County of Santa Clara
Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
Phone: (408) 299-5700
www.sccplandev.org

STAFF REPORT
Zoning Administration
April 6, 2023
Item #2

Staff Contact: Robert Cain
(408) 299-5706, robert.cain@pln.sccgov.org

File: PLN21-205
Building Site Approval, Grading Approval, and Design Review for a new single-family residence with an attached garage and detached accessory dwelling unit

Summary: Building Site Approval, Grading Approval, and Design Review for the construction of a two-story, 5,886 square foot (sq. ft.) single-family residence, with an attached 830 sq. ft. garage and a 1,189 sq. ft. detached accessory dwelling unit (ADU) with an attached 399 sq. ft. garage on a 20-acre lot. Associated improvements include installation of a new driveway. Grading consists of 1,710 cubic yards of cut and 2,657 cubic yards of fill.

Owner: Ashutosh Jha
Applicant: Ninh Le
Address: 0 W. San Martin Avenue, San Martin
Present Land Use: vacant
Supervisorial District: #1

GP Designation: Hillsides
Zoning: HS-d1
APN: 779-47-007
Lot Size: 20 acres
HCP: Covered (Area 1)

RECOMMENDED ACTIONS

A. Accept Categorical Exemption, under Section 15303(a) of the CEQA Guidelines, Attachment A; and,

B. Grant a concurrent land use permit for a Building Site Approval, Grading Approval, and Design Review, subject to Conditions of Approval in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location &Vicinity Map
Attachment D – Proposed Plans
Attachment E – Site Visibility Exhibit
Attachment F – Biological Report

PROJECT DESCRIPTION

The proposed project is for Building Site Approval, Grading Approval, and a two-story, 5,886 square foot (sq. ft.) single-family residence, with an attached 830 sq. ft. garage and a 1,189 sq. ft. detached accessory dwelling unit (ADU) with an attached 399 sq. ft. garage on a 20-acre lot. Associated improvements include installation of a new driveway. Grading consists of 1,710 cubic yards of cut and 2,657 cubic yards of fill. The proposal will remove one oak tree. Staff recommends replacing this with (4) 24-inch box native species oak trees. All other oak trees on the property are to remain, unless additional approval is given by the County.

Setting/Location Information

The subject parcel is 20 acres and located on W. San Martin Avenue, approximately 3,000 feet east of Watsonville Road. The property is in the unincorporated County, situated so as San Martin lies to the west, Morgan Hill to the north, Hayes Valley to the south, and Uvas Reservoir to the West. The property is approximately 3,500 feet from the Morgan Hill Hills city limits via public roads but is outside of the Urban Service Area. An annexation referral is not required. W. San Martin Avenue is a private road. The site is surrounded by vacant parcels and single-family residences, with a few being built as early as the 1916, and the majority being built between 1970 and 2009. The neighborhood character consists of medium-density homes to the northwest and low-density homes of a variety of architectural styles. Some parcels are used for farming or grazing, and Thorson's Arena (a horse-related event venue) nearby. The site is located within the Santa Clara Valley Habitat Plan permit area, Area 1- Private Development Covered. Land cover on the subject property is designated California Annual Grassland, Valley Oak Woodland, Mixed Riparian Forest and Woodland, and Willow Riparian Forest and Scrub as confirmed by the biologist report prepared by Chris Rogers of Wood Biological Consulting on October 4, 2021. The project is designed to avoid or minimize impacts to the sensitive land covers on this property. This property is located in a survey area for listed species tricolored blackbird and least Bell's vireo. The biologist report assessed that this project would have no impact on those species (refer to Attachment F). The property is bounded on two sides by watercourses; on the northwest by Llagas Creek and on the southeast by a small creek or drainage along W. San Martin Avenue. The property will not impact Llagas creek, and an easement around it has been requested by the Department of Planning and Development. The crossing of the smaller creek/drainage is conditioned to require approval/clearance from all relevant regional, state, and federal agencies (refer to Attachment B).

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption under Section 15303(a) of the California Environmental Quality Act (CEQA) for a new single-family residence. As such, an Initial Study and further analysis under the CEQA was not required.

B. Project/Proposal

1. **General Plan:** Hillsides

2. **Building Site Approval**: Per County Ordinance Code Section C12-307, Building Site Approval (BSA) is required for new single-family or two-family dwellings, including any property within the HS zoning district that is not a designated lot within an approved Parcel Map or a numbered lot on a qualifying Tract Map. The proposed

project meets all development standards for the primary residence and ADU. Application for BSA was applied on July 13, 2021, and will be approved simultaneously with the Grading Approval and Design Review.

3. **Zoning Standards**: The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by a table noting the project's conformance with Section 4.20.020 for ADUs:

Main Residence

Setbacks (HS-d1):	30 feet from all property lines and/or rights-of-way
Height:	35 feet maximum
Stories:	3 stories maximum
Floor Area Ratio:	Not applicable

Table A: Compliance with Development Standards for Accessory Structures

STANDARDS & REQUIREMENTS	CODE SECTION	Meets Standard (Y/N)
Minimum Separation Between Residence and Accessory Dwelling Unit	§ 4.10.015 (D)	Y
Maximum Floor Area	§ 4.10.015 (D)(1)	Y
Located 30 Feet from Front Property Line, 4 Feet from Other Property Lines	§ 4.10.015 (D)(2)	Y
Height	§ 4.10.015 (D)(3)	Y
Attached Garage Maximum Area	§ 4.10.015 (D)(4)	Y
Decks, Porches Maximum Area	§ 4.10.015 (D)(5)	Y
Parking	§ 4.10.015 (I)(1)	Y
Light Reflective Value	§ 4.10.015 (J)(1)	Y

C. Design Review: All Design Review applications are subject to the scope of review (Findings) as listed in §5.50.040 of the County Zoning Ordinance, as well as describing compliance with §3.20.040 when making such findings. The overall purpose of the design review process is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review criteria is in bold, and an explanation of how the project meets the required standard is in plain text below.

