMENT (S.E.)
- EVIDENCE FOUND AS NOTED
- FD. BRASS DISC IN MONUMENT BOX PER ③
- 3/4" I.R. TAGGED R.C.E. 15197 TO BE SET BY 9-1-88
- 3/4" I.R. TAGGED R.C.E. 15197 IN MONUMENT BOX TO BE SET BY 9-1-88
- PROPERTY LINE ANGLE POINT ~ NOTHING SET BECAUSE OF CREEKS, SLIDES OR OTHER NEGATIVE TERRAIN FEATURES.
- ④ CURVE DATA ~ SEE CURVE DATA TABLE
- ⑤ RECORD DATA ~ SEE REFERENCE LEGEND.
- S.N.F. SEARCHED FOR NOT FOUND

TRACT NO. 7707

BEING ALL OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 2 WEST, M.D.B. & M. AND LYING ENTIRELY WITHIN THE COUNTY OF SANTA CLARA, CALIF.

SCALE: 1" = 100' MAY, 1987

BAY AREA CONSULTANTS, INC.

1885 THE ALAMEDA ~ SUITE 100
SAN JOSE, CALIFORNIA
CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL PLANNERS

SHT. 4 OF 4 SHTS.

SUNG - 1

38589

589
46

46

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS PEACOCK COURT AS SHOWN UPON THIS MAP; SAID DEDICATIONS AND OFFERS OF DEDICATION ARE FOR ANY AND ALL PUBLIC USES UNDER, UPON, AND OVER SAID STREETS AND PORTIONS THEREOF.

WE HEREBY RESERVE FOR THE OWNERS OF LOTS 10, 11 & 12, THEIR LICENSEES, VISITORS, AND TENANTS, RIGHTS OF INGRESS AND EGRESS UPON AND OVER THAT CERTAIN PORTION OF LAND DESIGNATED AS INGRESS & EGRESS EASEMENT AND R.S.E.

WE ALSO HEREBY DEDICATE TO PUBLIC USE A STRIP OF LAND DELINEATED AND DESIGNATED AS "EMERGENCY ACCESS EASEMENT" FOR EMERGENCY ACCESS PURPOSES ONLY.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA STORM DRAINAGE EASEMENTS IN, UNDER, OVER, UPON AND ACROSS THOSE CERTAIN STRIPS OF LAND DELINEATED AND DESIGNATED AS "S.D.E." (STORM DRAINAGE EASEMENT).

WE ALSO HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO UNDER, UPON OR OVER THE LAND DESIGNATED AS "P.S.E." (PUBLIC SERVICE EASEMENTS).

WE ALSO HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA "SLOPE" EASEMENTS DESIGNATED AS "SLOPE EASEMENT" FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CUT OR FILL SLOPES OR RETAINING WALLS.

ALL OF THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL BE KEPT FREE OF BUILDINGS, EXCEPT LAWFUL UNSUPPORTED ROOF OVERHANGS, AND OBSTRUCTIONS THAT IMPAIR THE USE OF OR ARE INCONSISTENT WITH THE PURPOSES OF THE STREET OR EASEMENT.

THE HEREIN DESCRIBED OFFERS OF DEDICATION TO THE COUNTY OF SANTA CLARA ARE TO BE ACCEPTED ONLY WHEN THE BOARD OF SUPERVISORS OR ITS SUCCESSOR AGENCY ADOPTS AND RECORDS IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY A RESOLUTION ACCEPTING SAID STREETS OR EASEMENTS. UNTIL SAID RESOLUTIONS ARE RECORDED, ALL STREETS AND EASEMENTS ENCOMPASSED WITH SUCH OFFERS OF DEDICATION SHALL BE MAINTAINED BY THE DEVELOPER DURING ANY REQUIRED WARRANTY PERIOD AND THEREAFTER BY THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE COUNTY OF SANTA CLARA SHALL NOT BE RESPONSIBLE FOR MAINTENANCE AND SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFERED STREETS AND EASEMENTS OR ANY IMPROVEMENTS THEREON. ALL DEDICATED RIGHTS OF WAY AND EASEMENTS NOT ACCEPTED FOR MAINTENANCE BY THE COUNTY OR OTHER PUBLIC AGENCY SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS IN THE SUBDIVISION.

AS OWNERS: SABRINA INVESTMENT COMPANY, A CALIFORNIA LIMITED PARTNERSHIP.

BY: SERENA INVESTMENT CORPORATION, A CALIFORNIA CORPORATION, GENERAL PARTNER.

BY: Eric Sung President
ERIC SUNG, PRESIDENT

AS TRUSTEE: COMMONWEALTH LAND TITLE COMPANY
A CALIFORNIA CORPORATION

BY: William G. MacGarry
WILLIAM G. MACGARRY
TITLE: ASSISTANT VICE PRES. TITLE:

ACKNOWLEDGEMENT

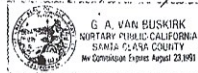
STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } S.S.

ON MAY 16, 1988 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ERIC SUNG AND WILLIAM G. MACGARRY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: G. Van Buskirk

MY COMMISSION EXPIRES: August 23, 1991



ACKNOWLEDGEMENT

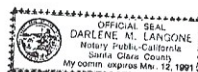
STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } S.S.

ON MAY 16, 1988 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM G. MACGARRY AND ASST. VICE PRES. KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Darlene M. Langone

MY COMMISSION EXPIRES: 03/13/91



ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP AND SURVEY WERE MADE BY ME OR UNDER MY DIRECTION; THAT THE SURVEY MADE DURING APRIL, 1987 IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED, OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE SEPTEMBER 1, 1988, AND THAT SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNED: James F. Sirm
R.C.E. NO. 15197
MY REGISTRATION EXPIRES: 9-31-89



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP OF TRACT NO. 7707; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: June 15, 1988 JAMES F. SIRM, COUNTY SURVEYOR

SIGNED: James F. Sirm
MY REGISTRATION EXPIRES: 9-31-92



CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I HEREBY STATE THAT THE FOLLOWING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AT A MEETING OF SAID BOARD HELD ON THE 14th DAY OF JUNE, 1988. IT IS ORDERED THAT THE MAP OF TRACT NO. 7707 BE AND THE SAME IS HEREBY APPROVED; THAT ALL STREETS, PORTIONS OF STREETS AND EASEMENTS OFFERED FOR DEDICATION TO THE COUNTY OF SANTA CLARA ARE HEREBY NOT ACCEPTED; THAT ALL DEDICATIONS TO PUBLIC USE ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC FOR THE PURPOSES SET FORTH IN THE OWNER'S CERTIFICATE.

DONALD M. RAINS, CLERK

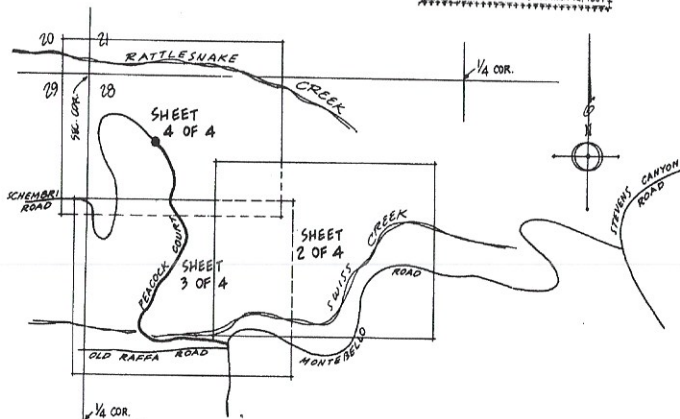
BOARD OF SUPERVISORS
SIGNED: Donald M. Rains

RECORDER'S STATEMENT

FILED THIS 8 DAY OF JUNE, 1988, AT 2:33 PM, IN BOOK 589 OF MAPS AT PAGES 43-44 AT THE REQUEST OF BAY AREA CONSULTANTS, INC.

FILE NO: 97.87.011 LAURIE KANE, COUNTY RECORDER

FEE: \$12.00 BY: Tag Ched DEPUTY



SHEET INDEX MAP
N.T.S.
N.W. 1/4 OF SECTION 28

TRACT NO. 7707

BEING ALL OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 2 WEST, M.D.B.S.M. AND LYING ENTIRELY WITHIN THE COUNTY OF SANTA CLARA, CALIF.

MAY - 1987

BAY AREA CONSULTANTS, INC.

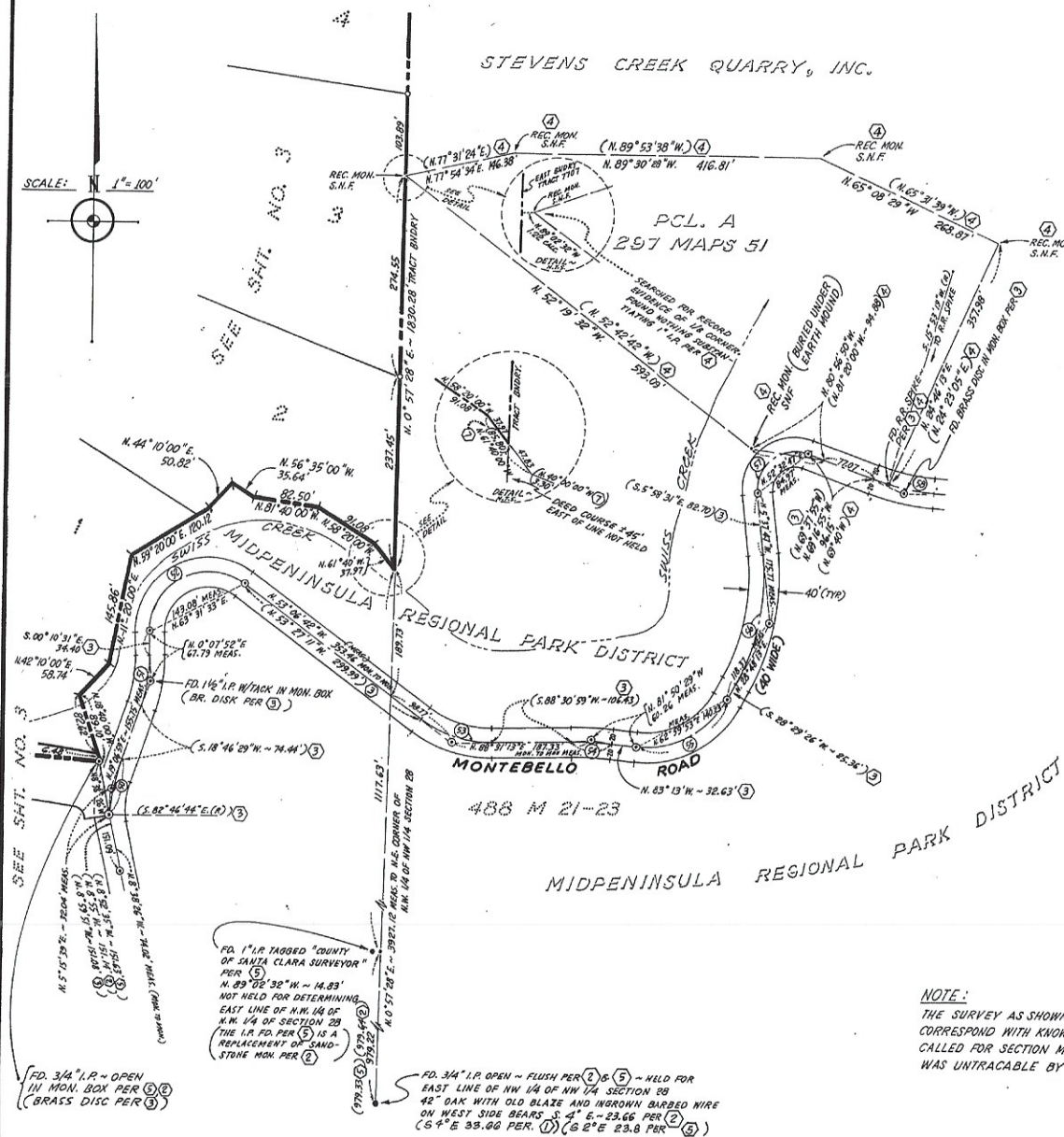
1885 THE ALAMEDA ~ SUITE 100
SAN JOSE, CALIFORNIA
CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL PLANNERS

FILED No. 860-15-62-80S GRID No. 95-15-62; 15-65

SHT. 1 OF 4 SHTS.

SUNG-1

3R 589
96.43
46



RECORD CURVE DATA FOR MONTEBELLO ROAD E PER (3)

NO.	R	Δ	L
20	380.00	11° 33' 13"	76.63'
21	200.00	18° 57' 00"	66.15'
22	80.00	126° 43' 80"	176.74'
23	155.00	28° 01' 51"	108.88'
24	380.00	8° 16' 02"	54.83'
25	125.00	68° 17' 34"	148.99'
26	300.00	34° 27' 57"	180.46'
27	50.00	116° 20' 36"	101.53'
28	300.00	16° 16' 59"	85.26'

BASIS OF BEARINGS

The bearing, NORTH, of the West line of Section 28, T.7S., R.2W., M.D.B. & M., as shown on the map of the property line agreement between Picchetti, et al, and Corless, which is filed in Book B at page 16, Santa Clara County Records, was taken as the Basis of Bearings shown hereon.

LEGEND

- INDICATES DISTINCTIVE BORDER
- NEW LOT LINE
- CENTERLINE
- EMERGENCY ACCESS EASEMENT
- SLOPE EASEMENT (S.E.)
- EVIDENCE FOUND AS NOTED
- FD BRASS DISC IN MONUMENT BOX PER (3) ~ OR AS NOTED
- 3/4" IRON PIPE TAGGED R.C.E. 15/197 TO BE SET BY 9-1-88
- 3/4" IRON PIPE TAGGED R.C.E. 15/197 IN MON. BOX TO BE SET BY 9-1-88
- PROPERTY LINE ANGLE POINT ~ NOTHING SET BECAUSE OF CREEKS, SLIDES OR OTHER NEGATIVE TERRAIN FEATURES.
- CURVE DATA ~ SEE CURVE DATA TABLE
- RECORD DATA ~ SEE REFERENCE LEGEND
- S.N.F. SEARCHED FOR ~ NOT FOUND

THE FOLLOWING EASEMENTS MAY AFFECT THIS PROPERTY

AN EASEMENT FOR THE FREE FLOW OF WATER THROUGH THE CHANNEL OF SWISS CREEK.

THE RIGHT OF THE PUBLIC TO USE OLD RAFFA ROAD (30' WIDE)

TRACT NO. 7707

BEING ALL OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 2 WEST, M.D.B. & M. AND LYING ENTIRELY WITHIN THE COUNTY OF SANTA CLARA, CALIF.

SCALE: 1" = 100' MAY, 1987

BAY AREA CONSULTANTS, INC.

1885 THE ALAMEDA ~ SUITE 100
SAN JOSE, CALIFORNIA
CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL PLANNERS

NOTE:
THE SURVEY AS SHOWN ON (1) DOES NOT CORRESPOND WITH KNOWN POSITIONS OF CALLED FOR SECTION MONUMENTS AND WAS UNTRACABLE BY THIS SURVEY.

FILE _____ FILED DATE _____ BOOK _____ OF MAPS AT PAGE _____

SHT. 2 OF 4 SHTS.

SUNG-1

BR 589

589
44

44
44

SEE SHEET NO. 4

BASIS OF BEARINGS

THE BEARING, NORTH, OF THE WEST LINE OF SECTION 28, T.7S, R.2W, M.D.B. & M., AS SHOWN ON THE MAP OF THE PROPERTY LINE AGREEMENT BETWEEN PICCHETTI, ET AL AND CORLESS, WHICH MAP IS FILED IN BOOK B AT PAGE 16, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

LEGEND

- INDICATES DISTINCTIVE BORDER
- NEW LOT LINE
- CENTERLINE
- EMERGENCY ACCESS EASEMENT
- SLOPE EASEMENT (S.E.)
- EVIDENCE FOUND AS NOTED
- FD. BRASS DISC IN MONUMENT BOX PER ③
- 3/4" I.R. TAGGED R.C.E. 15197 TO BE SET BY 7-1-88
- 3/4" I.R. TAGGED R.C.E. 15197 IN MONUMENT BOX - TO BE SET BY 7-1-88.

LEGEND CONTINUED BELOW:

CURVE DATA					
NO.	RADIUS	DELTA	NO.	RADIUS	DELTA
①	260.00	10°48'49"	②	200.00	50°08'33"
③	200.00	23°09'30"	④	200.00	65°48'50"
⑤	200.00	42°37'00"	⑥	230.00	65°48'50"
⑦	260.00	42°37'01"	⑧	260.00	65°48'50"
⑨	260.00	31°48'12"	⑩	260.00	62°44'25"
⑪	230.00	42°37'00"	⑫	260.00	03°04'25"
⑬	200.00	19°34'30"	⑭	205.00	34°04'06"
⑮	140.00	32°34'23"	⑯	235.00	34°04'06"
⑰	200.00	57°21'27"	⑱	265.00	34°04'06"
⑲	170.00	107°30'00"	⑳	120.00	95°02'45"
㉑	140.00	107°30'00"	㉒	150.00	95°02'45"
㉓	200.00	107°30'00"	㉔	180.00	95°02'45"
㉕	140.00	54°55'37"	㉖	220.00	14°34'43"
㉗	250.00	1°34'43"	㉘	250.00	8°44'22"
㉙	250.00	6°20'21"	㉚	105.00	1°25'03"
㉛	390.00	6°00'00"	㉜	155.00	13°25'00"
㉝	530.00	6°40'00"	㉞	415.00	4°00'00"
㉟	20.00	72°20'00"			

SEE RECORD CURVE DATA ON SHEET 2

REFERENCE LEGEND

- RECORD MAPS**
- ① BK. 8" PG. 16
 - ② BK. 39 PG. 1
 - ③ BK. 488 PGS. 21, 22, 23
 - ④ BK. 297, PG. 51
 - ⑤ BK. 461, PGS. 44 & 45
 - ⑥ BK. 422, PG. 56

DEEDS

- ⑦ K 109 O.R. 1267
- ⑧ G 043 O.R. 355

UNRECORDED SURVEYS

- ⑨ SANTA CLARA COUNTY SURVEYORS O.R. 1267 - JOB IN PROGRESS IN SECTIONS 28, 29, 27, TOWNSHIP 7 S., R. 2 W., M.D.B. & M. - SEE COUNTY TRANSIT BOOKS 222, PGS. 47 & 63; BOOK 259, PGS. 9 & 11.

LEGEND (CONTINUED FROM ABOVE)

- INDICATES PROPERTY LINE ANGLE POINT - NOTHING SET BECAUSE OF CREEKS, SLIDES OR OTHER TERRAIN FEATURES.
- ④ INDICATES CURVE DATA - SEE CURVE DATA TABLE
- ⑥ INDICATES RECORD DATA - SEE REFERENCE LEGEND.
- S.N.F. SEARCHED FOR NOT FOUND

TRACT NO. 7707

BEING ALL OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 2 WEST, M.D.B. & M. AND LYING ENTIRELY WITHIN THE COUNTY OF SANTA CLARA, CALIF.

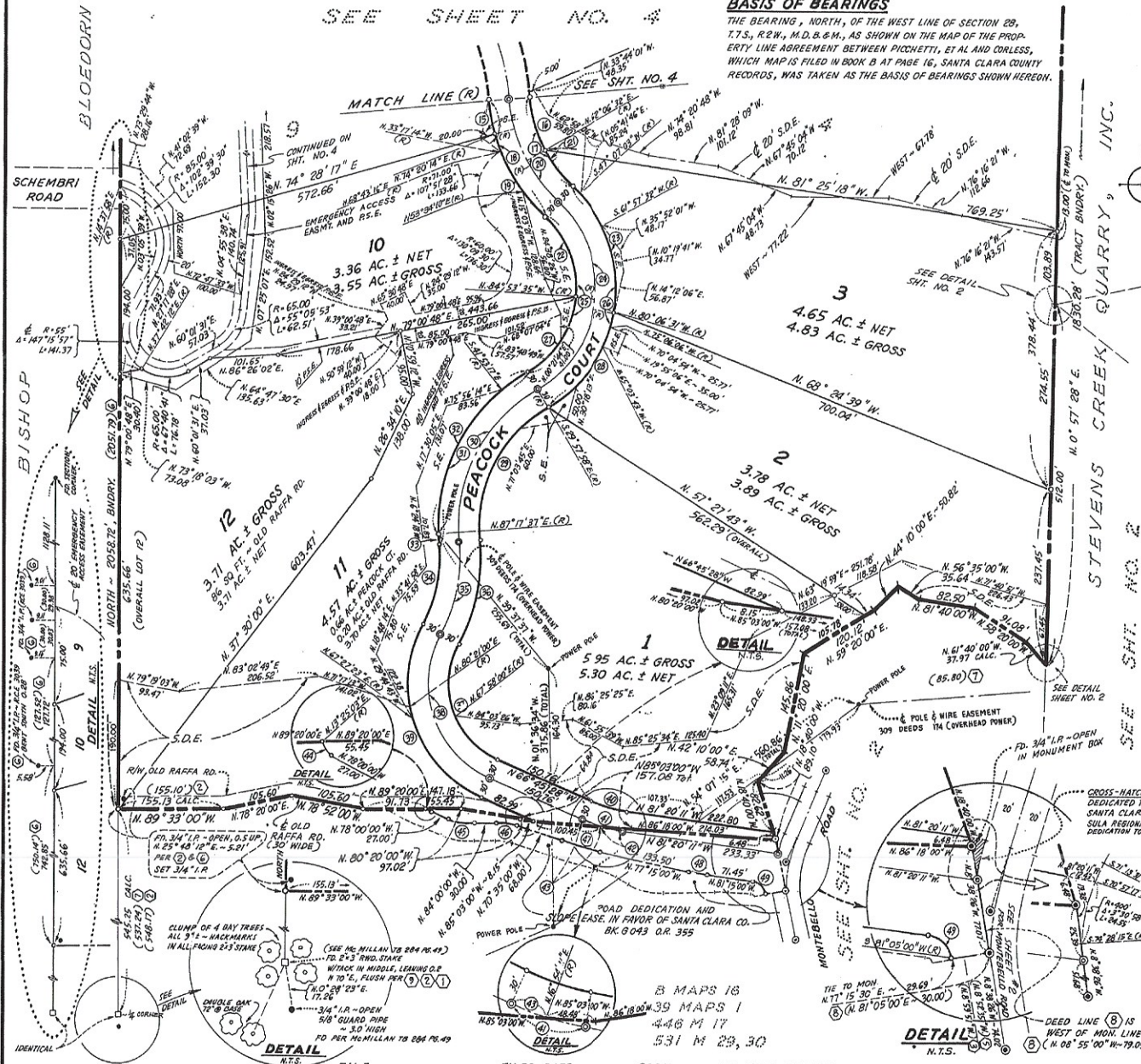
SCALE: 1" = 100' MAY, 1987

BAY AREA CONSULTANTS, INC.

1885 THE ALAMEDA ~ SUITE 100
SAN JOSE, CALIFORNIA
CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL PLANNERS

SHT. 3 OF 4 SHTS.

SUNG-1



8 MAPS 18
39 MAPS 1
448 M 17
531 M 23, 30

FILE FILED DATE BOOK OF MAPS AT PAGE

589
45

45



515 La Honda Drive
Aptos CA 95003
831-295-2719
alan@animatehouse.com

July 30, 2021

Dear Planner;

I have been hired to provide simulations of a proposed Mattson-Britton design for Waters residence on Peacock Ct. in Cupertino, A.P.N. 351-42-004.

I was instructed to create a photo-composite rendering from the vantage of the valley floor where it was assumed a ground-level vantage may easily be had. I found this not to be the case. After three days of scouting for a location I did find one vantage on top of the 3-story parking garage of The Juniper Hotel near De Anza & Stevens Creek where the view of the proposed house could be seen unobstructed.

I have included here an image where I had combined 24 photos taken with a 960 mm telephoto lens. I used this image as a tool to assist in locating a clear ground-level vantage. In studying this image one soon discovers that only tree tops and upper levels of homes and buildings are visible as the angle is so low. As I have previously mentioned, I did spend many hours in search of a ground level vantage but to no avail.

As one might see the proposed project in their daily life from the valley floor I imagine binoculars or telephoto lenses would not be employed, but rather, the naked eye. So for this rendering I used 56mm lens to create the composite-rendering. It is widely argued what the focal length equivalent to the human eye is. In my research that range is somewhere between 24mm and 50mm.

Sincerely,

Alan Hymes

Animatehouse









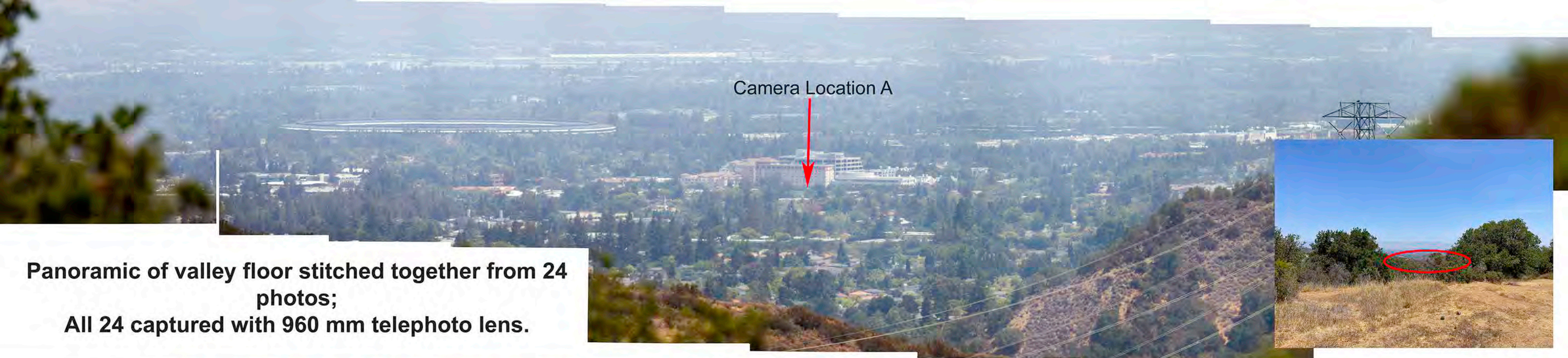
Existing/Before



Proposed Waters Residence

APN: 351-42-004

Camera Location A



Panoramic of valley floor stitched together from 24 photos;
All 24 captured with 960 mm telephoto lens.



Camera Location A

PEACOCK COURT, CUPERTINO

PLN20-124

Project Address

Project File Number

351-42-004

APN

Color/Materials Board*

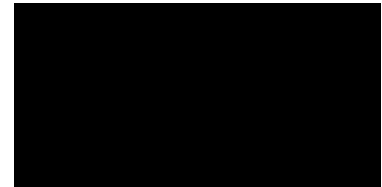
Roof

ASC BUILDING PRODUCTS, METAL,
MATTE BLACK, LRV 5%



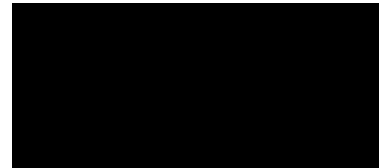
Door & Window Frames, Railings

Match Roof - MATTE BLACK, LRV 5%



Trim

Match Roof - MATTE BLACK, LRV 5%



Exterior Walls

MY PERFECT COLOR, AF9F8A MANOR GREY, LRV 35.78%
(Match of Ralph Lauren™ NA47 Manor Grey)



Architectural Accents (Ex. Stone Veneer)

E-Z SET™ NATURAL STONE THIN VENEER
ROCKY MOUNTAIN GRANITE
GRANITE MOSAIC VENEER, LRV 45% MAX.



Retaining Walls

Match EXTERIOR WALLS or STONE, LRV 45% MAX.



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

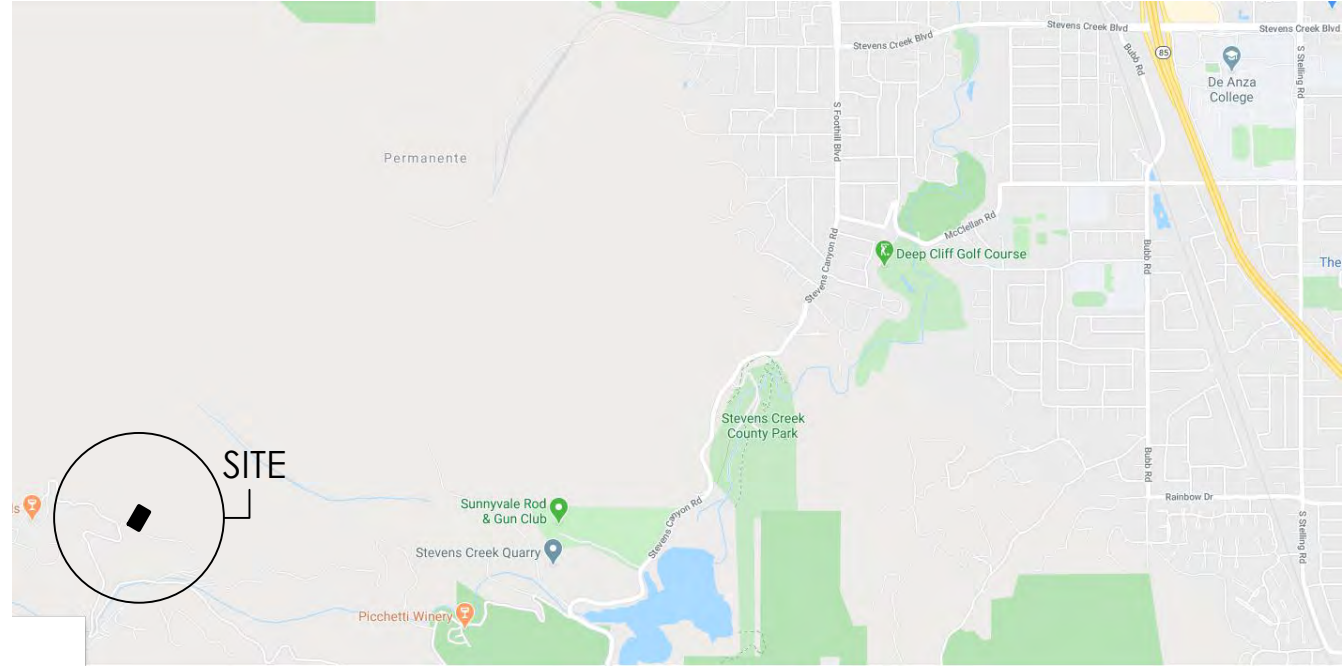
1/24/2019

WATERS
APN# 351-42-004

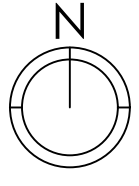
ABBREVIATIONS

&	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	IN.	INCH(ES)
	INSTITUTE	INSUL.	INSULATION
	ADJACENT	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
		OV.	OVEN
BOTT.		N.I.C.	NOT IN CONTRACT
BTWN.	BETWEEN	PL.	PLATE
CAB.	CABINET	PLYWD.	PLYWOOD
C.B.	CEILING BEAM	PKG.	PARKING
C.J.	CEILING JOIST	P.S.F.	POUNDS PER SQUARE FOOT
CLG.	CEILING		
CLR.	CLEAR	P.S.I.	POUNDS PER SQUARE INCH
COL.	COLUMN		
CONC.	CONCRETE	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.	RADIUS
CTR.	CENTER	R.B.	ROOF BEAM
CL	CENTERLINE	RCP.	REFLECTED CEILING PLAN
Db	BAR DIAMETER		
DBL.	DOUBLE	RE:	REFERENCE
DEG.	DEGREE	REF.	REFRIGERATOR
DEMO.	DEMOLISH	REINF.	REINFORCED
DET., DTL.	DETAIL	REQ'D.	REQUIRED
D.W.	DISHWASHER	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
DWN.,	DOWN	R.R.	ROOF RAFTER
DN.		SCHED.	SCHEDULE
(E)	EXISTING	SF.,	SQUARE FOOT
EA.	EACH		
E.N.	EDGE NAILING	SQ. FT.	
EL.,	ELEVATION	SHTG.	SHEATHING
		SHT.	SHEET
ELEV.		SIM.	SIMILAR
ELEV.	ELEVATOR	SL.	SLOPED
ENG.	ENGINEER	SPKL.	SPRINKLER
EQ.	EQUAL	SQ.	SQUARE
EXT.	EXTERIOR	STAGG.	STAGGER
E.W.	EACH WAY	STD.	STANDARD
F.B.	FLOOR BEAM	STL.	STEEL
F.F.	FINISHED FLOOR	STR.,	STRUCTURAL
FIN.	FINISH(ED)		
F.J.	FLOOR JOIST	STRUCT.	
FL.	FLUSH	T&B	TOP & BOTTOM
FLR.	FLOOR	T&G	TONGUE & GROOVE
F.N.	FIELD NAILING	THK.	THICK
FND.	FOUNDATION	T.O.	TOP OF
F.O.	FACE OF	T.P.	TOILET PAPER
FP.	FIREPLACE	TYP.	TYPICAL
F.R.	FIRE RATED	U.B.C.	UNIFORM BUILDING CODE
FT.	FOOT OR FEET		
FTG.	FOOTING	VERT.	VERTICAL
FZR.	FREEZER	W.	WIDTH
GA.	GAUGE	WD.	WOOD
GALV.	GALVANIZED	WH.	WATER HEATER
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



CODE COMPLIANCE

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

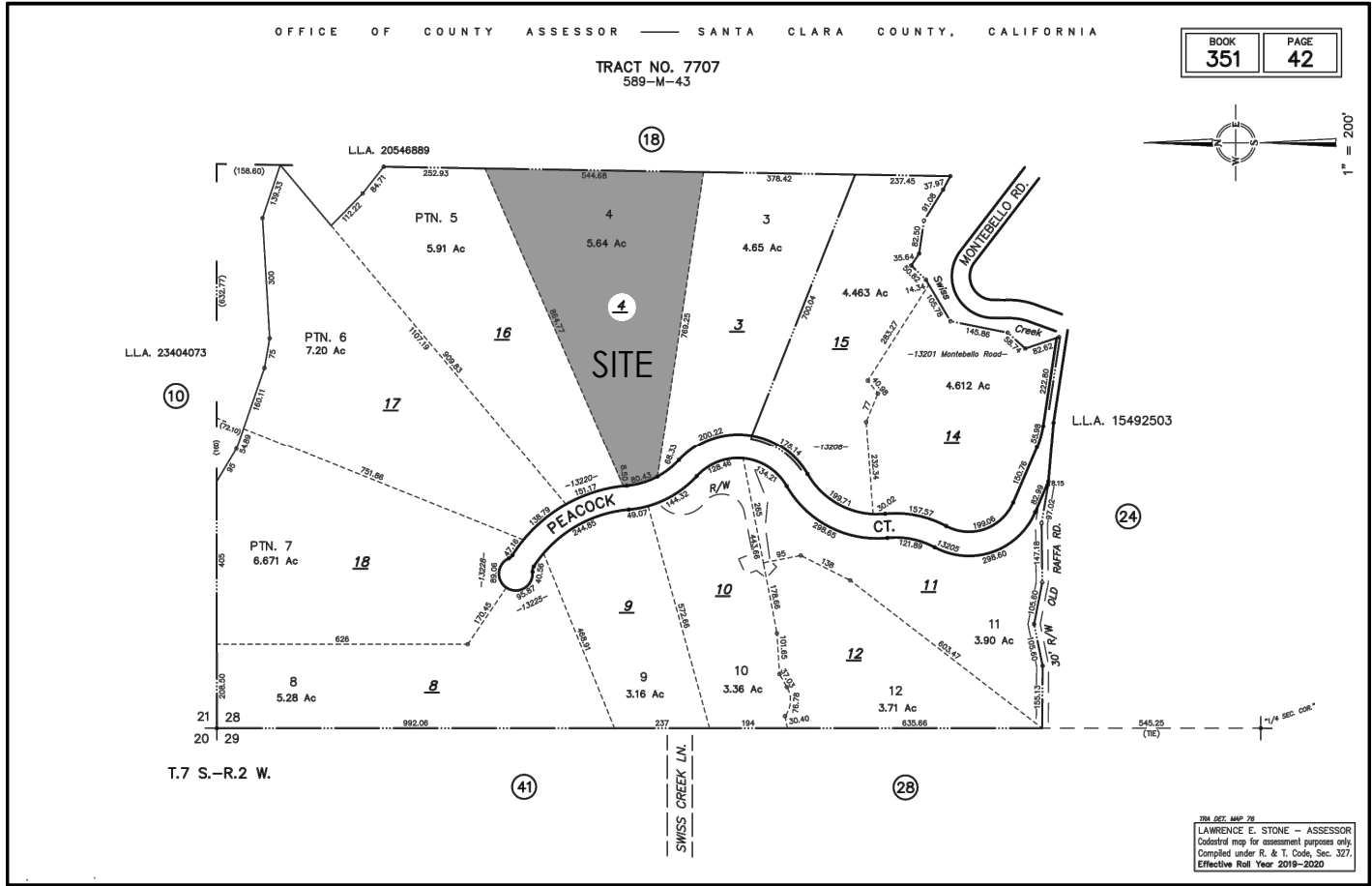
2019 CALIFORNIA RESIDENTIAL CODE (CRC),
2019 CALIFORNIA BUILDING CODE (CBC),
2019 CALIFORNIA MECHANICAL CODE (CMC),
2019 CALIFORNIA PLUMBING CODE (CPC),
2019 CALIFORNIA ELECTRICAL CODE (CEC) AND THE
2019 CALIFORNIA ENERGY CODE (CEnC).

DEFERRED SUBMITTALS

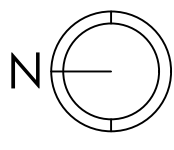
FIRE SPRINKLERS WILL BE INSTALLED AS A DEFERRED SUBMITTAL.

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.



PARCEL MAP



CONSULTANTS

ARCHITECTS:

MATSON BRITTON ARCHITECTS
728 N. BRANCIORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
FAX: 831-425-4795

SURVEYING:

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

WASTE WATER:

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

ENGINEERING:

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

GEOTECHNICAL:

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

NOTE: PROJECT SHALL CONFORM TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS

PROJECT CALCULATIONS

SEE SHT P2.1 SITE PLAN FOR PROJECT CALCULATIONS

VEGETATION MANAGEMENT STANDARDS

PUBLIC RESOURCES CODE - PRC
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

- P1 TITLE SHEET
P2.1 SITE PLAN & FAR
P2.2 SITE PLAN - RESIDENCE
P2.3 SITE PLAN - ADU

SEPTIC

- 1 WASTEWATER TREATMENT SYSTEM DESIGN
2 WASTEWATER TREATMENT SYSTEM DESIGN

MAIN RESIDENCE

- P3 BASEMENT 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

LANDSCAPE

- L1 LANDSCAPE SCREENING PLAN

ADU: COTTAGE & BASKETBALL COURT

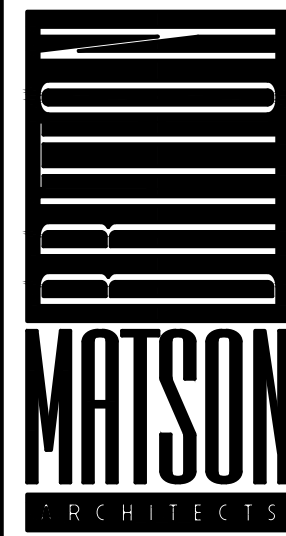
- P11 LOWER FLOOR - BASKETBALL COURT
P12 UPPER FLOOR PLAN - COTTAGE
P13 ROOF PLAN
P14 EXTERIOR ELEVATIONS - N/S
P15 EXTERIOR ELEVATIONS - E/W
P16 BUILDING SECTIONS A, B & C
P17.1 ADU - FAR PLANS
P17.2 ADU - BUILDING HEIGHT MEASUREMENT

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



728 N BRANCIORTE
SANTA CRUZ
CA 95062
831-425-0544

NOTICE

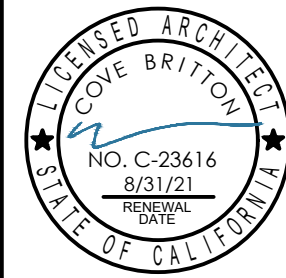
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DISCLOSED TO OTHERS WITHOUT THE EXPRESS
WRITTEN CONSENT OF MATSON BRITTON ARCHITECTS.
MATSON BRITTON ARCHITECTS A CALIFORNIA CORPORATION

REVISIONS

NO.	DESCRIPTION

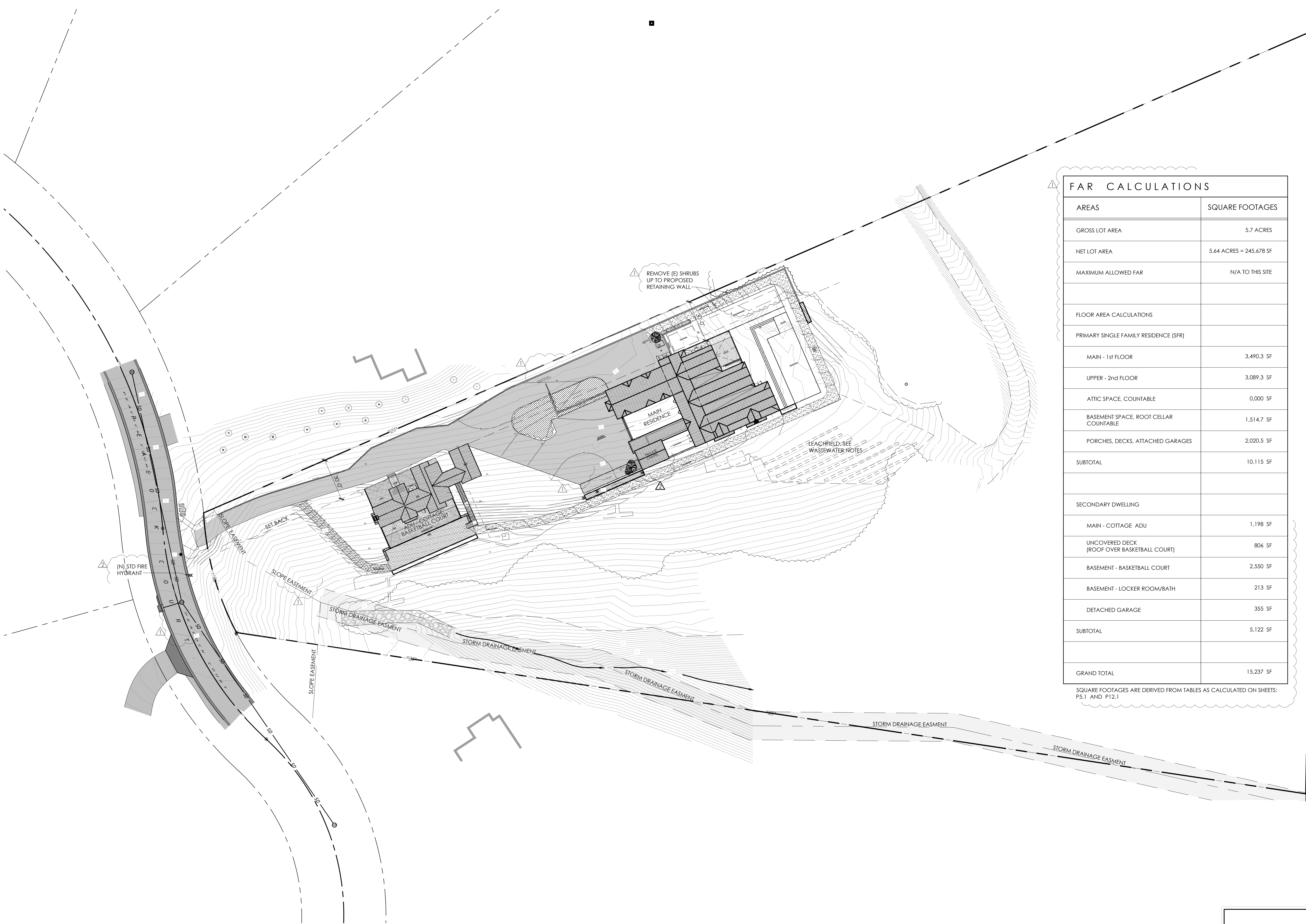
WATERS RESIDENCE AND ADU
NEW RESIDENCE AND ADU
PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

TITLE SHEET

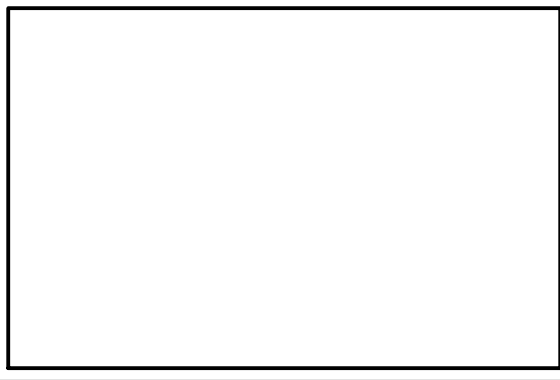
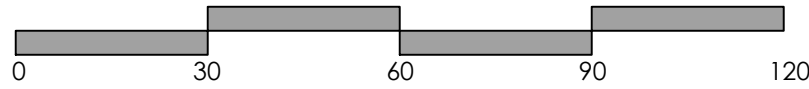
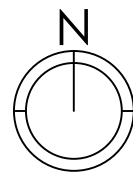


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P1

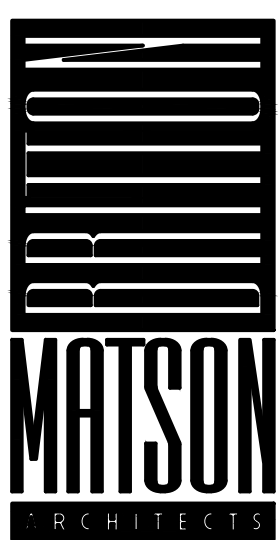


SITE PLAN
SCALE: 1" = 30'-0"



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



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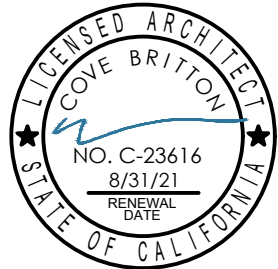
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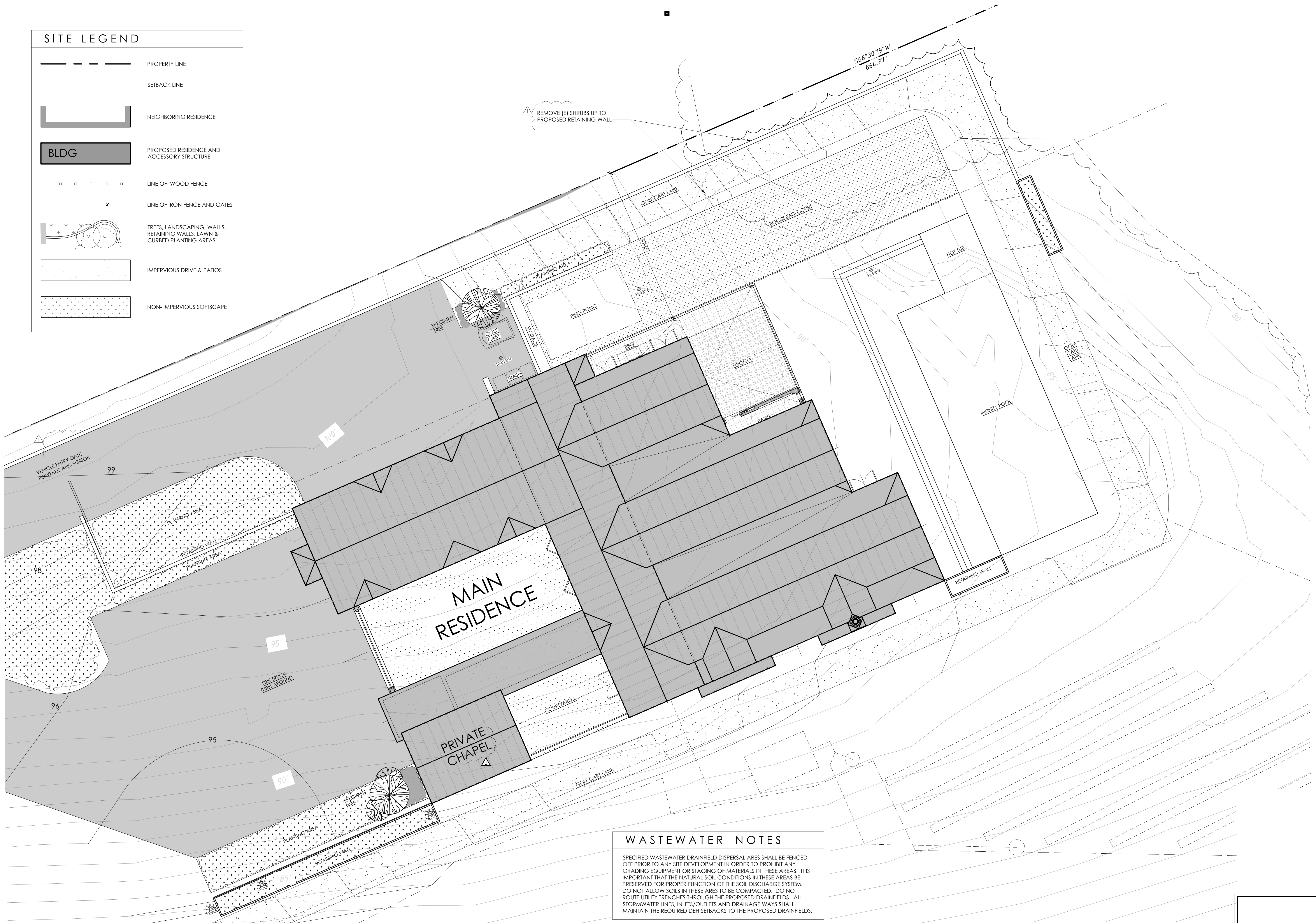
01/12/21 PLANNING
09/14/21 PLANNING

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

SITE PLAN
AND FAR CALCS



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SITE LEGEND

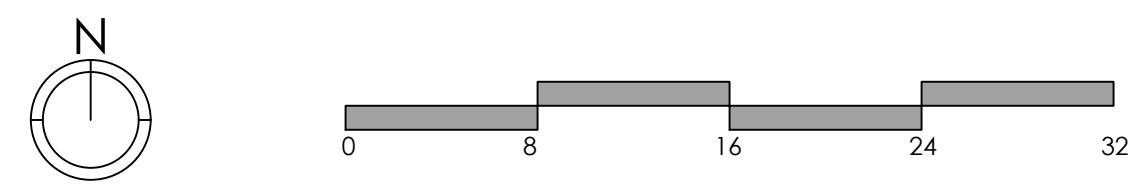
- PROPERTY LINE
- SETBACK LINE
- NEIGHBORING RESIDENCE
- BLDG
- PROPOSED RESIDENCE AND ACCESSORY STRUCTURE
- LINE OF WOOD FENCE
- LINE OF IRON FENCE AND GATES
- TREES, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREAS
- IMPERVIOUS DRIVE & PATIOS
- NON- IMPERVIOUS SOFTSCAPE

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"



COUNTY STAMP SPACE

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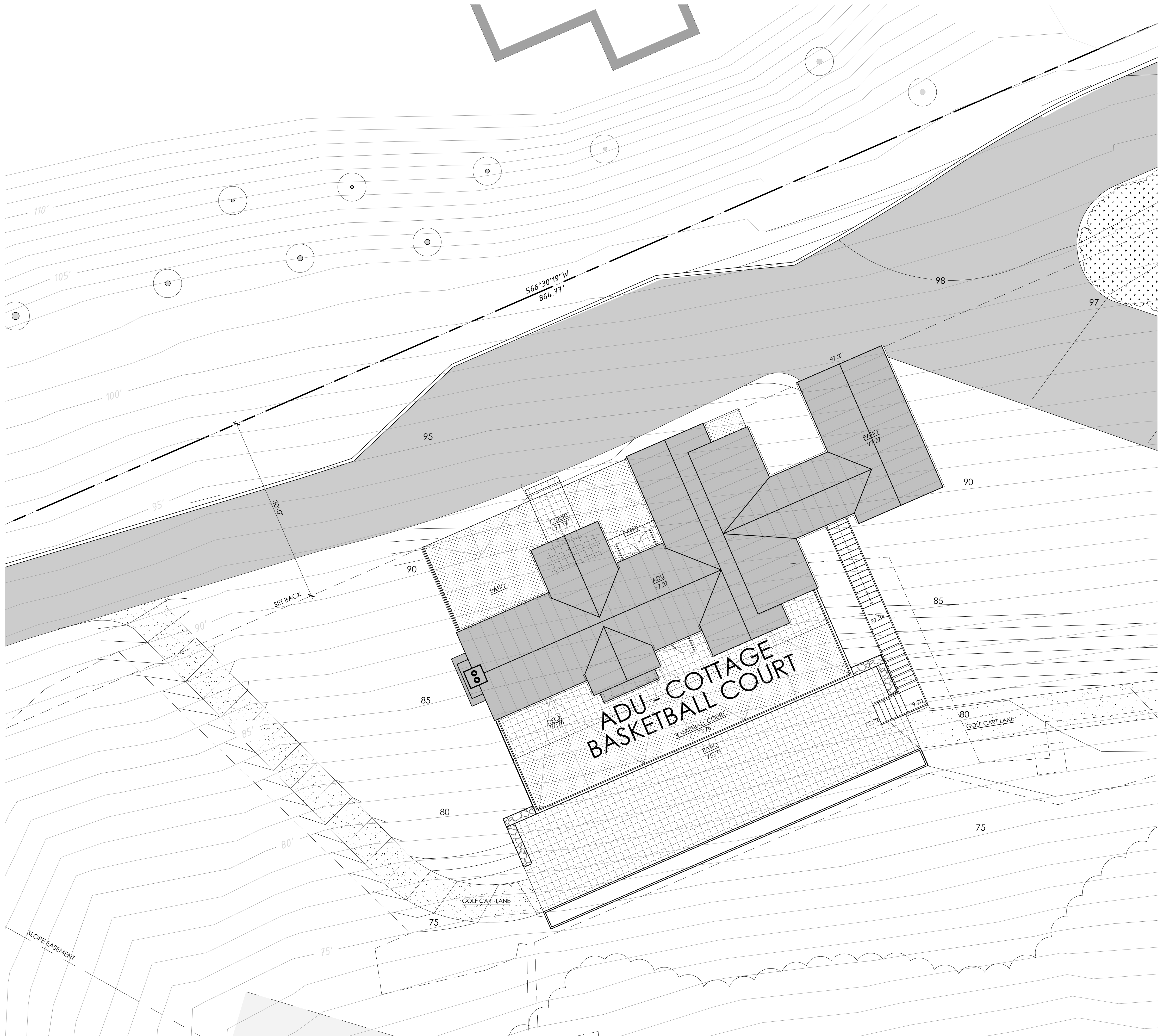
WATERS RESIDENCE
 NEW RESIDENCE AND ADU
 PEACOCK COURT
 CUPERTINO, CA 95051
 APN: 351-42-004

MAIN RESIDENCE SITE PLAN

REGISTERED ARCHITECT
 MATSON BRITTON
 NO. C-23616
 8/31/21
 STATE OF CALIFORNIA

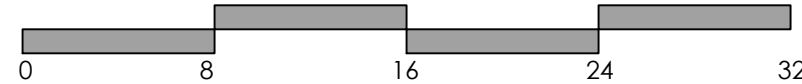
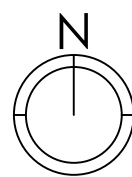
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P2.2



SITE PLAN - ADU COTTAGE / BASKETBALL COURT

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



SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	NEIGHBORING RESIDENCE
	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

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09/14/21	PLANNING

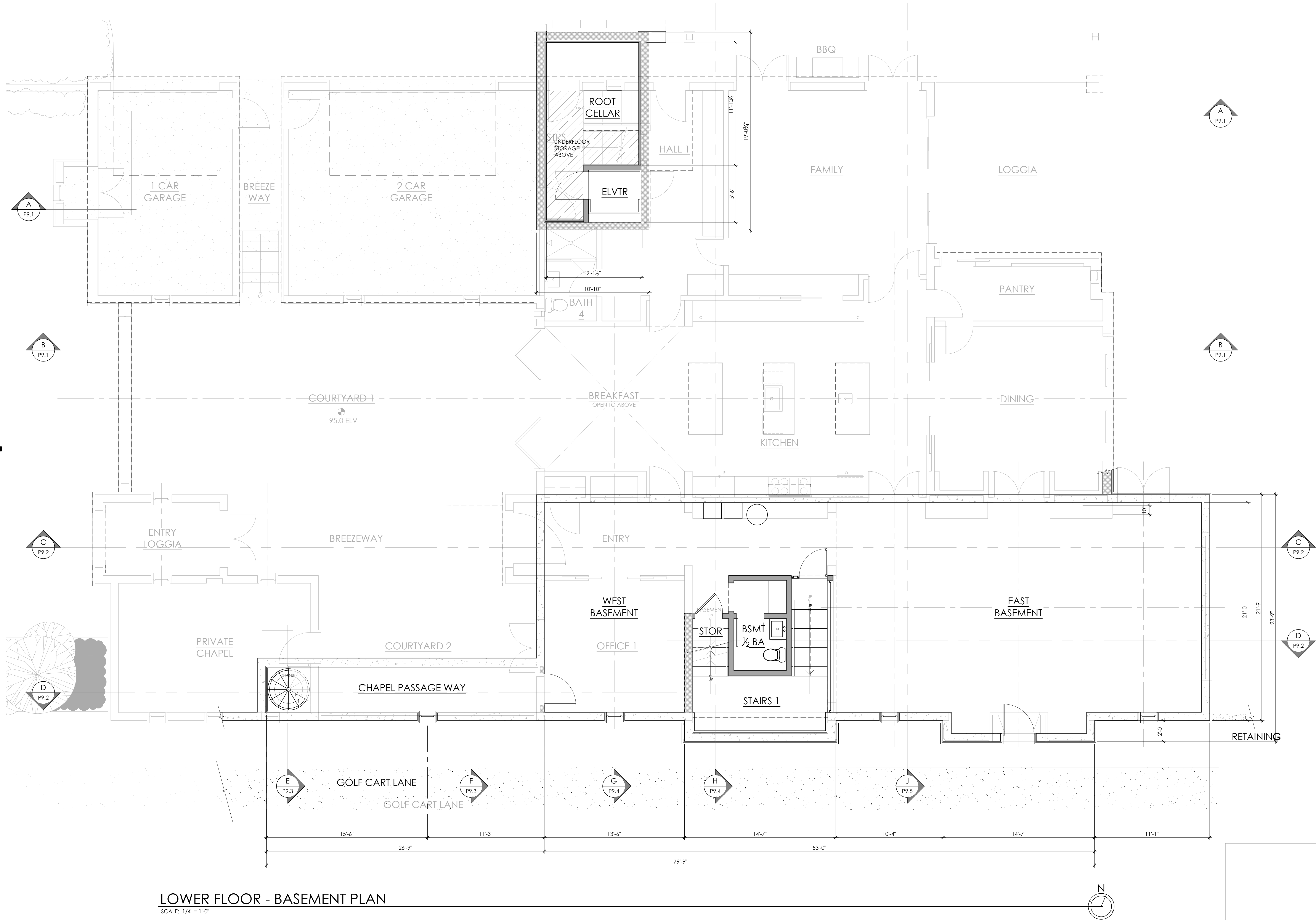
WATERS RESIDENCE AND ADU
NEW RESIDENCE AND ADU
PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

SITE PLAN - ADU
COTTAGE
BASKETBALL COURT

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P2.3

COUNTY STAMP SPACE



LOWER FLOOR - BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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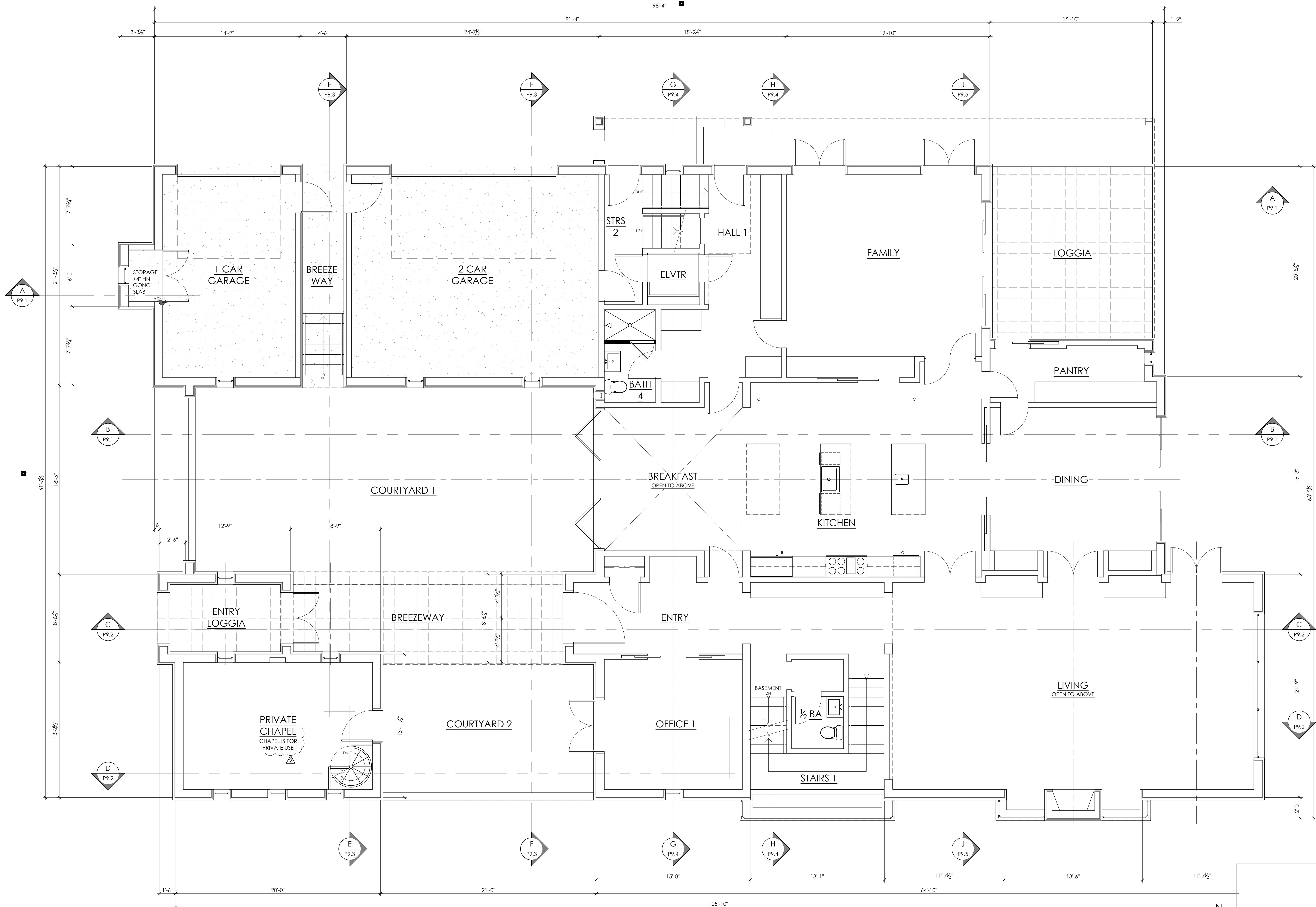
WATERS RESIDENCE
NEW RESIDENCE AND ADU
PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

RESIDENCE
BASEMENT PLAN

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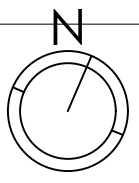
P3

COUNTY STAMP SPACE



FIRST FLOOR PLAN

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





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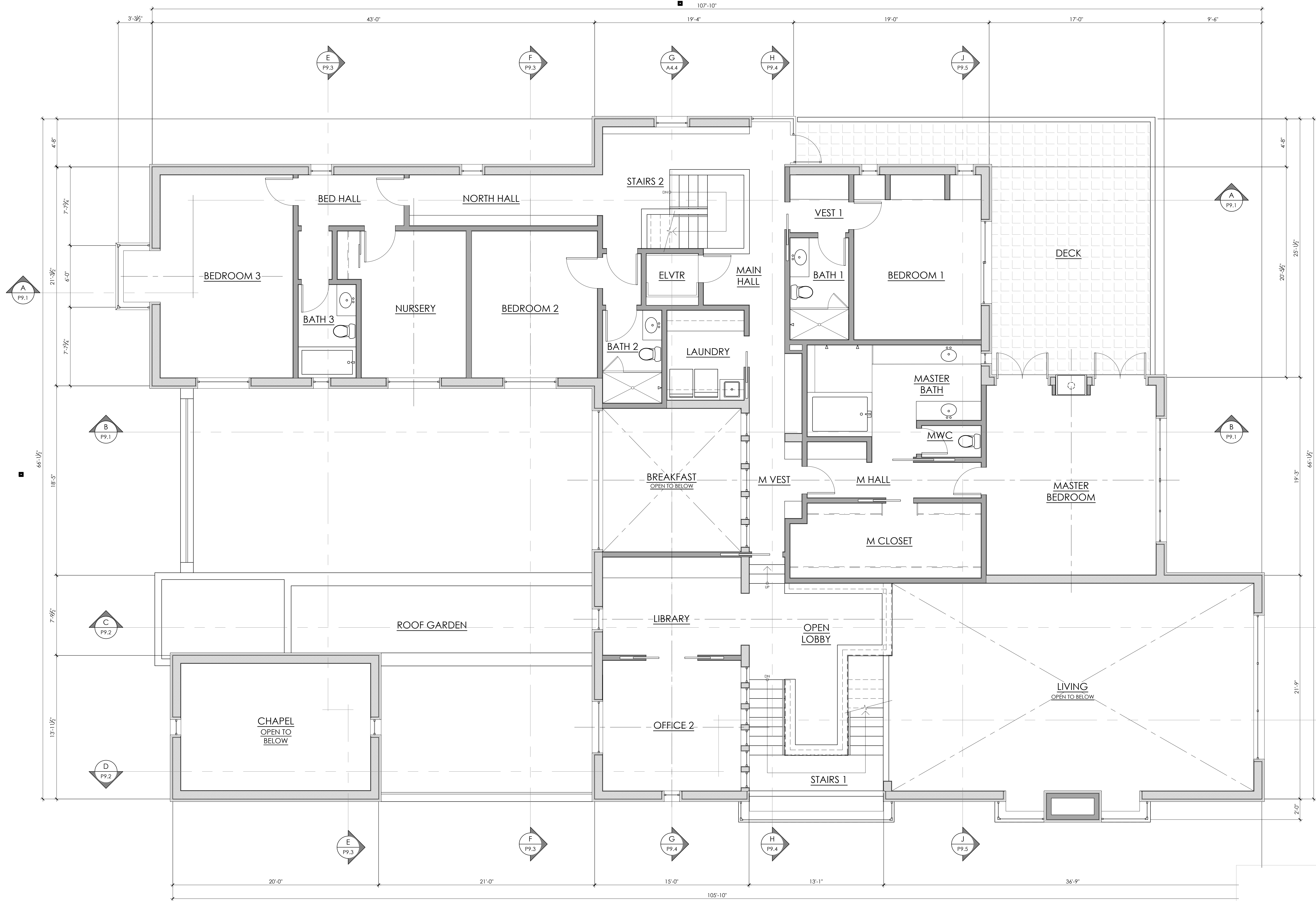
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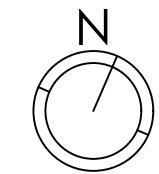
P4

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SECOND FLOOR PLAN

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





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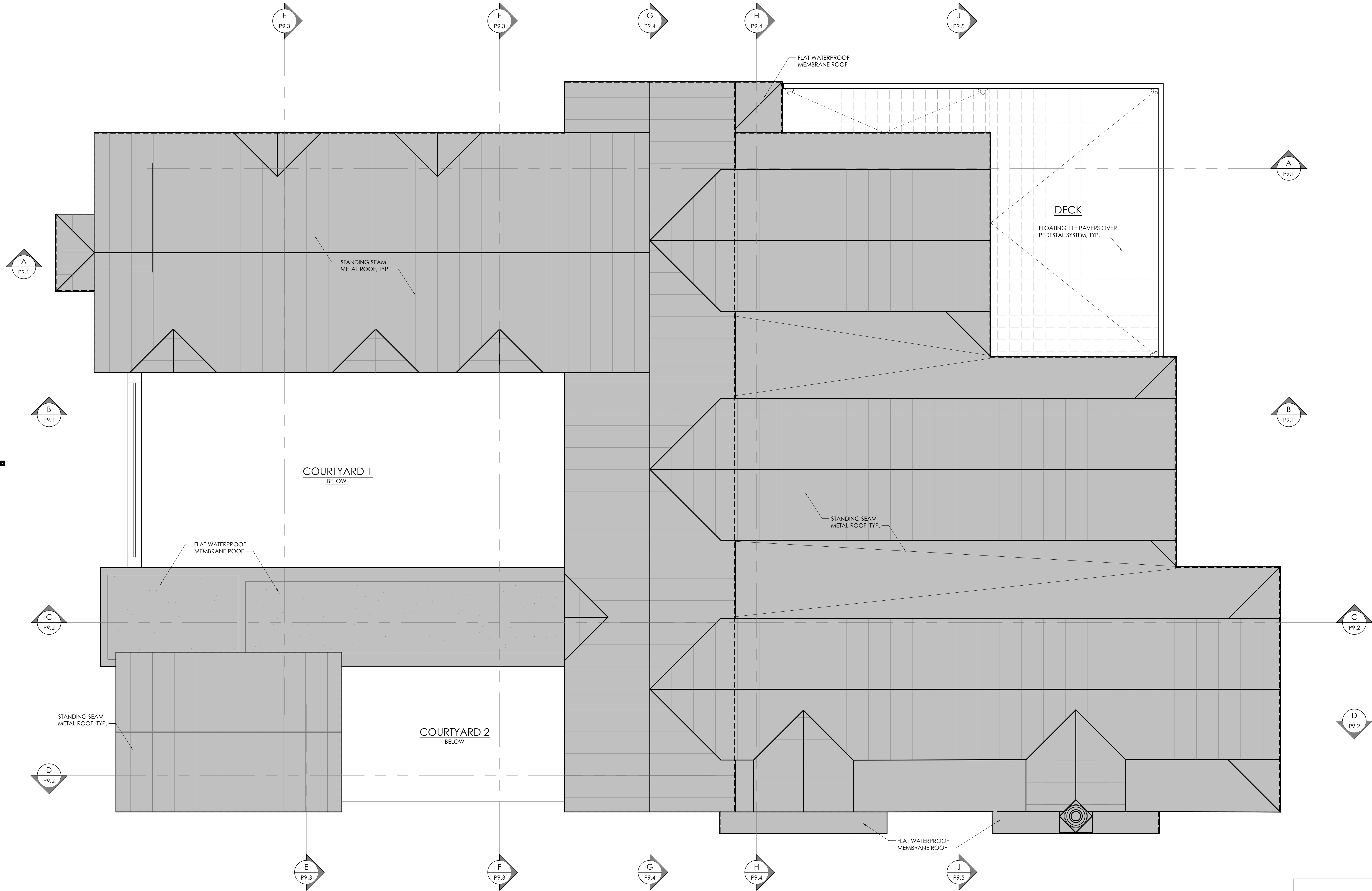
WATERS RESIDENCE
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APN: 351-42-004



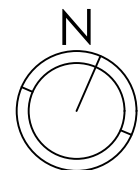
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P5

COUNTY STAMP SPACE



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



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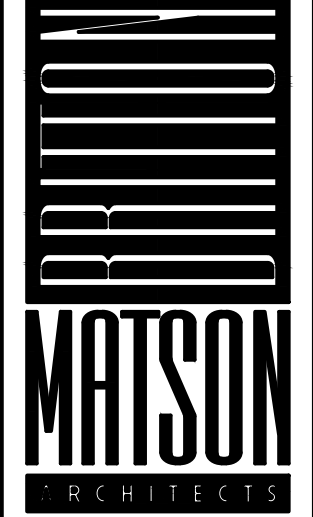
SOUTH ELEVATION

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	AF9F8A MANOR GREY	35.78
STONE VENEER	E-Z SET NATURAL STONE THIN VENEER	GRANITE MOSAIC VENNEN	45 MAX
RETAINING WALLS	E-Z SET NATURAL STONE THIN VENEER	GRANITE MOSAIC VENNEN	45 MAX



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APN: 351-42-004

RESIDENCE
EXTERIOR ELEVATIONS

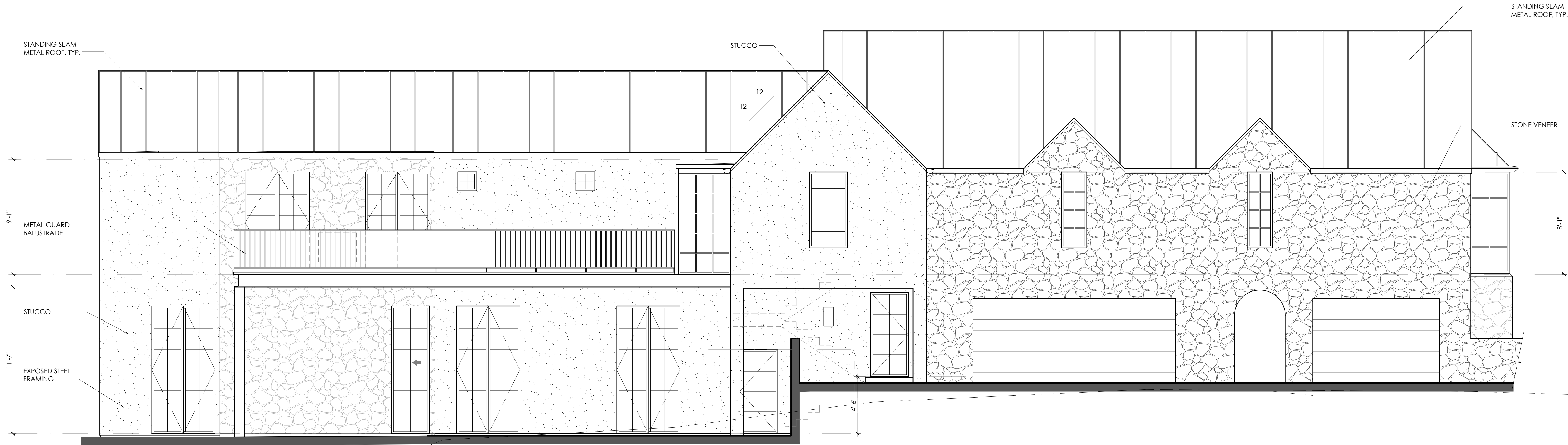


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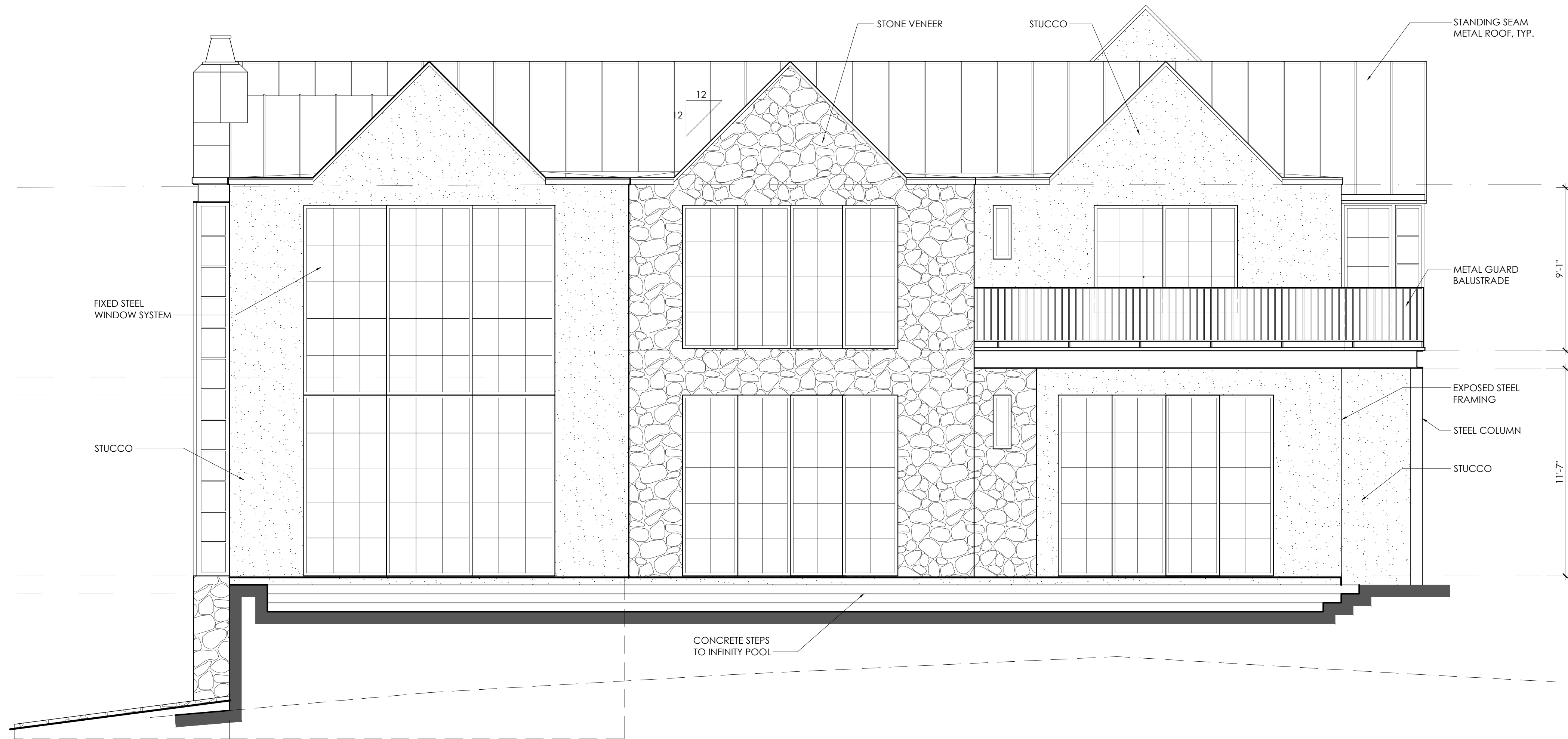
P7.1

COUNTY STAMP SPACE

Matson Britton Architects 9/14/2021 2:52 PM WATERS - Planning.dwg



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



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

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APN: 351-42-004

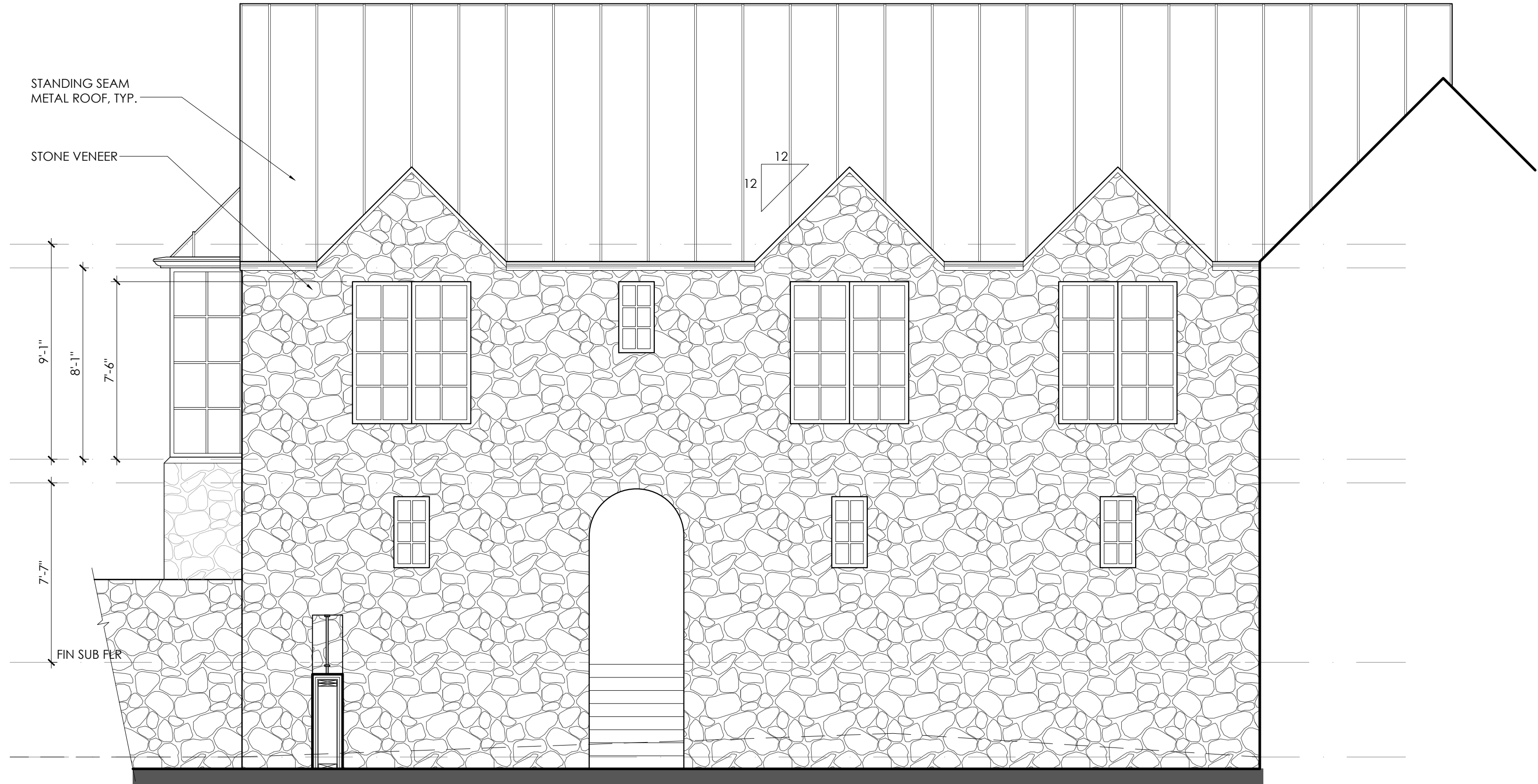
RESIDENCE
EXTERIOR ELEVATIONS

REGISTERED ARCHITECT
MATSON BRITTON
NO. C-23616
8/31/21
RESIDENTIAL
STATE OF CALIFORNIA

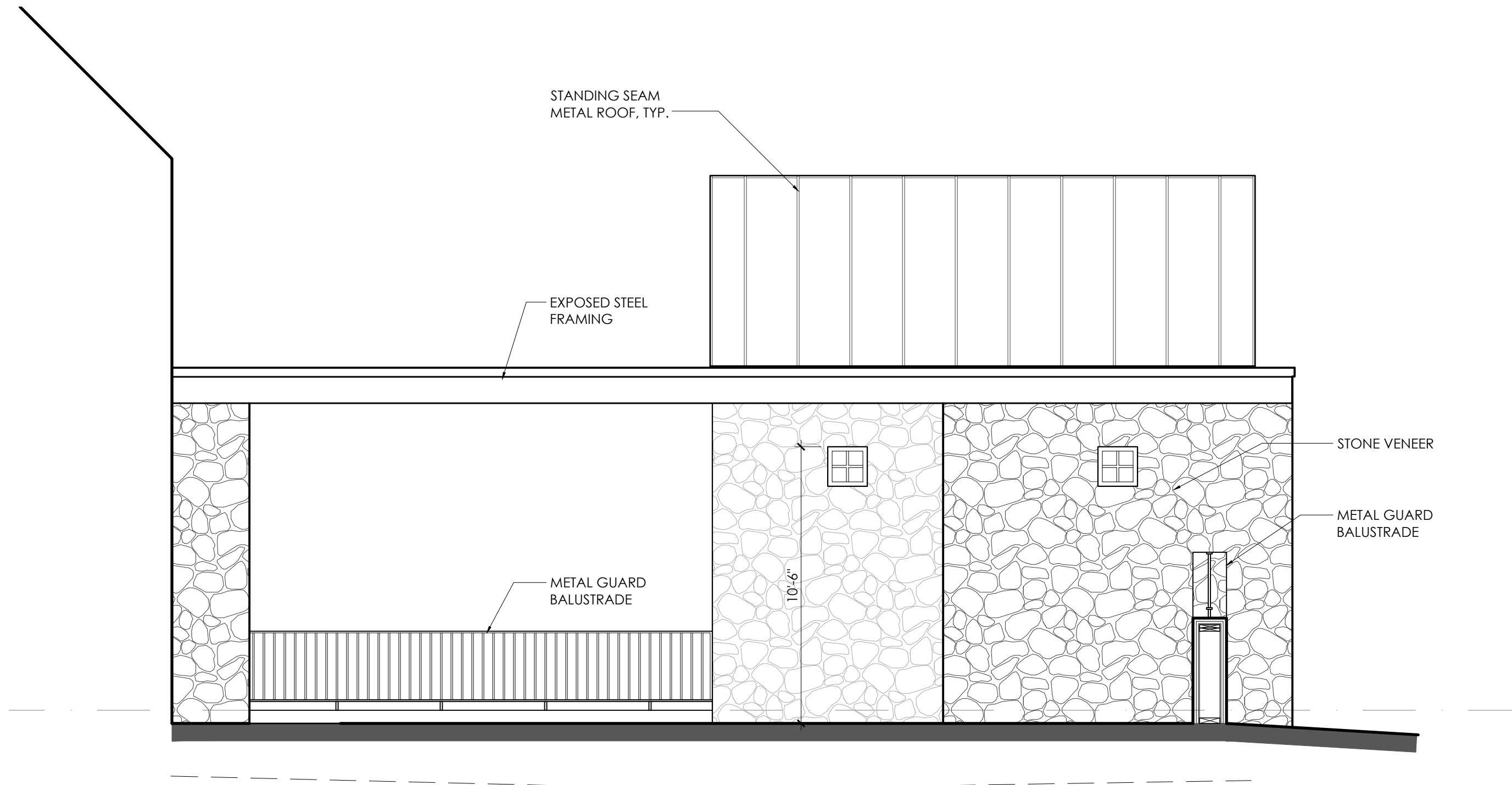
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P7.2

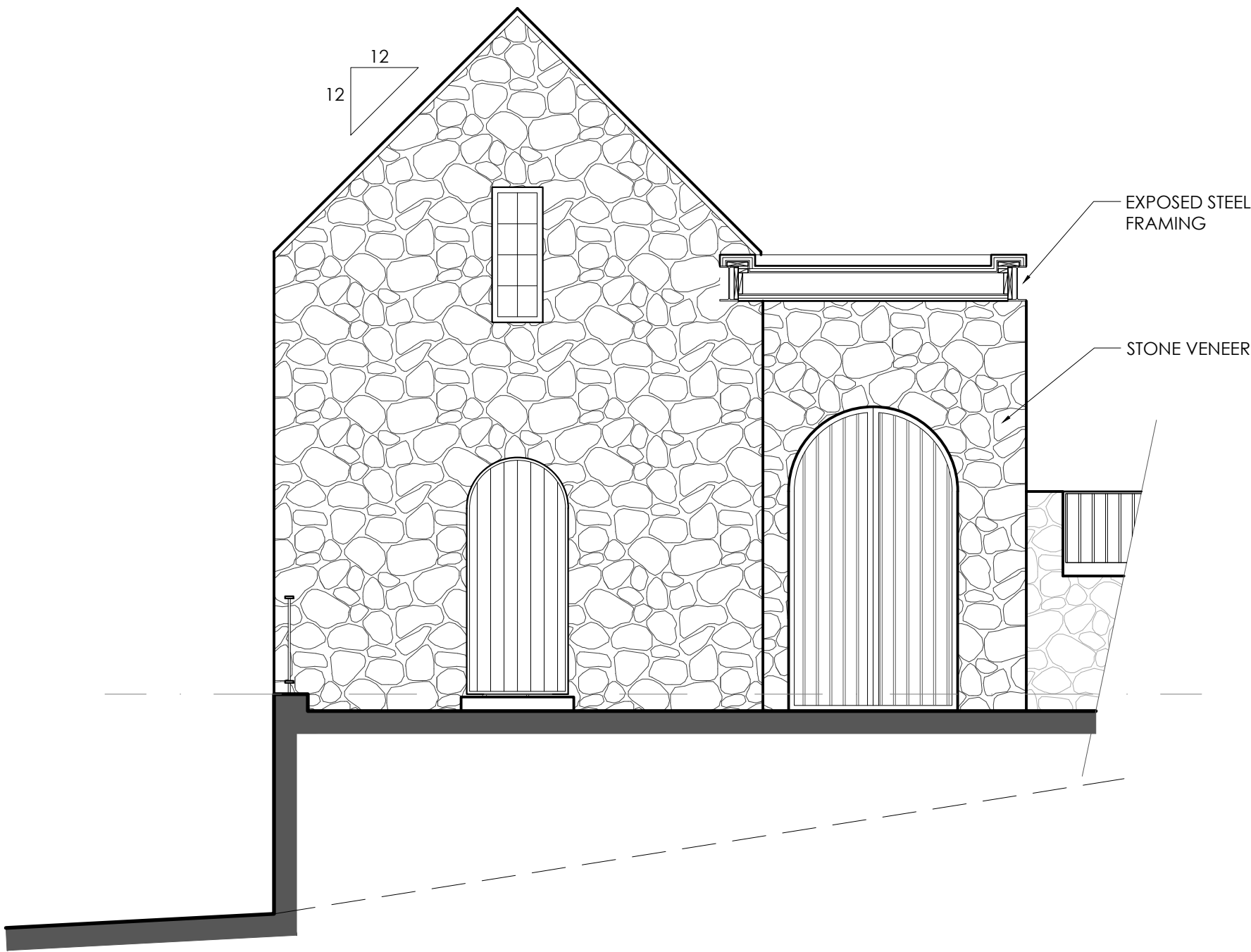
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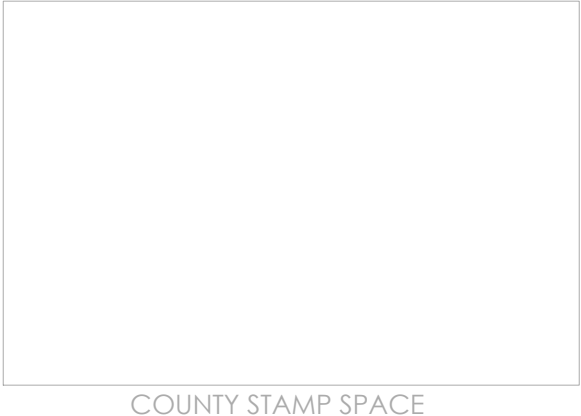
COURTYARD SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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CUPERTINO, CA 95051
APN: 351-42-004