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

The County GIS system identifies the building site as proposed within an area of medium visibility, with the northern and eastern home facades exposed to the valley floor. The trees along Llagas Creek at the northern edge of the property provide some screening from immediate neighbors, and at ground level there is only a small area of the valley floor that is visible, however the 30-foot 7-inch structure will be visible from

some areas (refer to Attachment E). The applicant has not proposed any vegetative screening; however, Staff has included a Condition of Approval (No. 26) with the recommended draft Conditions to require a landscape plan to be included within the plan set submitted for building permits which includes screening planting to be approved prior to the issuance of a Grading Permit and Building Permit (refer to Attachment B). The residence and the ADU both feature colors which do not exceed a light reflective value (LRV) of 45. Another mitigation would be for the applicant to propose an even lower LRV color for the house (currently proposed at 39) or reduce the building height. The surrounding neighborhood is largely a mixture of grasslands and oak woodlands, with some riparian, row crops, scrub, and suburban residential. The low LRV and the vegetative screening will help the residence and ADU blend into the larger surroundings (though the ADU is only subject to limited Design Review regulations). Therefore, with the additional vegetative screening and/or a reduction in LRV or height, this finding can be made.

2. **Compatibility with the natural environment;**

   As discussed in the prior finding, the neighborhood is in a partially wooded area with steep and gentle slopes. There are clusters of mature oaks located on the northern end of this property and throughout the immediate neighborhood. The project does not impact Llagas creek as the project is not located within the creek setback area and an easement of a minimum 25-foot width or 5 feet beyond top of bank, whichever is greater, dedicated to the public and the County for storm-drainage purposes will be required as a Condition of Approval (No. 55.). Thus, with the vegetative screening condition of approval, the proposed residence is designed to be compatible with the natural environment, and this finding can be made.

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

   The proposed building design is consistent with the County Design Review Guidelines by limiting the wall plane height to less than 24 feet and the length of the house to less than 80 feet in any direction, with setbacks and a varied roof design to further minimize visual impacts. The proposed building is 30' tall on the highest point of the parcel, and so would also require vegetative screening (not proposed but required through a Condition of Approval) to fully mitigate visual impacts. Exterior colors for the house façades and roof materials all have a Light Reflective Value (LRV) of 45 or less. The oak woodland at the northern end of the property provides sufficient screening from the medium-density residential neighborhood to the north. Therefore, the project conforms with the County Design Review Guidelines, and this finding can be made.

4. **Compatibility with the neighborhood and adjacent development;**

   The subject property is located in the West San Martin neighborhood, which consists of single-family residences ranging in size between 1,300 to 20,000 square feet. Among the 71 surrounding homes, one (1) residence exceeds 10,000 square feet, two (2) residences exceed 7,000 square feet, and seven (7) exceed 5,000 square feet. The 5,886-square-foot residence is a contemporary design, compatible with the architecture design

in the neighborhood in terms of massing and color. As such, the project will not be obtrusive or stand out compared to other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood. For these reasons, this finding can be made.

5. Compliance with applicable zoning district regulations; and

Single-family residences are allowed use within the Hillsides (HS) zoning district. As proposed, the project complies with the HS zoning regulations, including required height and setbacks. The maximum height of the proposed two (2)- story residence is thirty (30) feet seven (7) inches, whereby the Zoning Ordinance allows a maximum height of thirty-five (35) feet. The proposed architectural design is in keeping with the Zoning Ordinance Section §3.20.040 (C) in that the proposed maximum horizontal length of a continuous wall plane is seventy (66) feet, under the allowed maximum continuous wall length of eighty (80) feet. The tallest wall planes are twenty-two (22) feet in height under the allowed maximum height of twenty-four (24) feet, thereby conforming with the Zoning Ordinance in terms of building form and massing. Furthermore, exterior colors of less than 45 LRV are proposed to minimize visual impacts, in compliance with Zoning Ordinance Section §3.20.040 (B). As such, the project complies with applicable zoning district regulations, and this finding can be made.

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

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy No. 3, to Ensure Environmentally Safe and Aesthetic Hillside Development. R-GD 17 requires “Design Review Zoning Districts, including Design Review Guidelines, shall apply to primary viewshed areas most immediately and directly visible from the valley floor, lands up to and including the first ridge, or those within approximately one to two miles distance from the edge of the valley floor.” Design Review is required in this case since the project is located in the Design Review (-d1) zoning districts. Natural colors and materials with an LRV below 45 are shown on the colored rendering to blend the residence with the surrounding environment. As conditioned, additional landscape is required in the Conditions of Approval to blend the proposed development with the natural environment. Tier 2 Design Review projects require the installation of story poles a minimum of seven days prior and through the hearing. Staff reviewed the installation on March 30, 2023. The story poles appear to outline the proposed building massing, height, and form. Given the proposal’s design of a largely rectangular, two-story building with little articulation between the first and second floor, the story poles are consistent with the proposed design. The vertical wall plane is proposed at 23.5 feet, below the 24-foot threshold to require articulation between the first and second floor. The proposed exterior materials and screening landscape are consistent with the County Design Review Guidelines. Thus, the project will be in conformance with the General Plan, and this finding can be made.