RESIDENCE
COURTYARD
ELEVATIONS

REGISTERED ARCHITECT

MATSON BRITTON

NO. C-23616

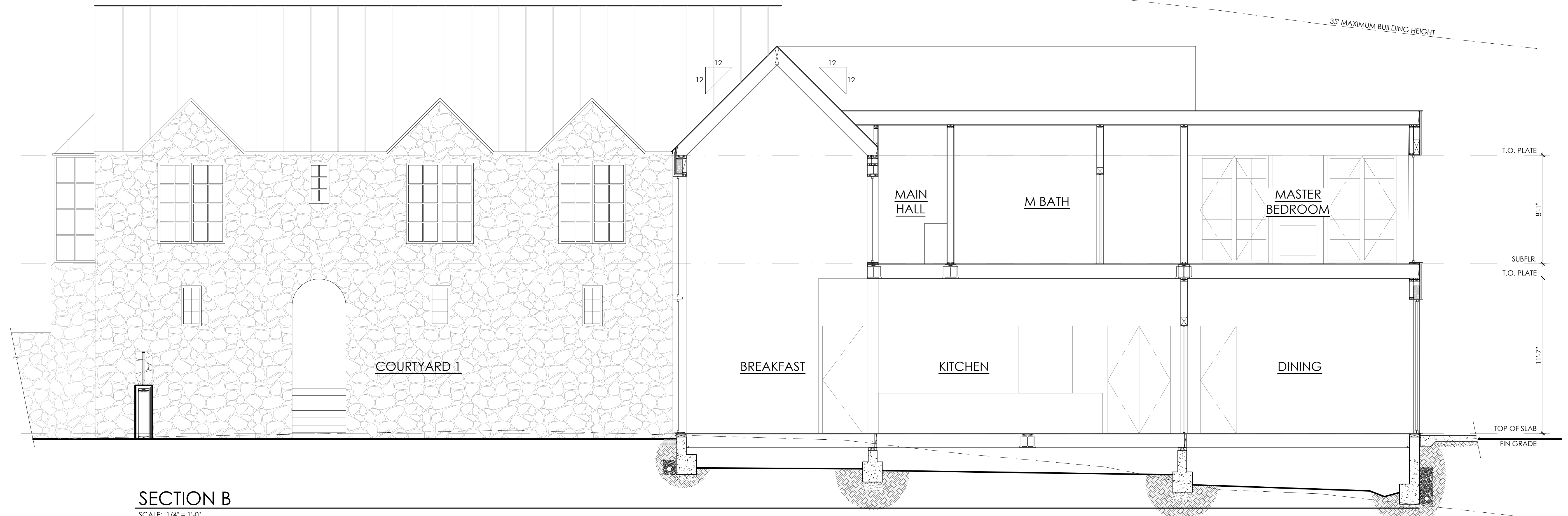
8/31/21

RESIDENT

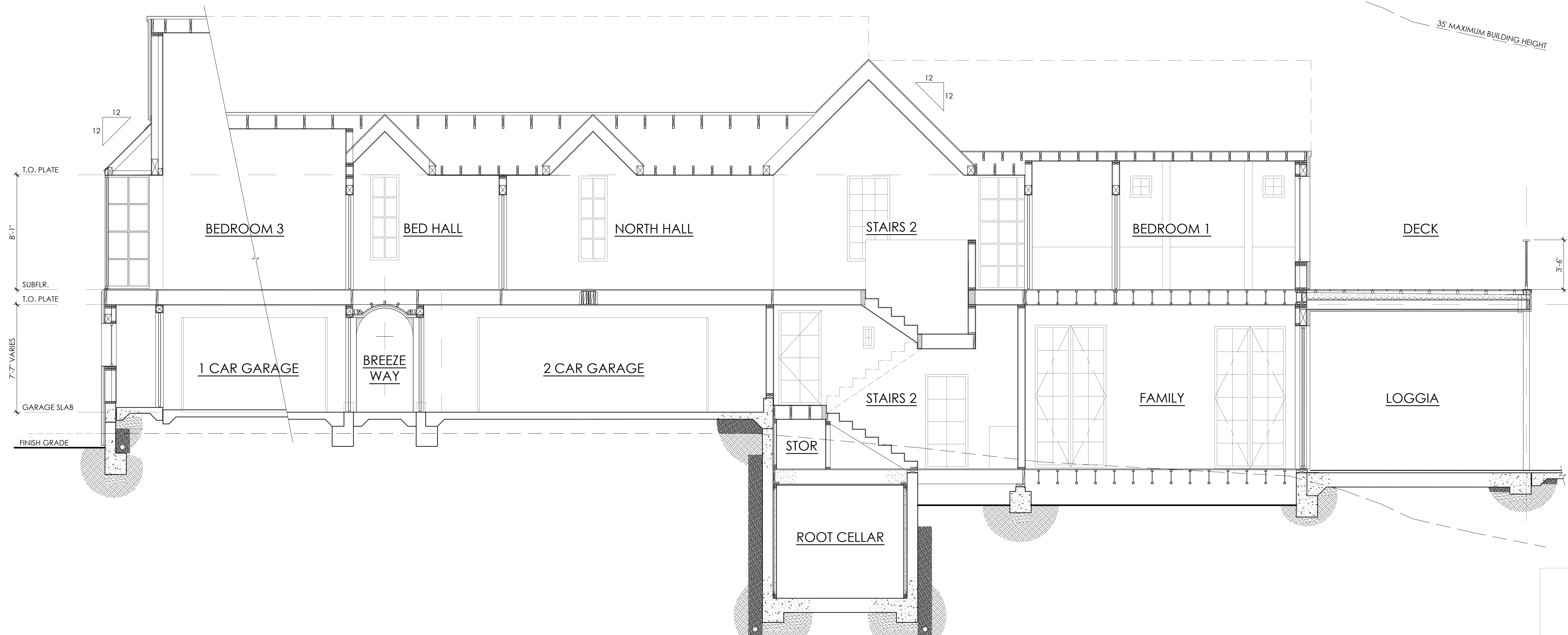
STATE OF CALIFORNIA

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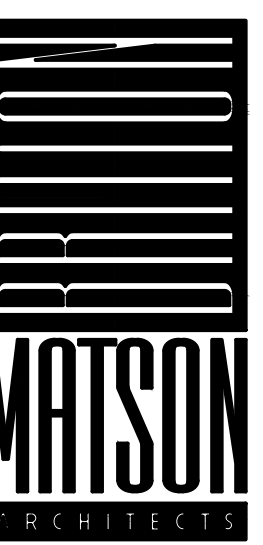
P8



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



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



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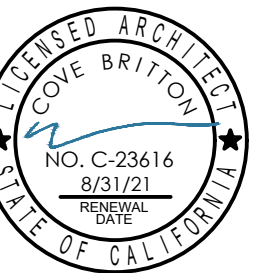
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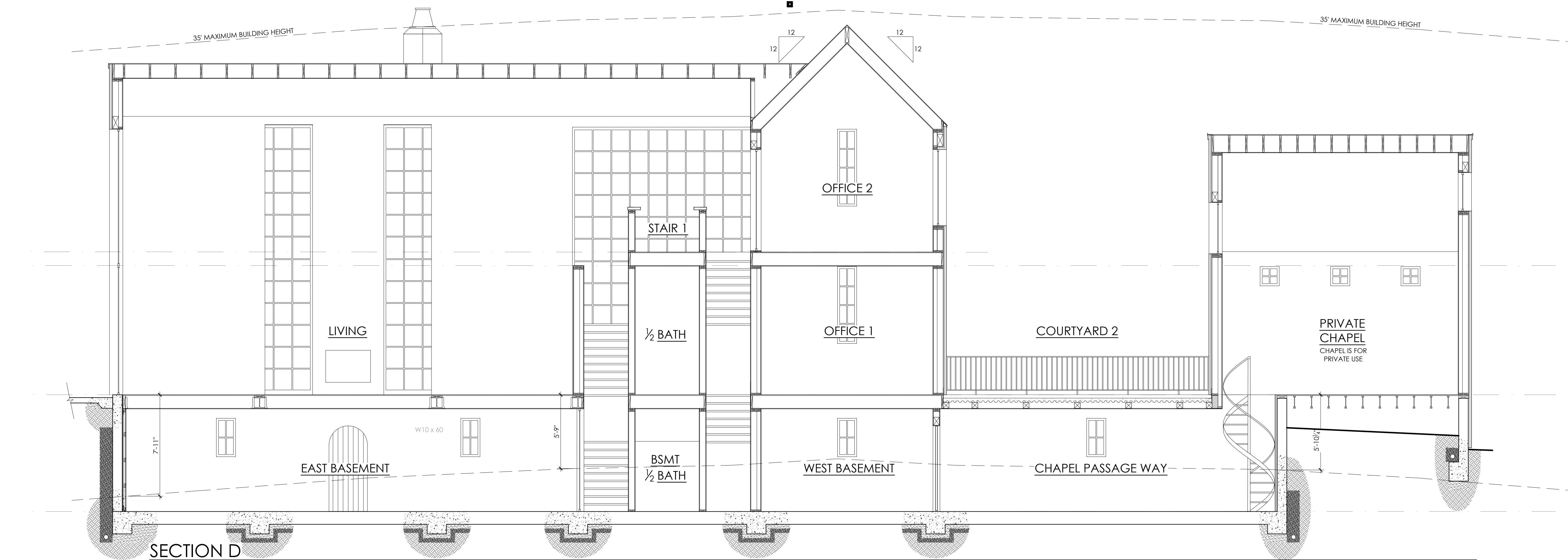
WATERS RESIDENCE
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CUPERTINO, CA 95051
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RESIDENCE
BUILDING SECTIONS
SECTION A - SECTION B

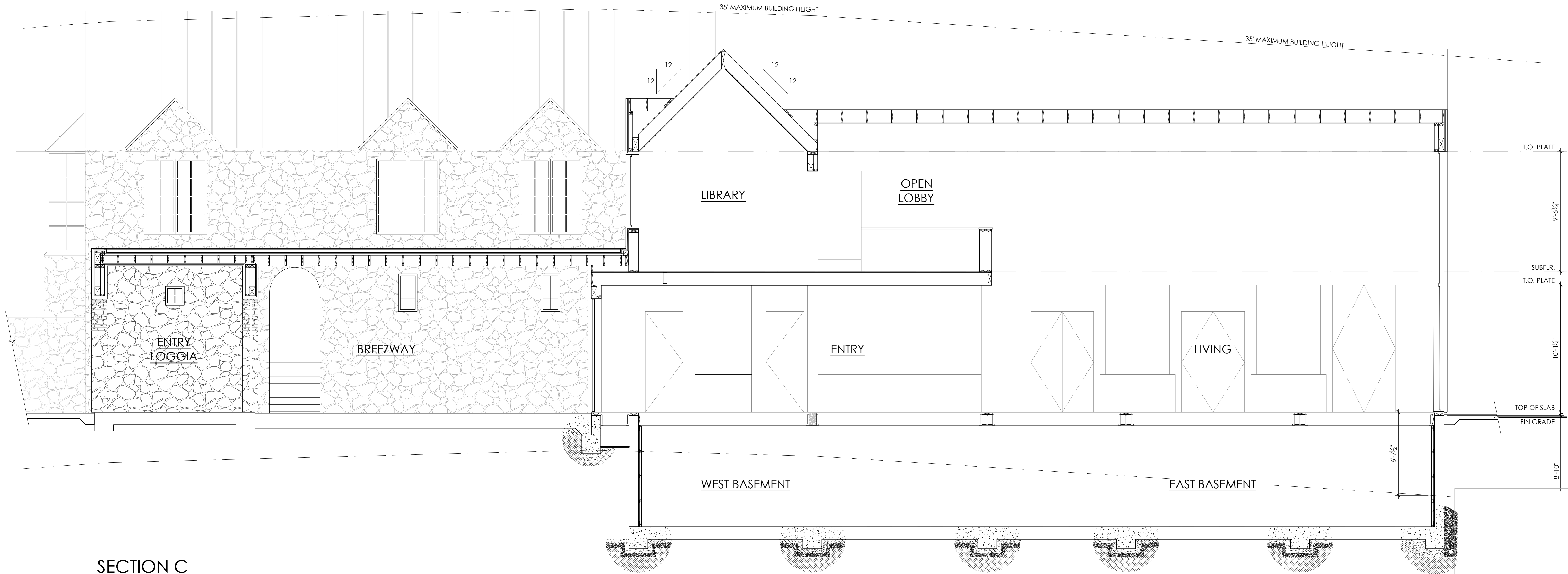


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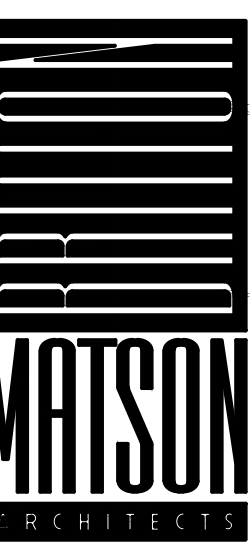
P9.1



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



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



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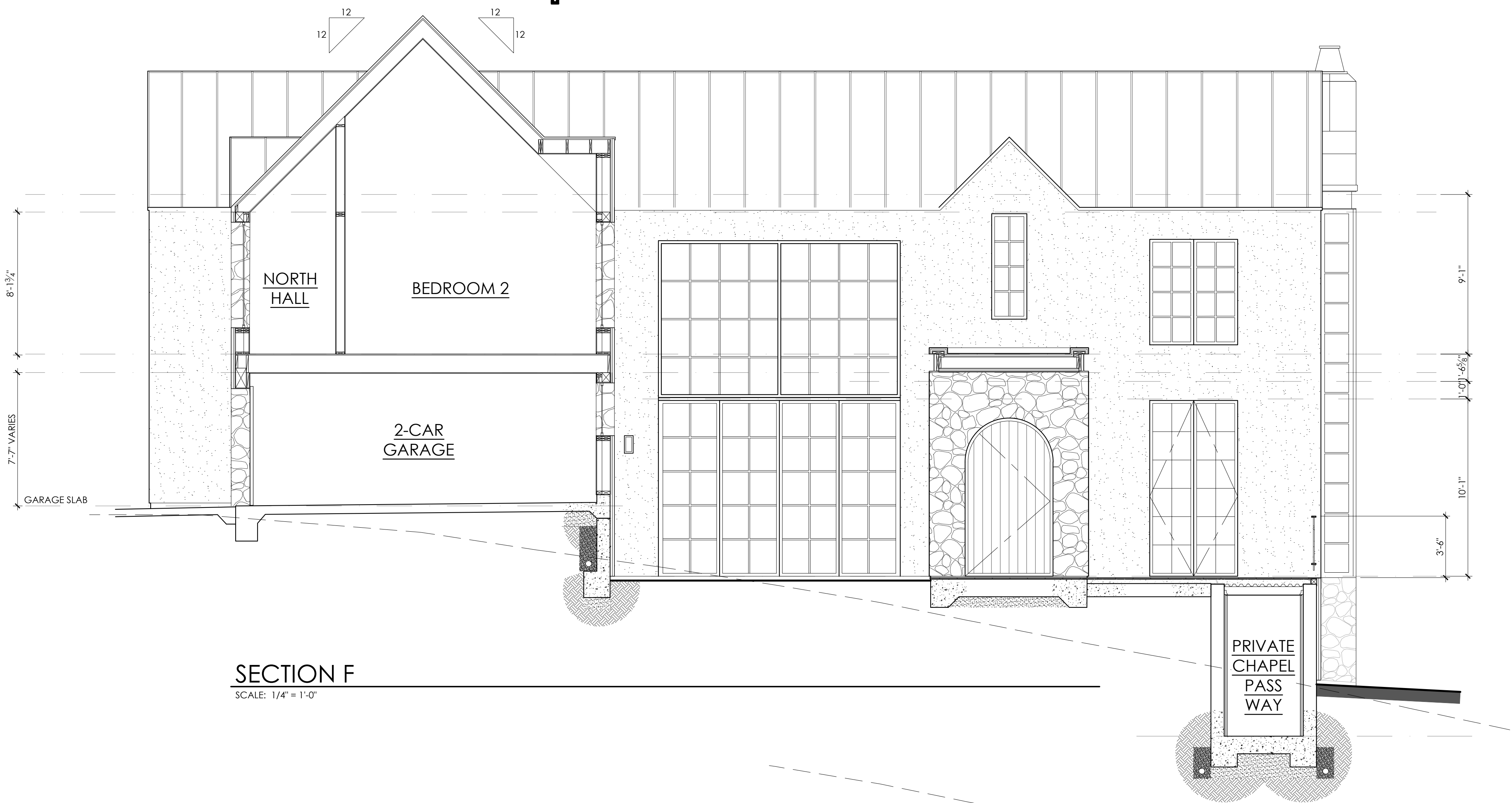
WATERS RESIDENCE
NEW RESIDENCE AND ADU
PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

RESIDENCE
BUILDING SECTIONS
SECTION C - SECTION D



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P9.2



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



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

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RESIDENCE
BUILDING SECTIONS
SECTION E - SECTION F

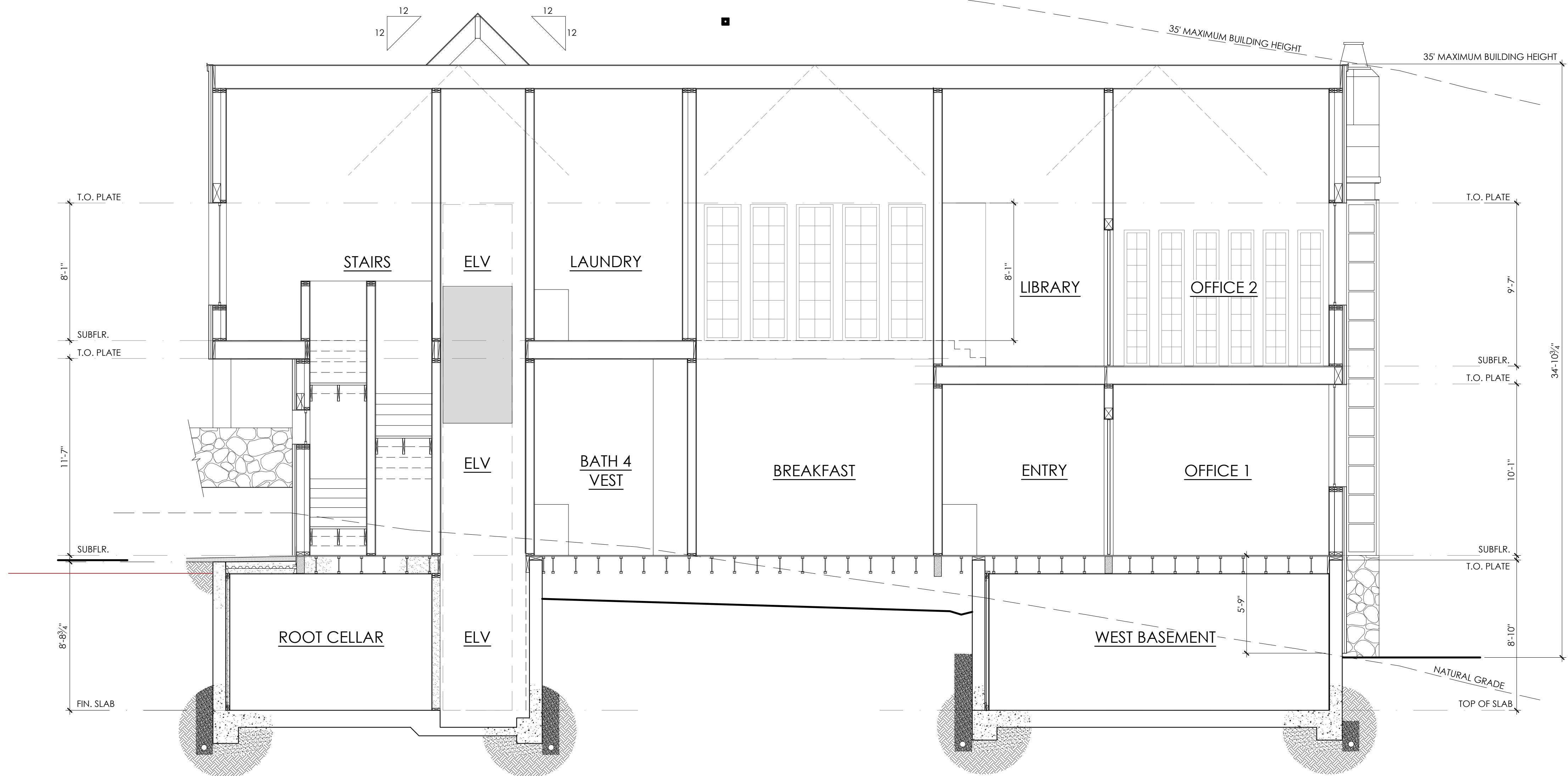
SEAL

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8/31/21
REGISTERED
ARCHITECT
STATE OF CALIFORNIA

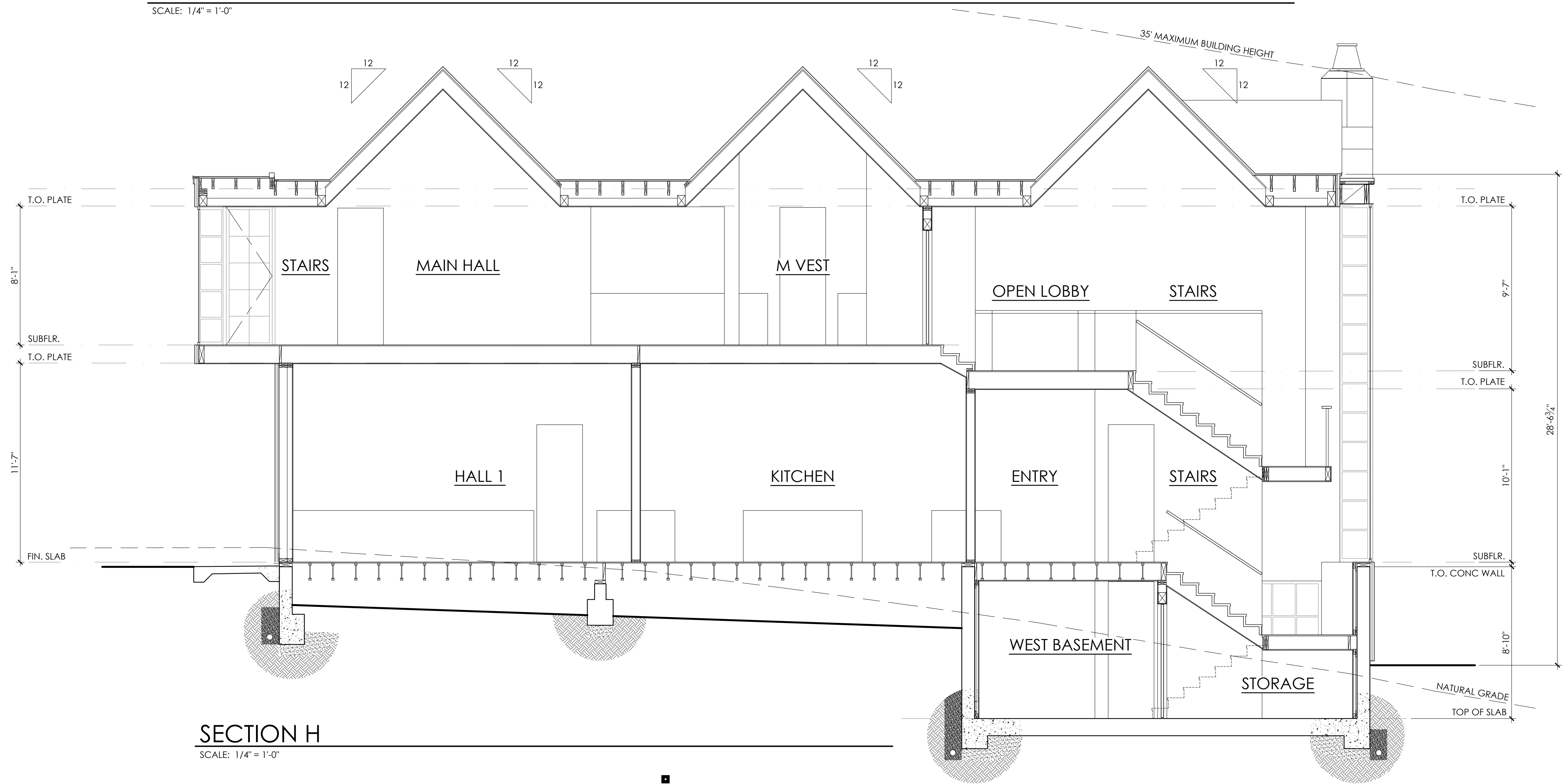
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J O B
WATERS
S H E E T

P9.3

COUNTY STAMP SPACE



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



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

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REVISIONS

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

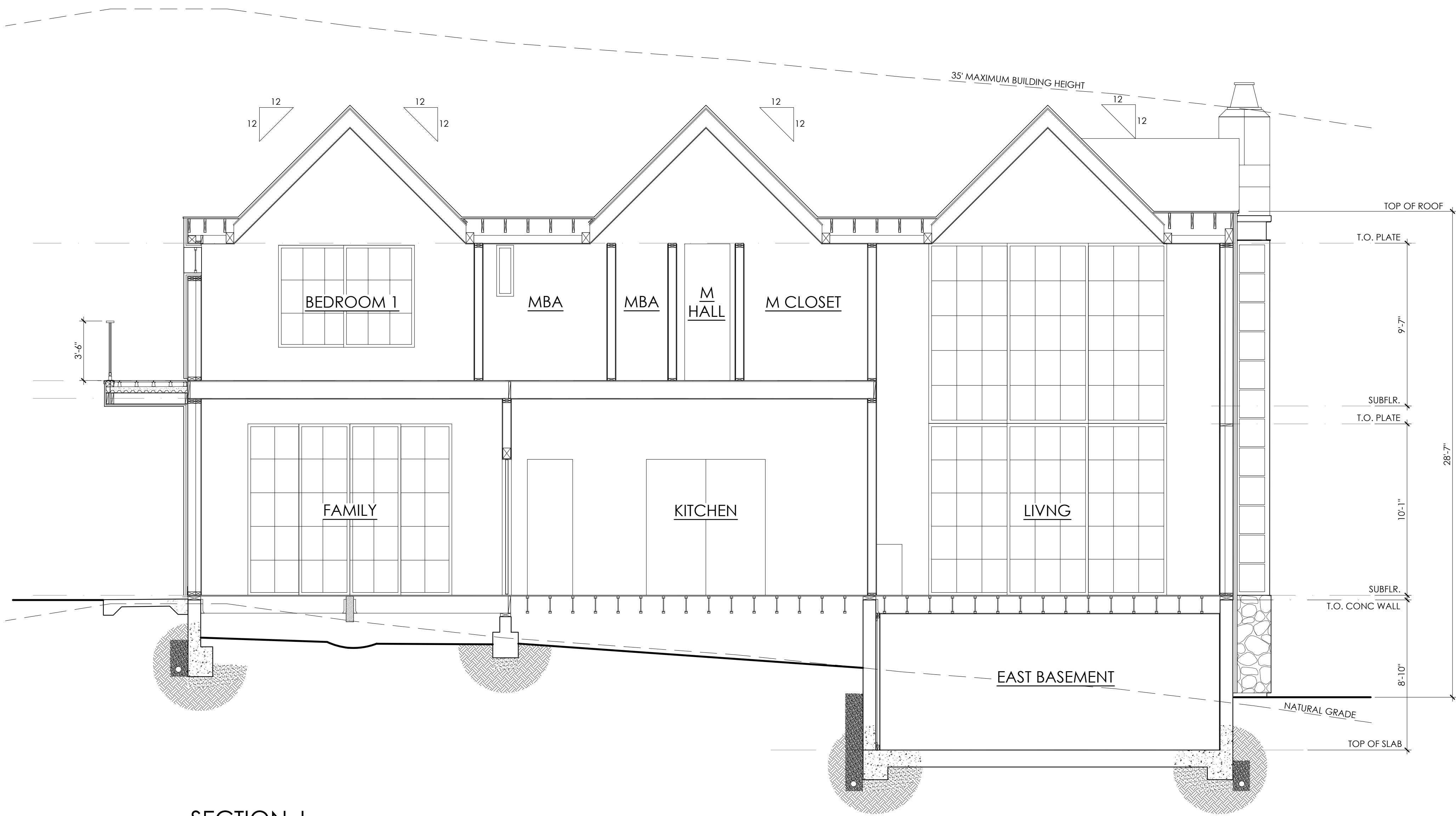
RESIDENCE
BUILDING SECTIONS
SECTION G - SECTION H

REGISTERED ARCHITECT
MATSON BRITTON
NO. C-23616
8/31/21
RESIDENT
STATE OF CALIFORNIA

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P9.4

COUNTY STAMP SPACE





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REVISIONS

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RESIDENCE
BUILDING SECTIONS
SECTION J



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WATERS				
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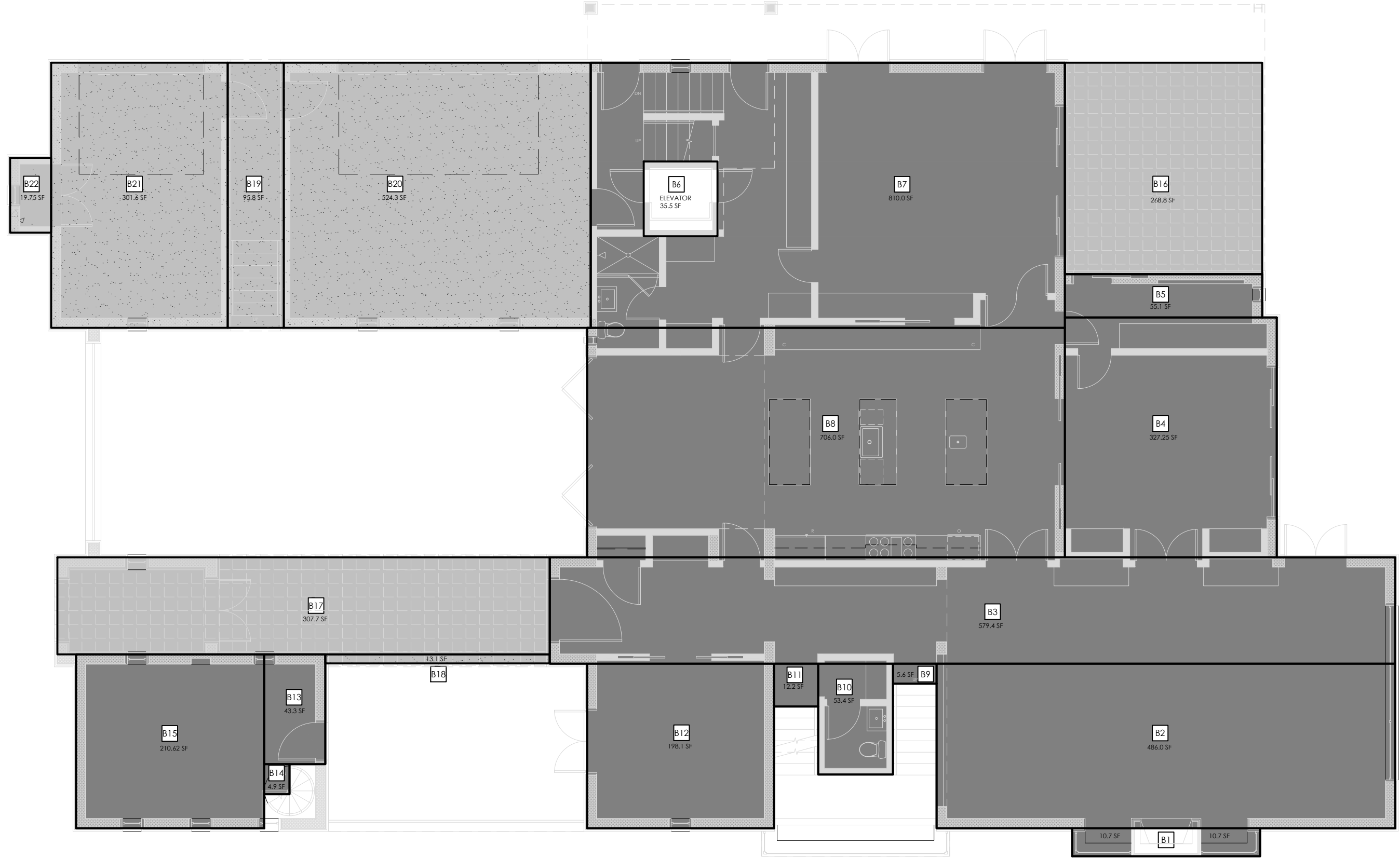
P9.5

COUNTY STAMP SPACE



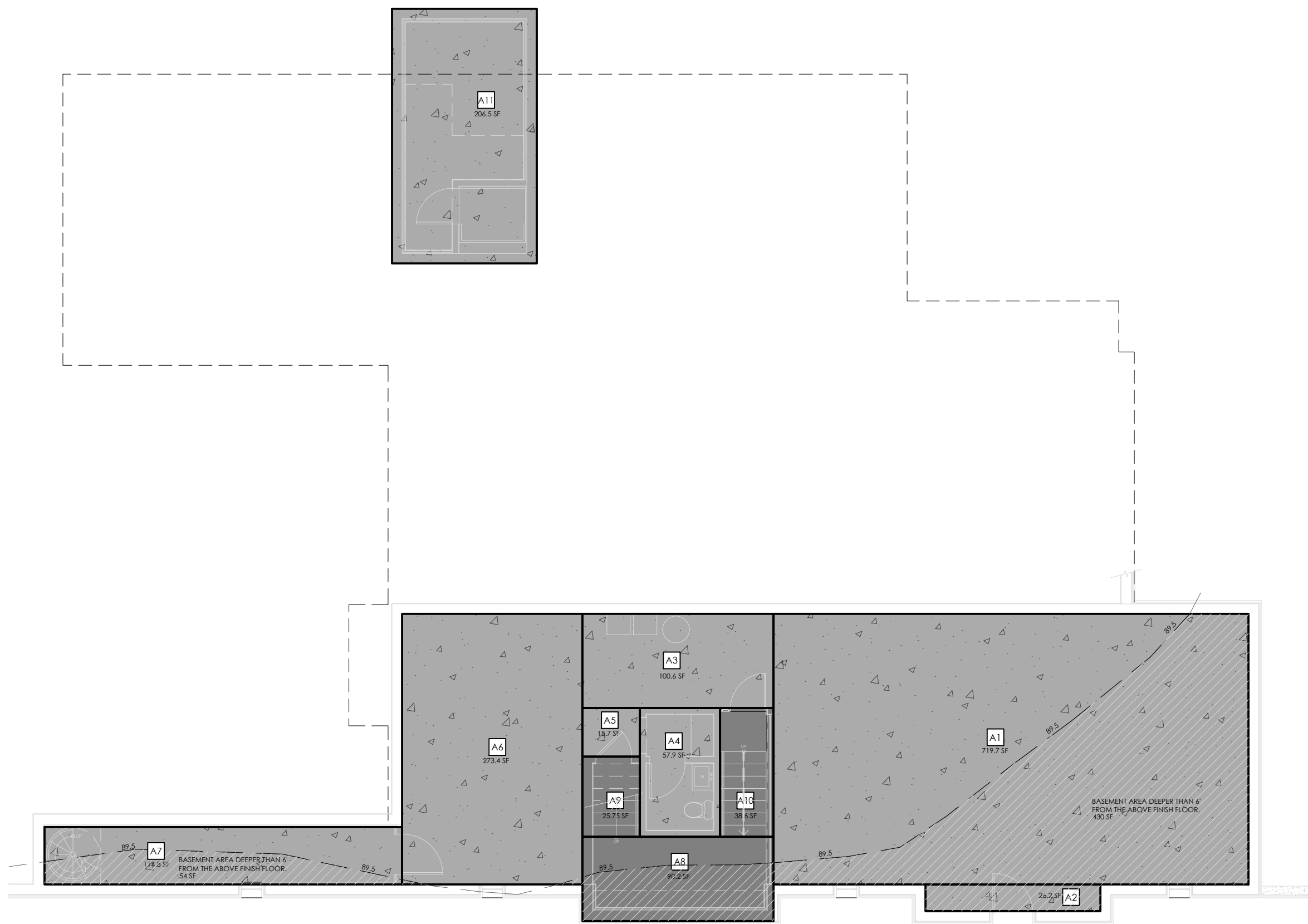
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



BASEMENT PLAN

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

LIVING
CONDITIONED

BASEMENT
NON-CONDITIONED

BASEMENT OVER 6'
FROM FLOOR ABOVE

BASEMENT AREA DEEPER THAN 6' FROM THE ABOVE FINISH FLOOR: 54' x 430' = 484 SF

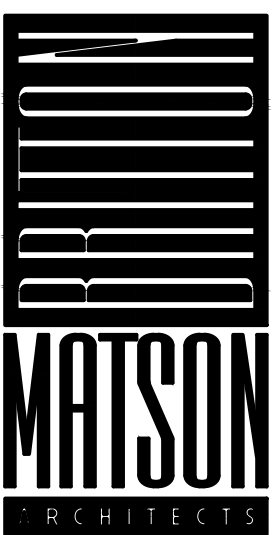
BASEMENT - FAR		
POLYGON AREA DESIGNATION	DIMENSIONS (IN DECIMAL FEET)	AREA (SQUARE FEET)
NON-COND BASEMENT	A1	35.54 x 20.25 = 719.7 SF
NON-COND BASEMENT	A2	13.08 x 2 = 26.2 SF
NON-COND BASEMENT	A3	14.29 x 7.04 = 100.6 SF
NON-COND BASEMENT	A4	6 x 9.65 = 57.9 SF
NON-COND BASEMENT	A5	4.29 x 3.65 = 15.6 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	134.5 SF
ROOT CELLAR	A11	10.83 x 19.06 = 206.5 SF

AREA OVER 15'

PORCHES & GARAGES
DECKS

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 <15'>	C14	36 x 21.625 approx = 778.5 SF
CONDITIONED LIVING <15'>	C15	13.42 x 13.92 = 186.8 SF
2ND FLOOR CONDITIONED 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



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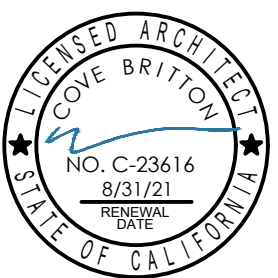
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REVISIONS

NO.	DESCRIPTION

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

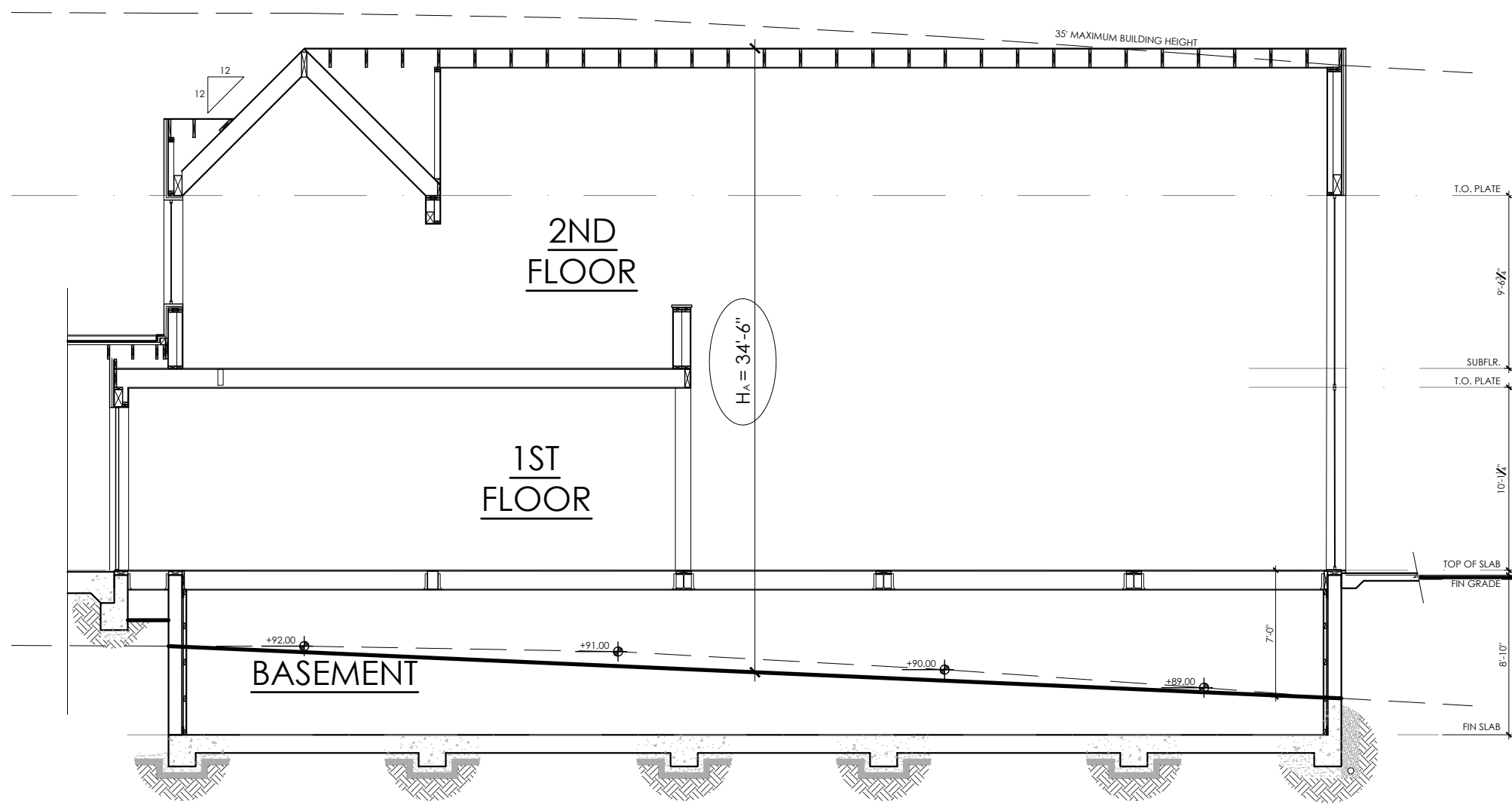
RESIDENCE
FAR FLOOR PLAN
CALCULATIONS



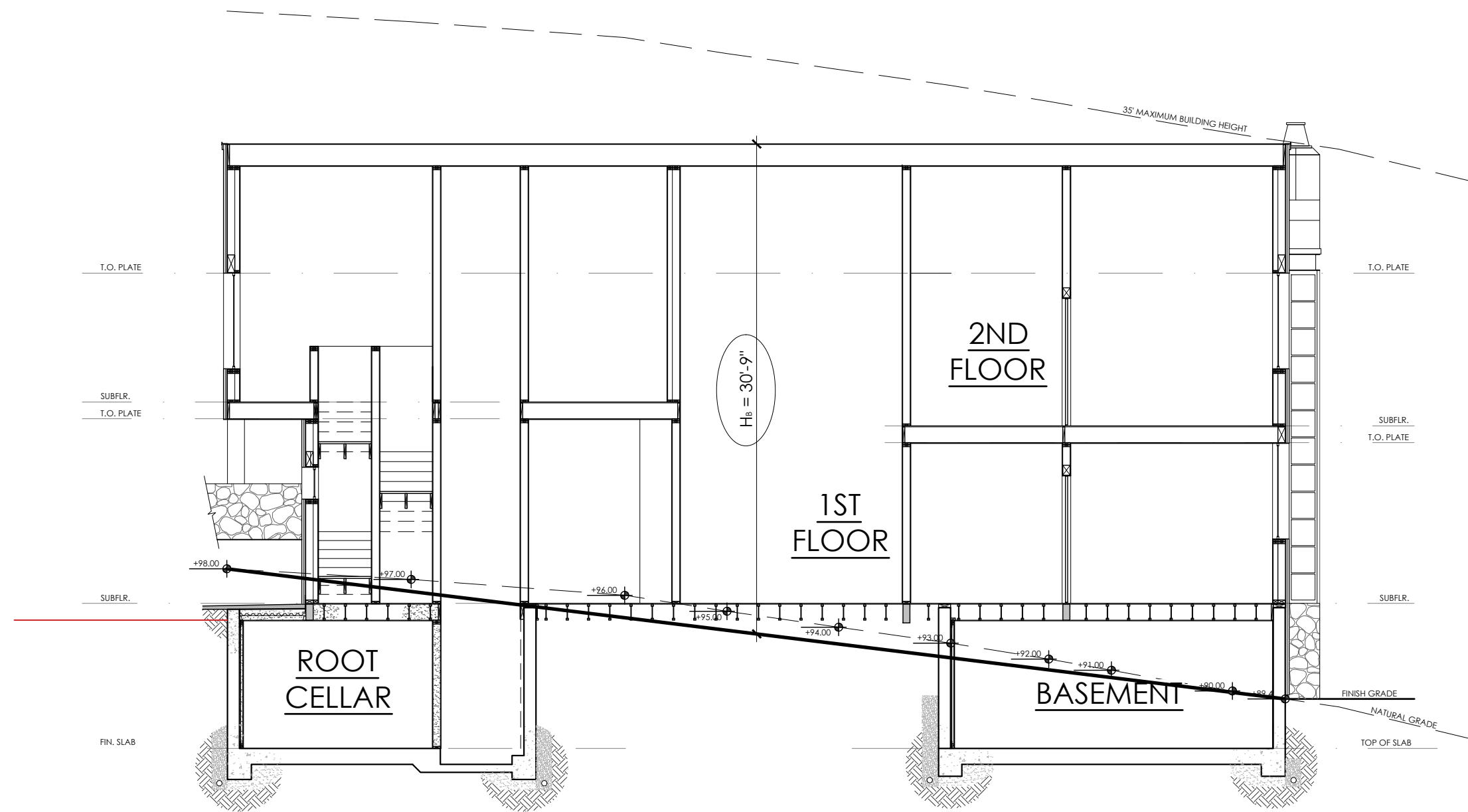
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S H E E T

P10.1

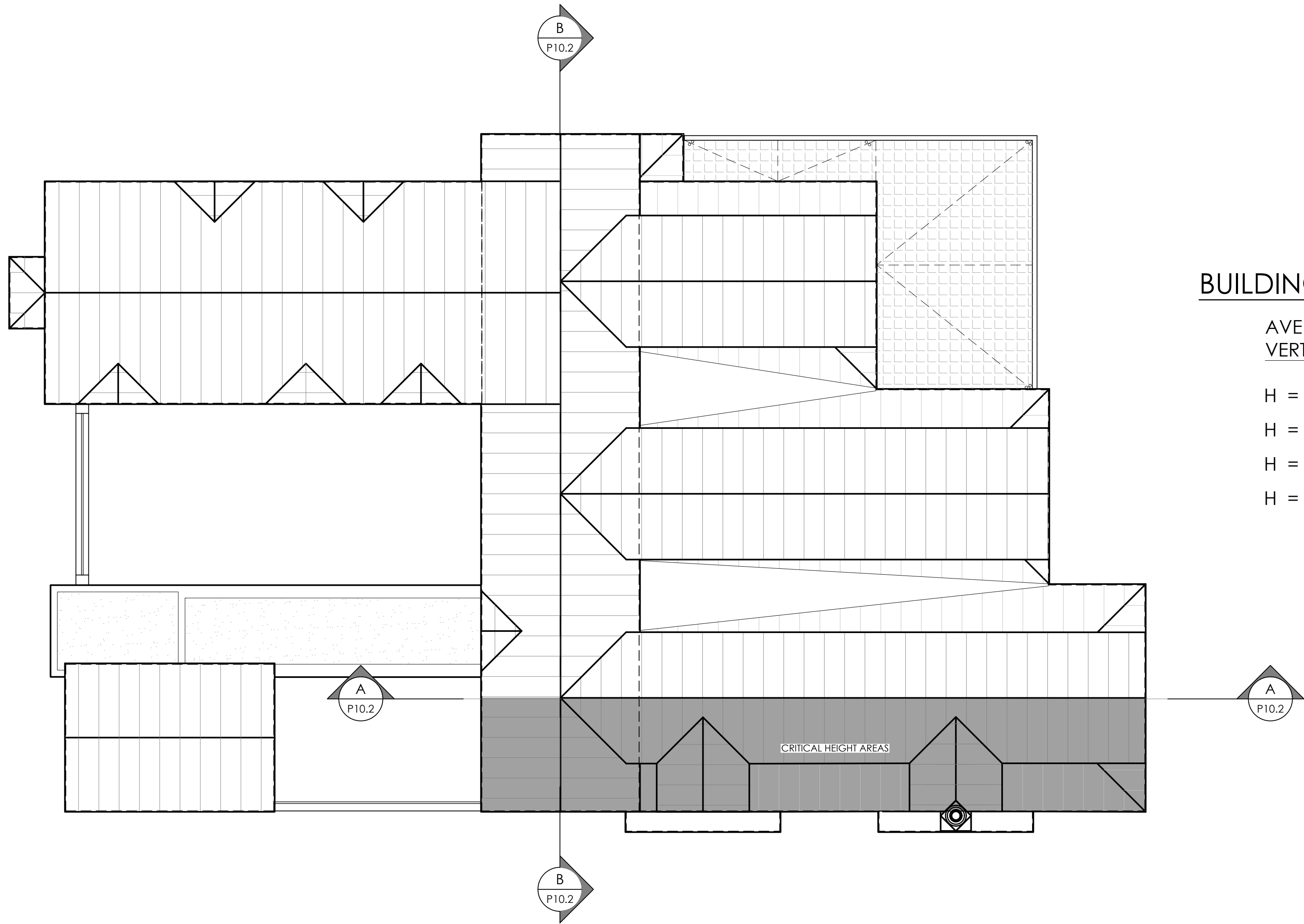
COUNTY STAMP SPACE



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

$$\begin{aligned} H &= (H_A + H_B) / 2 \\ H &= (34.50' + 30.75') / 2 \\ H &= 65.25' / 2 \\ H &= 32.625' \end{aligned}$$