D. Grading Approval: Pursuant to Section C12-433 of the County Ordinance Code, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold,** and an explanation of how the project meets the required standard is in plain text below.

1. **The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.**

   The project's grading quantities are 1,710 cubic yards of cut and 2,657 cubic yards of fill, with a maximum vertical depth of 7 feet. The proposed grading is necessary to establish the primary residence, ADU, swimming pool, frontage improvements, access driveway, and fire truck turnouts and turnaround. The property is accessed via a relatively steep portion of the lot, and the development area has an average slope of 26.06%. Construction of the detached ADU and swimming pool are allowed as accessory uses and ancillary to the primary residence. A location closer to the access road would require an excessive amount of grading to establish the residences and required fire truck turnaround, and locations further from the road would require additional grading for the driveway if not the residence. Given the topographic constraints of the lot, there are no preferred alternative building sites. The design proposes that the residence and ADU share a driveway, which reduces the required grading. While there is a significant amount of grading involved with creating the main development site (338 cy of cut for the residence, 250 cy of cut for the fire truck turnaround, 569 cy of fill for the ADU), this is balanced and allows the driveway, fire truck turnaround, and two garages to all be at the same level and have a permissible amount of slope as required by the County Fire Code (no more than 5%). Retaining walls were incorporated into the driveway design to lessen the total amount of grading necessary for this improvement. The remaining concern is regarding the pool, which requires 44 cy yards of cut and 338 cy of fill. If the pool were stepped down below the house, it would require less grading. If a reduction in the grading fill to for the swimming pool was adopted, this finding can be made.

2. **The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.**

   The proposed grading will not endanger public or private property. The grading is minimized to maintain a single-family residential use on the property that will provide a safe and stable foundation for the residence and ADU proposed. There is no export proposed, but if there is any the project will be conditioned do that all export will be deposited at an approved site. The Conditions of Approval require that the final grading plans will ensure that grading around the building pads and driveway will not result in slope instability or erosion. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design. A Geotechnical report has reviewed the grading design and supports the design with specific recommendations, which must be incorporated into the project. As such, this finding can be made.

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

   The proposed grading is designed to contour to the natural topography to the maximum extent possible given the topographic constraints of the lot. This is, in part, achieved by limiting development in sensitive biologic areas and retaining three of the four oak trees near the proposed residence and confining all structures to California Annual Grassland land cover. The grading for the driveway is not visible from the valley floor, and while it is visible from W. San Martin Avenue and a few neighboring parcels, small retaining walls as well as grading were used to balance grading and visibility concerns. A report from a qualified biologist determined that there are no expected biologic or aquatic impacts from this project. The only aquatic resource impacted by the grading is the intermittent creek along W. San Matin Avenue. Which the driveway will cross over via a box culvert. Two drainage retaining areas are proposed to catch runoff from the driveway to reduce impacts from drainage fur to the new impervious area. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design which will minimize erosion impacts. As such, this finding can be made.

4. **For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

   Due to the topography of the lot, there are no alternative building sites that would require less grading. The proposed grading is the minimum necessary for the residence, ADU, and driveway. Staff determined that the development is consistent to the County's General Plan. Specifically, R-GD 22 required that the amount, design, location, and the nature of any proposed grading may be approved only if determined to be: a. appropriate, justifiable, and reasonably necessary for the establishment of an allowable use, b. the minimum necessary given the various site characteristics, constraints, and potential environmental impacts that may be involved, and, c. that which causes minimum disturbance to the natural environment, slopes, and other natural features of the land. R-GD 23 requires proposals to balance cut and fill amounts where such grading would exceed that which is deemed minimally necessary and reasonable for the site may be considered based on environmental impacts, the ability of the site to accommodate the additional fill without causing additional adverse impacts, the remoteness of the site, the overall amount of material that would otherwise need to be removed from the site, and the impacts of any truck traffic that could be involved, including travel distances, local road impacts, safety, noise, dust, and similar issues. As such, this finding can be made.

5. **Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.**

   The majority of the grading is necessary for the foundation of the home, ADU, the driveway, and the fire truck turn around, which is ancillary to the residential use. The

driveway is not visible, so grading will not create a significant visual scar. The swimming pool, as proposed requires a significant amount of fill which will make it more visible. If the pool were stepped down below the house, it would require less grading. As proposed, this finding cannot be made, however Staff has proposed a Condition of Approval to reduce the amount of grading for the swimming pool to less than 100 cubic yards of fill (No. 12). If a reduction in the grading fill to for the swimming pool was adopted, this finding can be made.

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

   The proposed grading is in conformance with specific findings and policies identified in the County General Plan. Due to the topography of the lot and required setbacks, there are no alternative building sites which require less grading, and establishing a single-family residence is an allowed use in this zoning district. The project is consistent with the County's General Plan R-GD 22 (see Finding 4 above) and R-GD 24, which requires the selection of building sites with the least amount of grading or other environmental and visual impacts. While other locations would provide for reduced visual impacts, they would require significantly more grading. As such, this finding can be made.

7. **Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.**

   The proposed grading is in conformance with the adopted "Guidelines for Grading and Hillside Development," in particular, the specific guidelines for grading, siting, building form, and design. The overall grading design of the residence, and ADU will not create any visual scarring, and the driveway is not visible form the valley floor. There will not be any impact to biological resources as there is no indication of protected species on this parcel. If a reduction in the grading fill to for the swimming pool was adopted, this finding can be made.

Staff Recommendation

In conclusion, Staff recommends the Zoning Administration Hearing Officer to approve the concurrent land use entitlements for a Building Site Approval, Grading Approval, and Design Review. As noted throughout the Staff Report, the proposed project meets all development standards for the single-family residence (as noted in the Zoning Standards above) and all the findings for Building Site Approval, Grading Approval, and Design Review.

BACKGROUND

On July 13, 2021, the applicant, LC Engineering, applied for Building Site Approval, Grading Approval, and Design Review to construct a single-family residence and detached ADU on a 20-acre lot. The application was deemed incomplete on August 12, 2021, as there were missing items from the original submittal and staff also had comments related to the project. The applicant resubmitted on November 24, 2021, and was deemed incomplete on December 30, 2021. The applicant resubmitted on February 8, 2022, and was deemed incomplete on March 10,

2022. The applicant resubmitted on May 5, 2022, and was deemed incomplete on June 2, 2022. The applicant resubmitted on June17, 2022, and was deemed incomplete on July 14, 2022. The applicant resubmitted on September 8, 2022, and was deemed complete on October 6, 2022. Issues surrounding the location of the onsite wastewater treatment system and the drainage design were the key reasons for the multiple rounds of submittal. Once deemed complete, the Applicant indicated that they wished to significantly modify the project to change the residence from a one-story structure to a two-story structure, and to change the detached garage into an attached garage and increased the proposed floor area from 5,000 square feet to 6,616 square feet. The Staff requested a 90-day extension under the Permit Streamlining Act in order to allow the applicant time to submit these modifications. The applicant granted the extension request, modified application, and resubmitted the application on January 20, 2023. The application was deemed complete on February 17, 2023, as such, the Permit Streamlining Act deadline for a decision on this application is April 18, 2023.

A public notice was mailed to all property owners within a 300-foot radius of the project on March 24, 2023, and published in the Post Records on March 24, 2023. As of writing this report no public comments have been received regarding this application.

STAFF REPORT REVIEW

Prepared by: Robert Cain, Associate Planner DocuSigned by: Robert Cain B5CEFA7685054B6...

Reviewed and Approved by: Samuel Gutierrez, Principal Planner DocuSigned by: 4BFDD21FF1FB4D2...

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STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	DATE
PLN21-112	779-47-007	3/30/2023
PROJECT NAME	**APPLICATION TYPE**	
Jha Residence; 0 W. San Martin Avenue, San Martin	BSA, Grading Approval, Design Review	
OWNER	**APPLICANT**	
Ashutosh Kumar Jha, Trustee & et al	Ninh Le, LC Engineering	

PROJECT LOCATION

0 W. San Martin Avenue, San Martin

PROJECT DESCRIPTION

Construction of a two-story, 5,886 square foot (sq. ft.) single-family residence, with an attached 830 sq. ft. garage and a 1,189 sq. ft. detached accessory dwelling unit (ADU) with an attached 399 sq. ft. garage on a 20-acre lot. Associated improvements include installation of a new driveway. Grading consists of 1,710 cubic yards of cut and 2,657 cubic yards of fill. The proposal will remove one oak tree. Staff recommends replacing this with (4) 24-inch box native species oak trees. All other oak trees on the property are to remain, unless additional approval is given by the County.

All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.

CEQA (GUIDELINES) EXEMPTION SECTION

Categorically Exempt – Section 15303(a) – for one single-family residence, with a detached ADU in a hillsides zone, therefor this project can be Categorically Excepted from CEQA understand section 15303.

COMMENTS

APPROVED BY:
Samuel Gutierrez, Principal Planner

DocuSigned by:
4BEDD21EE1EB4D2...
Signature

3/30/2023
Date

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PROPOSED BUILDING SITE, GRADING, AND
ADMINISTRATIVE DESIGN REVIEW
CONDITIONS OF APPROVAL

Date:	April 6, 2023
Expiration:	April 6, 2027
Owner/Applicant:	Ashutosh Jha
Location:	0 W. San Martin Avenue (APN: 779-47-007)
File Number:	PLN21-112
CEQA:	Categorically Exempt - 15303(a) New Construction or Conversion of Small Structures
Project Description:	Administrative Design Review of a two-story, 5,886 square foot single-family residence, including an attached 830 square foot garage and a detached 1,189 square foot ADU with an attached 399 square foot garage. Associated improvements require 1,710 cubic yards of cut and 2,657 cubic yards of fill. The project is subject to the provisions of the Santa Clara Valley Habitat Plan.