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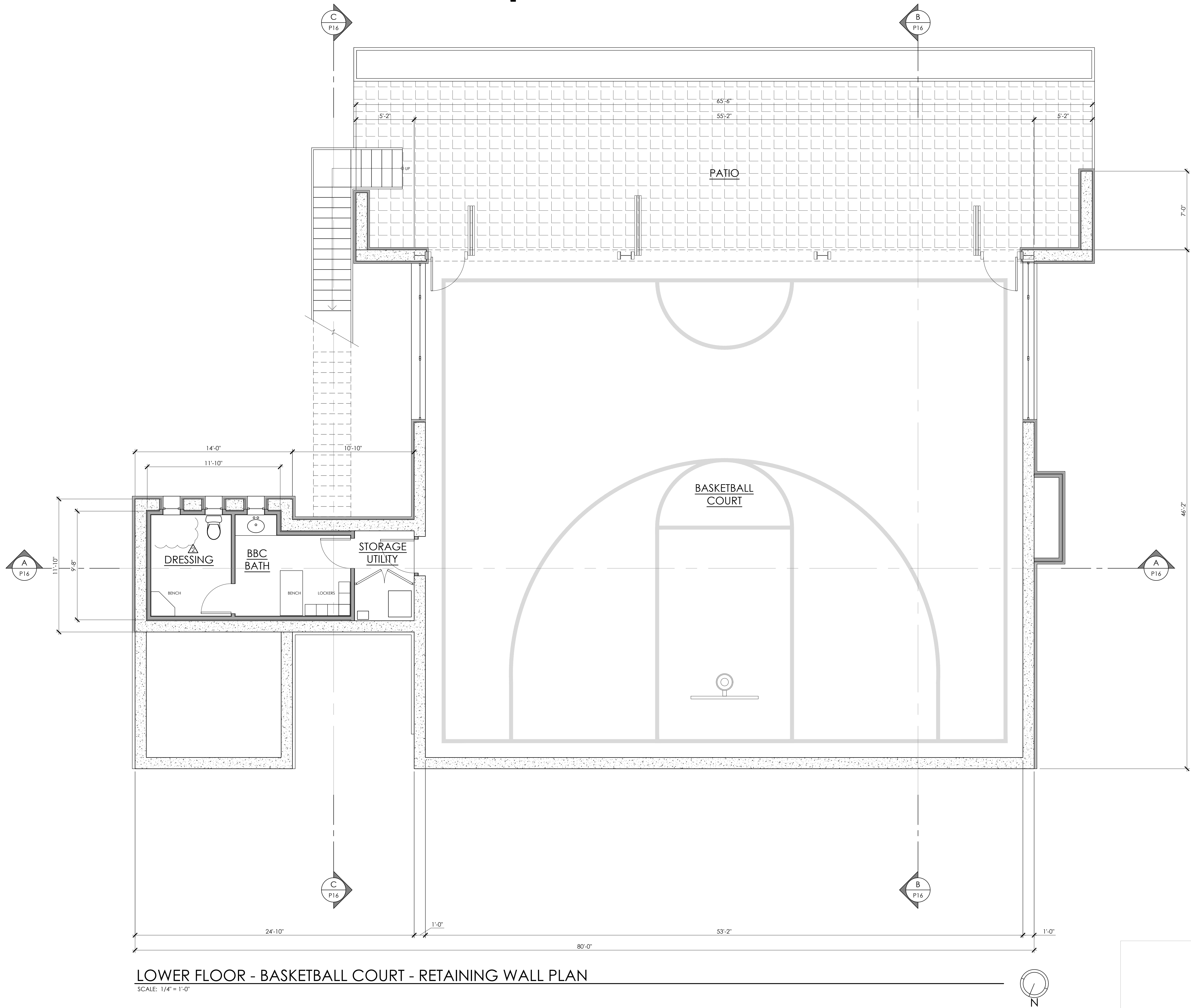
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PEACOCK COURT
CUPERTINO, CA 95051
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RESIDENCE
BUILDING HEIGHT MEASUREMENT

REGISTERED ARCHITECT
MATSON BRITTON
NO. C-23616
8/31/21
PEACOCK COURT
CUPERTINO, CA
STATE OF CALIFORNIA

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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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REVISIONS

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CUPERTINO, CA 95051
APN: 351-42-004

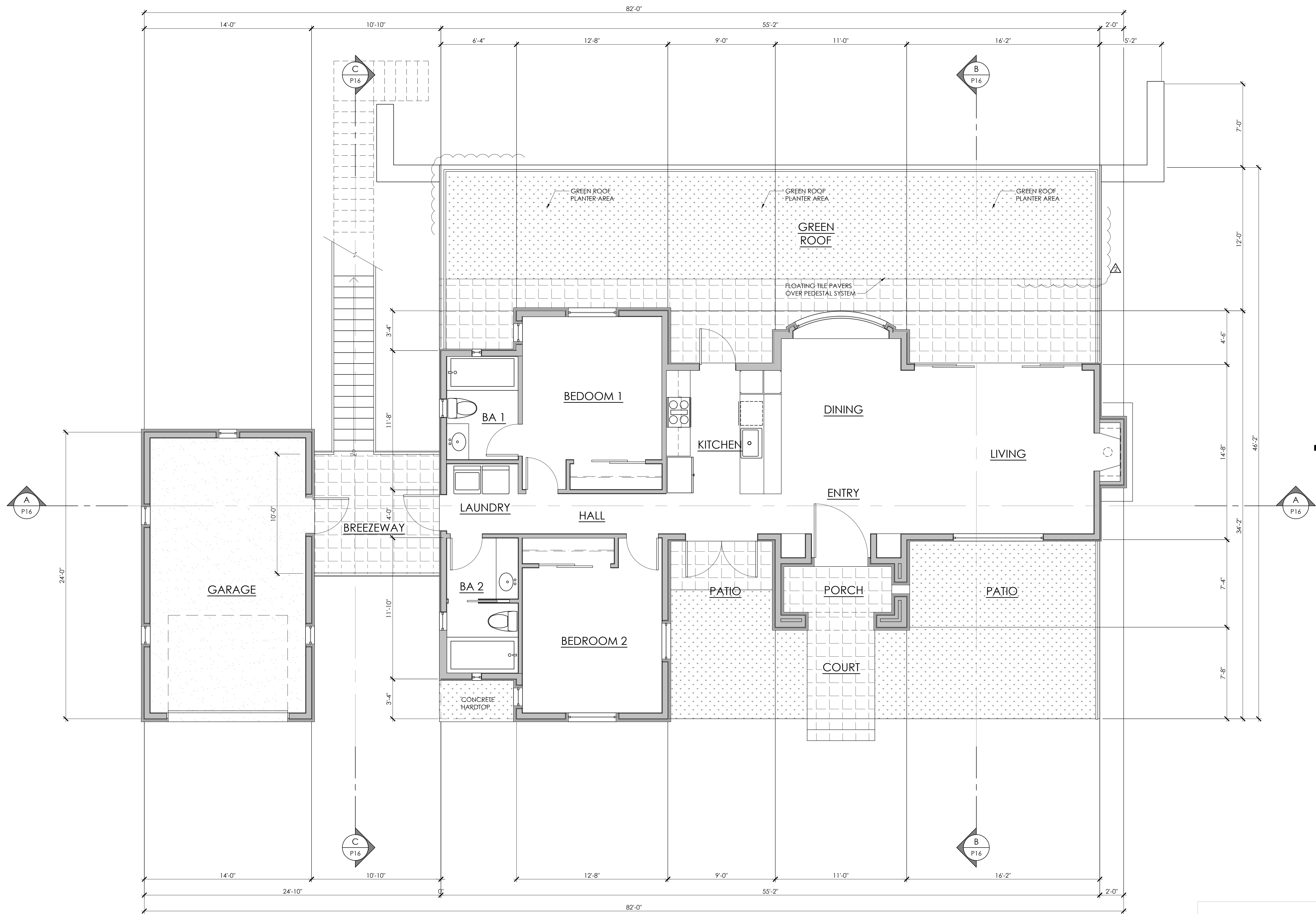
ADU-COTTAGE
BASKETBALL COURT
RETAINING WALL PLAN



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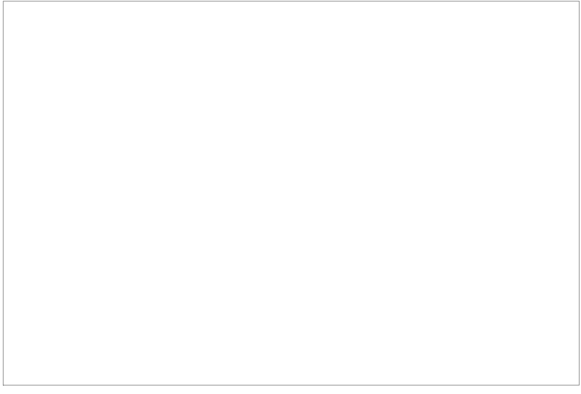
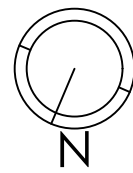
P11

COUNTY STAMP SPACE



COTTAGE MAIN FLOOR PLAN

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



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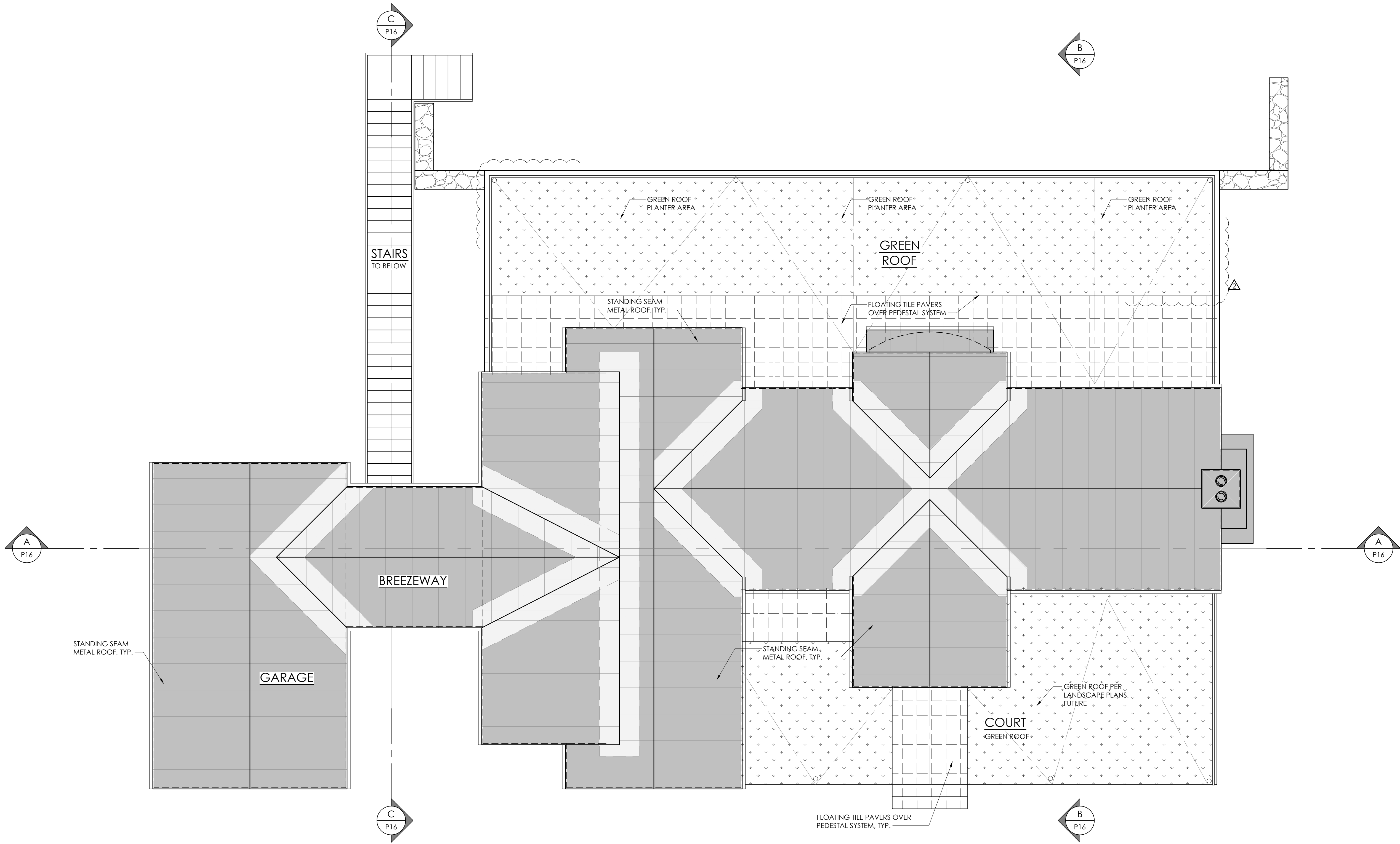
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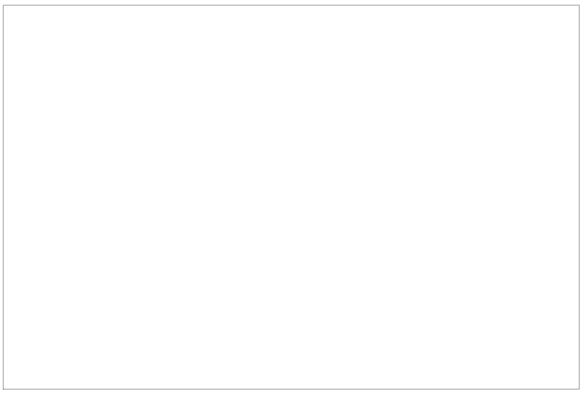
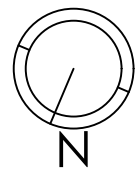
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NEW RESIDENCE AND ADU
PEACOCK COURT
CUPERTINO, CA 95051
APN: 351-42-004

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P12



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



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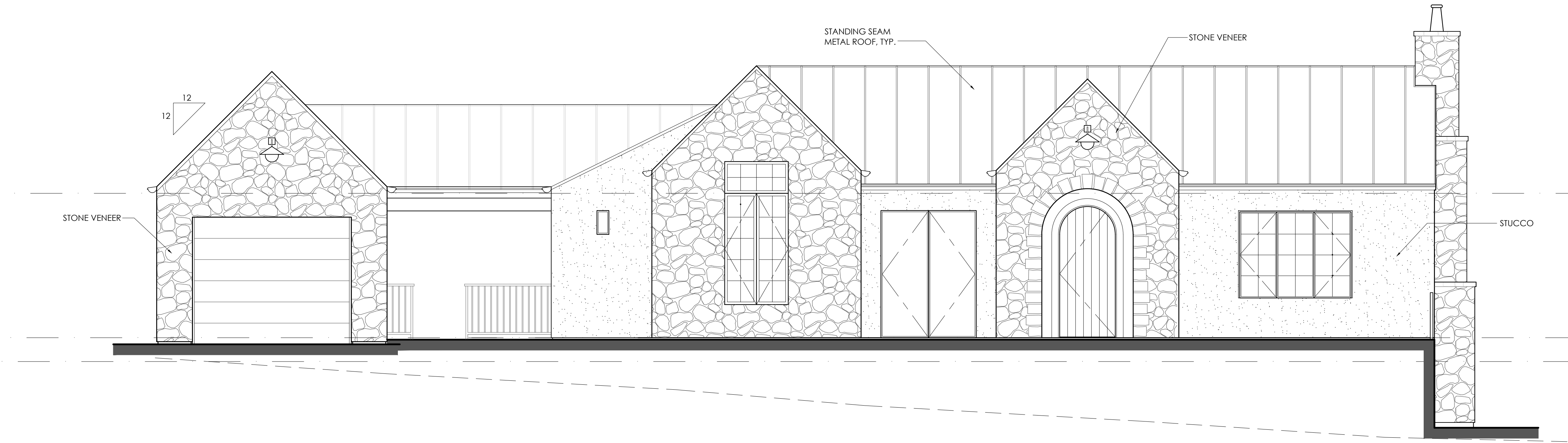
REVISIONS

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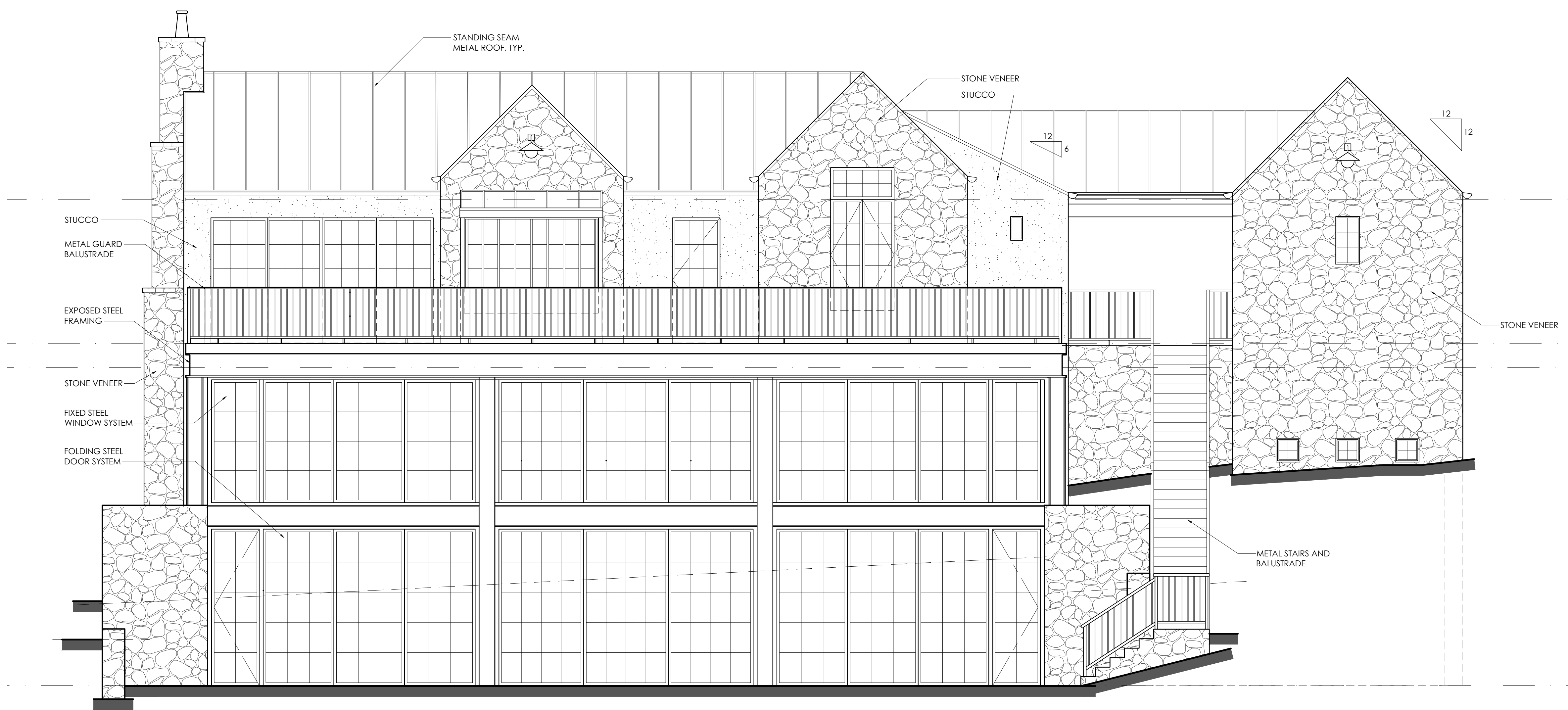
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P13

Matson Britton Architects 9/14/2021 2:52 PM WATERS - Planning.dwg



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



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



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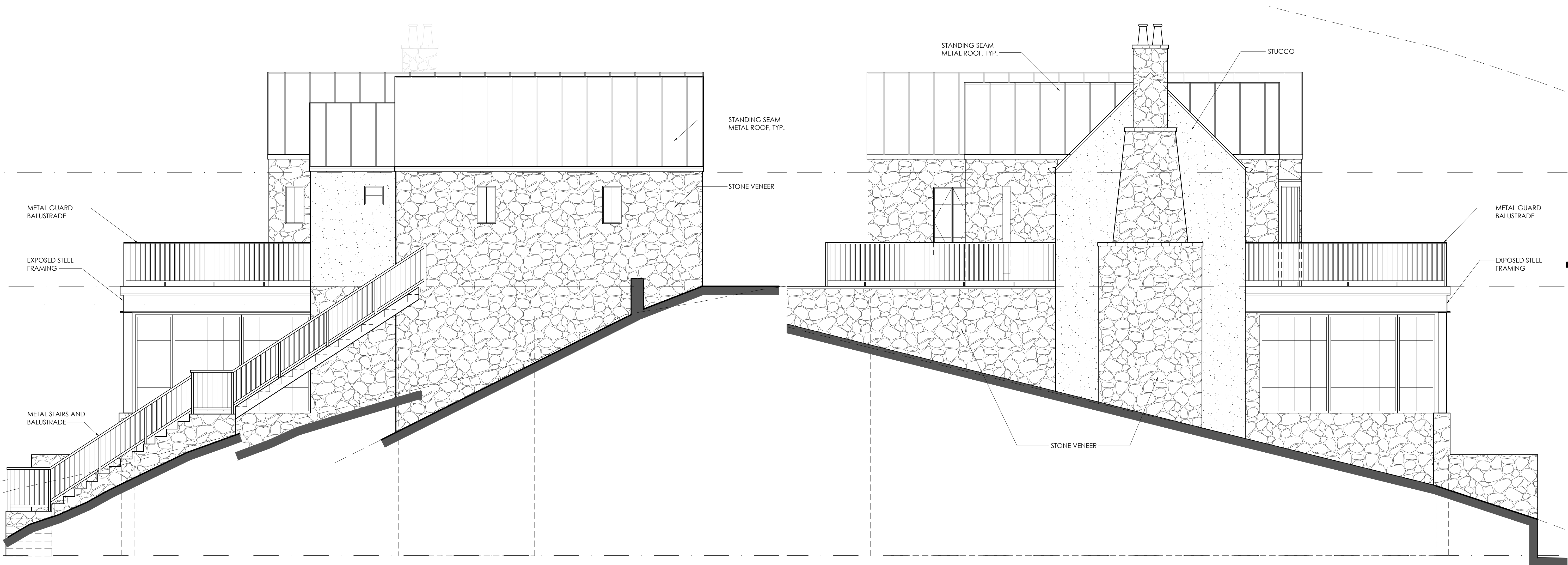
ADU-COTTAGE
EXTERIOR ELEVATIONS



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P14

COUNTY STAMP SPACE

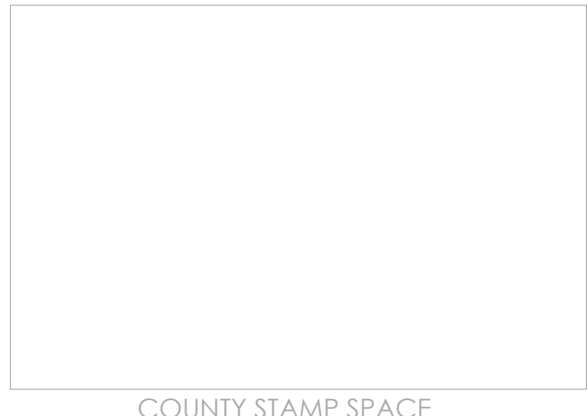


COTTAGE - EAST ELEVATION

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

COTTAGE - WEST ELEVATION

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



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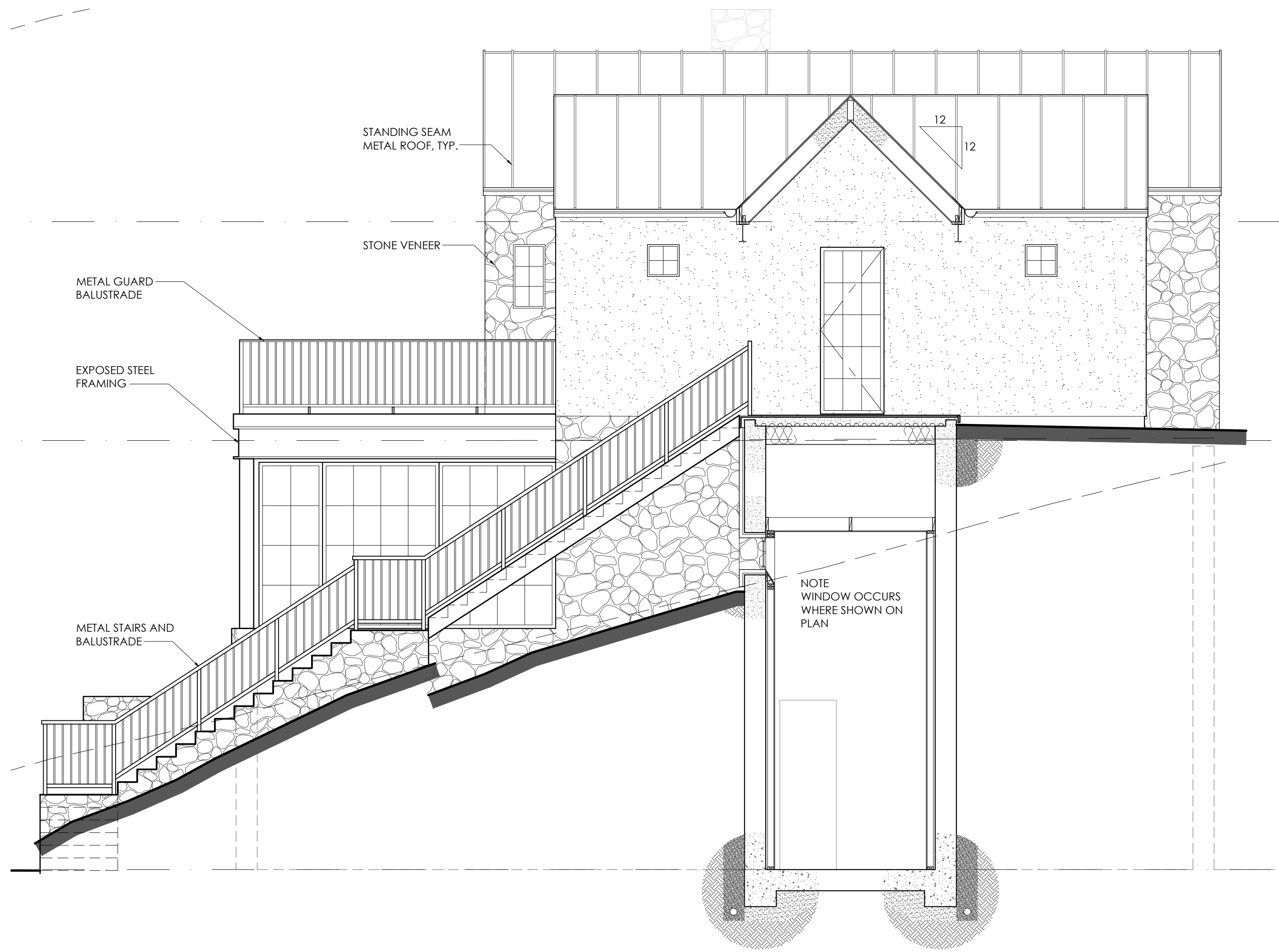
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ADU-COTTAGE
EXTERIOR ELEVATIONS

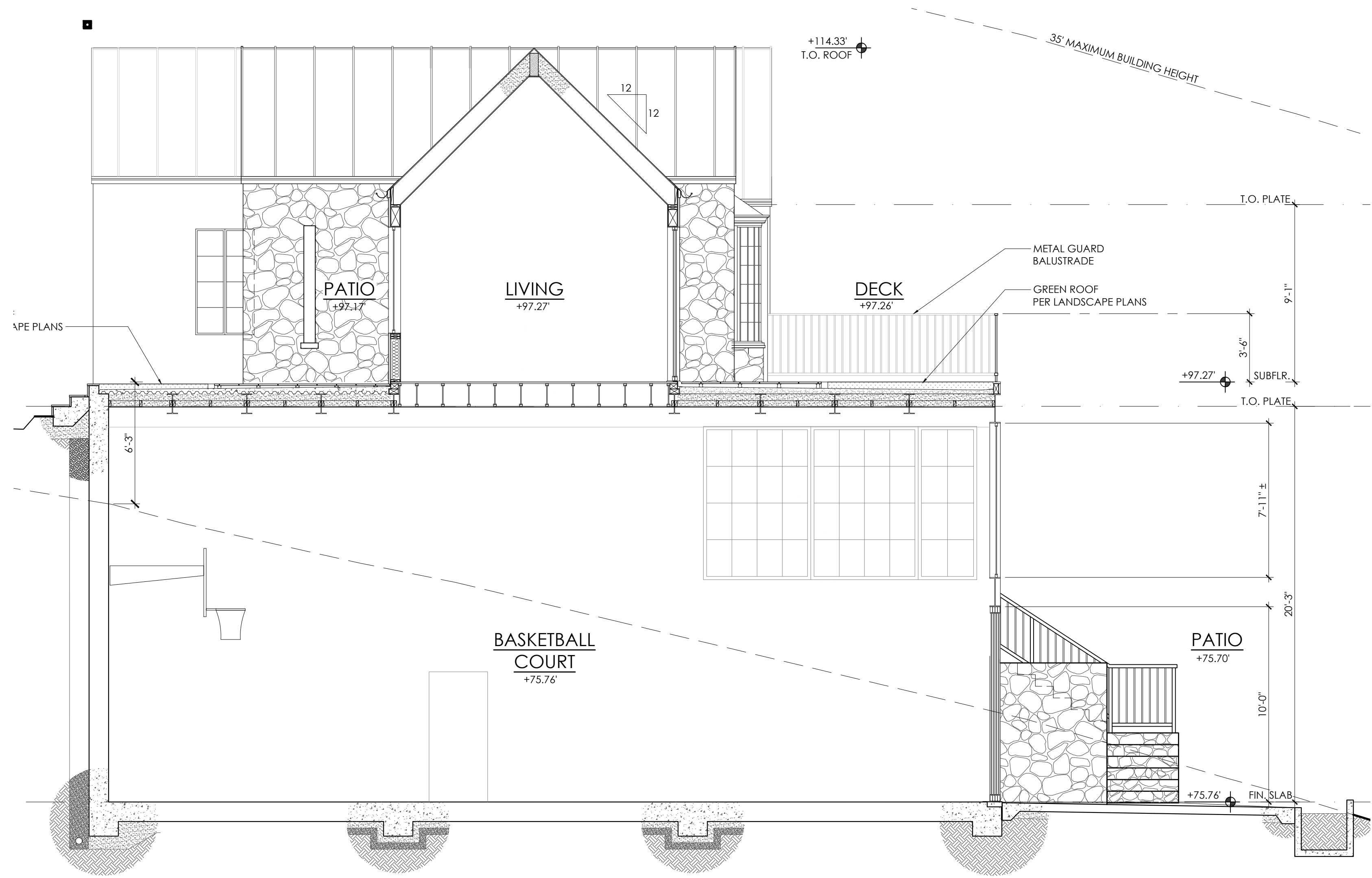
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NO. C-23616
8/31/21
PEACOCK
STATE OF CALIFORNIA

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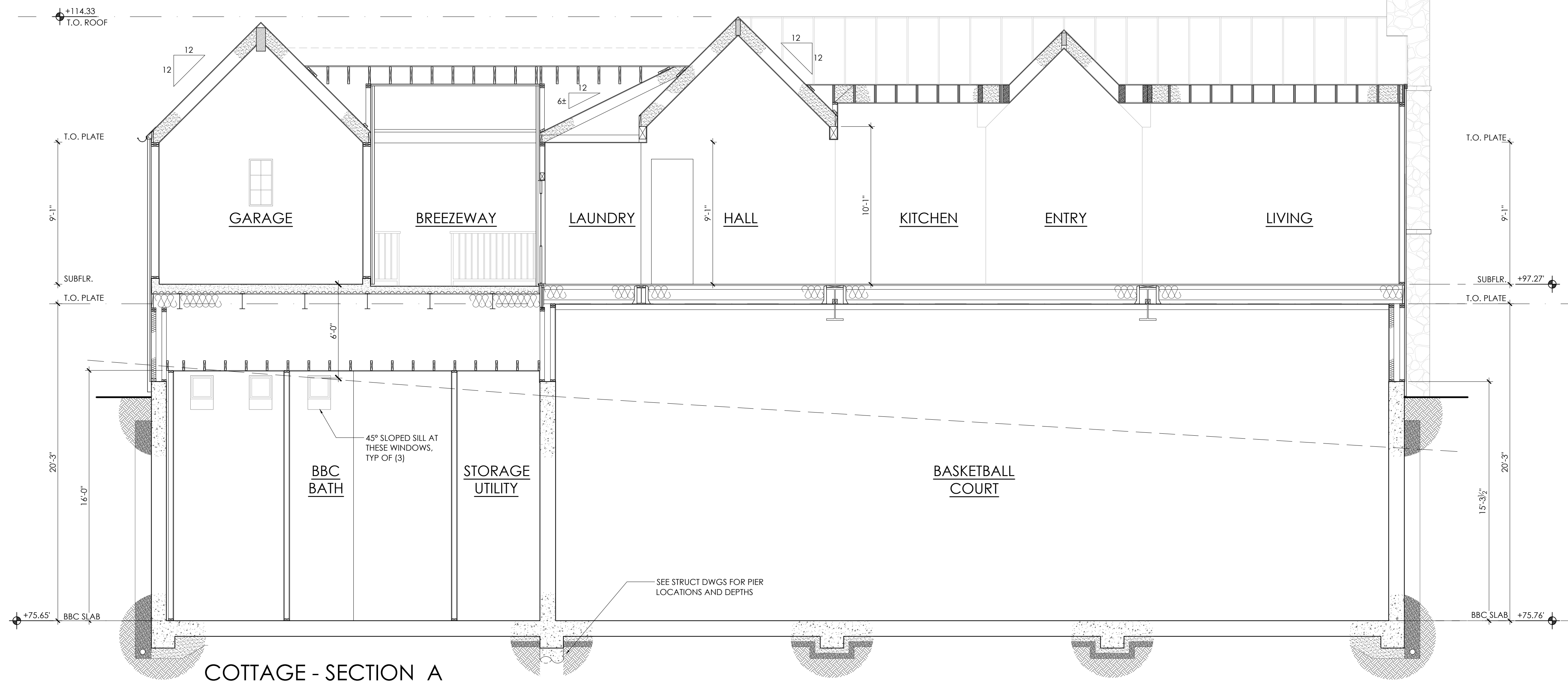
P15



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



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



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

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ADU-COTTAGE
BUILDING SECTIONS

REGISTERED ARCHITECT
MATSON BRITTON
NO. C-23616
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PEACOCK COURT
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P16

COUNTY STAMP SPACE

DESIGNATED FOR
GREEN ROOF

LIVING
CONDITIONED

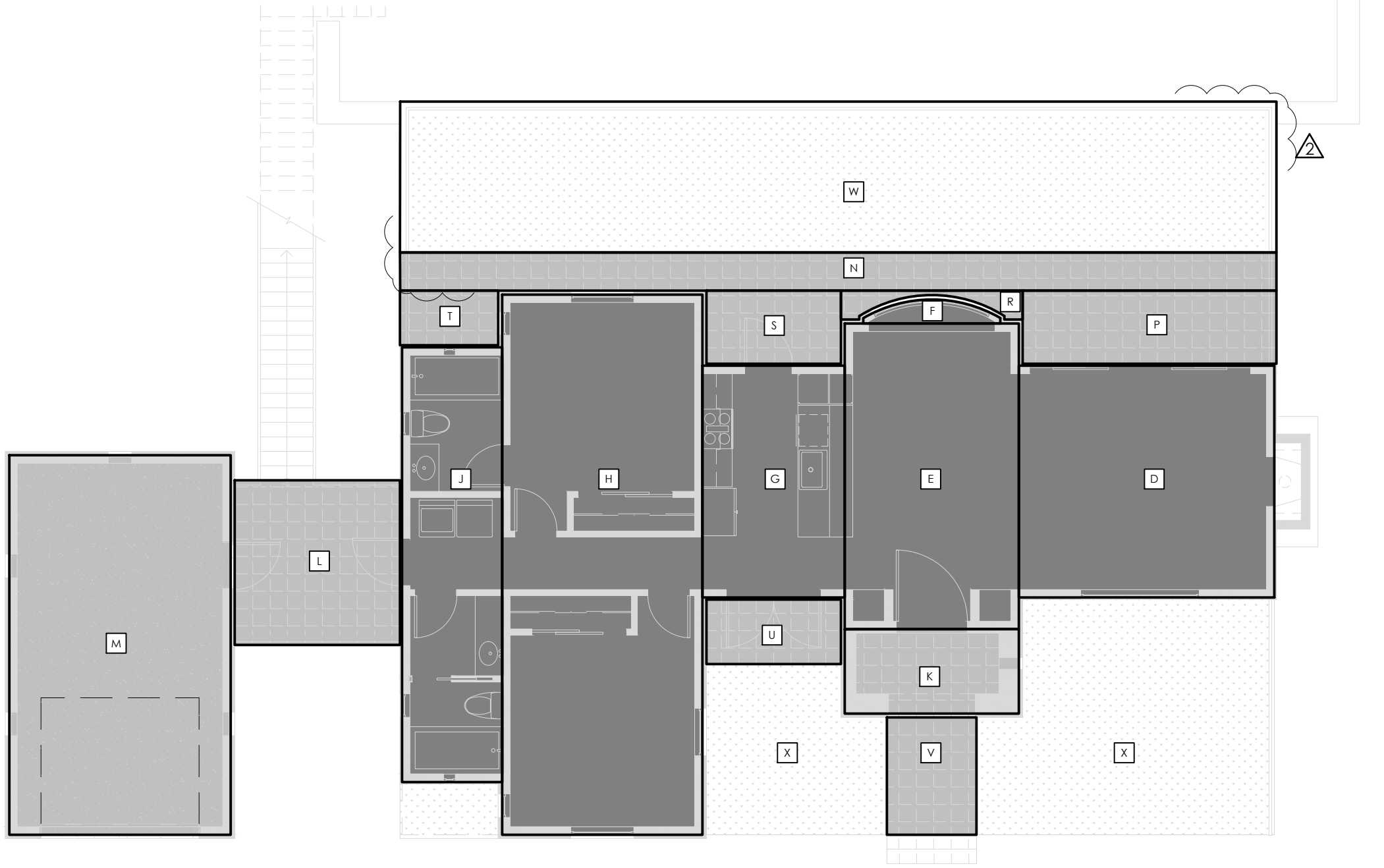
PORCHES & GARAGES
DECKS

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

BASEMENT LESS THAN 6'
FROM FLOOR ABOVE

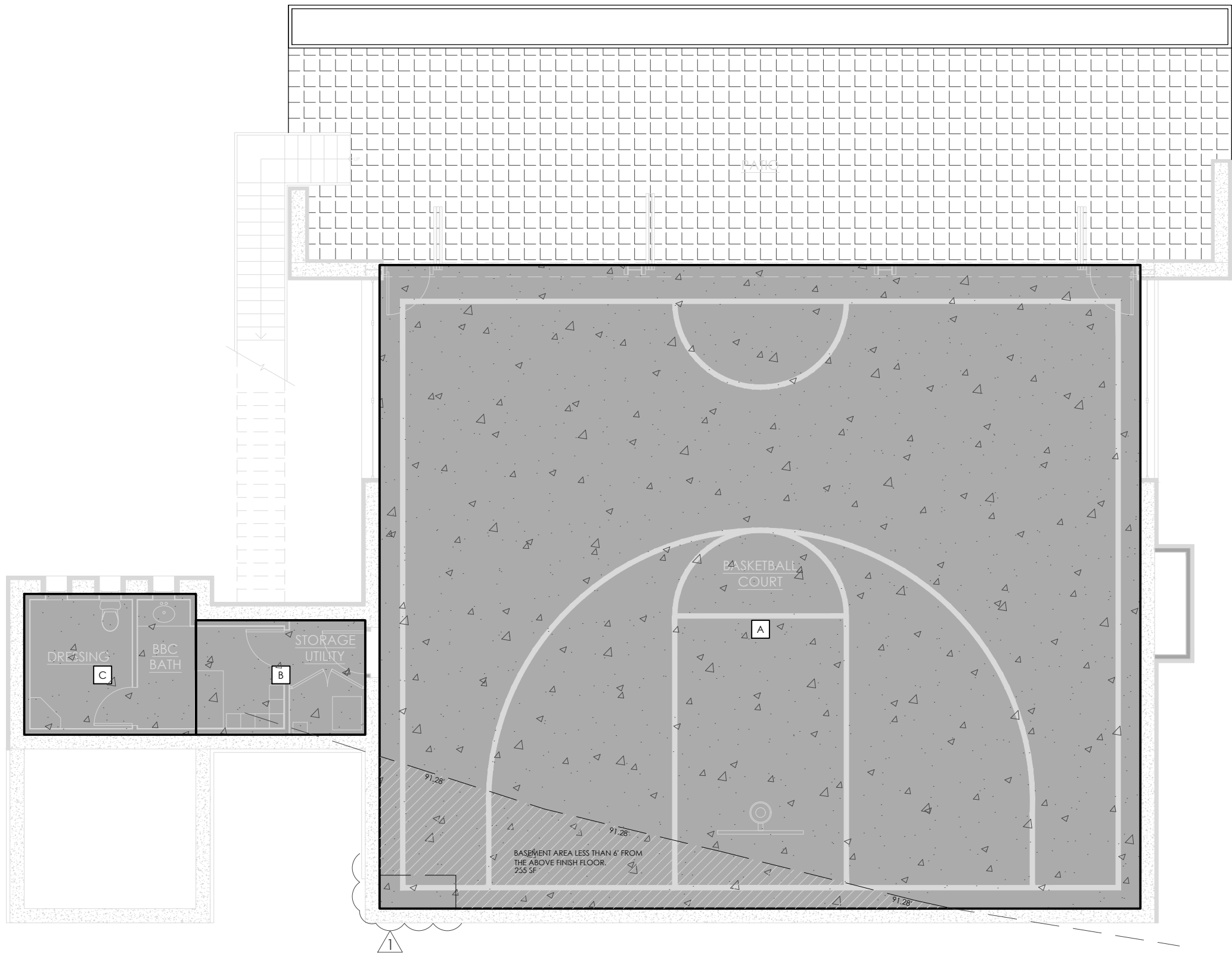
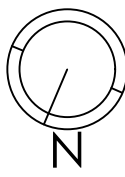
FAR AREA SCHEDULE			
POLYGON AREA DESIGNATION	DIMENSIONS		AREA
NON-COND BASKETBALL A	53.16 x 45 = 2,393 SF	OVER 15' IN HEIGHT X 2= 4,786 SF	
BASEMENT AREA LESS THAN 6' FROM THE FINISH FLOOR ABOVE 188 / 2393 = 7.9 % (7.9 %) 188 SF			
NON-COND LOCKER B	11.92 x 8 = 95 X 2 OVER 15'		190 SF
NON-COND BATH 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	CUMULATIVE 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.