PRELIMINARY CONDITIONS OF APPROVAL

If you have any question regarding the following conditions of approval, call the person whose name is listed as the contact for that agency. They represent a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Robert Cain	(408) 299-5706	robert.cain@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Department of Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Fire Marshal's Office	Alex Goff	(408) 299-5760	alex.goff@sccfd.org
County Geologist	David Seymour	(408) 299-6711	david.seymour@pln.sccgov.org
CAL Fire	Carlos Alcantar		carlos.alcantar@fire.ca.gov

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a Building Permit, obtain a Building Permit Application Instruction handout form the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning

2. Development must take place according to approved architectural and grading plans prepared by LC Engineering (submitted on September 8, 2022), and as modified by the Conditions of Approval.

3. Changes to the design or size of the house, or to the grading quantities, are required to be submitted to the Planning Division for review and may require a modification of this land use entitlement and/or additional environmental review under the California Environmental Quality Act, which may require a public hearing.

4. Existing zoning is HS-d1 (Hillside district with the Santa Clara Valley Viewshed combining district). Maintain the following minimum residential setbacks:

Front:	30 feet
Sides:	30 feet
Rear:	30 feet
Height:	35 feet (maximum)
Stories:	3 (maximum)

5. Two (2) off-street parking spaces are required for the residence there one (1) must be covered.

6. The exterior color surfaces (including walls, roofs, window trim/accent, retaining walls, fences) of the structure (including decks and terraces) must be of muted colors with light reflective value (LRV) of 45 or lower and shall be in conformance with the colors submitted (as indicated on Sheets A2-0, A2-1, and A-2-2 of the approved plan set).

7. Any detached accessory structures shall be in the rear half of the lot, or at least 75 feet from the front property line or edge of right-of-way, per Sections 4.20.020(D). Rear yard coverage of cumulative detached accessory structures shall not be more than 30%, which excludes green houses or agricultural structures.

8. Any accessory structures shall not contain more than two (2) internal plumbing fixtures per Section 4.20.020(I)(1). Further review of a Special Permit and associated fees may be required if additional plumbing fixtures are proposed.

9. Detached accessory dwelling unit (ADU) shall be limited to 1,200 square feet in floor area pursuant to Zoning Ordinance Section 4.10.015(D)(1).

10. If the ADU is more than 16 feet in height, the structure shall incorporate a hip, gable, or similar styled roof design and shall comply with the rear and side setback applicable to the HS-d1 zoning district.

11. The ADU shall have at least one (1) parking space and the façade and roof shall be limited to an LRV of 45 or less.

12. The Grading for the Approved Plans shall be modified to reduce the proposed fill for the pool area to not exceed a total of 100 cubic yards.

13. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately stop, and the County Coroner's Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

Land Development Engineering

14. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to adjoining property.

Department of Environmental Health

15. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Fire Marshal's Office

16. Fire protection water system shall be installed, functioning and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

17. Property is located within the State Responsibility Area (served by CAL Fire) and shall comply with all fire safe regulations and state laws, unless an exception is approved pursuant to County Ordinance Code and State Regulation.

County Geologist

18. According to the Evaluation of Geological Hazards report by Eco Geo Build (dated 2-9-2021), the shallow earth flows mapped during the investigation should be addressed during grading for the proposed project. Where they would impact the proposed driveway, these landslides can be removed by approved subdrains and engineered fill. Soft colluvial soil can be treated in a similar manner.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO DEVELOPMENT PERMIT ISSUANCE

Planning

19. **Prior to the issuance of any permits,** the applicant shall pay all reasonable costs associates with the work by the Department of Planning and Development.

20. **Prior to the issuance of a building permit,** and pursuant to Zoning Ordinance Section 5.20.125, record a "Notice of Permit and Conditions" with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit application**.

21. **Prior to the issuance of a building permit,** submit final color samples for the residential addition indicating the Light Reflectivity Value is less than or equal to 45, pursuant to Section 3.020.050(C), and consistent with approved project, color samples and plans.

22. **Prior to issuance of a building permit**, incorporate tree and landscaping protection measures within the civil plans.

23. For all trees to be retained with a canopy in the development area or interfaces with the limits of any proposed development on-site, the trees shall be protected by the placement of 5-foot-tall rigid tree protective fencing as shown on final building plans and must include the following:
    a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees,
    b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions,
    c. Fencing should be repaired, as necessary, to provide a physical barrier from construction activities,
    d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: “Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: http://www.sccplanning.gov, or call (408) 299-5770 for additional details.”

24. A tree permit will be required for the removal of any trees on this property. One 35” oak is proposed to be removed; four 24-inch box oaks shall be planted on the property within 100 feet of the development area and shown on the final building plans. Should additional trees need to be removed replacement trees will be required.

25. This project requires that access be taken across an intermittent watercourse/drainage that runs along the northwestern side of West San Martin Avenue. **Prior to permit issuance,** obtain clearance or permits from the following agencies:
    - The U.S. Army Corps of Engineers
    - The California Department of Fish and Wildlife
    - The Central Coast Regional Water Quality Control Board

Landscape Plan

26. As part of your application for development permits, include a landscape plan that provides vegetative screening of the residence, to be approved **prior to the issuance of a Grading Permit and Building Permit**, as viewed from the north, northeast, and east. Trees should be 36" box, fast growing evergreens from the County's approved native species list planted at the minimum spacing recommended for the selected species and would allow for canopy growth that would provide screening of the residence.