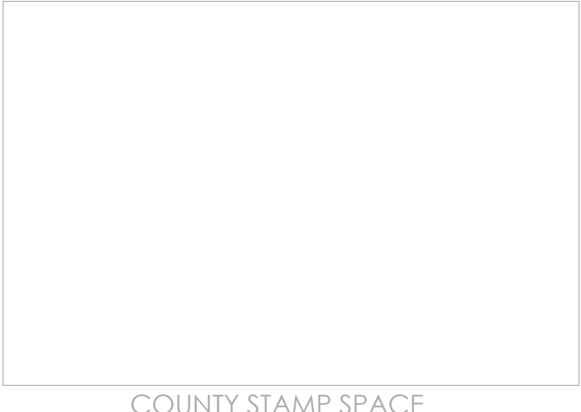
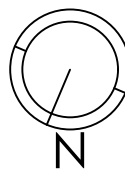
ADU-COTTAGE MAIN FLOOR PLAN

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



BASKETBALL COURT - LOWER FLOOR PLAN

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





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831-425-0544

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REVISIONS

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

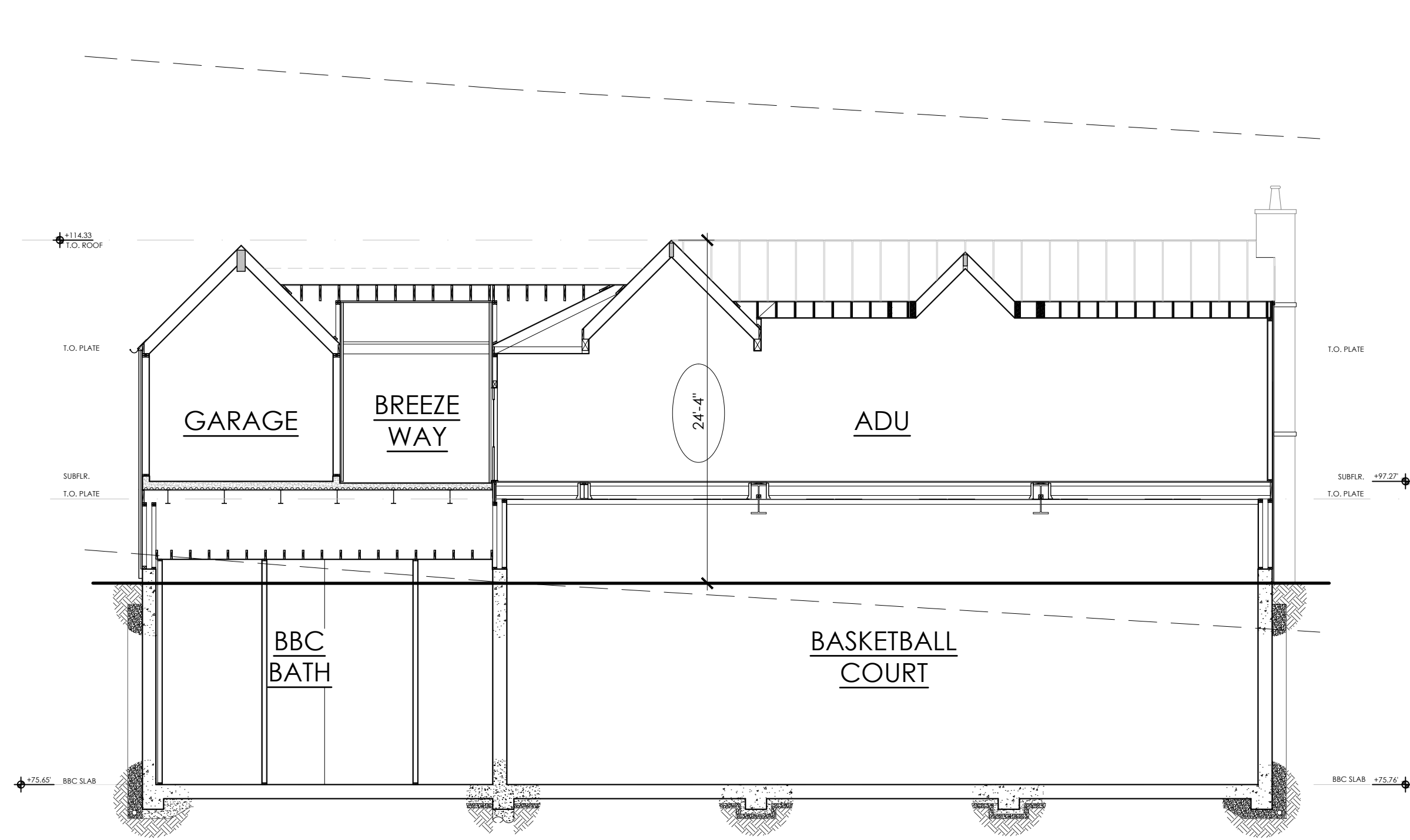
ADU-COTTAGE
FAR CALCULATIONS



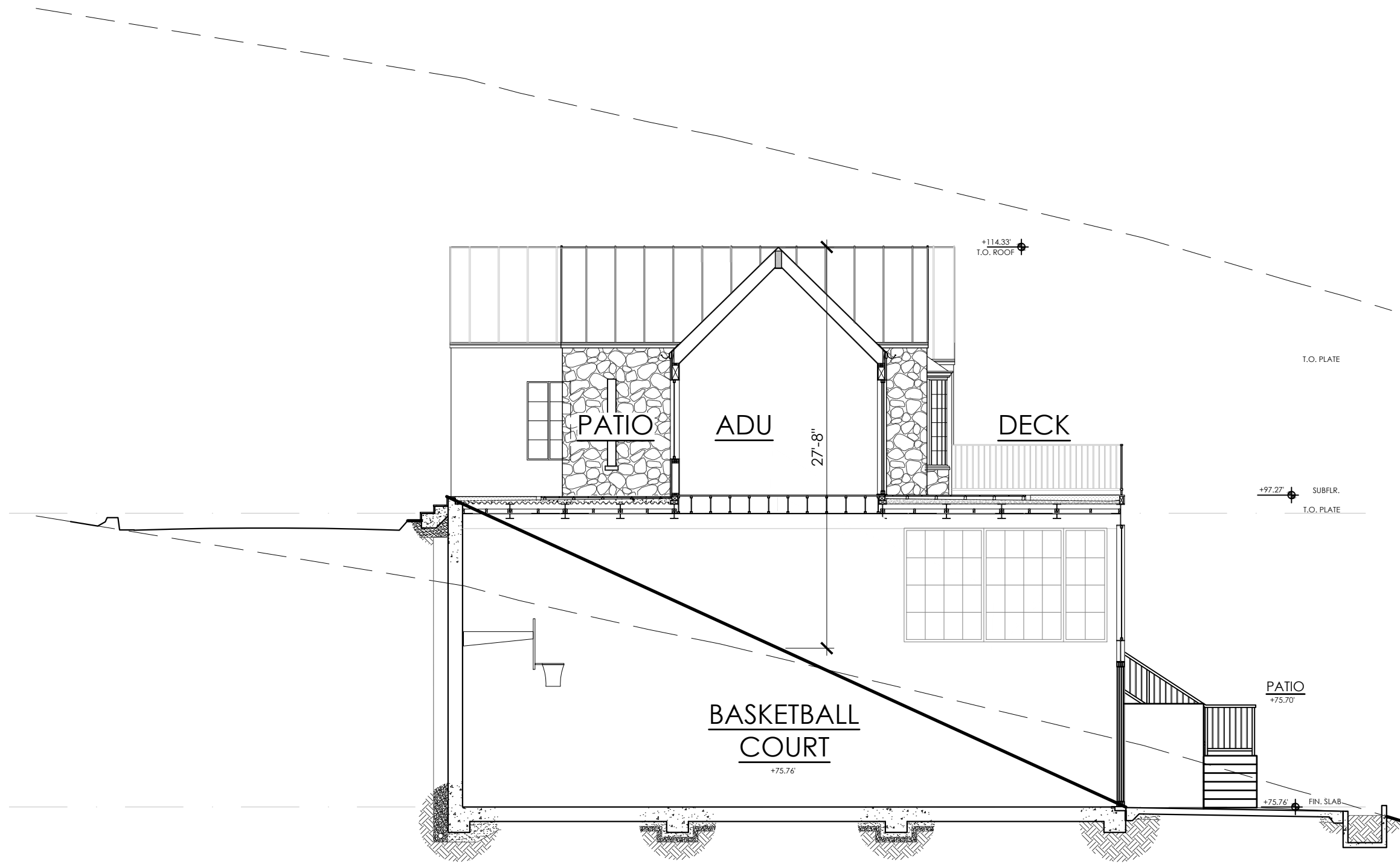
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P17.1

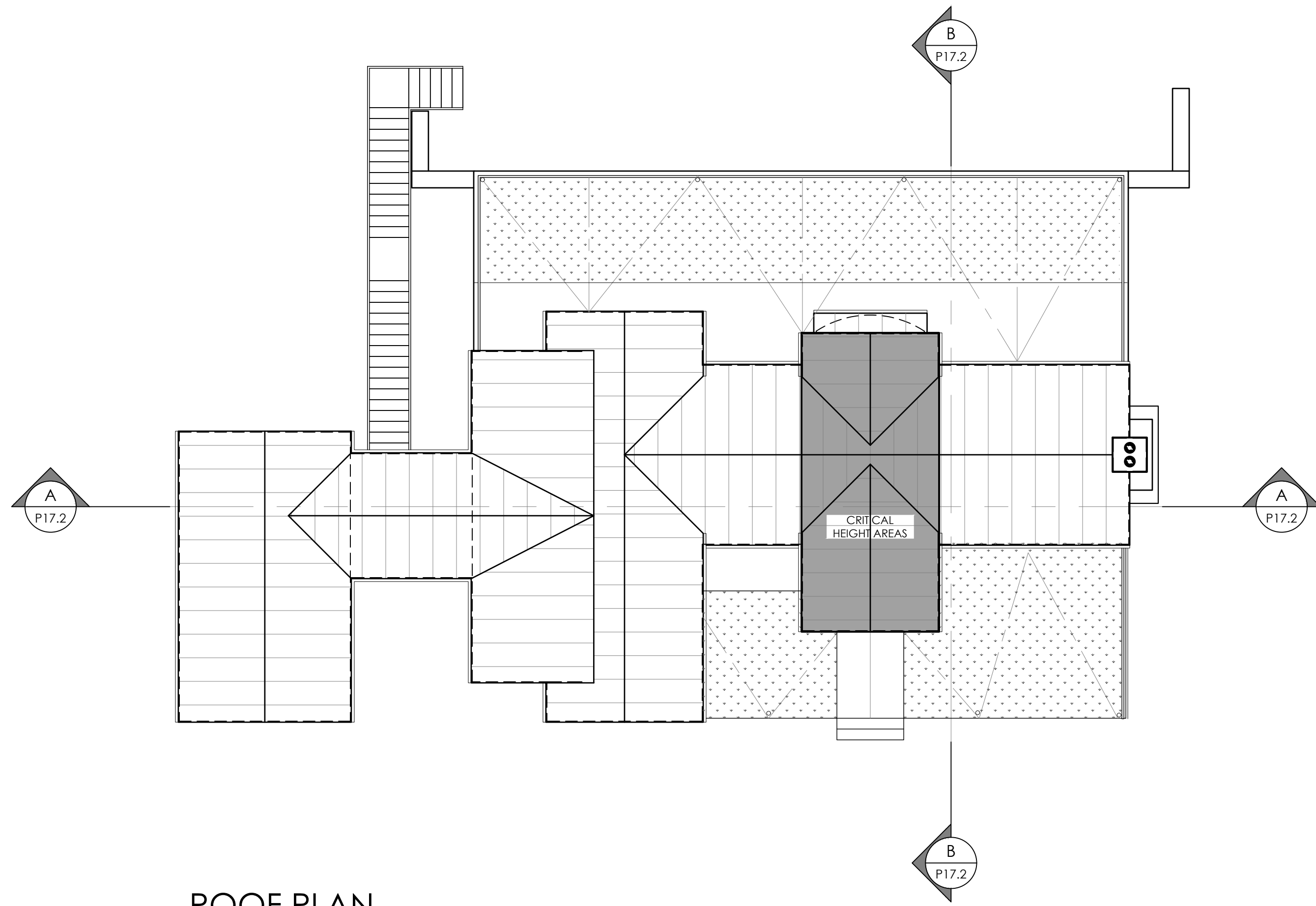
Matson Britton Architects 9/14/2021 2:52 PM WATERS - Planning.dwg



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

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

$$H = (24.33' + 27.67') / 2$$

$$H = 52.00' / 2$$

$$H = 26.00'$$

COUNTY STAMP SPACE



728 N BRANCI FORTE
SANTA CRUZ
CA 95062
831-425-0544

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REVISIONS

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				
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FK				
J	O	B		
WATERS				
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P17.2

General Construction Specifications

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY **MURRAY ENGINEERS, INC.** AND
2. **DATED APRIL 2020.** THESE PERMITS ARE SUPPLEMENTED BY (1) THESE PLANS AND SPECIFICATIONS, (2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, (3) THE COUNTY OF SANTA CLARA STANDARD SPECS, (4) STATE OF CALIFORNIA STANDARD DETAILS, (5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE COMPLETION OF THE WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
3. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR MAINTENANCE.
4. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF THE WORK MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
5. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA COUNTY PUBLIC WORKS AND TRANSPORTATION DEPARTMENT. TRANSPORTATION WHEN NEEDED, COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
6. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
7. DEVELOPER SHALL REMOVE OR TRIM ALL TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE COUNTY. THE COUNTY WILL BE RESPONSIBLE FOR THE NECESSITY TO ENSURE THE REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
8. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
9. ALL PERMITS SHALL COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO.
10. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 454-2520. NO OTHER DISCOVERY SHALL BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION 86-18).
11. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION. THE SEPTIC LINE SHALL BE APPROVED AND SHALL BE APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

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

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. PERMIT FEES SHALL BE PAID PRIOR TO COMMENCEMENT OF WORK.
2. PERMIT FEES SHALL BE PAID TO THE COUNTY OF SANTA CLARA, PERMIT GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS AND SPECIFICATIONS. CONTRACTOR SHALL HAVE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR INSPECTION TO THE COUNTY INSPECTION UNIT. REQUEST SHALL BE RETURNED TO THE INSPECTION UNIT OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE COUNTY INSPECTOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

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

1. CONTRACTOR SHALL NOTIFY UTA (UNDERGROUND SERVICE ALERT) AT LEAST 72 HOURS BEFORE A MINIMUM OF TWO WEEKS PRIOR TO ANY UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILL COMPLETED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE, UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED AFTER THE PAVING OF THE AREA.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE HIGHWAY DESIGN MANUAL. TRENCH BACKFILL IN NEW PAVEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH BACKFILL IN EXISTING CEMENT PAVED AREAS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%, THE REQUIREMENT FOR SELECT FILL SHALL APPLY. IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS A MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

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

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY-APPROVED DISPOSAL AREA. THE FILL MATERIAL SHALL BE PLACED IN A MANNER SUCH THAT IT SHALL BE STRIPPED OF ALL VEGETATION, TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED, WHERE NATURAL GROUND IS STEEPER THAN 3:1, THE SCARIFYING SHALL BE TO A MINIMUM OF 12" DEPTH. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL, THE EXISTING FILL SHALL BE REMOVED UNTIL COMPACTED TO 90% RELATIVE COMPACTNESS IS EXPOSED, THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS, BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT THE FILL COMPACTION OF EITHER: 1) AERATING THE FILL IF IT IS TOO DRY OR 2) MOISTENING THE FILL IF IT IS TOO WET. THE DRY FILL SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXISTING MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL, NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MINIMUM SLOPE SHALL BE 2:1 HORIZONTAL TO 1 VERTICAL, MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY VERTICAL CURVES.
13. GRADING WORK BETWEEN NOVEMBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT
46,100 SF.
15. WDD NO. N/A
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA TO INTERFERE WITH THE LINE OF FENCING FOR PROTECTIVE FENCING, THE DEVELOPER SHALL: A. FENCE THE TREE, THE TREE SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - A. FENCING SHOULD BE PLACED ON THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
- B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
- C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
- D. SIGNAGE STATING, "NO TRUCKS OR EQUIPMENT SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.org>" SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.

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

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

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

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

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

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR OTHER EQUIPMENT THAT MAY BE LOADED OR UNLOADED WITH SOIL, SAND, OR PAVEMENT, PAVEMENT, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
3. SWEEP (WITH WATER OR SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
4. SWEEP (WITH WATER OR SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ON ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 24845 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF IDLING EXCEEDS THE MAXIMUM IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
6. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
7. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE MAINTAINED AND PROPERLY TUNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 24845 OF CALIFORNIA CODE OF REGULATIONS (CCR).
8. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE PROJECT AND PROVIDES THE NAME OF THE PERSON RESPONSIBLE FOR THE CONSTRUCTION FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.



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.

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.

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

1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A RECONSTRUCTION RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

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

2. CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGES AND A CHAPEL.
3. CONSTRUCTION OF AN ASPHALT DRIVEWAY.
4. CONSTRUCTION OF STORMWATER FACILITIES.
5. CONSTRUCTION OF AN ADU WITH A COVERED CARPORT AND AN INDOOR BASKETBALL COURT.
6. CONSTRUCTION OF A POOL AND SPA.
7. CONSTRUCTION OF A GRAVEL GOLF CART LANE.

<u>DESCRIPTION</u>	<u>TO BE CONST.</u>	<u>EXISTING</u>

PROPERTY LINE		
LIMITS OF WORK OR BOUNDARY		
CURB AND GUTTER		
DEWALK		
UTILITY SURVEY MONUMENT		
SEPTIC TIGHT-LINE		
SEPTIC TANK		
STORM SEWER		
STORM DRAIN MANHOLE		
RAINAGE INLET AT CURB		
ELECTROLIER		
EDGE OF PAVEMENT		
PAVING CONFORM OR OVERLAY TO FORM SMOOTH AC TRANSITION		

C-0	COVER SHEET
-----	-------------

C-1	SITE PLAN
C-2	ADU GRADING & DRAINAGE PLAN
C-3	RESIDENCE GRADING & DRAINAGE PLAN
C-4	DETAILS
C-5	PROFILE AND NOTES
C-6	SECTIONS
C-7	STORMWATER POLLUTION CONTROL PLAN
BMP1	BEST MANAGEMENT PRACTICES SHEET 1 OF 2
BMP2	BEST MANAGEMENT PRACTICES SHEET 2 OF 2

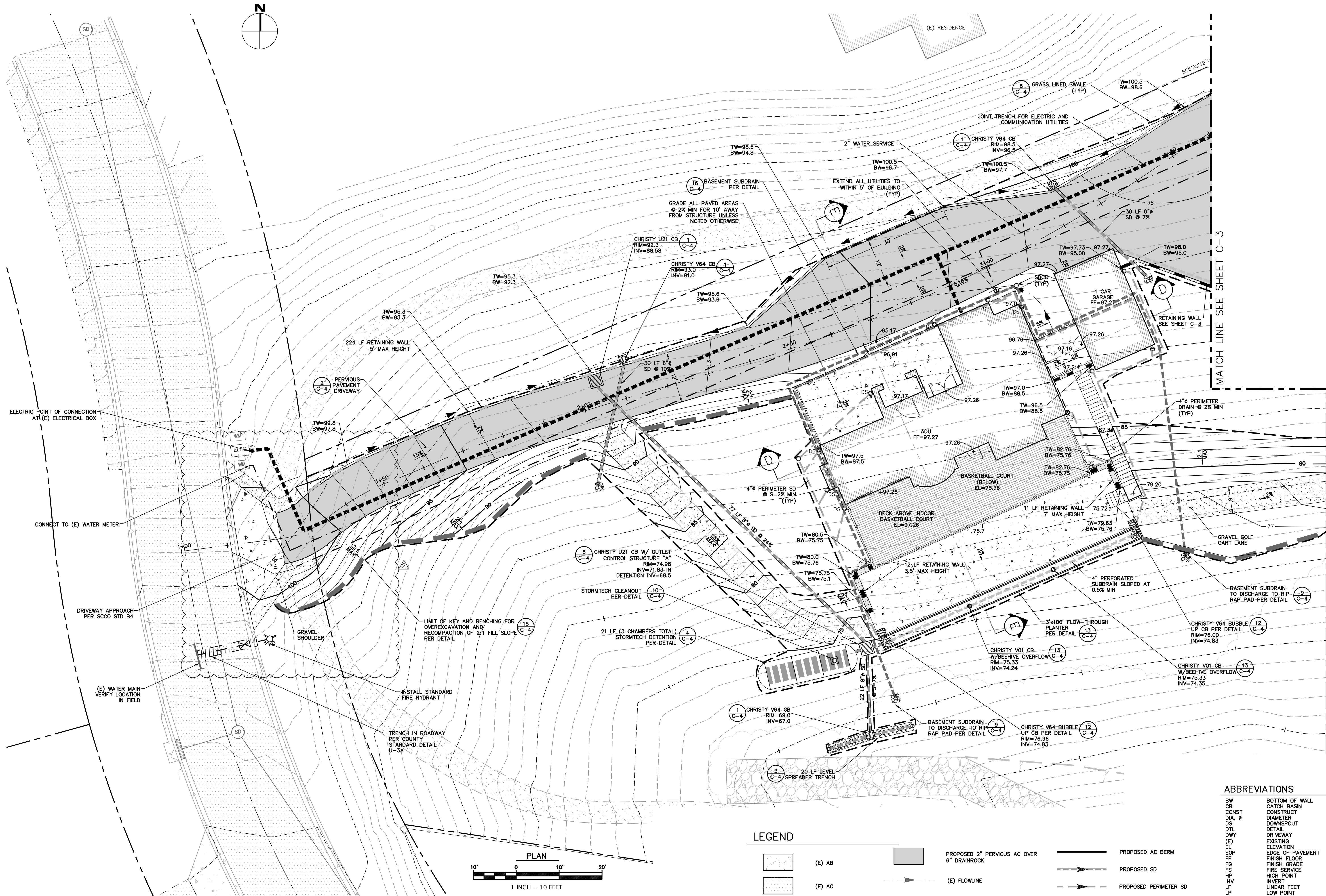
ENGINEER'S NAME: RICHARD J. IRISH, RCE 45820

ADDRESS: 303 POTRERO STREET, SUITE 42-202
SANTA CLARA, CA 95060

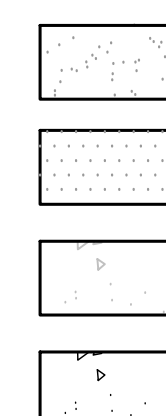
PHONE NO. (831) 425-3901

FAX NO. (831) 425-1522

Revision 1	Date	APN	Sheet
Revision 2	Date	351-42-004	1
Revision 3	Date	Co. File	of
			10



LEGEND



(E) AB

(E) AC

(E) CONCRETE

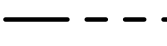
PROPOSED CONCRETE



PROPOSED 2" PERVIOUS AC OVER 6" DRAINROCK



(E) FLOWLINE



PROPERTY LINE



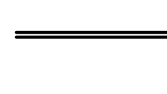
PROPOSED LIMIT OF GRADING



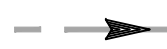
PROPOSED RETAINING WALL



PROPOSED SUBDRAIN



PROPOSED AC BERM



PROPOSED SD



PROPOSED PERIMETER SD



PROPOSED DOWNSPOUT



PROPOSED SDCO



PROPOSED CB

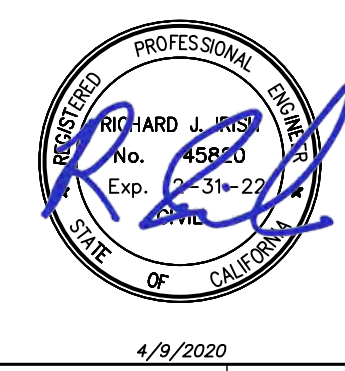
ABBREVIATIONS

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
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

PRELIMINARY GRADING AND DRAINAGE APPROVAL SUBMITTAL

REVISIONS PER COUNTY COMMENTS 12/4/2020

REVISIONS PER COUNTY COMMENTS 4/9/2021



4/9/2020



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

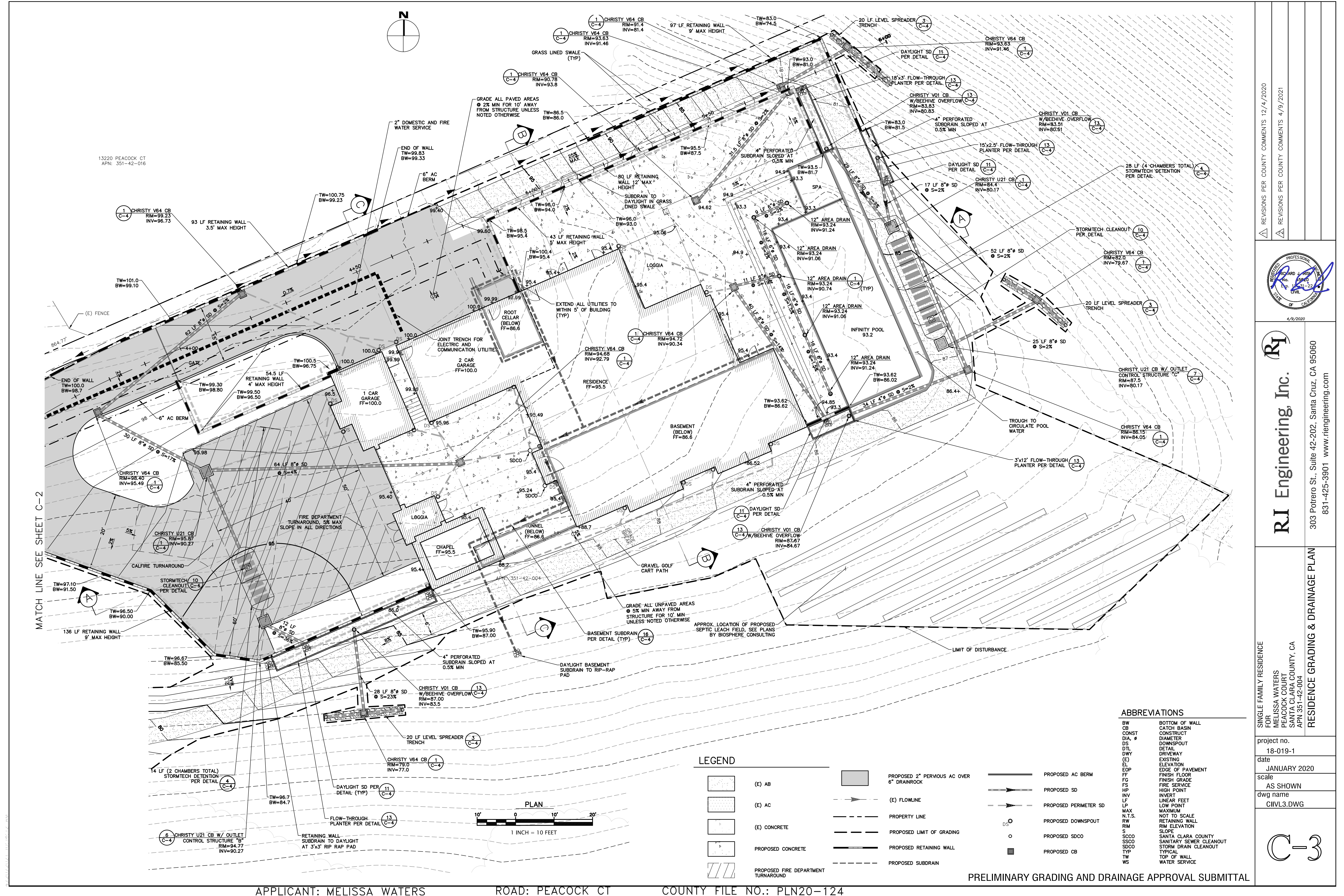
project no.
18-019-1

date
JANUARY 2020

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dwg name
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C-2



PLAN 18-019-1

APPLICANT: MELISSA WATERS

ROAD: PEACOCK CT

COUNTY FILE NO.: PLN20-124

PRELIMINARY GRADING AND DRAINAGE APPROVAL SUBMITTAL

REVISIONS PER COUNTY COMMENTS 12/14/2020

REVISIONS PER COUNTY COMMENTS 4/9/2021

REGISTERED PROFESSIONAL ENGINEER
No. 58940
Exp. 12-31-22
CIVIL
RJ Engineering, Inc.

4/9/2020

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

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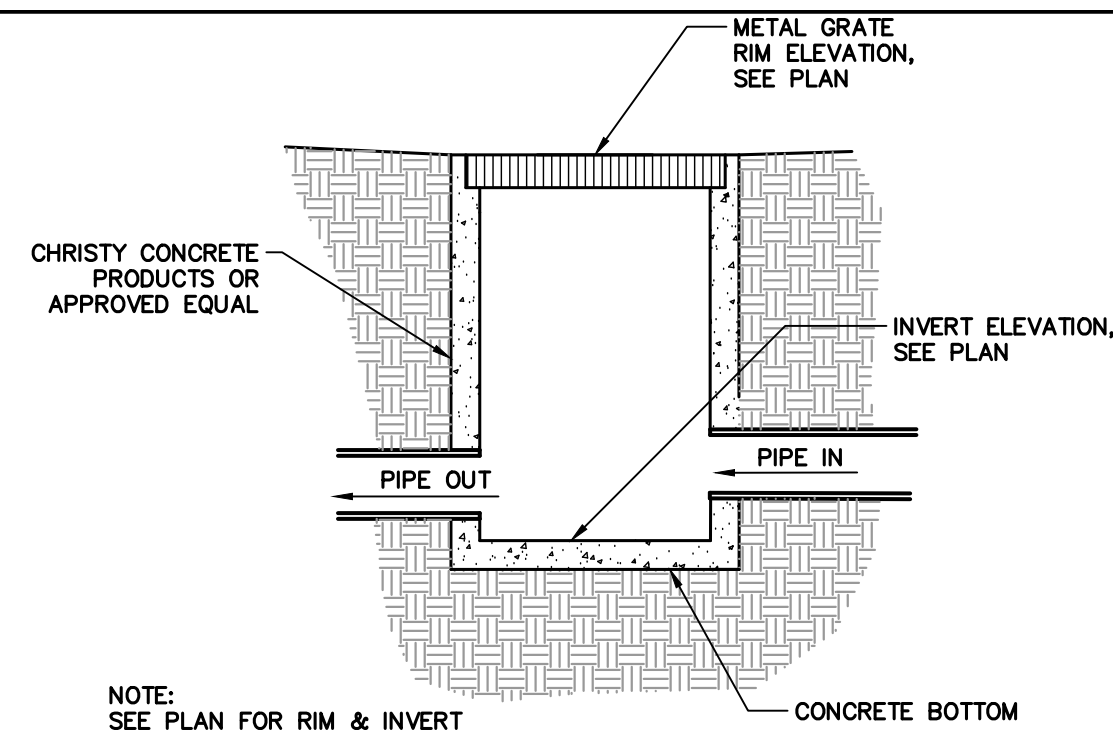
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RESIDENCE GRADING & DRAINAGE PLAN

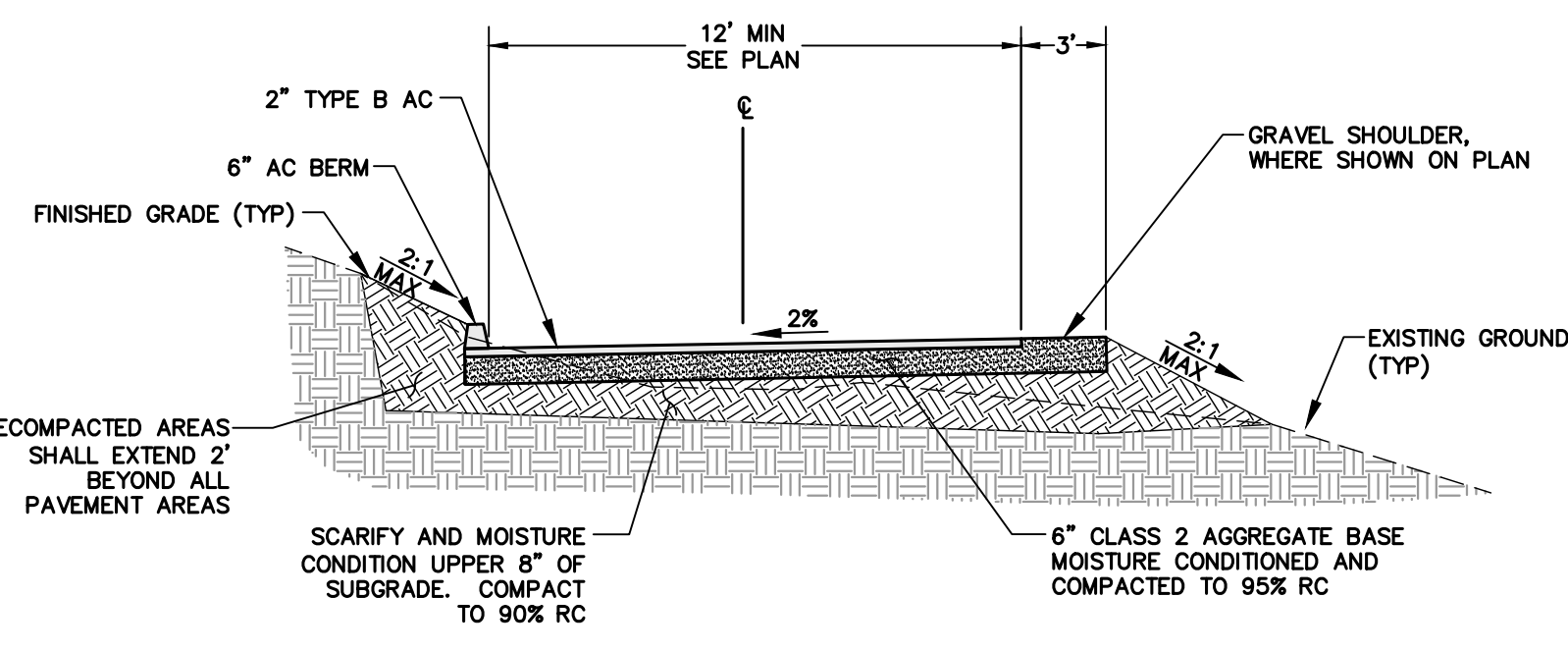
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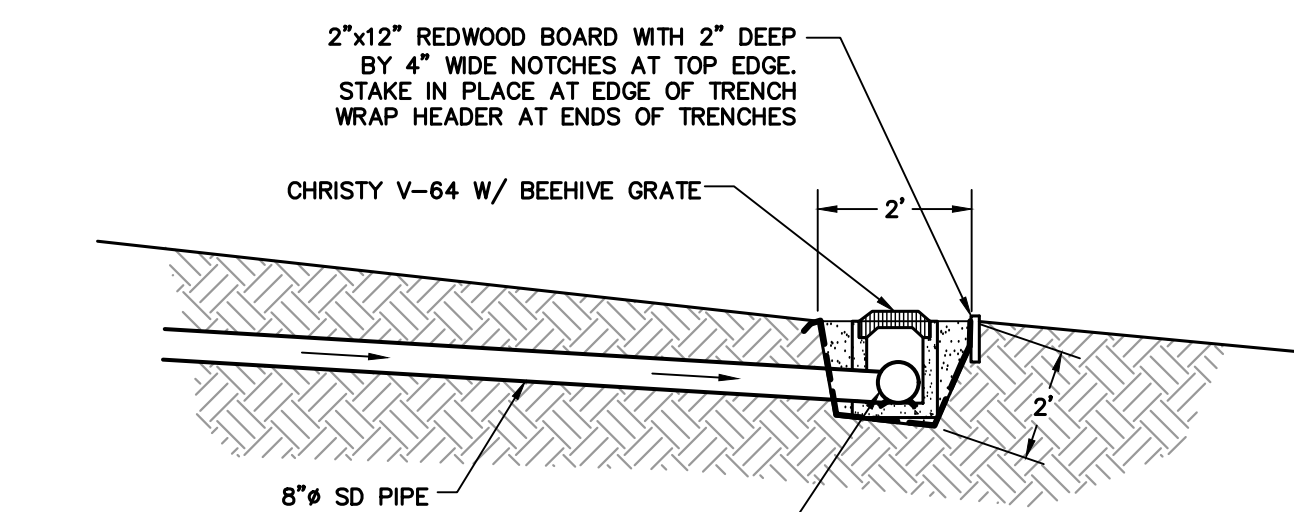


NOTE:
SEE PLAN FOR RIM & INVERT
ELEVATIONS AND PIPE DIAMETERS

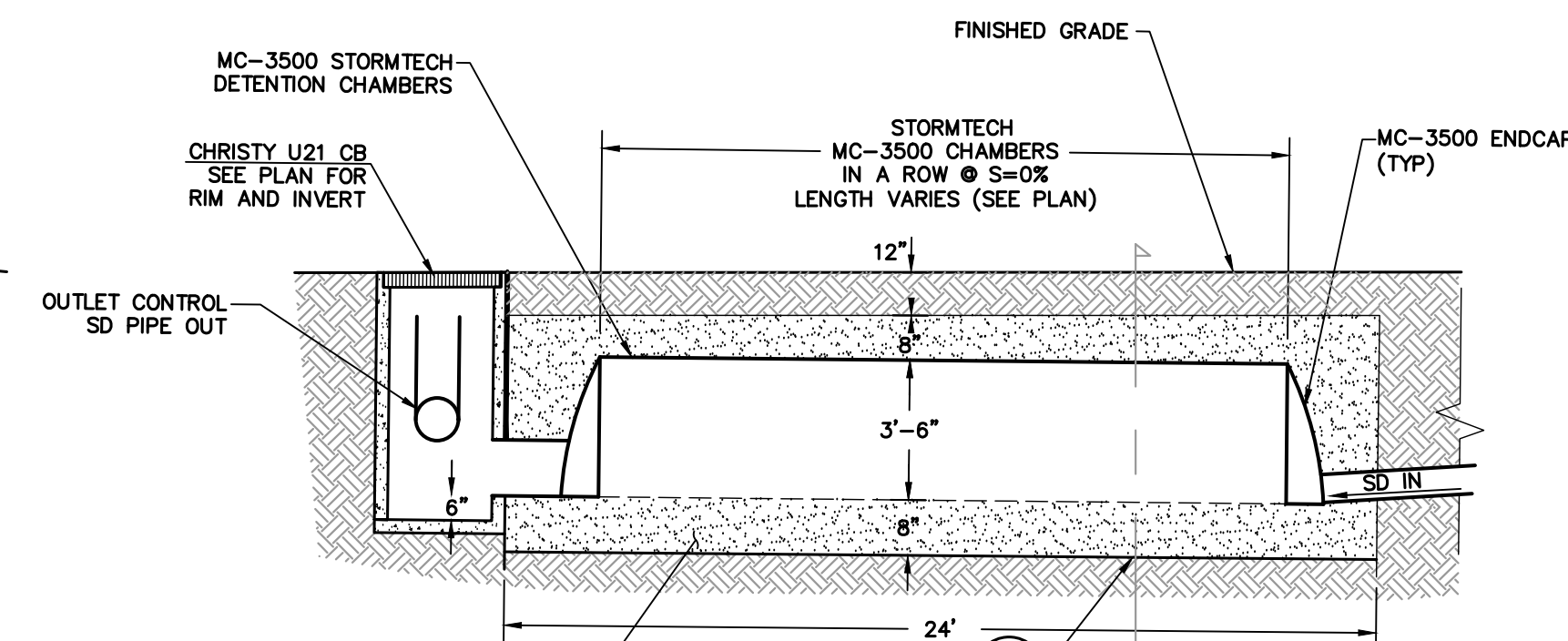
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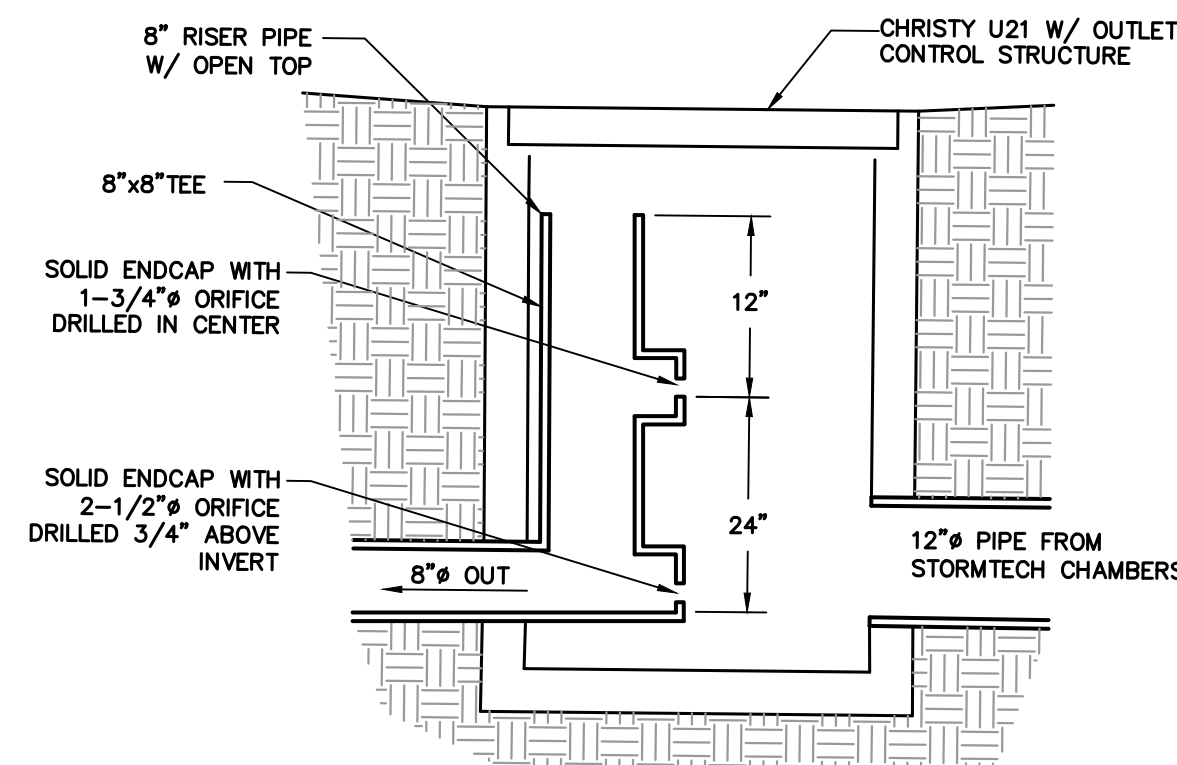
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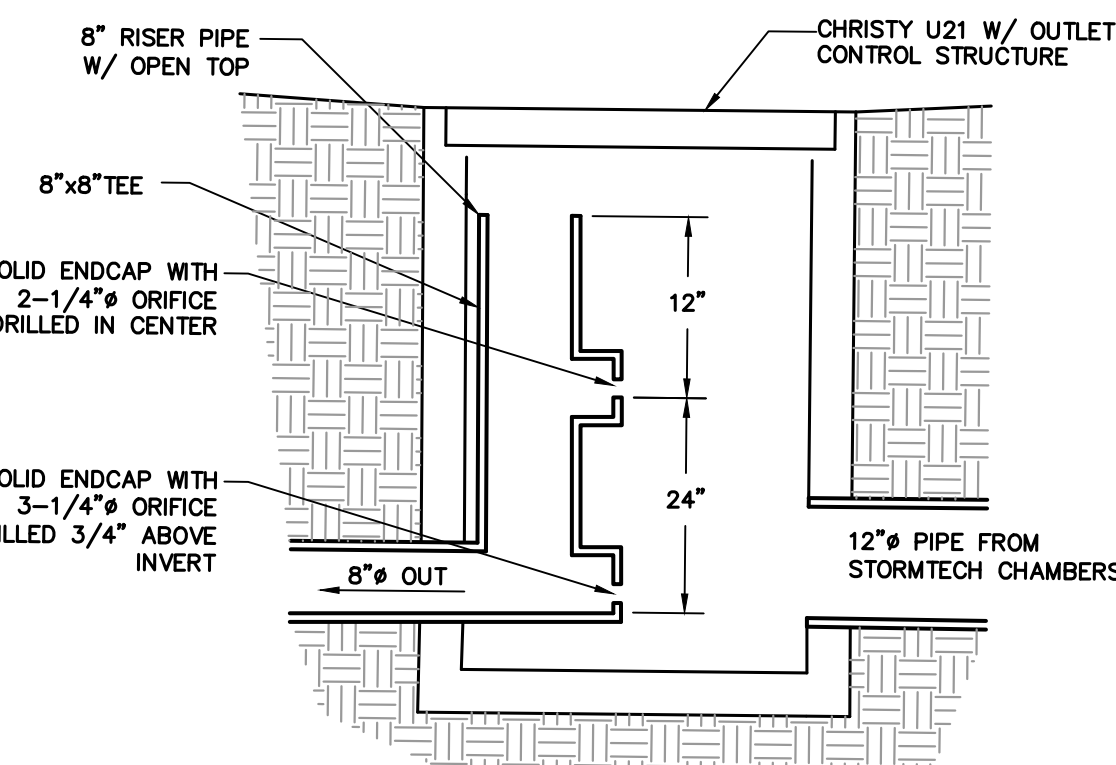
PROFILE VIEW



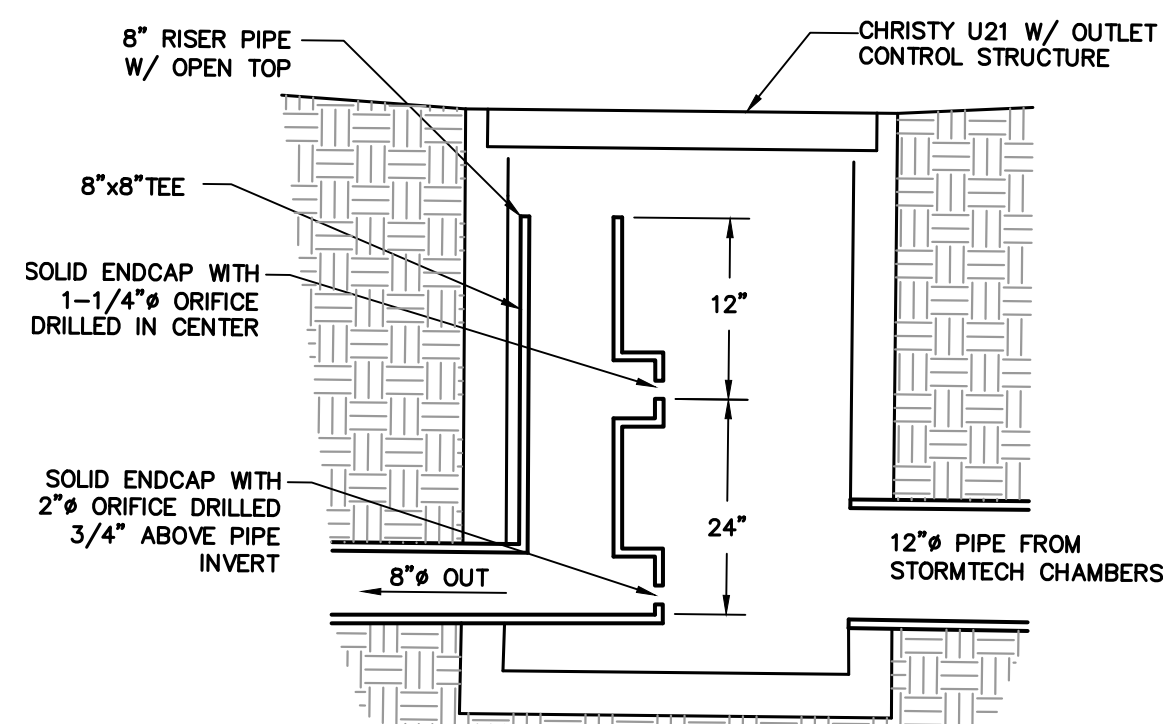
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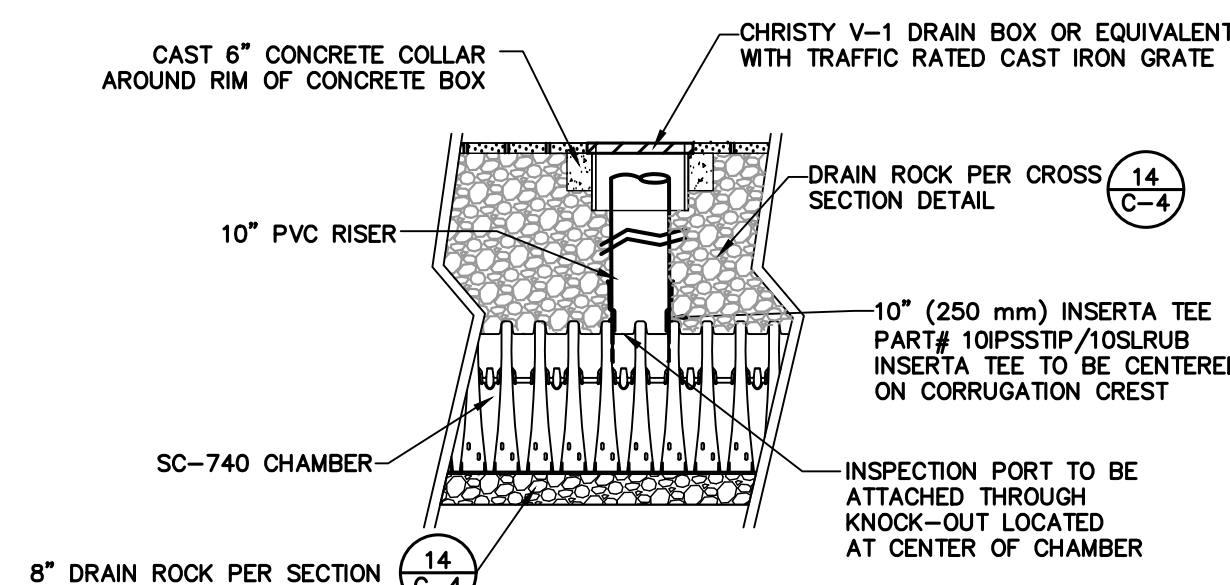
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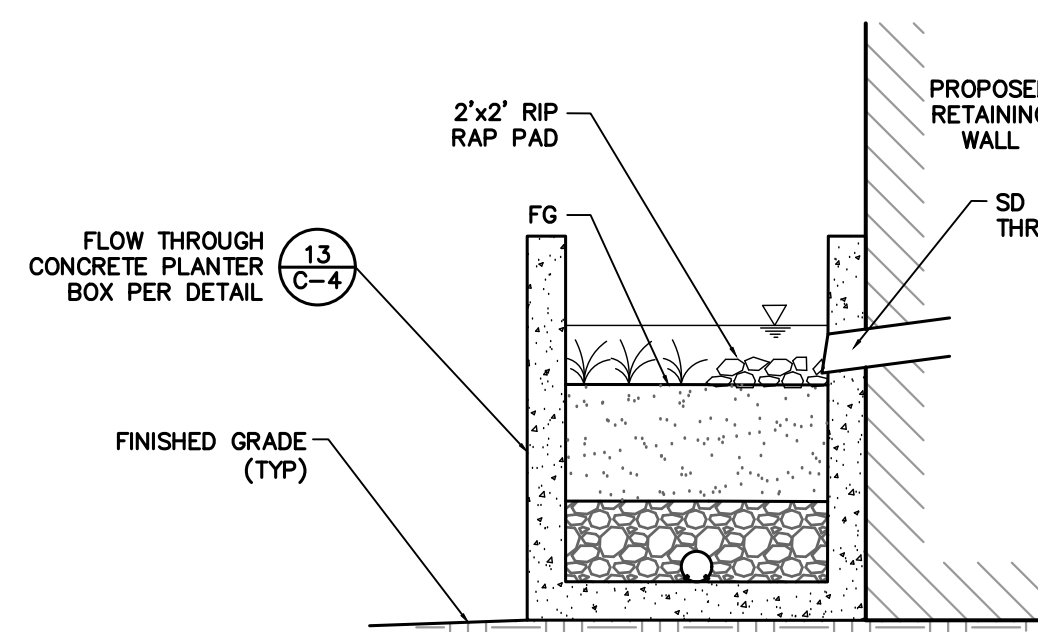
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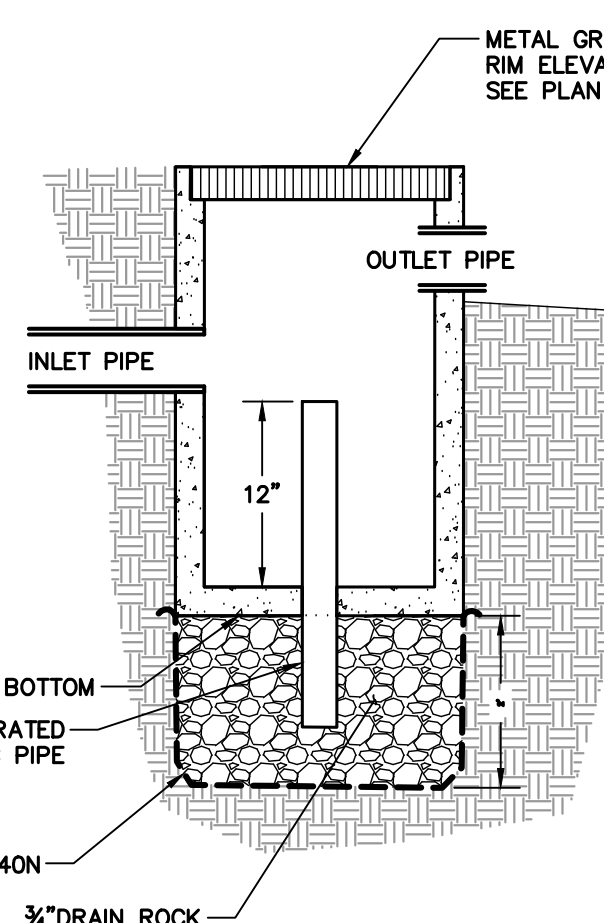
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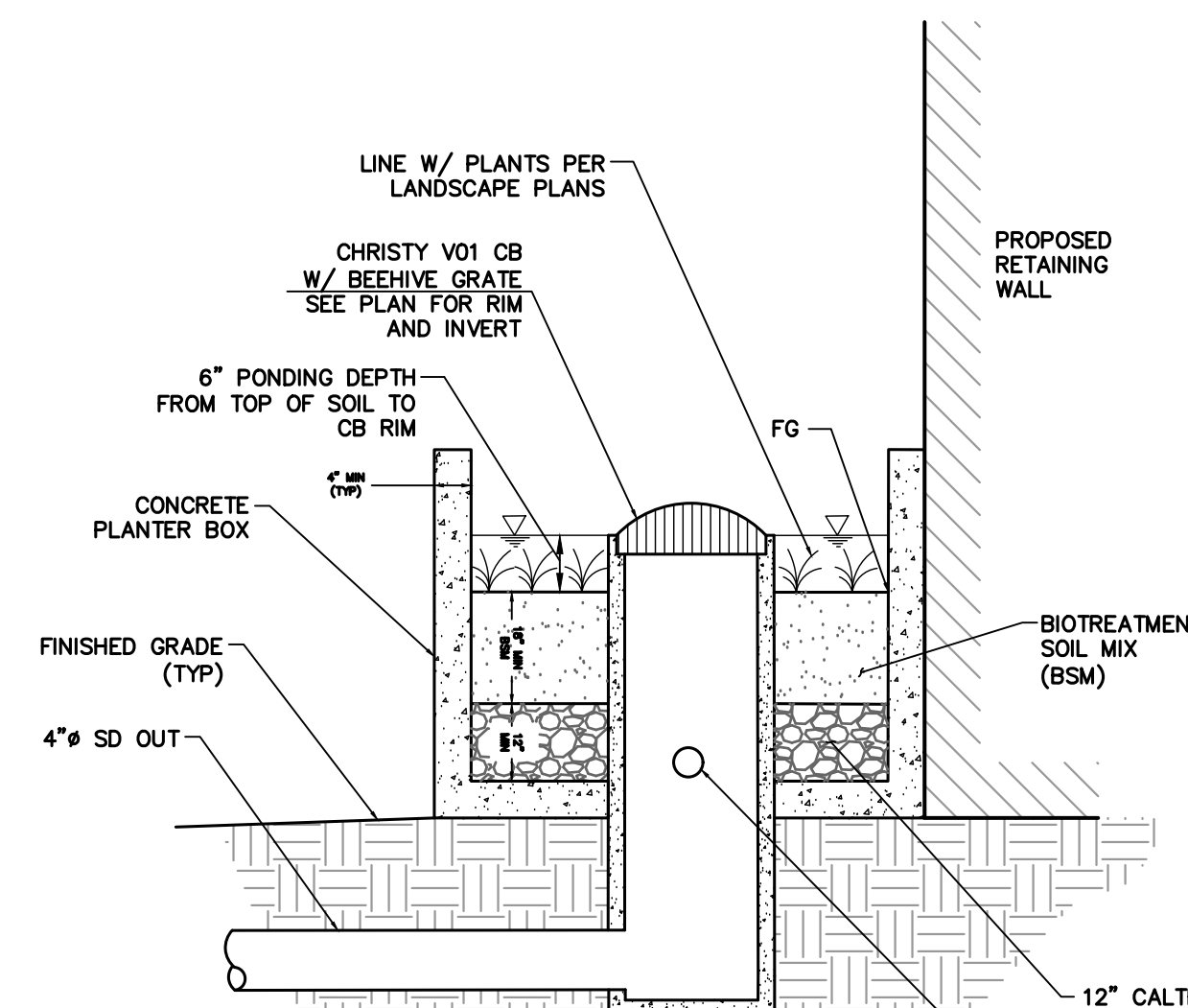
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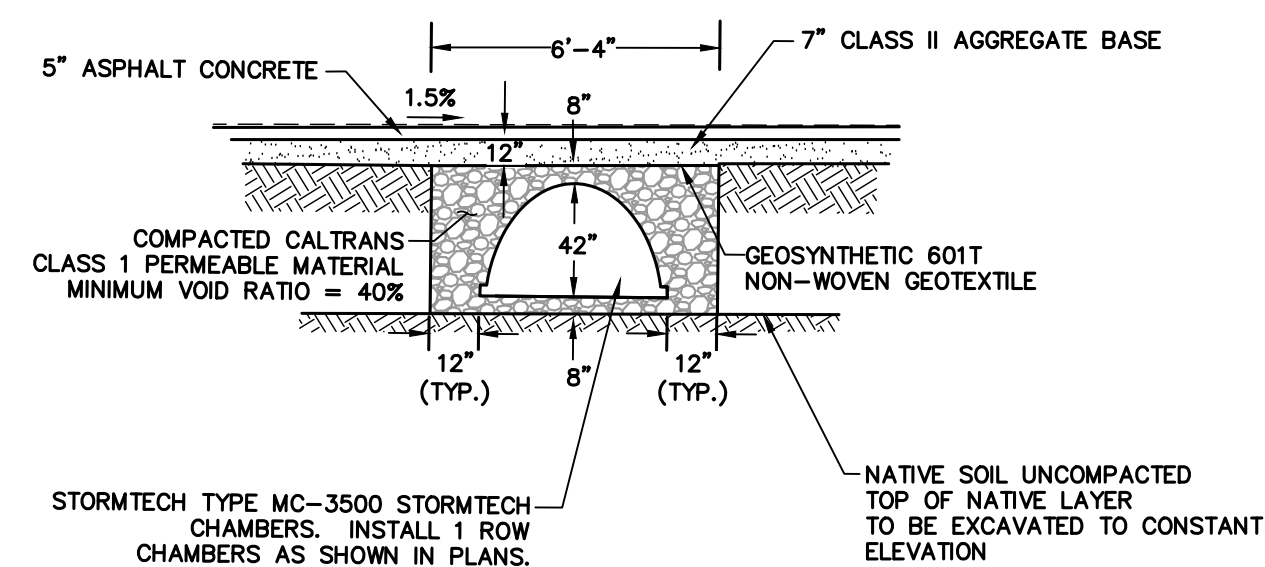
PLANTER INLET DETAIL (11)
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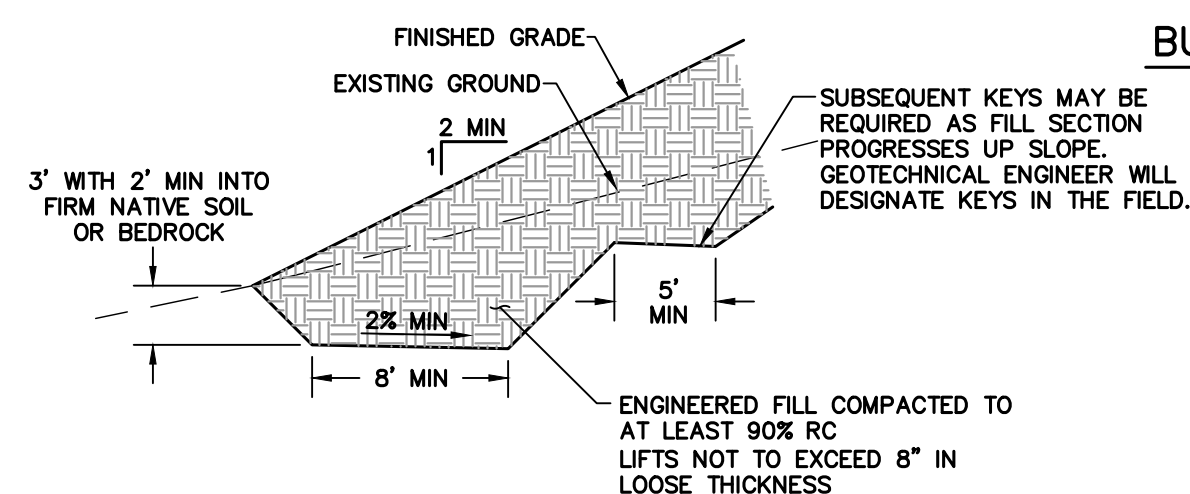
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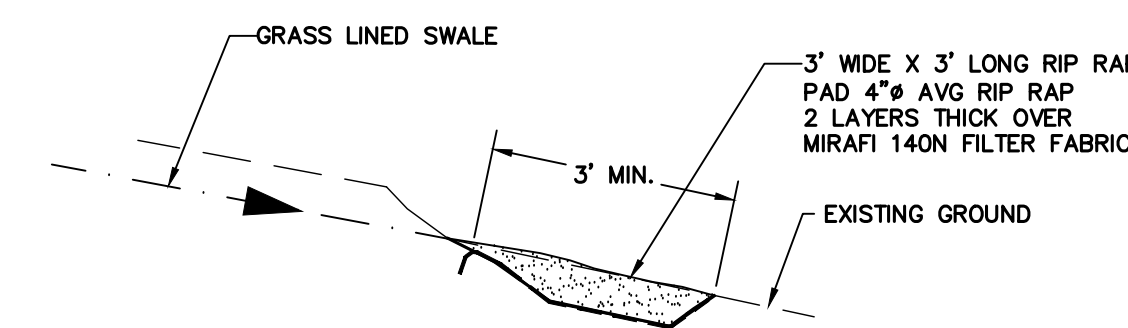
FLOW-THRU PLANTER (13)
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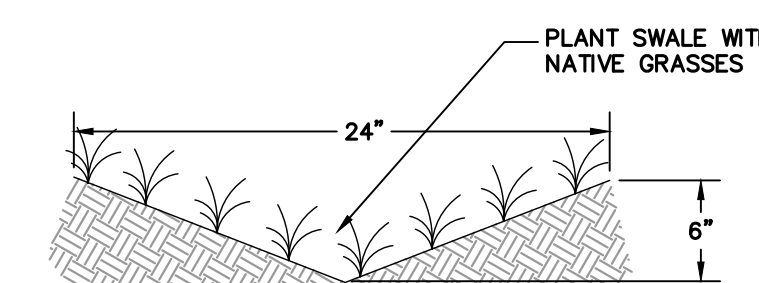
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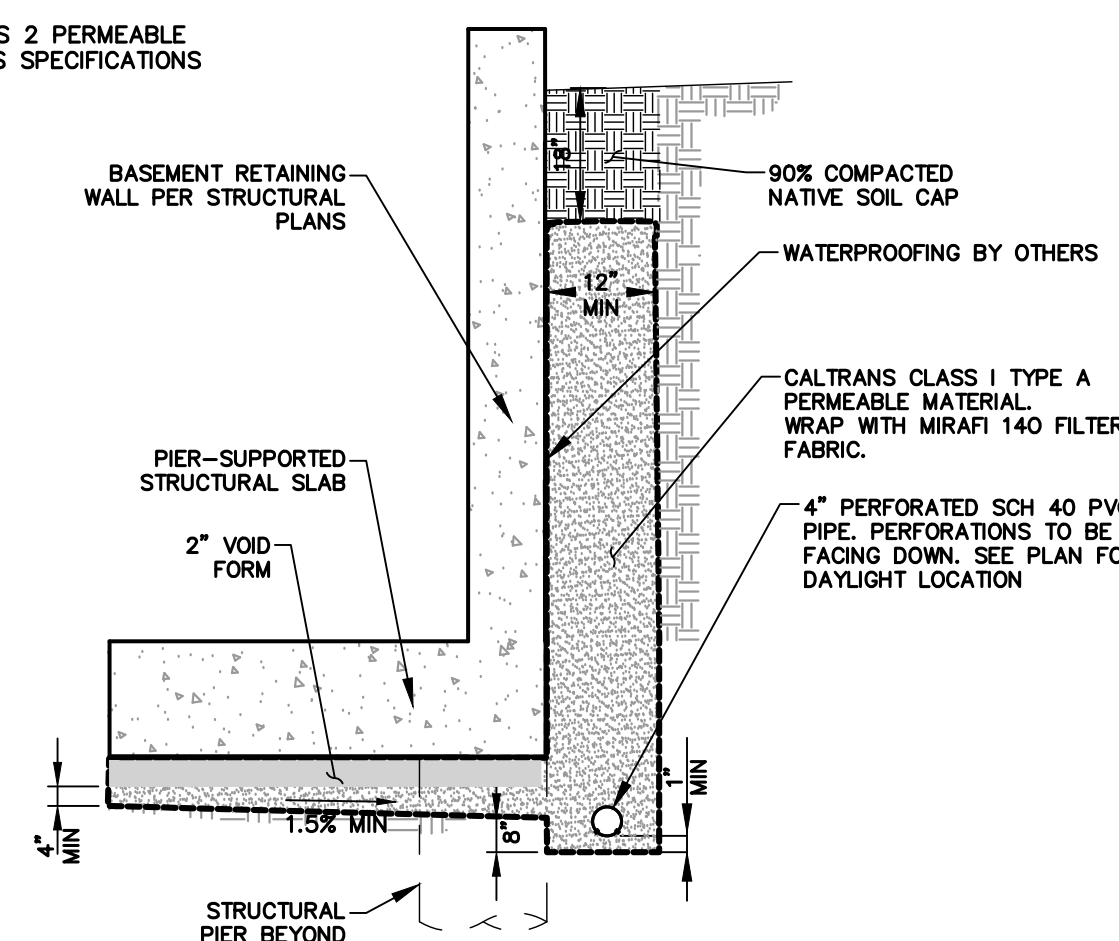
FILL KEYWAY DETAIL (15)
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RIP RAP PAD DETAIL (9)
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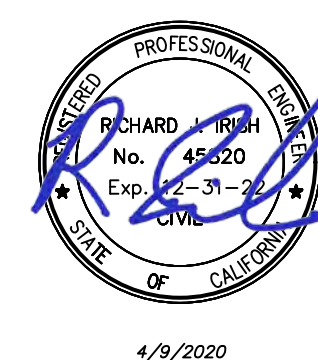
GRASS LINED SWALE DETAIL (8)
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BASEMENT SUB DRAIN DETAIL (16)
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4/9/2020

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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
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dwg name
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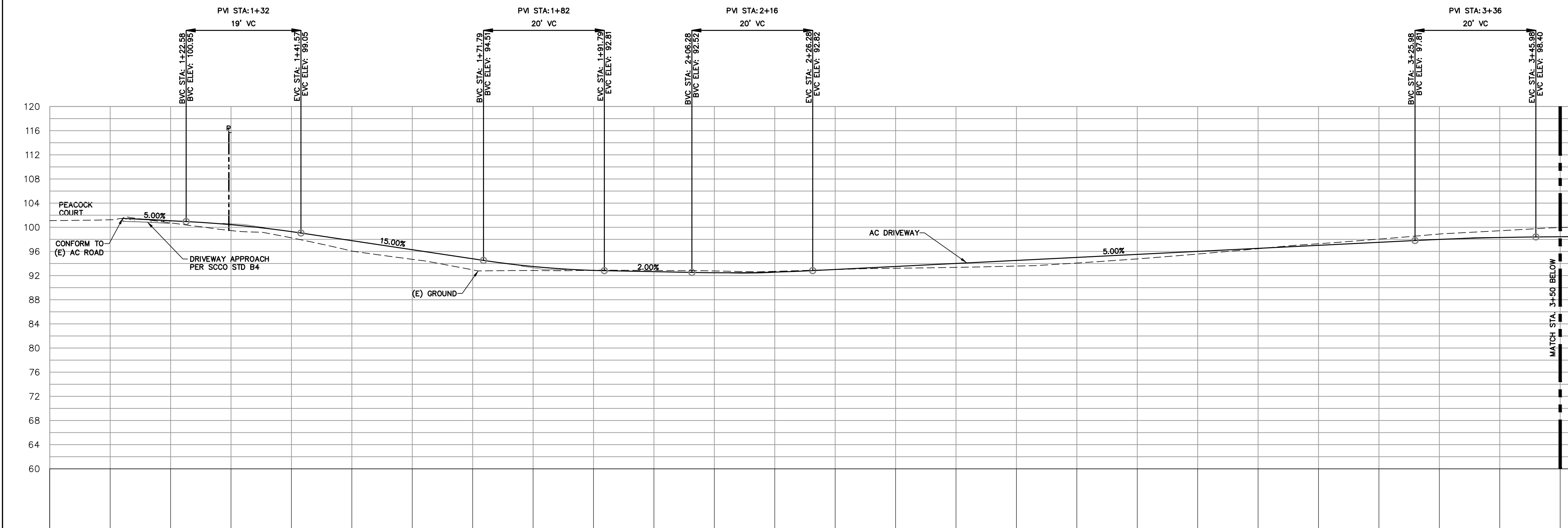
PRELIMINARY GRADING AND DRAINAGE APPROVAL SUBMITTAL

APPLICANT: MELISSA WATERS

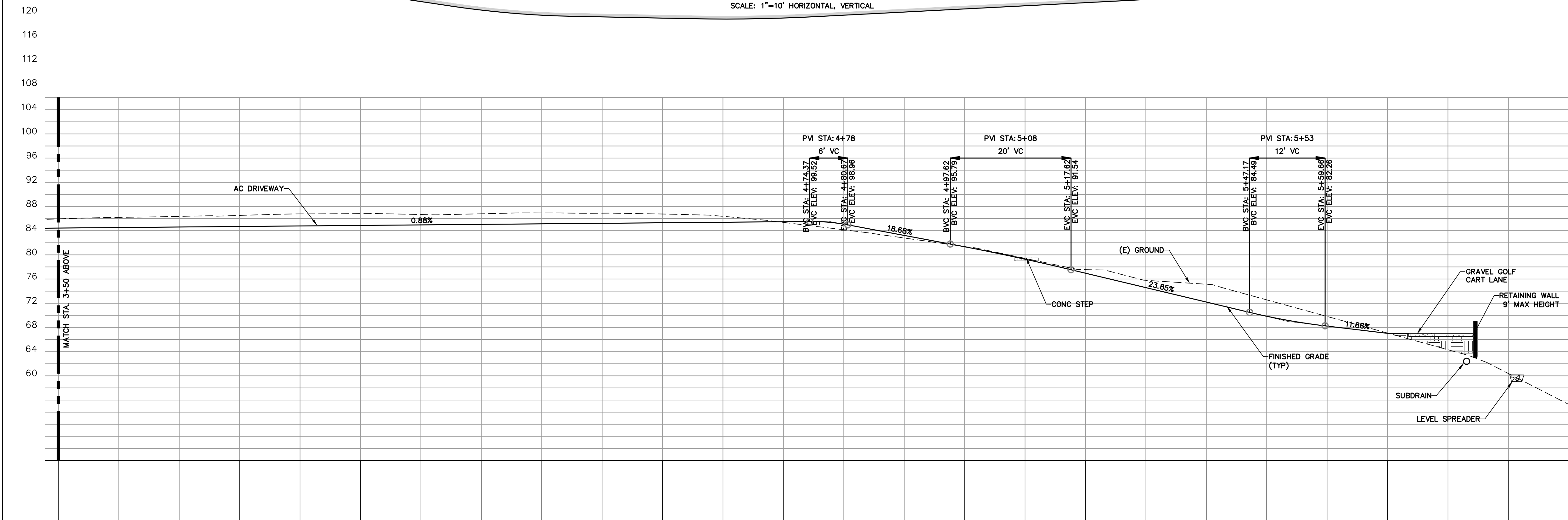
ROAD: PEACOCK CT

COUNTY FILE NO.: PLN20-124

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DRIVEWAY C PROFILE
SCALE: 1"=10' HORIZONTAL, VERTICAL



DRIVEWAY 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 3% TO 5% ABOVE THE LABORATORY OPTIMUM VALUE, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BASED ON ASTM TEST D1557. THE UPPER 6" OF CONCRETE SLAB, AND PAVEMENT SUBGRADE AND BASE SHOULD BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION 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 AFOREMENTIONED 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 FLEDGED, 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



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PROFILE AND NOTES

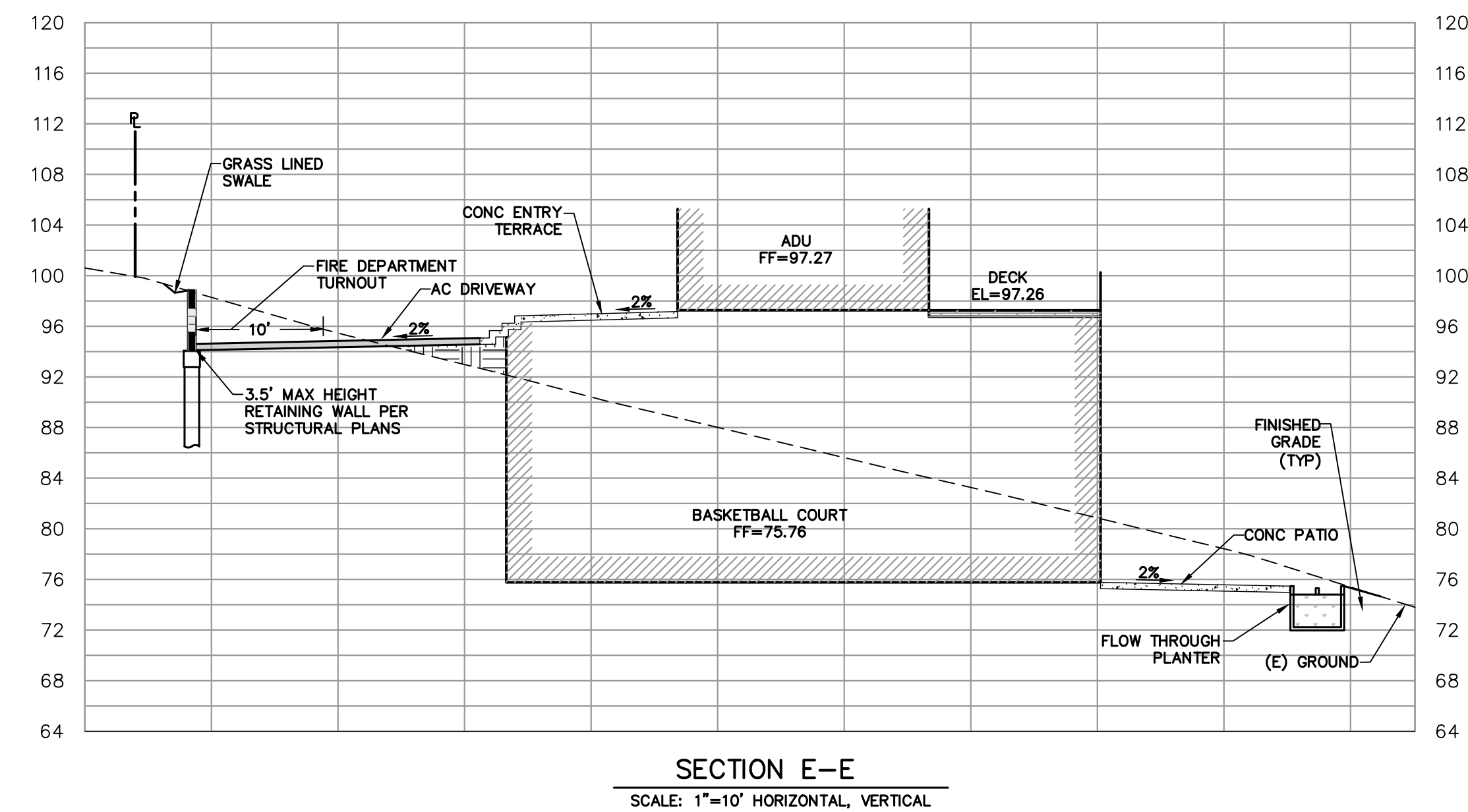
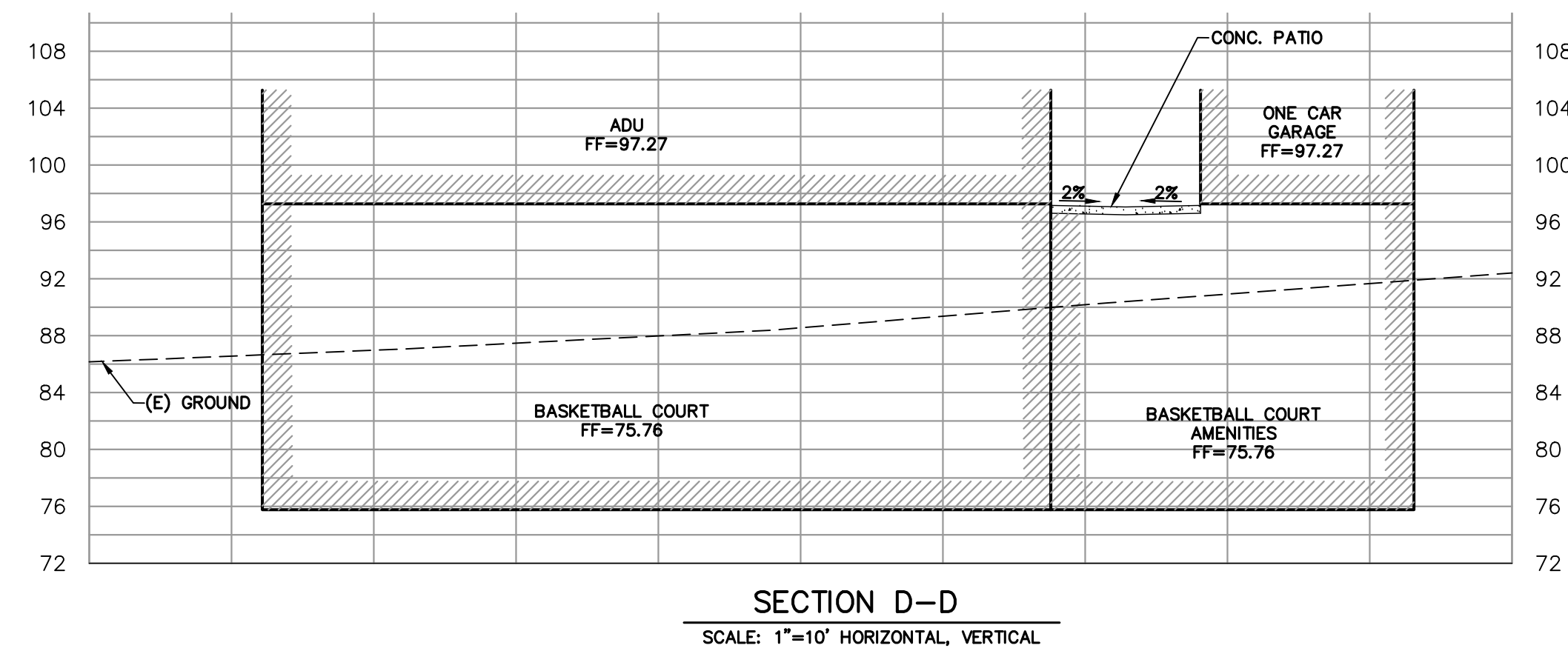
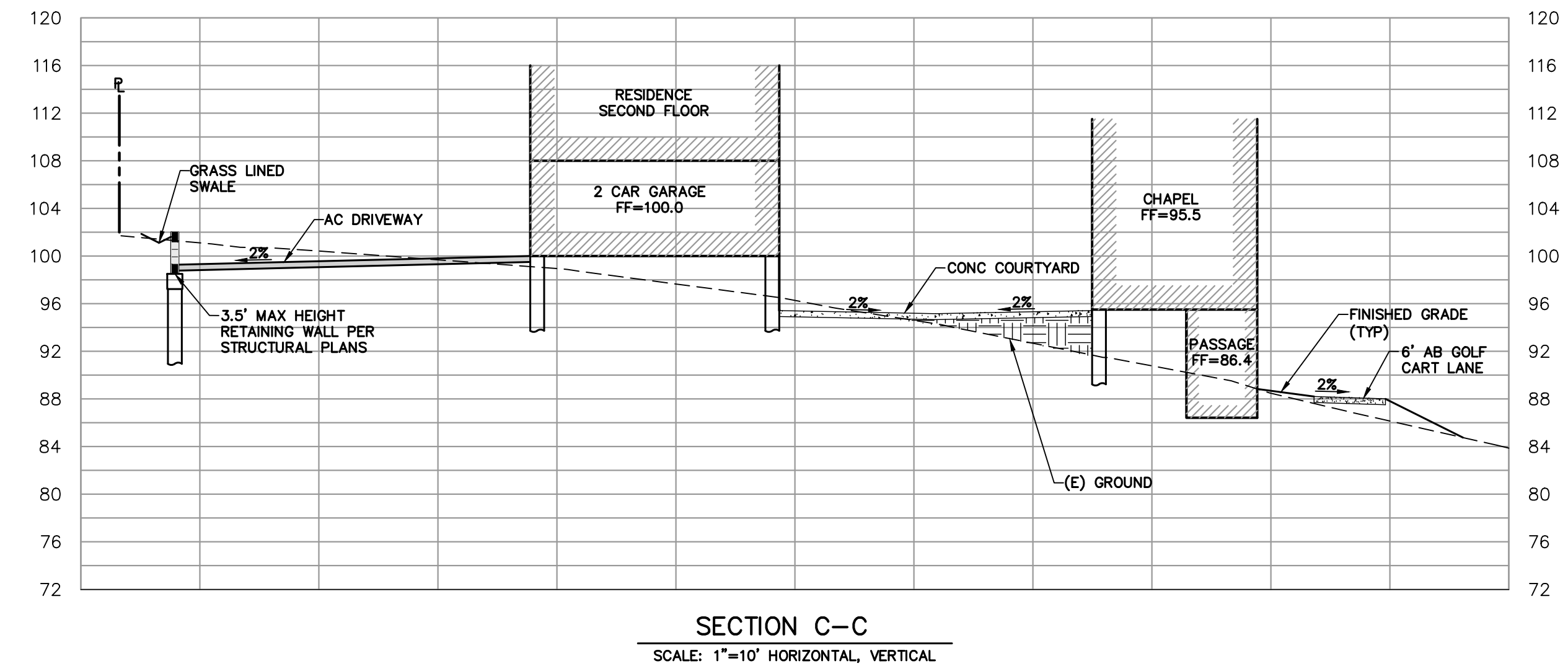
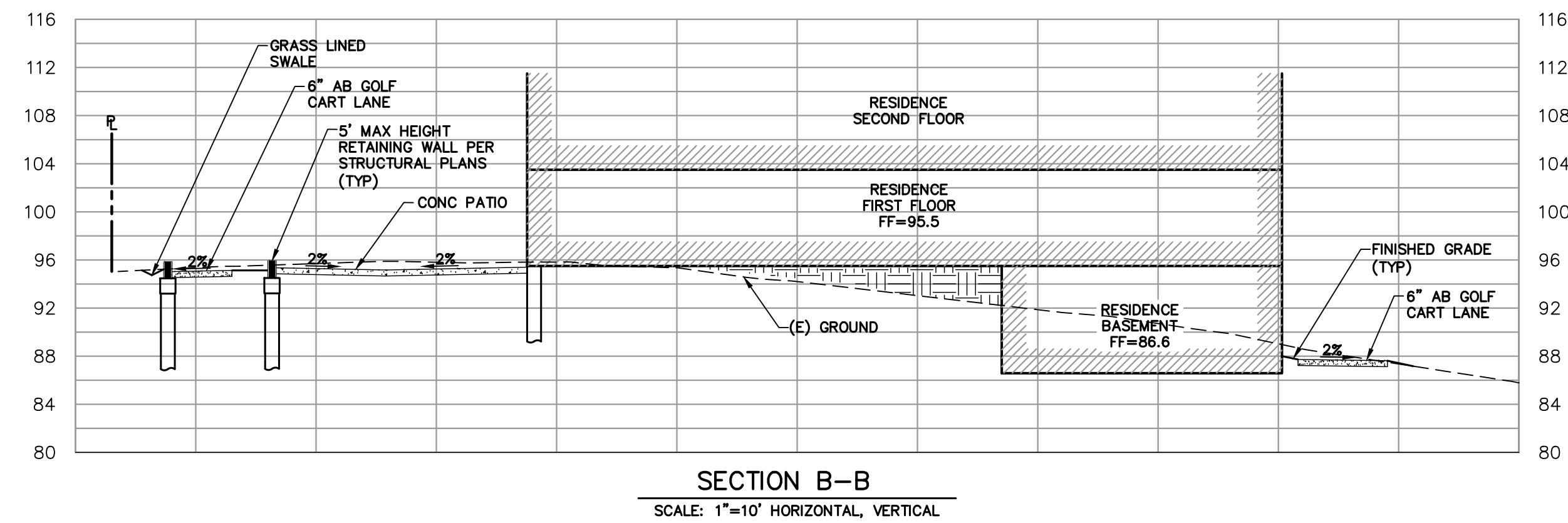
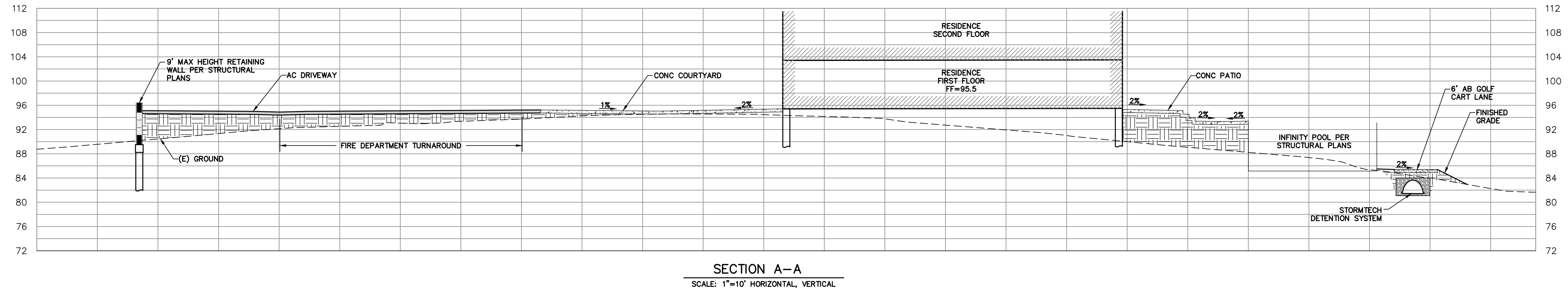
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18-019-1

date
JANUARY 2020

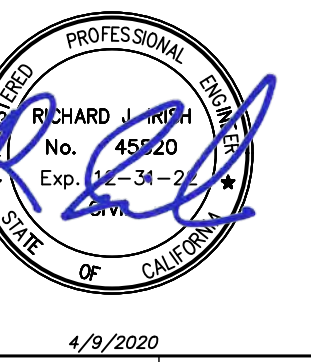
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REVISIONS PER COUNTY COMMENTS 12/4/2020
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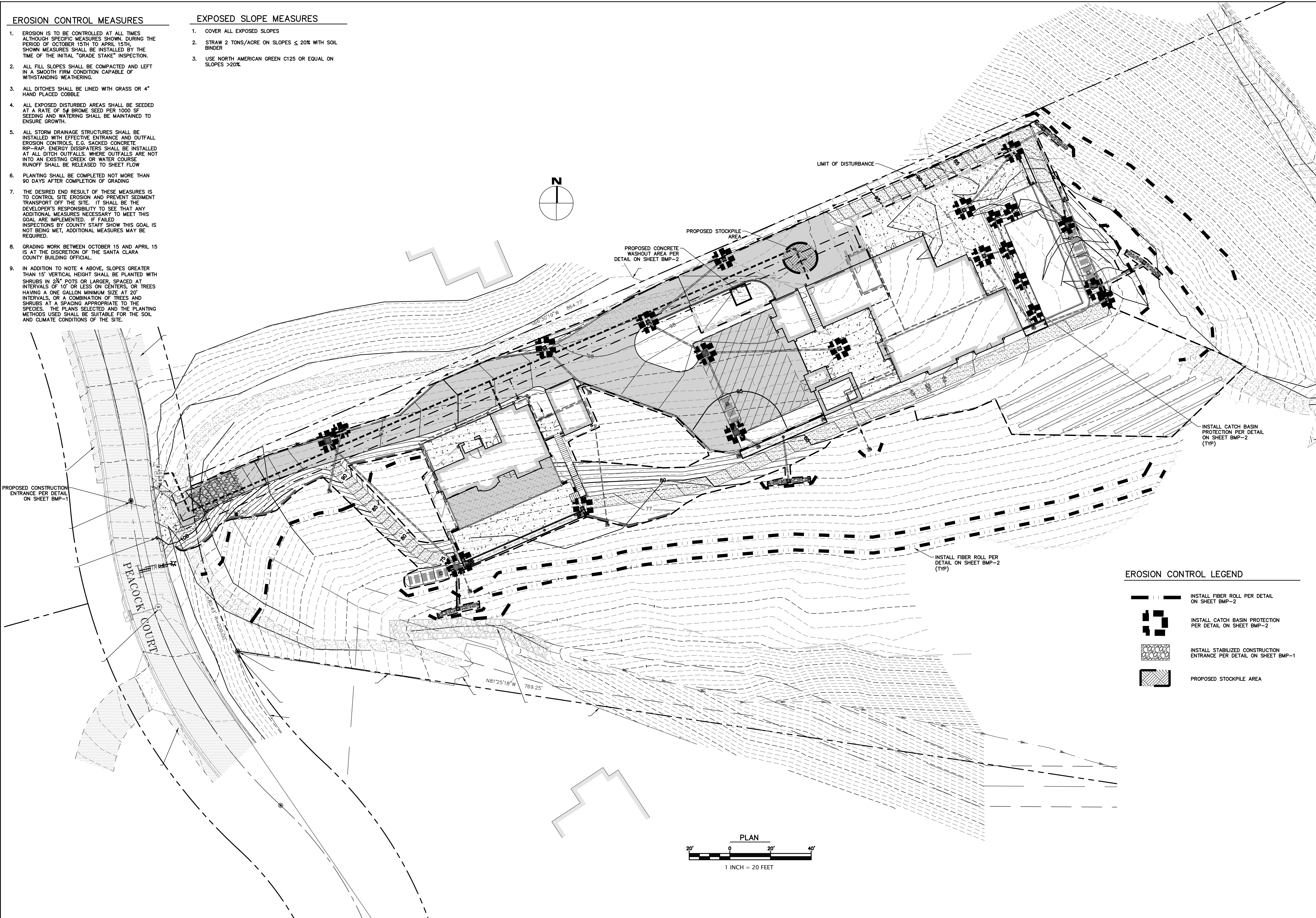
PRELIMINARY GRADING AND DRAINAGE APPROVAL SUBMITTAL

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 SEEDED 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 2 1/2" 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 PLANTS SELECTED AND THE PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATE CONDITIONS OF THE SITE.

EXPPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 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

PROFESSIONAL SEAL

RICHARD J. RING

No. 45920

Exp. 12-31-23

STATE OF CALIFORNIA

4/9/2020

RI Engineering, Inc.