27. If landscaping of over 500 square feet is proposed, submit a landscape plan (including irrigation systems), prepared and stamped by a licensed landscape architect **prior to issuance of the building permit**. The landscape plan shall emphasize native plant species, and shall be designed to provide some visual screening and break up the apparent mass of the house as viewed from the valley floor, and to revegetate and stabilize graded areas.

28. The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. In particular:
    a. Landscape water efficiency must be demonstrated by utilizing any one of the three options provided in Section B33-5: Demonstration of Landscape Water Efficiency.
    b. Landscape design must comply with all applicable standards and criteria of Section B33-6: Water-Efficient Design Elements.
    c. Landscape and irrigation plans must comply with all applicable standards and criteria of Section B33-8: Landscape and Irrigation Design Plans. The landscape ordinance and supporting information can be found on the Planning Office web site:
        www.sccplanning.org > Plans and Ordinances > Landscape Ordinance

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

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

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

Habitat Plan

32. The subject property is located in the Santa Clara Valley Habitat Plan "Area 1: Private Development Covered." Land cover on the subject property is designated California Annual Grassland, Valley Oak Woodland, Mixed Riparian Forest and Woodland, and Willow Riparian Forest and Scrub as confirmed by the biologist report prepared by Chris Rogers of Wood Biological Consulting on October 4, 2021. This property is located in a survey area for listed species tricolored blackbird and least Bell's vireo. The biologist report assessed that this project would have no impact on those species.

33. New development that is covered by the Habitat Plan is subject to fees to compensate for the loss of endangered species habitat. Fees shall be paid prior to issuance of any grading/ drainage or building permits. This project is subject to the following Habitat Plan fees:
    a. Land Cover Fee Zone A —Ranchlands and Natural Lands.
    b. Nitrogen Deposition Fee for new single-family residence.

    Development fees are paid based on the development area associated with the project, as described below. Temporary development fees are based on the amount of time the land is disturbed during construction, plus one year after completion of construction and cannot exceed a combined total of two years.

34. Prior to issuance of the grading/drainage or building permit, submit a completed Habitat Plan application for private projects and the required submittal materials, as described in Item 2 in the application, with GIS compatible file (Shape or CAD file). The required site plan shall show the development area of the project, including a delineation of the permanent and temporary development buffer areas. Plans do not need to show buffer areas that cross property boundaries.
    a. Permanent development area is defined as all land that will have permanent improvements (house, driveway, access road, landscaping), plus a 50-foot buffer surrounding these areas.
    b. Temporary development area is defined as land that will be temporarily affected during development (construction laydown areas, subsurface utilities, septic system) that will be restored within one year of completing construction, plus a 10-foot buffer surrounding these areas.

35. The land cover fee shall be paid based on the total area included within the permanent and temporary development areas. All SCVHP fees must be paid prior to the issuance of grading/drainage or building permits to start construction. Worksheets used to calculate Habitat Plan fees are provided as Exhibit 2 (Permanent Fees) and Exhibit 3 (Temporary Fees) on the Habitat Agency website at http://www.scv-habitatagency.org.

36. Based on the location of the project, the following will be required as prescribed in the Habitat Plan:
    - Condition No. 1 - Avoid direct impacts on legally protected plan and wildlife species
    - Condition No. 3 - Maintain hydrologic conditions and protect water quality
    - Condition No. 4 - Avoidance and minimization for in-stream projects
    - Condition No. 7 - Rural development design and construction projects
    - Condition No. 11 - Maintain stream and riparian setbacks

    Submit written documentation to the Planning Office and show on the grading and building plans how the project complies with the required conditions, above. These conditions are described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.
    NOTE: Project does not require a stream setback exception from the Habitat Agency; access to the parcel is exempt and the bio-retention pond is a temporary impact.

37. Incorporate the stock Habitat Plan conditions of approval (Exhibit A) and hydrologic conditions table (HCP Condition 3, Table 1) onto the cover sheet (or other appropriate location) within grading and building plans.

38. Site plan to show landcover mapping as detailed in the biologist report prepared by Chris Rogers of Wood Biological Consulting on October 4, 2021. The required land cover mapping shall include the following:
    - Land cover mapping that clearly delineates the land cover (as described in Chapter 3 of the Habitat Plan), proposed development (footprint of residence and improvements – i.e., grading, driveway, septic system, landscaping, impervious surfaces, and area of temporary and permanent impacts (with applicable buffers)).
    - Area calculations of land cover temporarily impacted by the project, consistent with Table 1 in the Application for Private Projects.

<u>Land Development Engineering</u>

39. Obtain a Drainage Permit from Land Development Engineering (LDE) **prior to beginning any construction activities**. Issuance of the drainage permit is required **prior to LDE clearance of the building permit** (building and drainage permits may be applied for concurrently). The process for obtaining a drainage permit and the forms that are required can be found at the following web page:

    https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/DP.aspx

40. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

41. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the

conditionally approved preliminary plans on file with the Planning Office. Plans shall include drainage details as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)

https://www.sccgov.org/sites/dpd/OrdinancesCodes/LDE/Pages/LDE.aspx

§ 2007 Santa Clara County Drainage Manual

https://www.sccgov.org/sites/dpd/DocsForms/Documents/DrainageManual_Final.pdf

42. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified, and noted on the plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed **prior to construction** and new monuments shall be set **prior to final acceptance of the improvements**. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

43. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

44. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

45. Provide landscaping and disturbed area quantities on the final plans along with the water efficiency calculations to demonstrate compliance with water usage requirements.