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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

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scale

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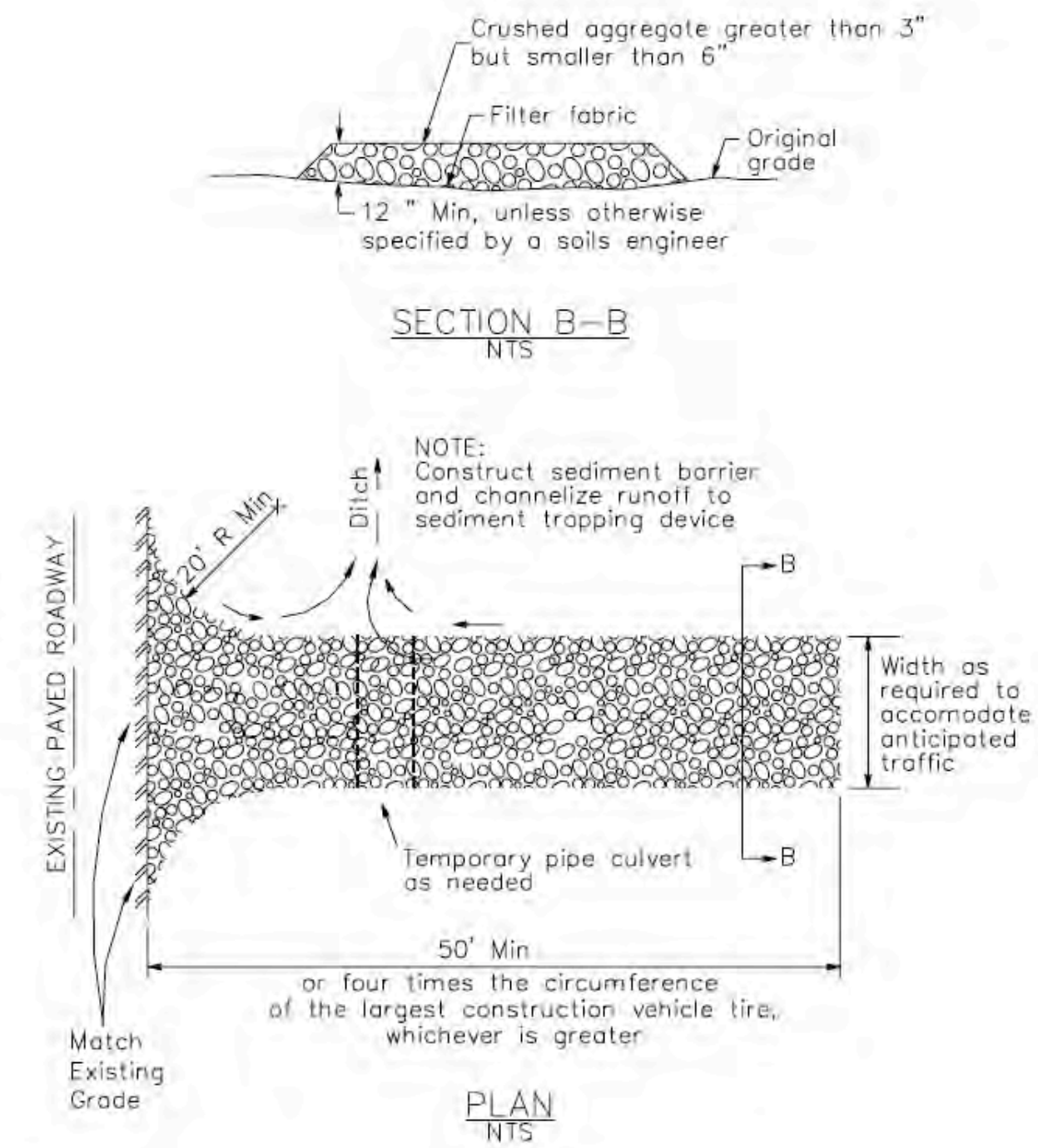
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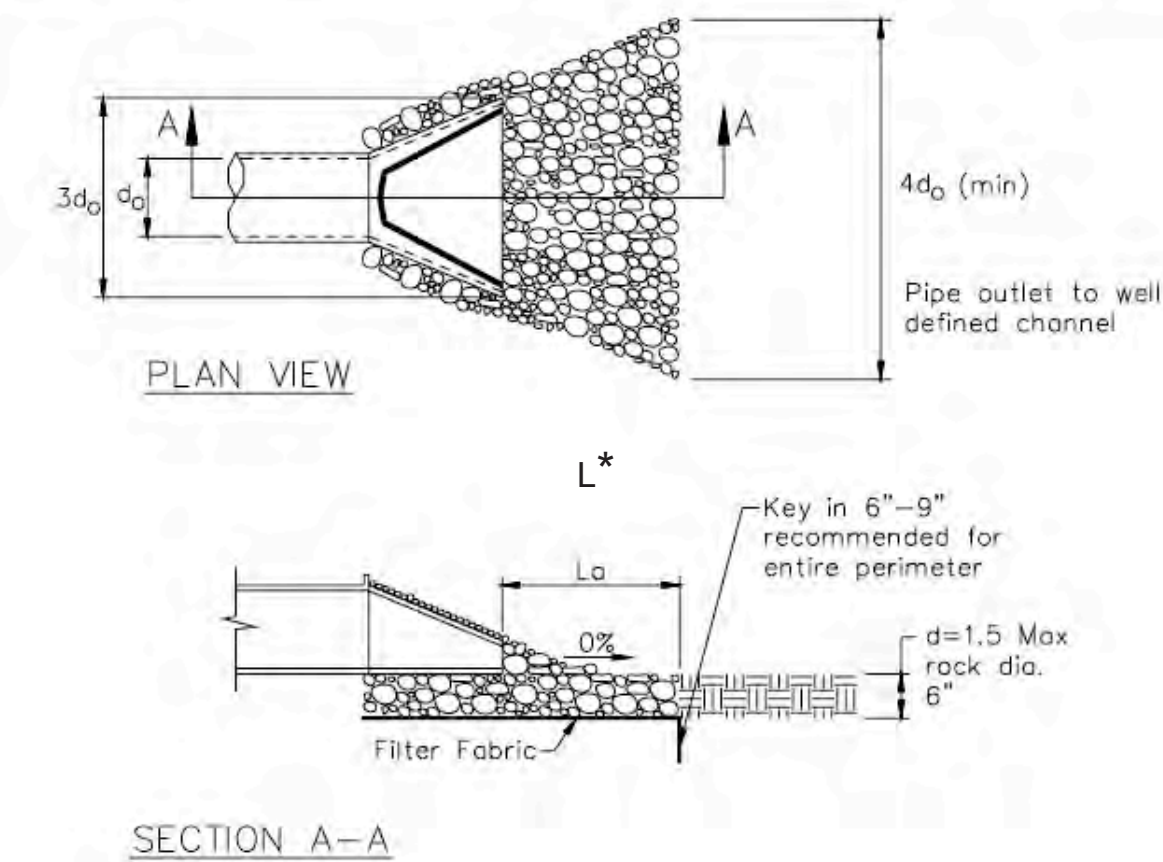
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CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

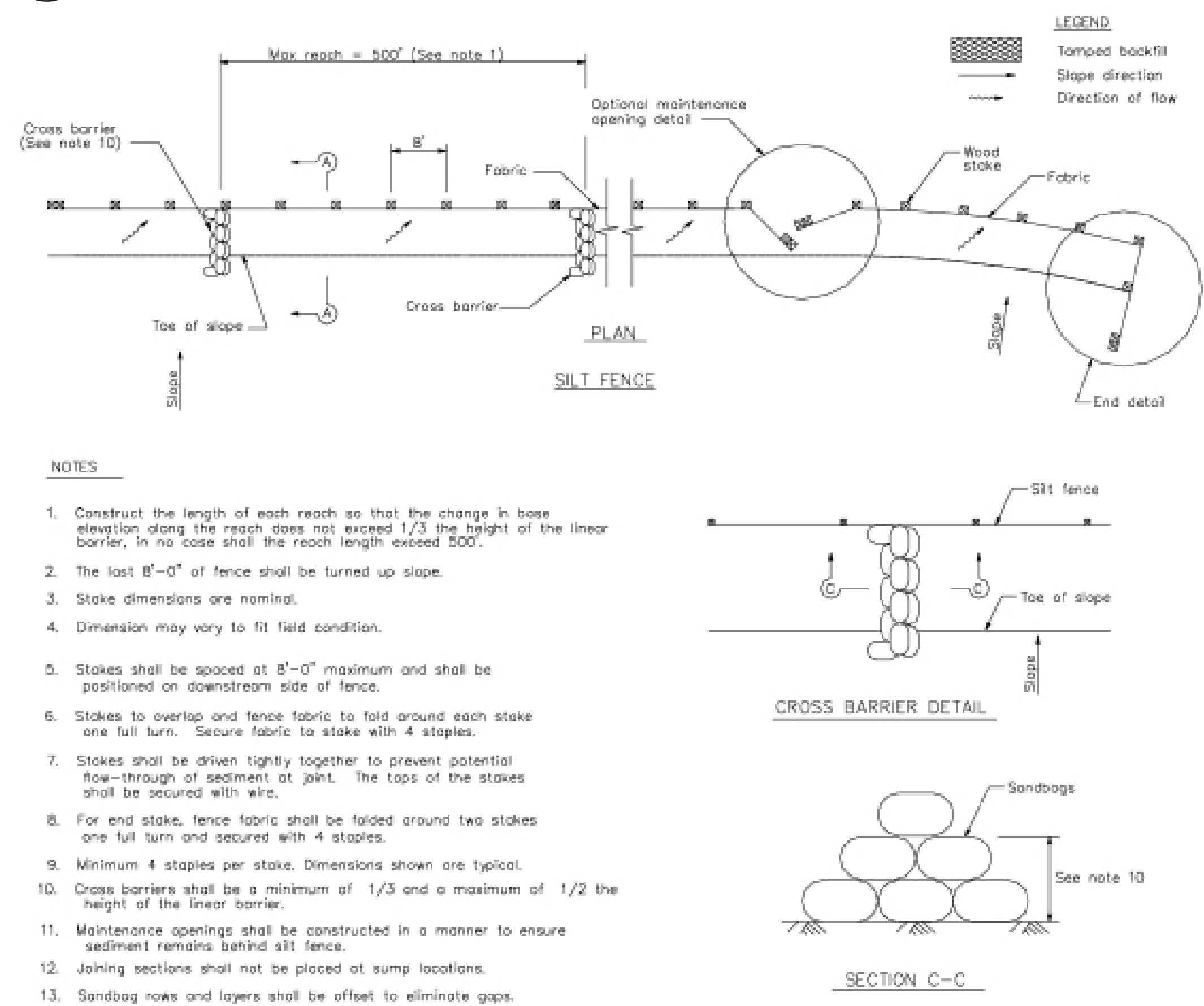


* Length per ABAG Design Standards

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

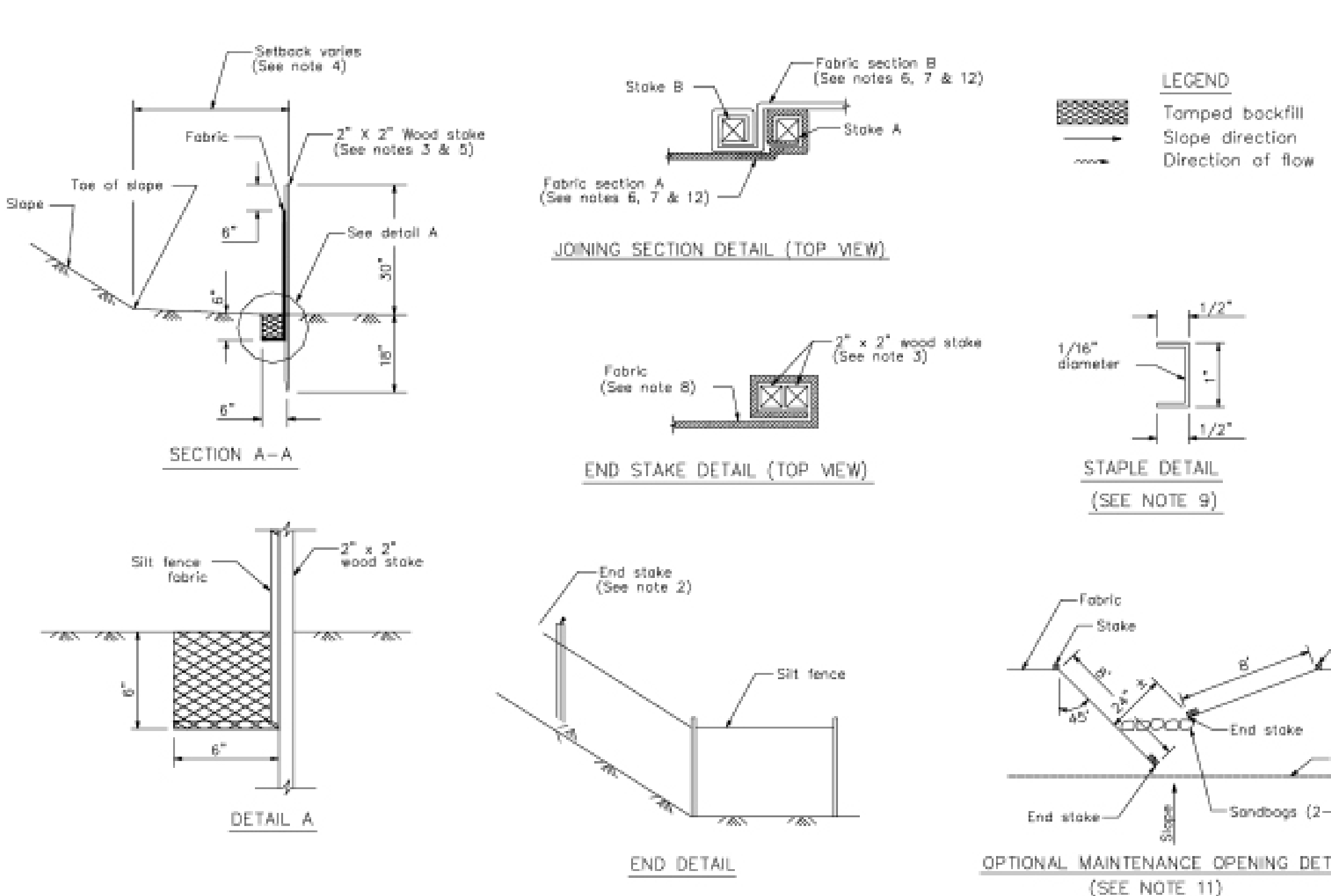
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CASQA Detail SE-1



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 roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, 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

SINGLE FAMILY RESIDENCE
FOR
APPLICANT: MELISSA WATERS
ROAD: PEACOCK COURT
COUNTY FILE NO.

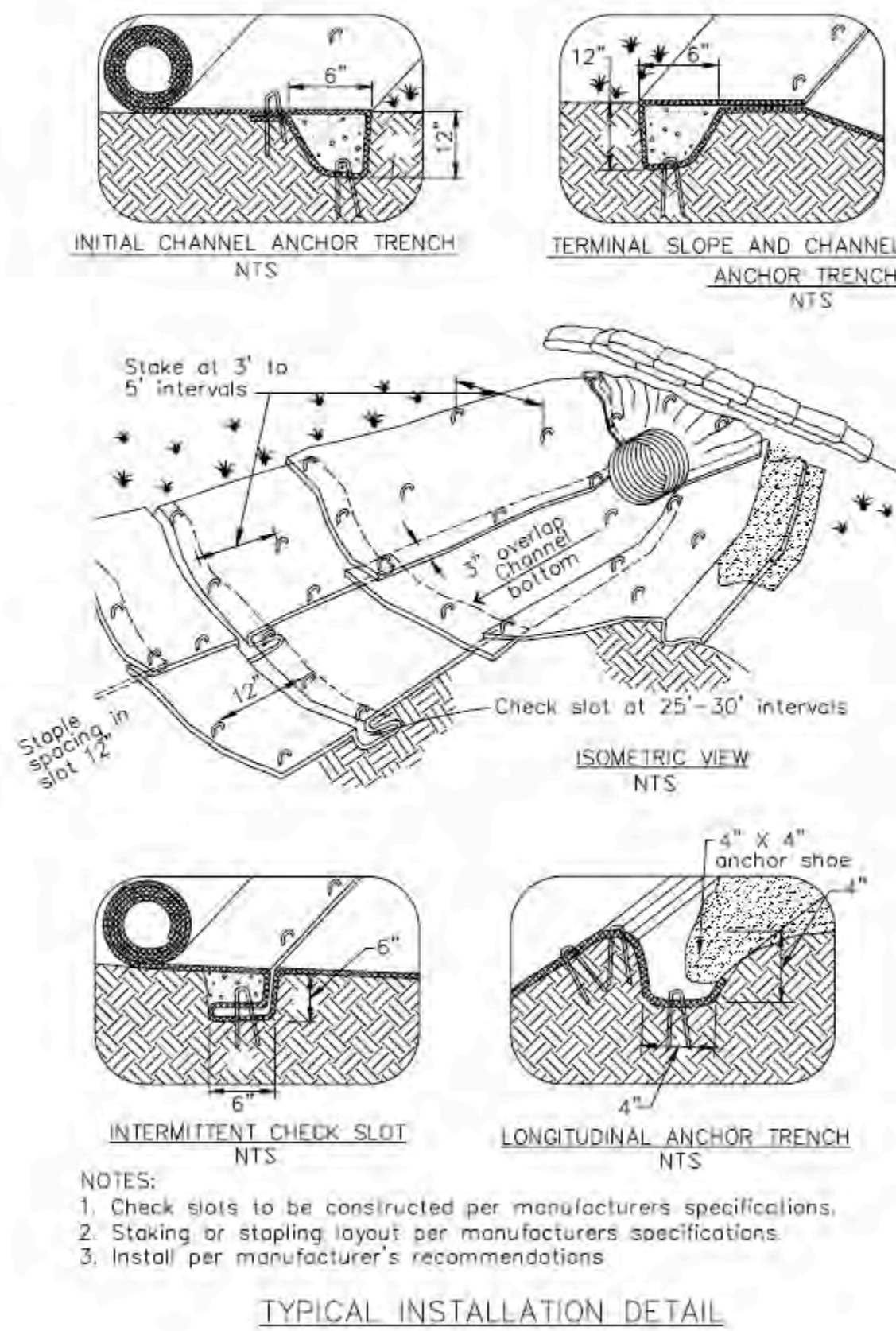
MELISSA WATERS
PEACOCK COURT
APN: 351-42-004
PROJECT #18-019-1



7

Geotextiles and Mats

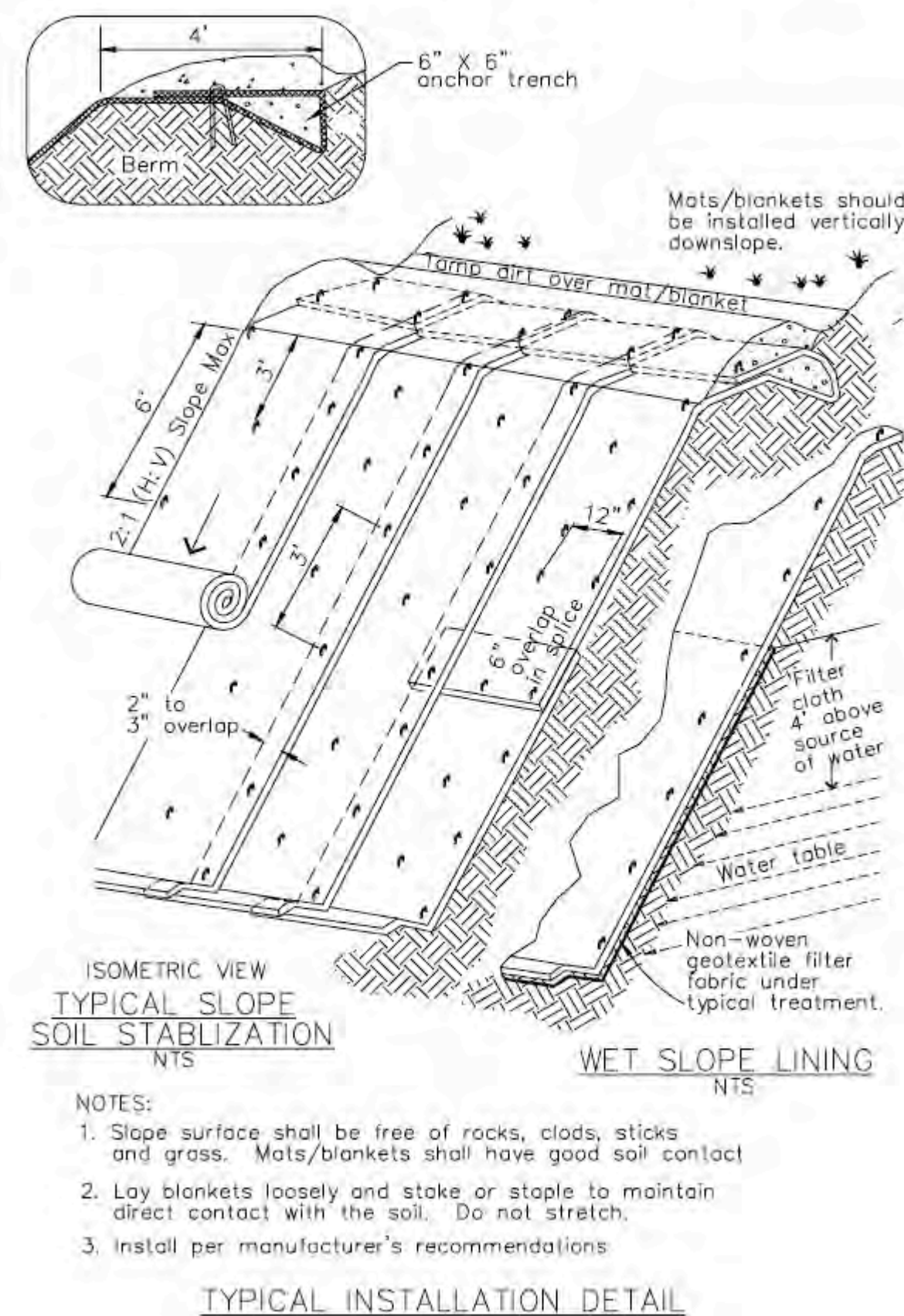
CASQA Detail EC-7



5

Geotextiles and Mats

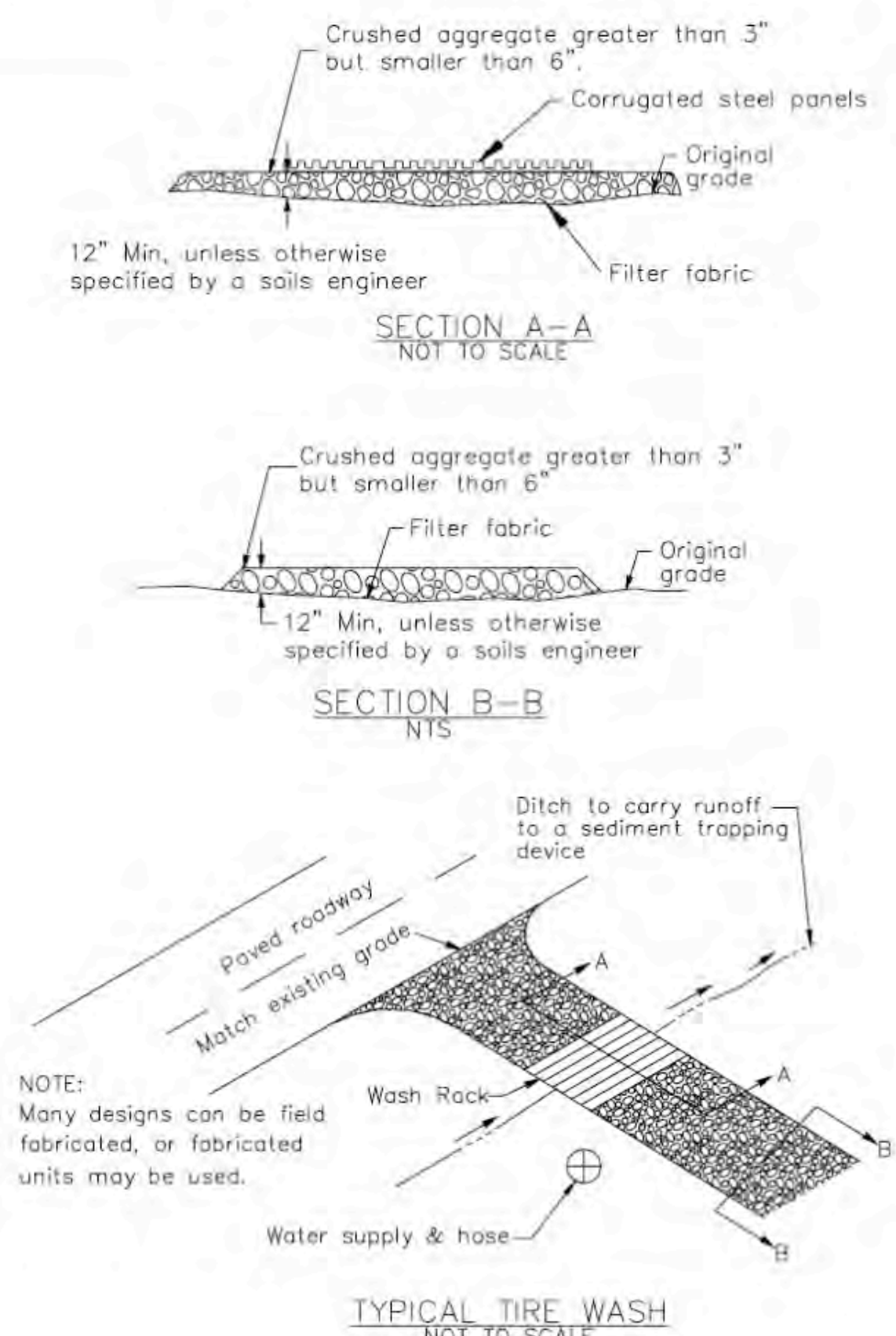
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3

Entrance/Outlet Tire Wash

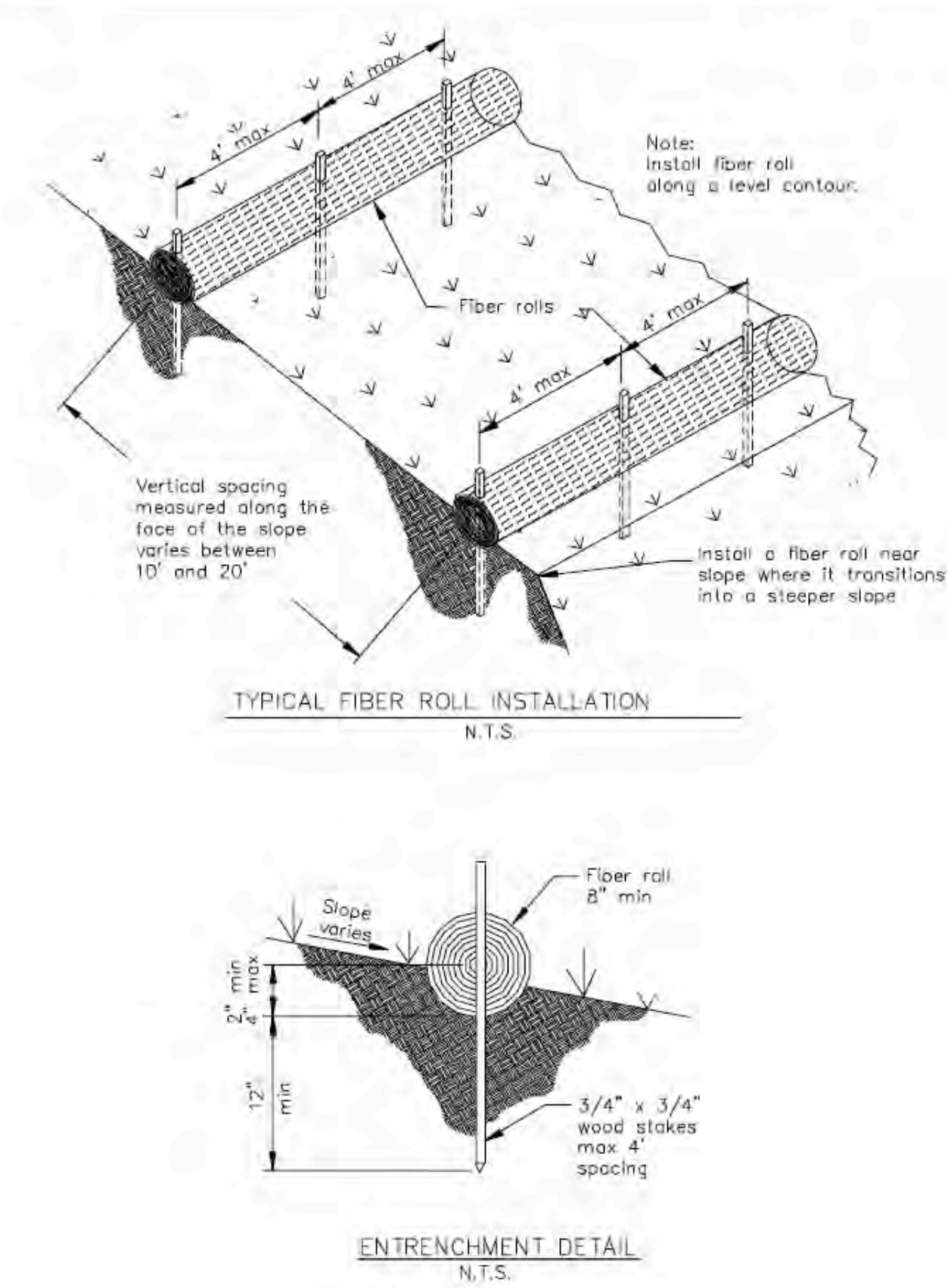
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1

Fiber Rolls

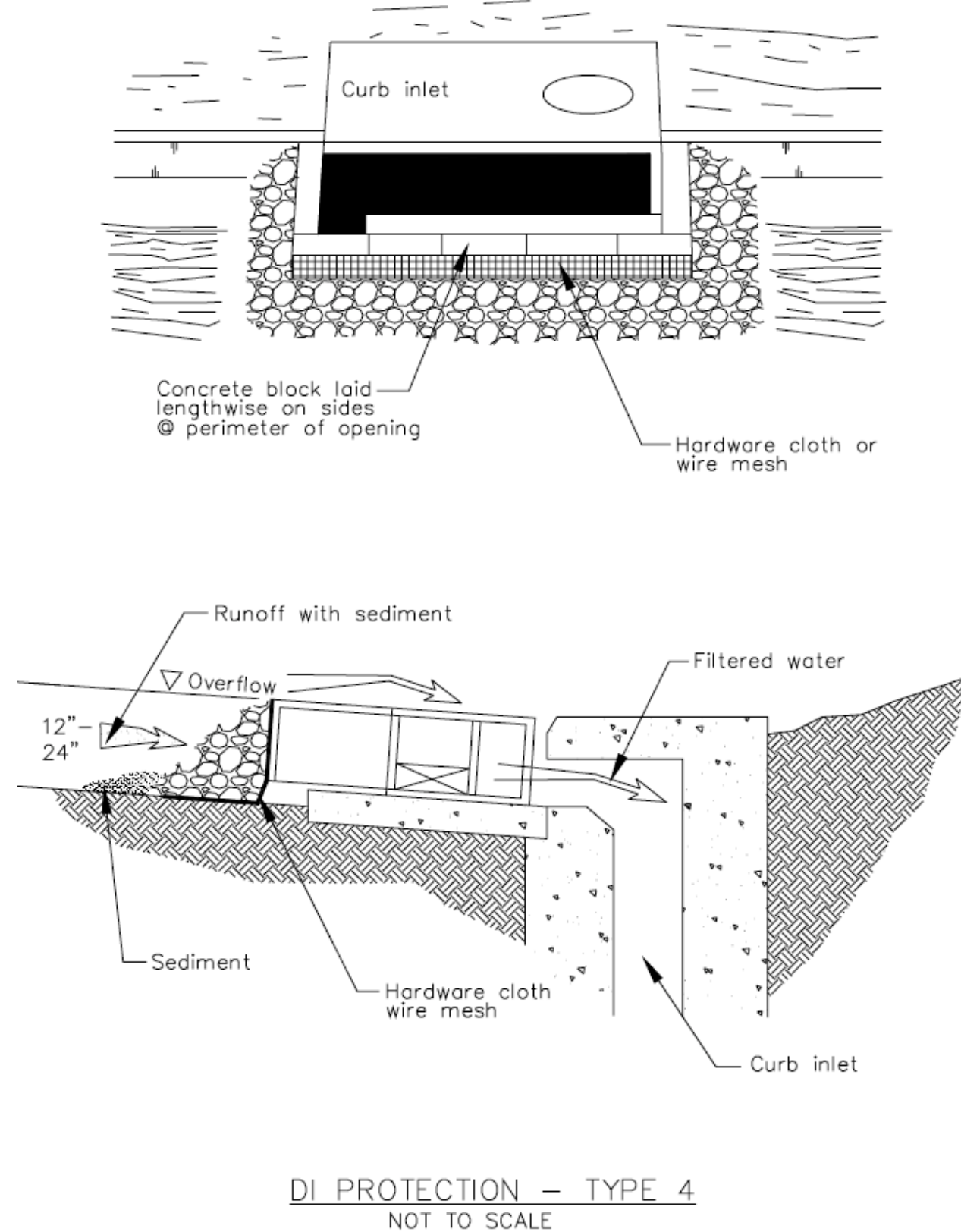
CASQA Detail SE-5



8

Storm Drain Inlet Protection

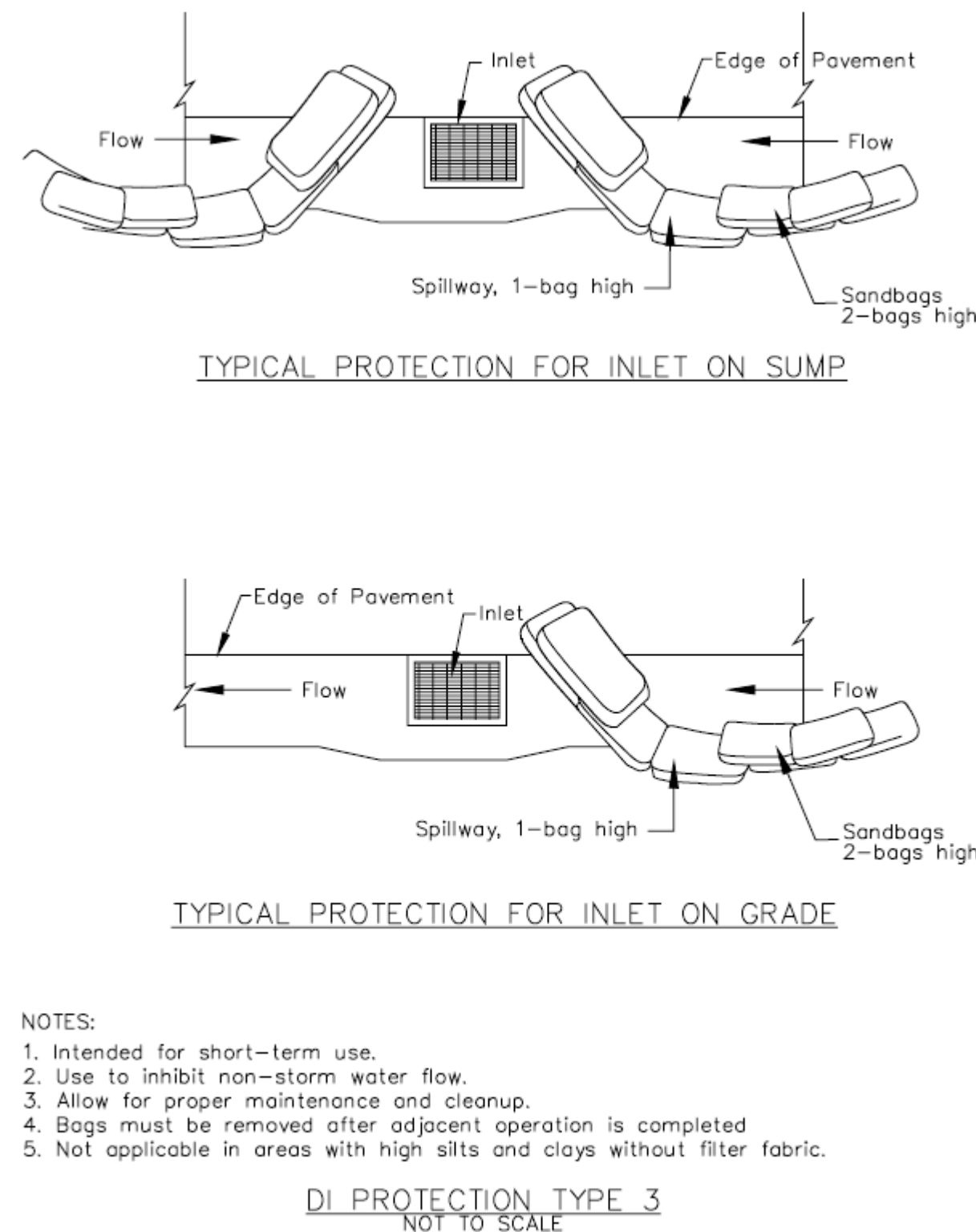
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6

Storm Drain Inlet Protection

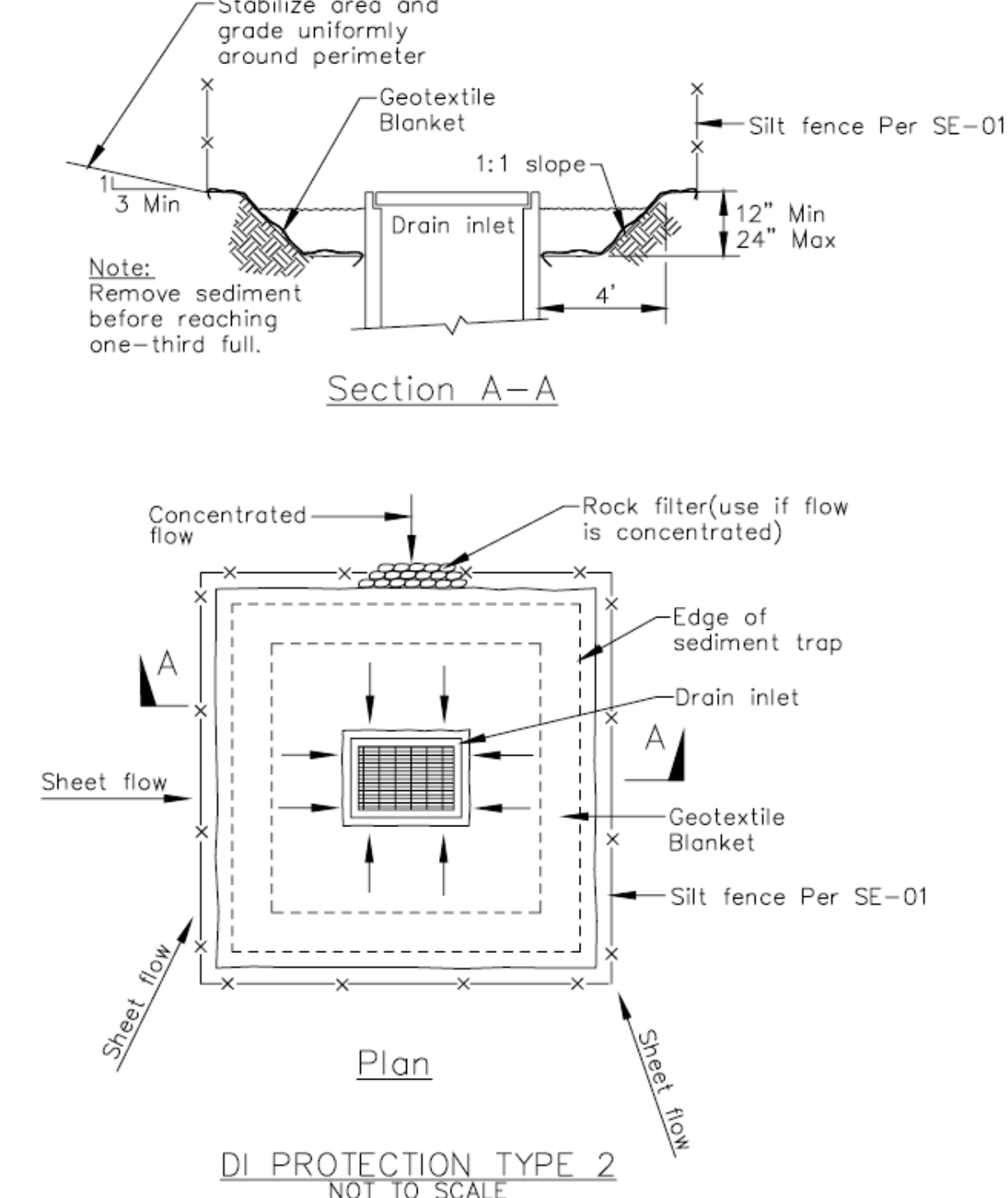
CASQA Detail SE-10



4

Storm Drain Inlet Protection

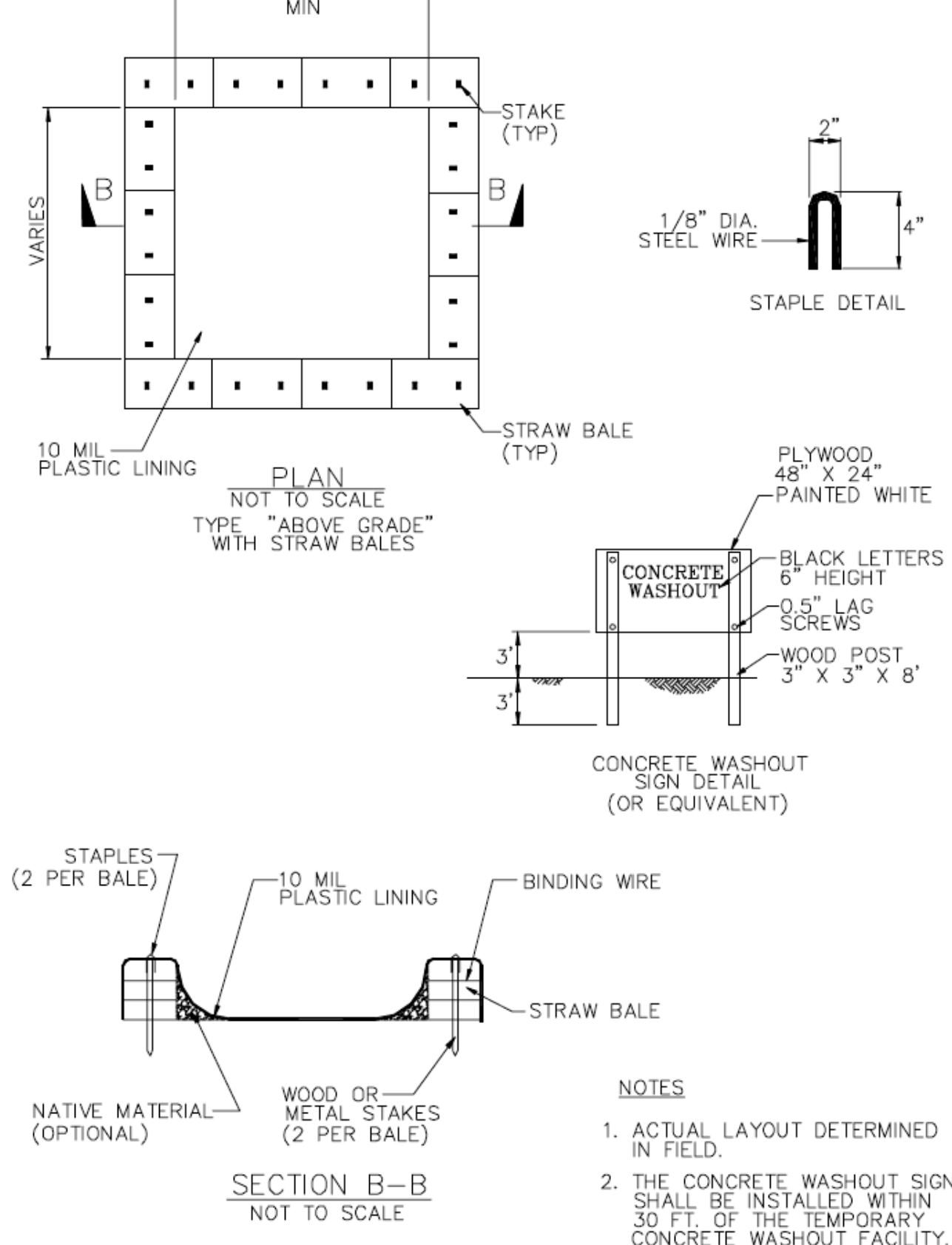
CASQA Detail SE-10



2

Concrete Waste Management

CASQA Detail WM-8



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

Best Management Practices and Erosion Control Details Sheet 2

County of Santa Clara

APPLICANT: MELISSA WATERS ROAD: PEACOCK COURT

COUNTY FILE NO: XX



BMP-2

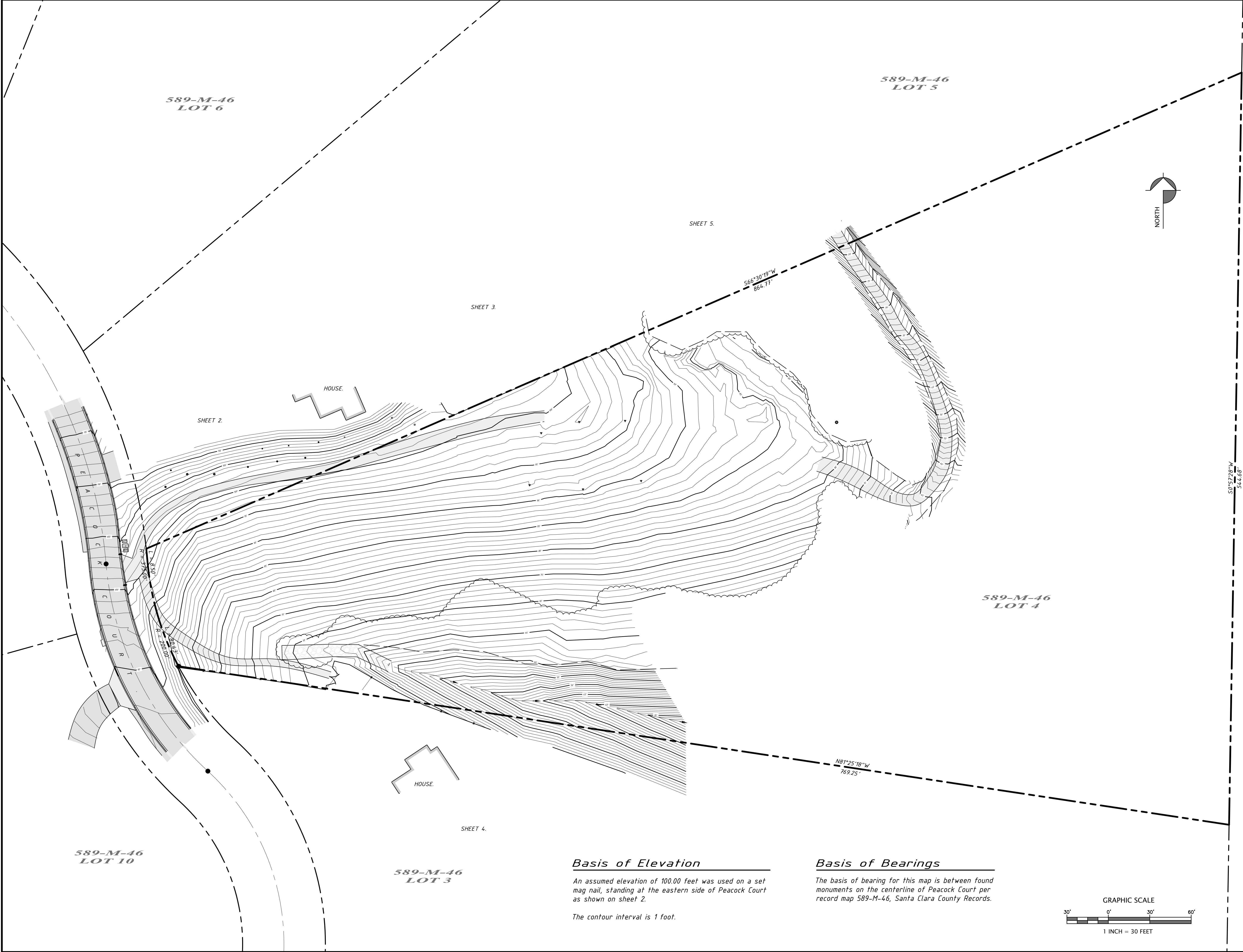
Project Information

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

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Map Submission - 2/10/2017 3:16 PM - Peacock Court Survey.dwg



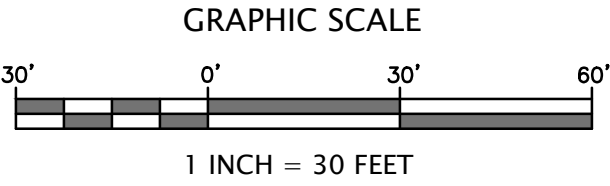
Basis of Elevation

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.

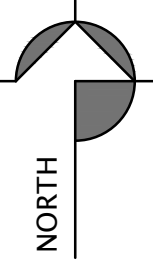
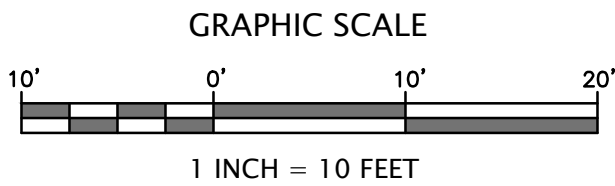
Basis of Bearings

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
HANAGAN LAND SURVEYING, INC. 305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE 831-469-3428 Paul Hanagan LS 7797	
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 DRAWN J. Kaneg
SHEET 1 OF 5 SHEETS JOB NO. 17065	

MatsonBritton 2/8/2018 3:16 PM Peacock Court Survey.dwg



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

Boundary & Topographic Map, The Lands Of:

Melissa Waters

Peacock Court, Cupertino, CA, 95051

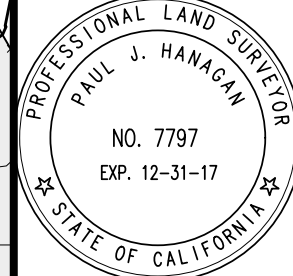


HANAGAN LAND SURVEYING, INC.

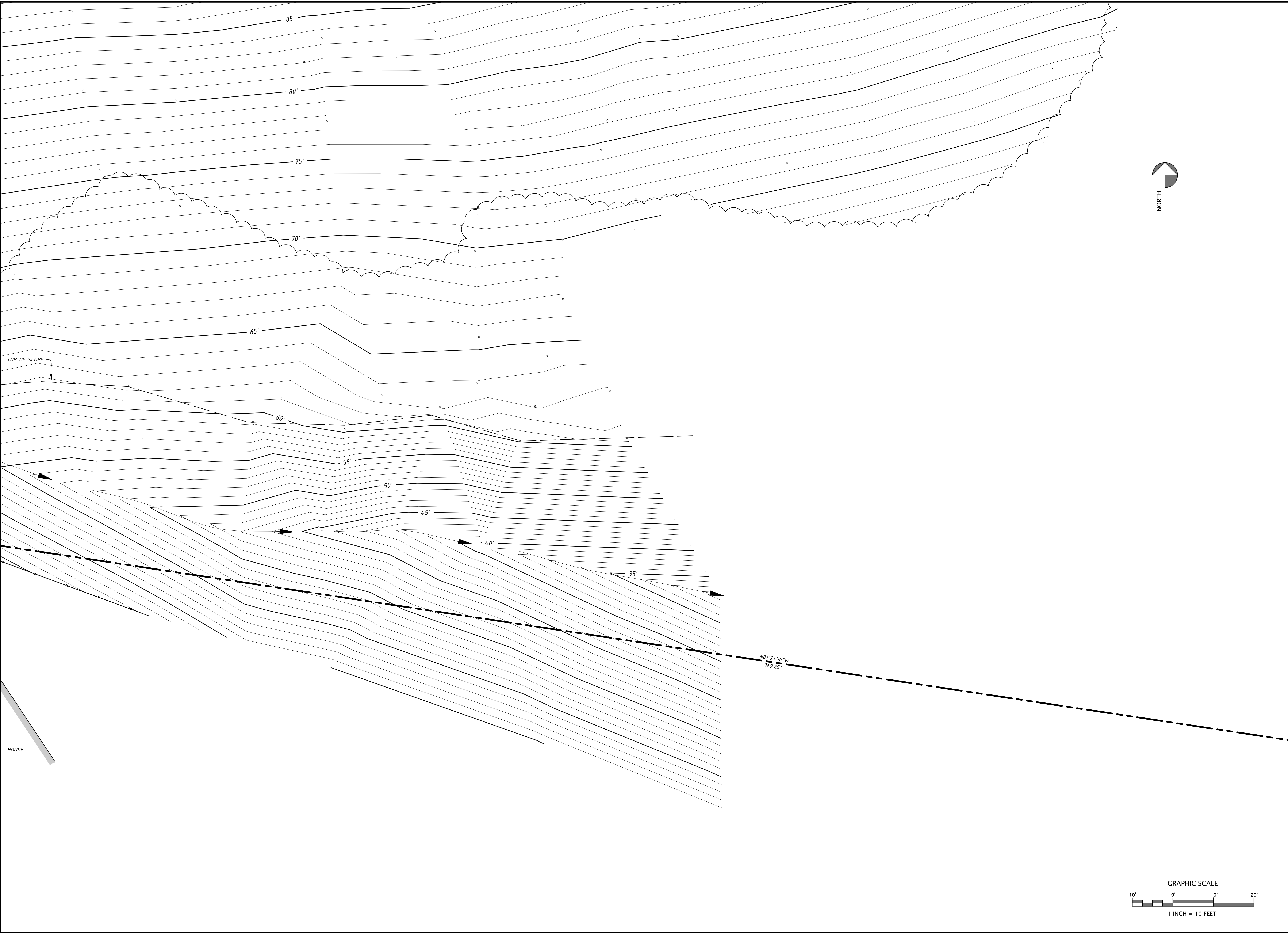
REVISION

APPROVED

Paul Hanagan LS 7797

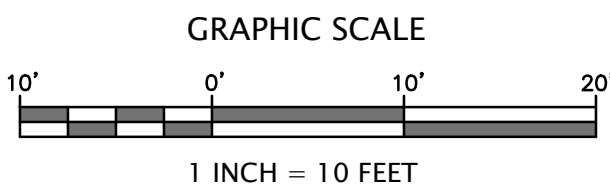
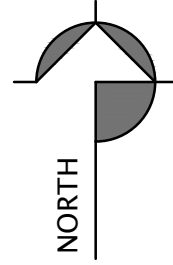
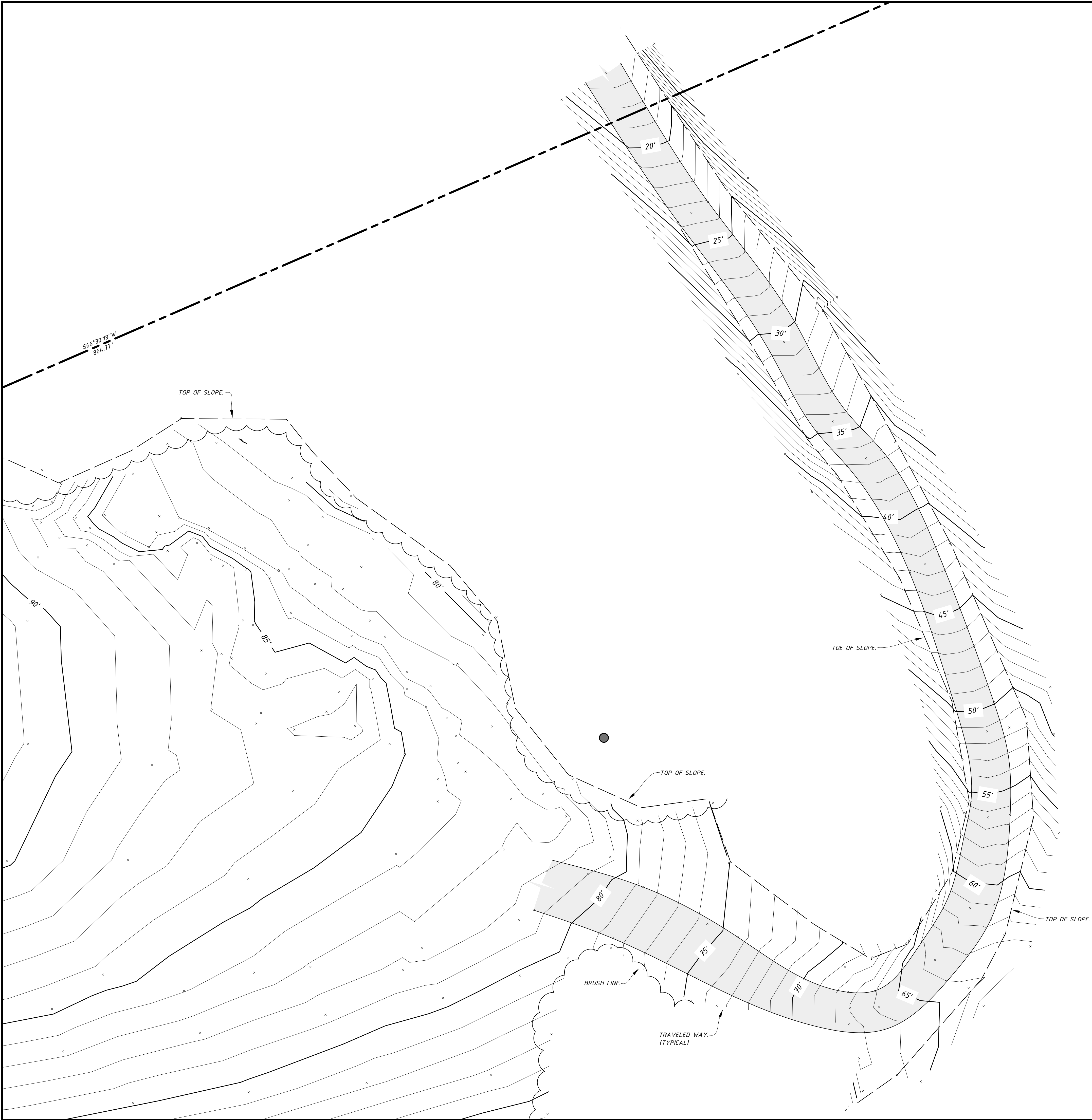


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REVISION	
APPROVED	Paul Hanagan LS 7797
<div>HANAGAN LAND SURVEYING, INC. 305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE 831-469-3428</div>	
<div>Boundary & Topographic Map, The Lands Of: Melissa Waters Peacock Court, Cupertino, CA, 95051</div>	
Santa Clara County A.P.N. 351-42-004	
DATE 09-12-2017	DESIGN
SCALE 1" = 10'	DRAWN J. Kaneg
SHEET 4	
OF 5 SHEETS	
JOB NO. 17065	

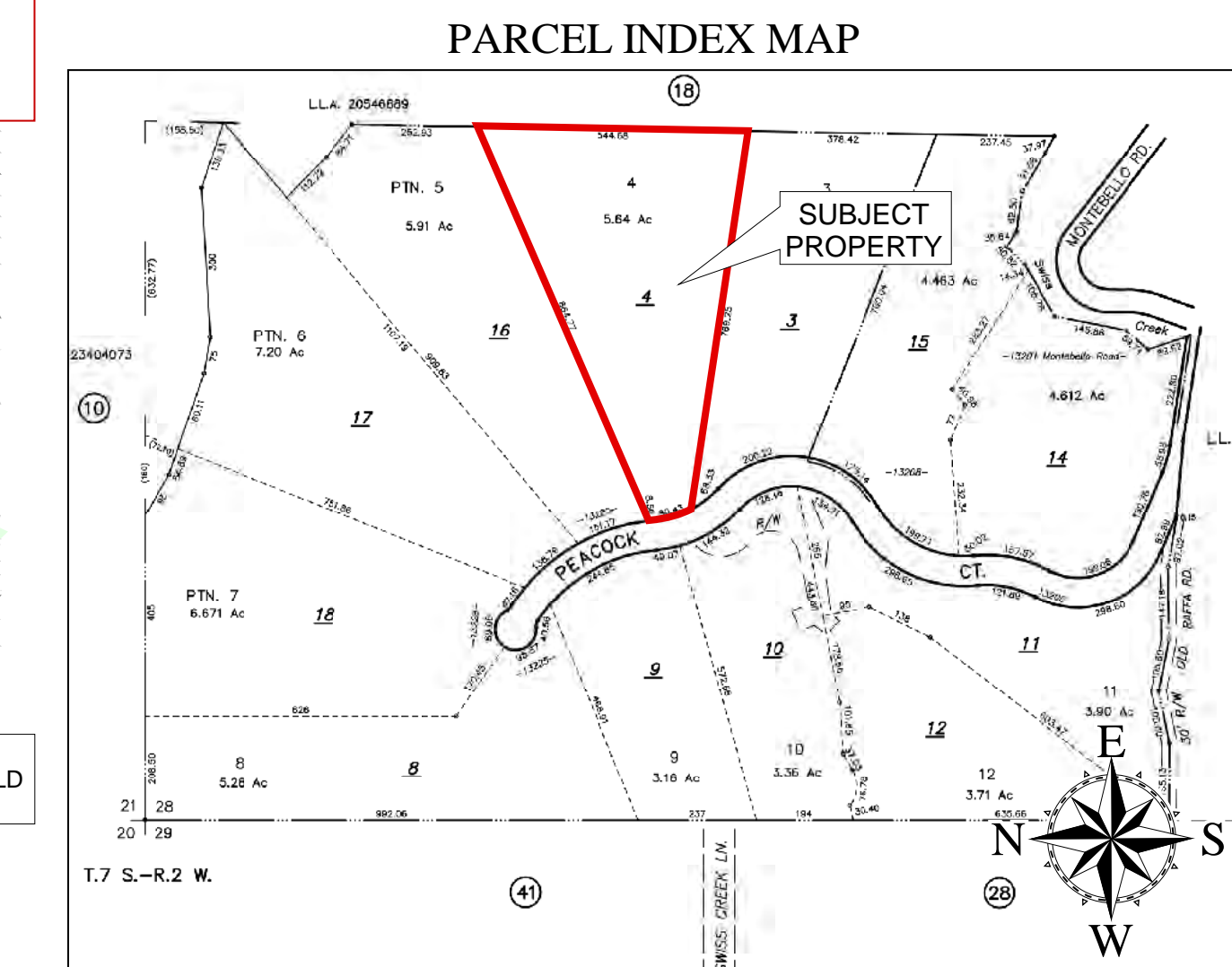
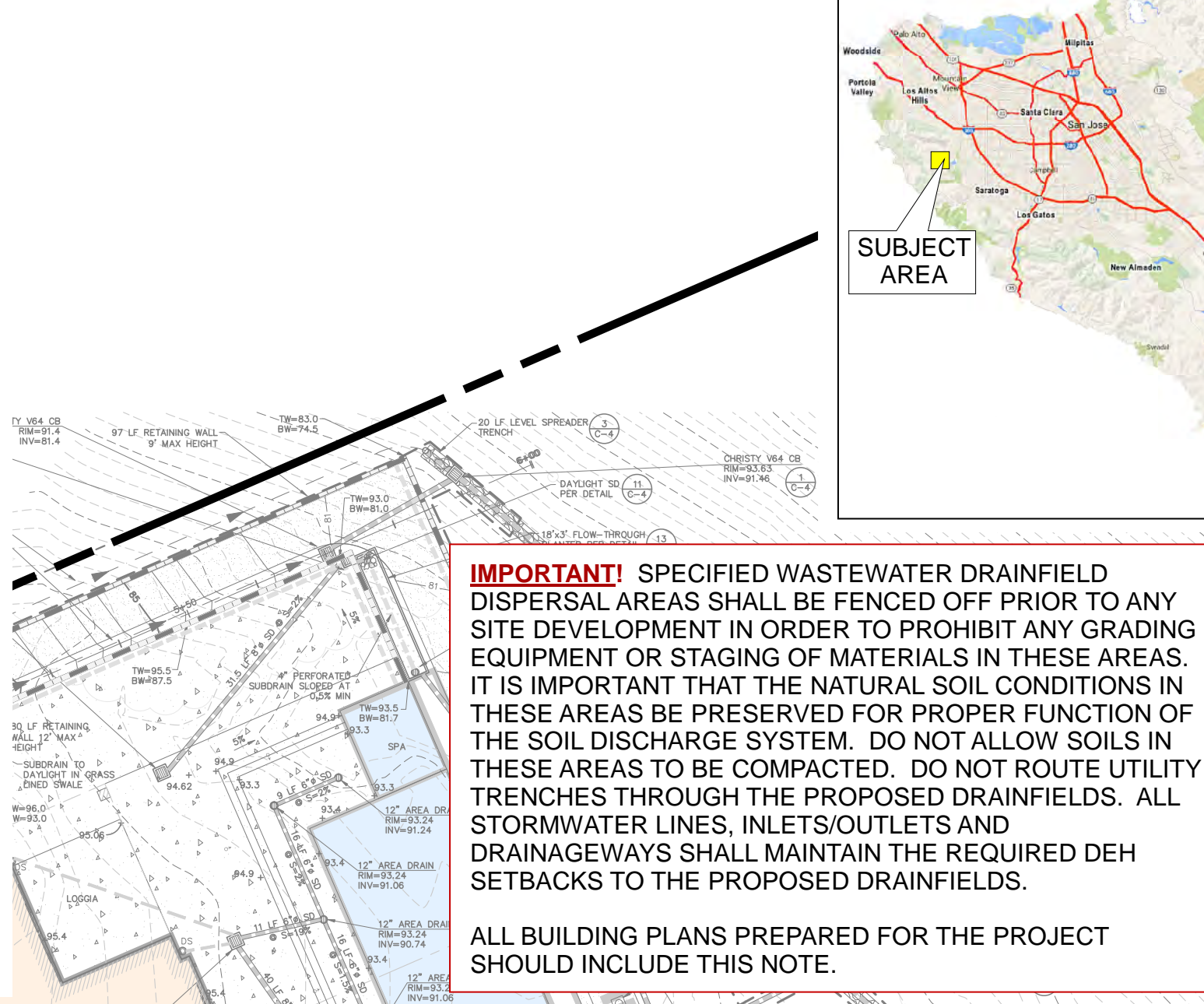
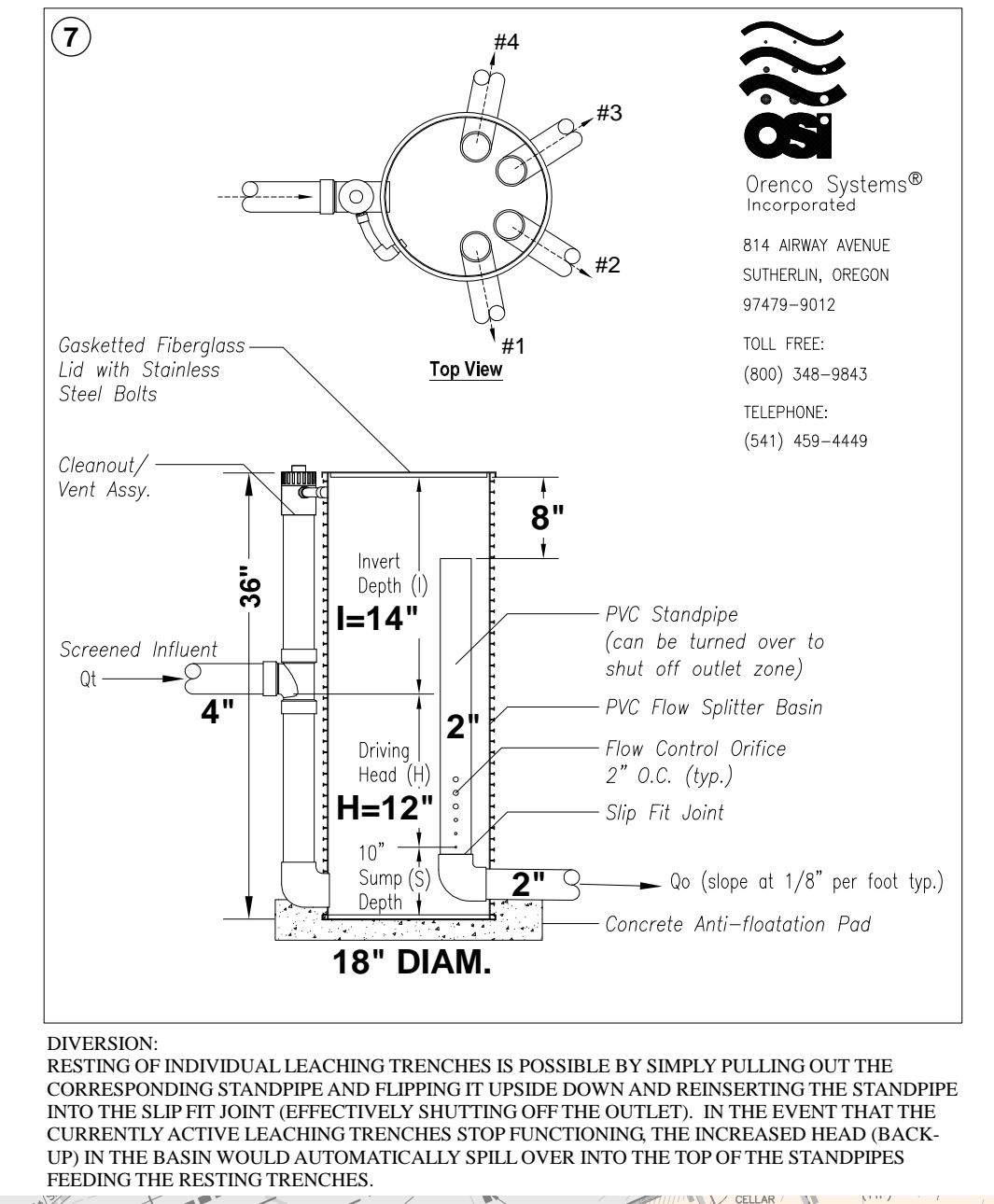
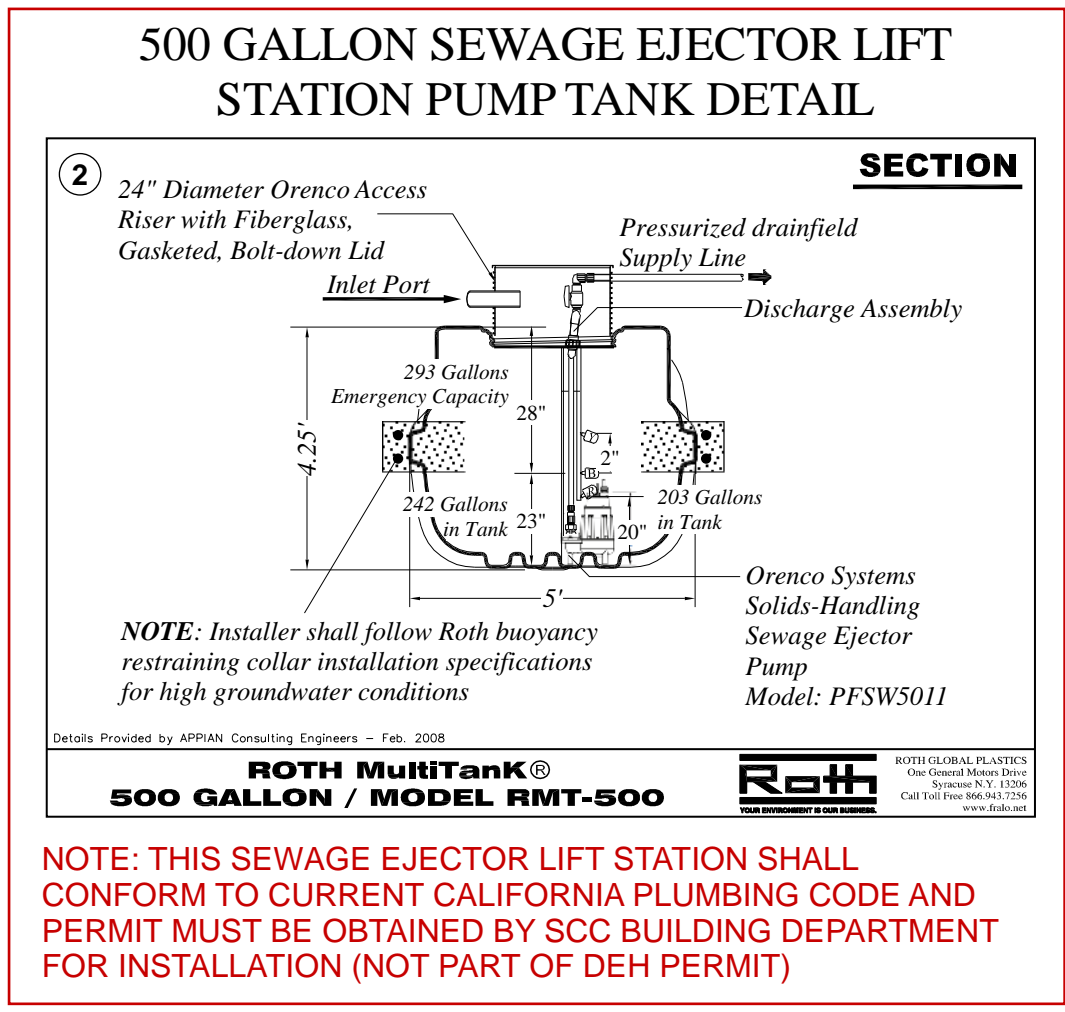
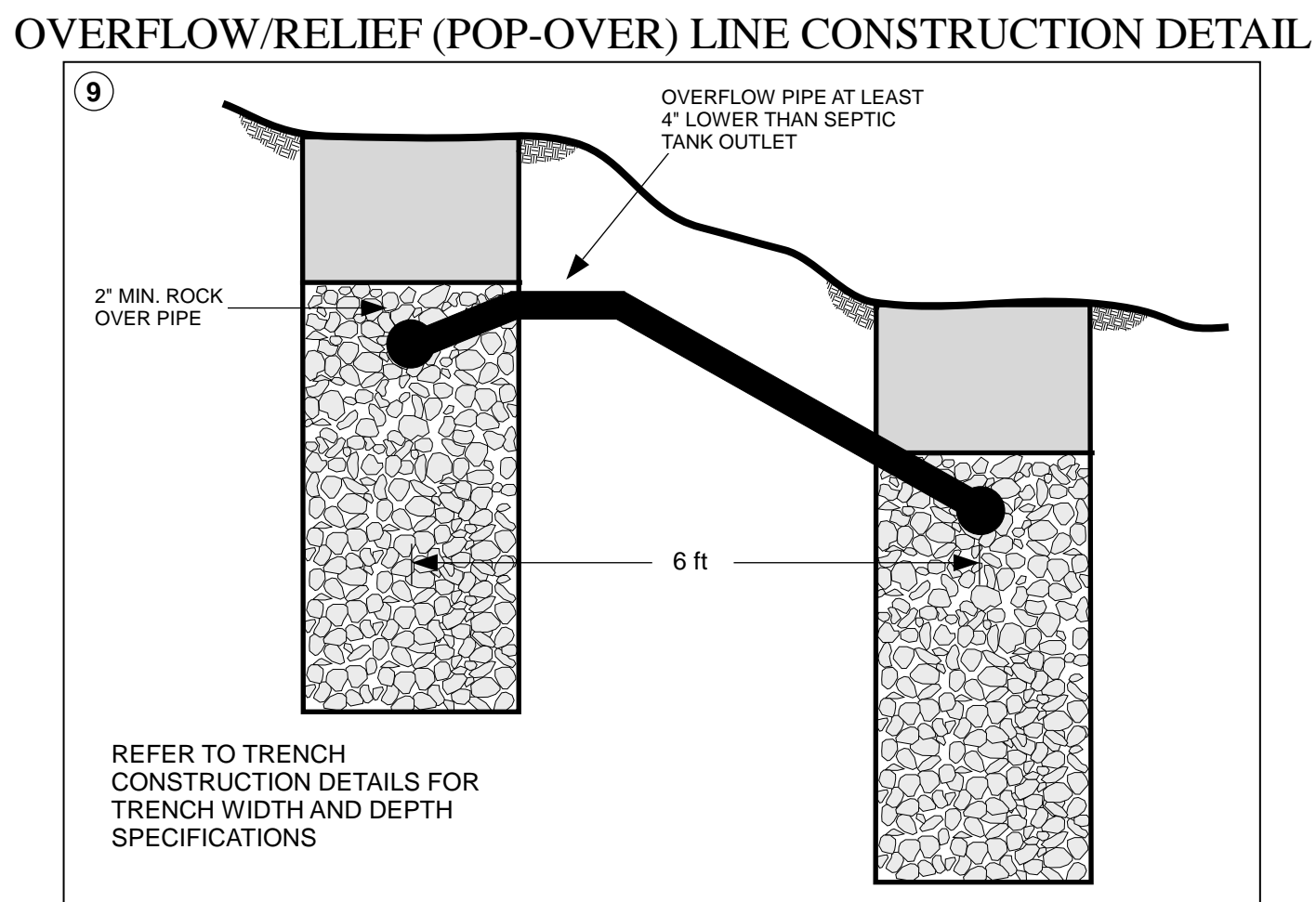
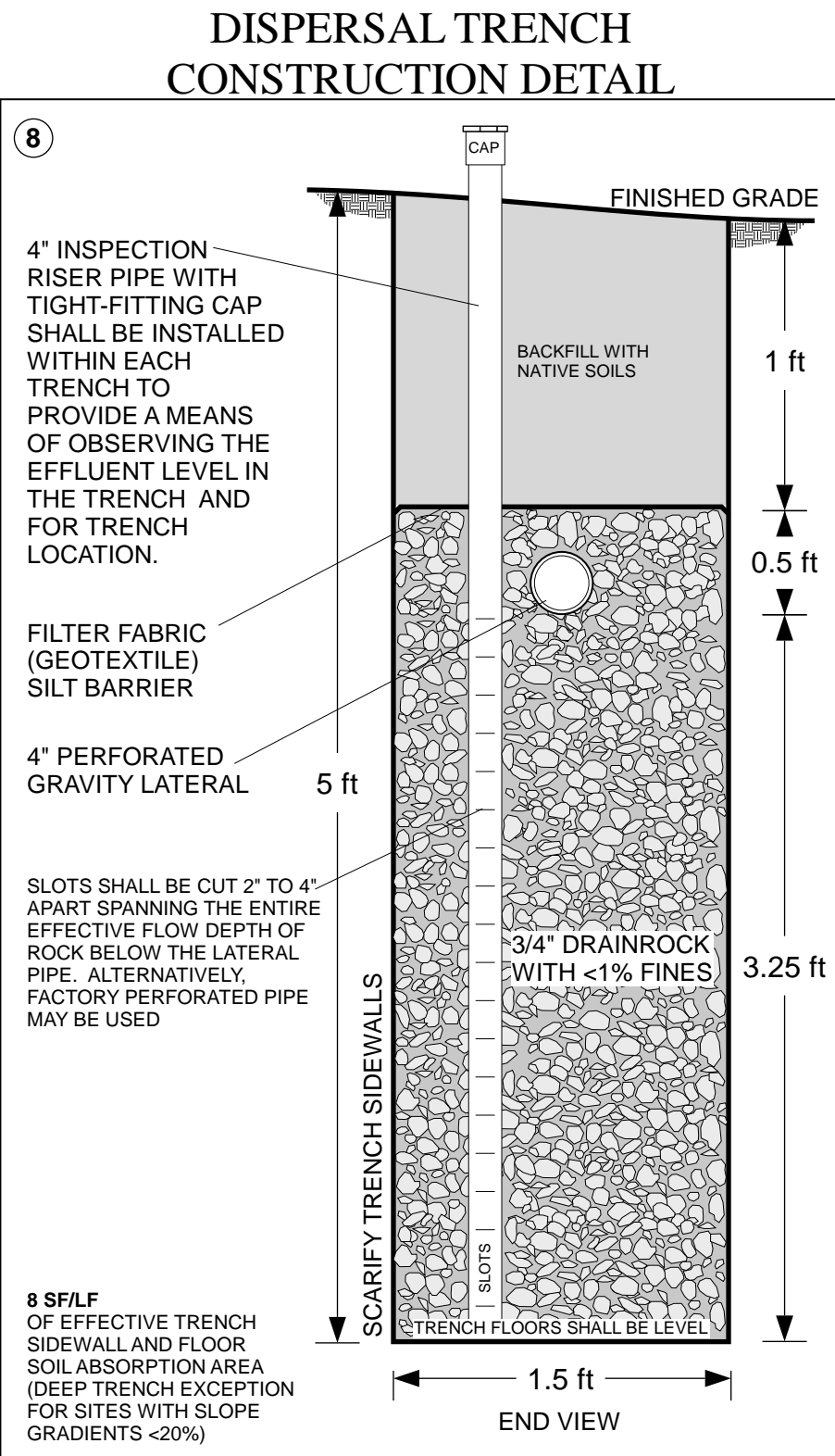
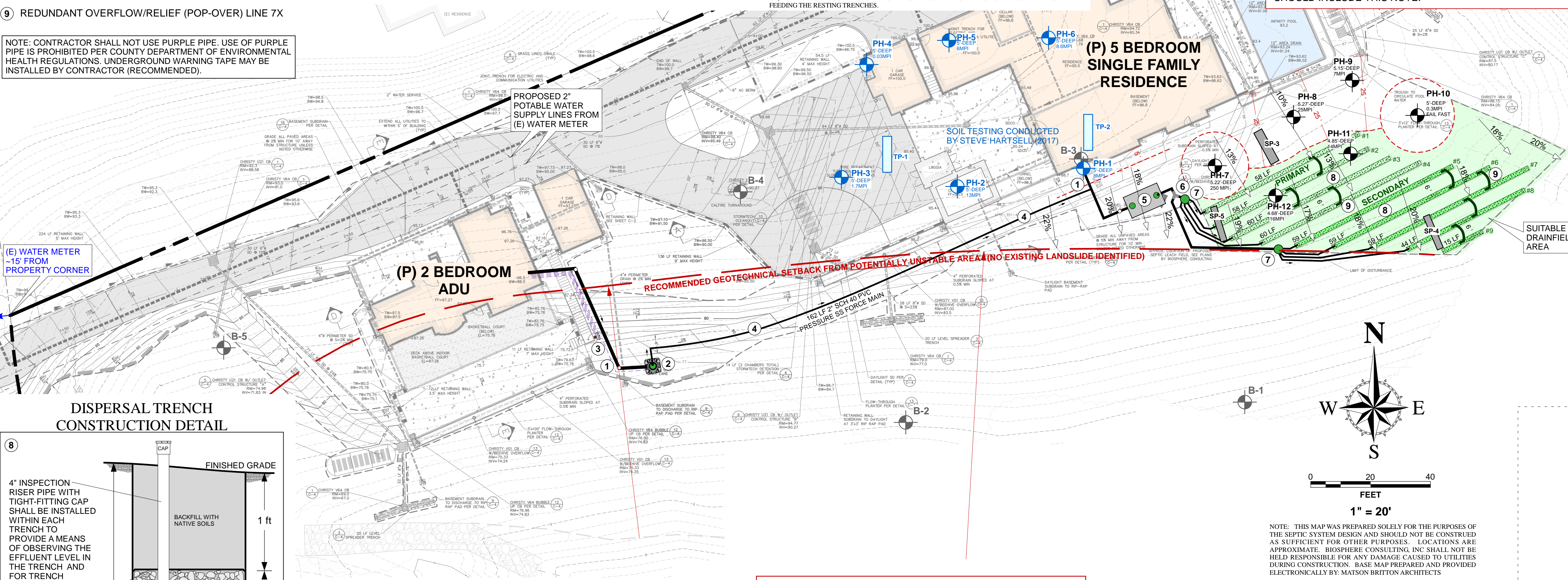
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<div>HANAGAN LAND SURVEYING, INC. 305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE 831-469-3428</div>	
<div>Boundary & Topographic Map, The Lands Of: Melissa Waters Peacock Court, Cupertino, CA, 95051</div>	
Santa Clara County A.P.N. 351-42-004	SHEET 5
DATE 09-12-2017 SCALE 1" = 10'	DESIGN DRAWN J. Kaneg SHEETS 5
JOB NO. 17065	

- NOTES:**
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).



COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

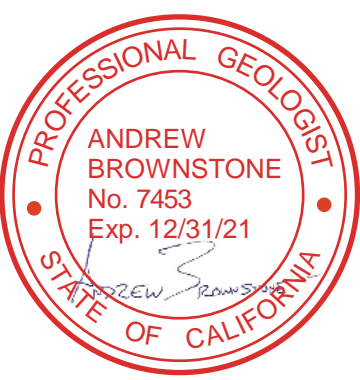
Biosphere Consulting

Alternative Wastewater System Design

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

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

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	1 OF 2



PROJECT DESCRIPTION

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

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

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

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

PROPOSED TRENCHES SHALL BE 1.5 FT-WIDE WITH 3.25-EFFECTIVE DEPTH
TOTAL TRENCH DEPTH SHALL BE 5.0'
TRENCH SPACING SHALL BE 6 FT CENTER-TO-CENTER

- SPECIFICATIONS
1. 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 cleantout fitting on the building sewer to facilitate snaking 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.
2. 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.
3. 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.
4. 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
5. 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	17.90	5.10	0.22	9.86	82.50
Adjusted Stabilized MPI	R ₁ =R x 1.4	SLOW	25.06	7.14	0.31	113.80
Avg. Adj. Stabilized MPI	R ₂ =(R ₁)/#Holes					40.38
# Bedrooms:	FOR OFFICE USE ONLY	TANK SIZE (Gal)			Leach Line (Ft)	

SOIL PROFILE FIELD LOG

Job Number/Name: Job 19016 - Waters Location: Peacock Court, Cupertino APN 351-42-004

Date Soil Sampled: 06/25/19 Time: PM Vegetation: grass

Elevation: Slope Gradient: 12% Aspect: south Geomorphic Surface: Ridge top

Parent Material(s): MET.S.S. Described by: Andrew Brownstone

LOG	Moisture	Structure	Pores	Mottles	Clay Film Gravel	Roots	Consistence	Texture	Color	Horizon	Contacts
0	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
1	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
2	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
3	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
4	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
5	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
6	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
7	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
8	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
9	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
10	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
11	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
12	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
13	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
14	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
15	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
16	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo

SOIL PROFILE FIELD LOG

Job Number/Name: Job 19016 - Waters Location: Peacock Court, Cupertino APN 351-42-004

Date Soil Sampled: 06/25/19 Time: PM Vegetation: grass

Elevation: Slope Gradient: 20% Aspect: south Geomorphic Surface: Ridge top

Parent Material(s): MET.S.S. Described by: Andrew Brownstone

LOG	Moisture	Structure	Pores	Mottles	Clay Film Gravel	Roots	Consistence	Texture	Color	Horizon	Contacts
0	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
1	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
2	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
3	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
4	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
5	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
6	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
7	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
8	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
9	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
10	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
11	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
12	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
13	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
14	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
15	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
16	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo

SOIL PROFILE FIELD LOG

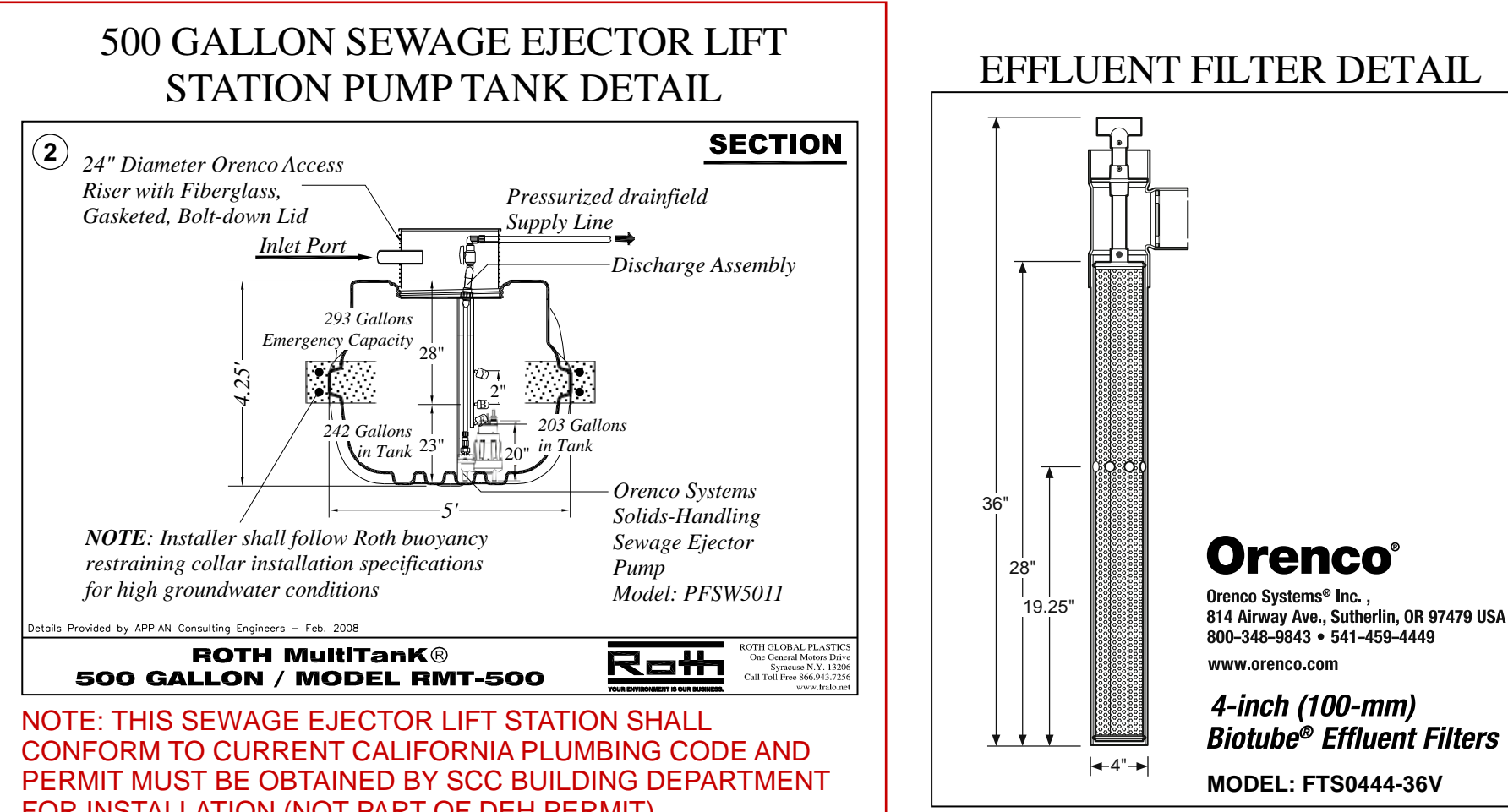
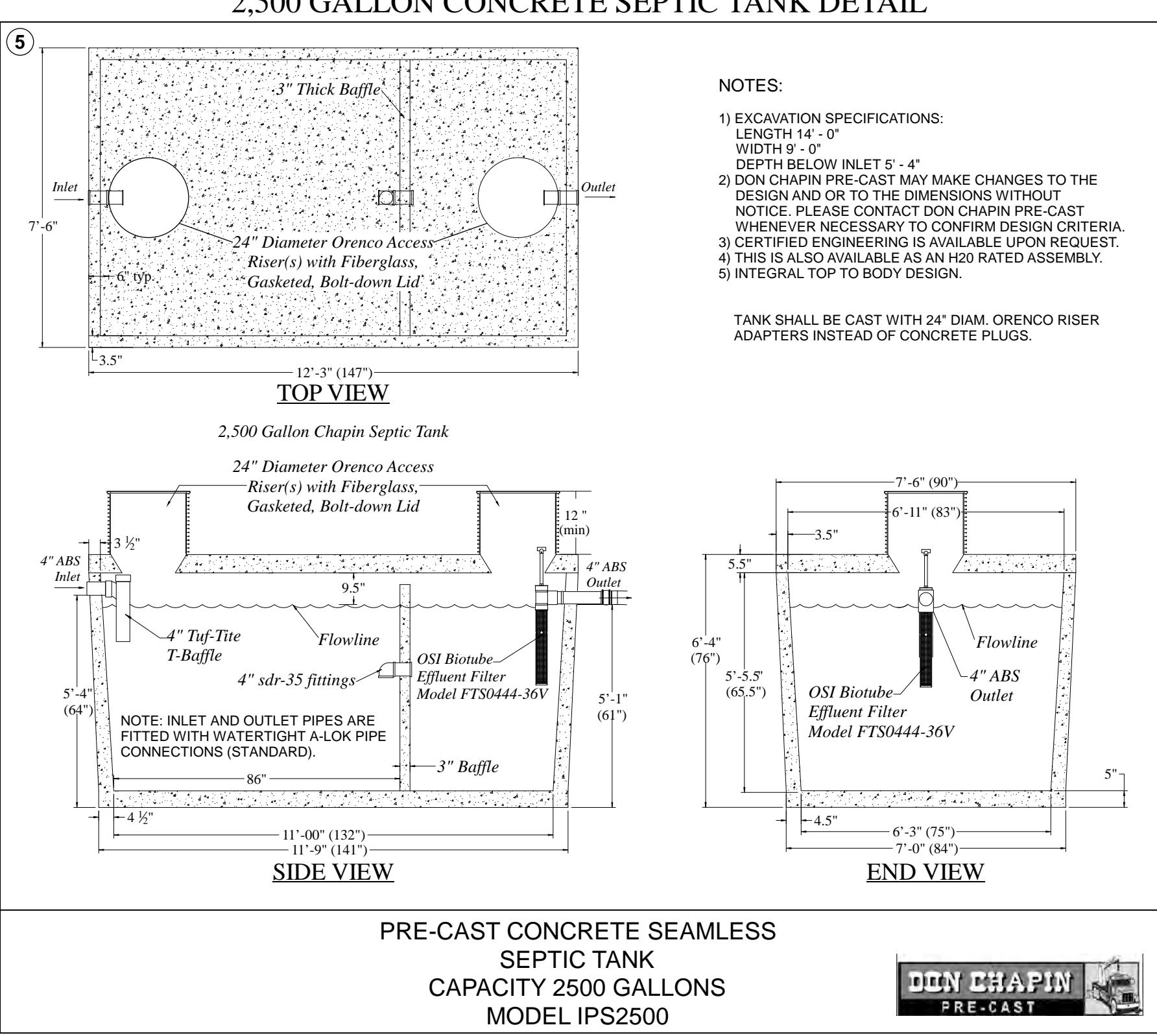
Job Number/Name: Job 19016 - Waters Location: Peacock Court, Cupertino APN 351-42-004

Date Soil Sampled: 06/25/19 Time: PM Vegetation: grass

Elevation: Slope Gradient: 25% Aspect: south Geomorphic Surface: Ridge flank

Parent Material(s): MET.S.S. Described by: Andrew Brownstone

LOG	Moisture	Structure	Pores	Mottles	Clay Film Gravel	Roots	Consistence	Texture	Color	Horizon	Contacts
0	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
1	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
2	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
3	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
4	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
5	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
6	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
7	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
8	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
9	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
10	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
11	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
12	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
13	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
14	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
15	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo
16	dry	loose	fr	pl	1	1	lo	lo	lo	lo	lo



COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

BioSphere Consulting

Alternative Wastewater System Design

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

www.biosphere-consulting.com

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

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
		2 OF 2





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

www.kkdesigngroup.com

WATERS
RESIDENCE

APN: 351-42-004

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 NEEDLES.
 - 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:
 - FUEL 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 OR 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.
- 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.

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: GERCIS OCCIDENTALIS (Western Redbud)

SHRUBS: HETEROMELES ARBUTIFOLIA (Toyon)
MYRTUS CALIFORNICA (Pacific Wax Myrtle)
ROSA CALIFORNICA (California Wild Rose)

GRASSES & PERENNIALS:

CAREX DIVULSA (Berkeley sedge)
CAREX PANSA (California Meadow Sedge)
ERIOGONUM GRANDE REUBESCENS (Island Buckwheat)
IRIS DOUGLASIANA (Douglas Iris)
JUNCUS PATENS (Blue Rush)
MUHLENBERGIA RIGENS (Deer grass)

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