46. The project is in a Special Flood Hazard Area. Plans shall show the location of the location and limits of the Special Flood Hazard Area and Floodway. All project improvements shall be in accordance with the County's Floodplain Management Ordinance (SCC Code C12-800 to C12-826).

Drainage

47. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

Utilities

48. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – Central Coast

49. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:

    https://scvurppp.org/2016/06/20/c-3-stormwater-handbook-june-2016/

50. Provide a Storm Water Control Plan prepared by a licensed civil engineer. Include storm water quality treatment measures and Drainage Management Areas and runoff retention measures sized per the County's Guidance Manual for Low Impact Development and Post Construction Requirements.
51. Provide peak flow management analysis for the project prepared by a licensed civil engineer. The analysis shall show the post –development peak flow discharge from the site doesn't exceed the pre-project peak flows for the 2- through 10-year storm events.

Soils and Geology

52. Submit **one copy** of the signed and stamped geotechnical report for the project.

53. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendations in the above geotechnical report have been incorporated into the improvement plan.

Notice of Intent

54. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The

SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at:

www.waterboards.ca.gov > Water Issues > Programs > Stormwater

County Agreements

55. The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor's Office. The owner/ applicant will be required to record the document with the County's Recorder's Office after reviewed and approved by the County Surveyor's Office.
    a. Offer to dedicate a minimum 25-foot wide or 5 feet beyond top of bank, whichever is greater, easement to the public and the County for storm-drainage purposes for Llagas Creek.

56. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

57. Enter into a deferred improvement agreement for the ultimate County improvement of West San Martin Avenue.

<u>Department of Environmental Health</u>

58. Based on a percolation rate of 40.3 minutes per inch, subsurface sewage disposal conditions have been determined as follows: a 2000-gallon septic tank, a recirculation/pump tank (size to determined), and pressure dosed, dual dispersal field sized 1625 lineal feet plus 1625 lineal feet system. As described, onsite wastewater treatment system is able to serve a design flow not to exceed 975 gallons per day or a 4-bedroom single family dwelling and a 3-bedroom accessory dwelling unit.
    a. Submit OWTS site plan overlaid onto the final grading and drainage plan to the Department of Environmental Health (DEH) for septic system clearance/approval. This is a separate submittal to DEH subject to completion of a service application and payment of applicable fees.

59. As confirmation of OWTS sizing, provide the final set of floor plans for review. Contact the Department of Environmental Health to obtain well/water clearance for the proposed development. This is a separate submittal to Environmental Health subject to completion of an service application, submittal of documents to include a well completion log, well yield report, analytical results from water sampling, if applicable a shared well agreement, and payment of review fees.
    a. Alternatively, if the domestic/potable water is supplied by a local water company, identify the water company by name and obtain/ provide a water will serve letter. This letter shall indicate the water company's intent and ability to provide service to the proposed development.

County Geologist

60. **Prior to issuance of permits**, submit a Plan Review Letter that confirms the plans conform with the recommendations presented in Eco Geo Build's Evaluation of Geological Hazards report (dated 2-9-2021).

Fire Marshal's Office

61. New standard fire hydrant to be installed near driveway. Hydrant to be located within 400 ft. exterior path of travel to all portions of non-sprinklered structures and 600 ft. of sprinklered structures.
    a. Installation of standard fire hydrants requires a permit from the Fire Marshal Office unless installed by a PUC regulated water purveyor. Permits may also be required from other County and non-County agencies prior to installation.

Fire Protection Water

62. Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g., onsite well, shared well; tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).
    a. All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.
    b. Provide 4-5,000 gallon secondary aboveground storage tanks dedicated to the wharf hydrant per the plan submittal. Final amount of water to be based off the size of structures at Building Permit submittal meeting CFMO-W1.
    c. Installation of the water tank system shall comply with Fire Marshal Standard CFMO-W5.

63. One on-site wharf hydrant with 2-1/2 inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.
    a. Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 400 ft. from the furthest portion of non-sprinklered structures and 600 ft. of sprinklered structures (measured along path of travel).
    b. Wharf hydrant to be located at a fire department turnout, turnaround or 20 ft. drivable width.

Fire Department Access

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

65. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times. Construction of access roads and driveways shall use good engineering practice.

66. Access Roads (roads serving more than two lots) Driveways (roads serving no more than two lots) for fire department access shall comply with the following:
    a. Width: Access Roads to have a clear drivable width of 20 feet. Driveways are to have a 12-foot drivable width and a 3-foot shoulder.
    b. Vertical Clearance: Minimum vertical clearance of 15 feet shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and 13 feet 6 inches for driveways.
    c. Curve Radius: Inside turn radius for curves shall be a minimum of 42 feet.
    d. Grade: Maximum grade shall not exceed 15%.
    e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight
    f. Turnarounds: Turnaround shall be provided for driveways in excess of 150 feet as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
    g. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
    h. Address: Numbered address to be easily recognizable from the street.

67. Property is located within the State Response Area (served by CAL Fire).

68. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
    a. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
    b. Meet Chapter 7A of the CBC.
    c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

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

CAL Fire

70. Ensure West San Martin Avenue meets specifications in §1273.01 of the Fire Safe Regulations to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site.

71. Driveway grade may only exceed 16%, not to exceed 20%, with approval from the local authority having jurisdiction and with mitigations to provide for same practical effect.

72. Driveway requires a turnaround per 14 CCR § 1273.05.
    a. The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
    b. A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.

73. Driveway requires a turnout near the midpoint of the driveway per 14 CCR § 1273.05, to meet specifications in 14 CCR § 1273.06. Should the driveway exceed 800 feet in length, additional turnouts will be required pursuant to that section.
    a. Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

74. Ensure radius on driveway meets specifications of not having a horizontal inside radius curvature of less than fifty (50) feet pursuant to 14 CCR § 1273.04.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION

Planning

75. **Prior to final inspection**, contact Robert Cain in the Planning Division, **at least two (2) weeks in advance** to schedule a site visit to verify the approved exterior colors have been installed as approved.

Land Development Engineering

76. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

77. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

78. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal's Office

79. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.
    NOTE: The fire sprinkler system shall be installed and finaled by this office **prior to occupancy**. A separate permit shall be obtained from this office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

CAL Fire

80. This property will need to comply with all vegetation requirements of Public Resource Code (PRC 4291).

Location and Vicinity Map

PLN21-112
APN 779-47-007

N

750 Feet

Y:\StaffReports\PLN21-112\PLN21-112.aprx

PROJECT DIRECTORY

OWNER:	**ASHUTOSH JHA** 163 CROMART COURT SUNNYVALE, CA, 94087 (408) 316-3530 ASHUTOSHJHAJI@GMAIL.COM	**SOILS ENGINEER**	WAYNE TING & ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS 42329 OSGOOD RD, UNIT A FREMONT, CA 94539 (510) 623-7768 WAYNE@WAYNETING.NET
DESIGNER:	**KRISTEN LE** 598 EAST SANTA CLARA ST, #270 SAN JOSE, CA, 95112 KLE@LCENGINEERING.NET	**ENERGY CONSULTANT:**	**NAME** ADDRESS PHONE #: EMAIL
ENGINEER:	**NAME** ADDRESS PHONE #: EMAIL		
SURVEYOR / CIVIL ENGINEER:	**LCENGINEERING** 598 E SANTA CLARA ST, #270 SAN JOSE, CA, 95112 (408) 806-7187 NLE@LCENGINEERING.NET		

PROJECT DATA

PROJECT ADDRESS & ZONING:
ADDRESS: 0 WEST SAN MARTIN AVE., SAN MARTIN, CA, 95046-9444
APN#: 779-47-007
ZONING: HS-d1
LAND USE PLAN DESIGNATION: RURAL RESIDENTIAL

PROJECT DESCRIPTION:
1. CONSTRUCTION OF A NEW 5,887 SF ONE-STORY RESIDENCE W/ ATTACHED 830 SF GARAGE
2. CONSTRUCTION OF A NEW 1,189 SF DETACHED ADU & ATTACHED 399 SF GARAGE
3. NEW PAVING AND HARDSCAPE.
   -SEE SITE PLAN FOR ADDITIONAL INFORMATION.

OTHER INFO:	YES
HCP AREA:	SRA (100%)
FIRE RESPONSIBILITY AREA:	YES
WILDLAND URBAN INTERFACE (WUI):	COUNTY LANDSLIDE ZONE
GEOHAZARDS:	COUNTY LIQUEFACTION ZONE
	NO
HISTORIC PARCEL:	D (93.5%), AE (5.8%)
FEMA FLOOD ZONE:	

BUILDING CODE INFORMATION:	
OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	V
STORIES:	2

PROPOSED FLOOR AREA:	
MAIN HOUSE:	5,886 SF
ADU:	1,189 SF
TOTAL LIVING AREA:	**7,075 SF**
MAIN HOUSE GARAGE:	830 SF
ADU GARAGE:	399 SF
DECKS & PORCHES:	817 SF
TOTAL UNFINISHED AREA:	**2,046 SF**

FLOOR AREA RATIO:	
GROSS AREA (TOTAL LIVING AREA AND GARAGES):	8,304 SF
LOT SIZE:	871,200 SF
FAR:	8,305 / 871,200 = <1%

ZONING REQUIREMENTS:	
EXISTING LOT SIZE:	20 ACRES

SETBACKS FOR MAIN RESIDENCE:
SEE SITE PLAN FOR SETBACK REQUIREMENTS.

PROPOSED BUILDING HEIGHT:	MAIN HOUSE: 30' - 7 1/2" ADU: 18' - 6 1/2"

FIRE SPRINKLERS REQUIRED:
SPRINKLER SYSTEM DESIGN AND ENGINEERING SHALL BE SUBMITTED FOR APPROVALS PRIOR TO INSTALLATION. OBTAIN SEPARATE FIRE PERMIT.

DESIGN AND INSTALL IN ACCORDANCE WITH CRC AND COUNTY OF SANTA CLARA RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS. COORDINATE WATER METER AND WATER MAIN SIZES WITH APPROVED FIRE SPRINKLER SHOP DRAWINGS.

AS PROPERTY IS LOCATED WITHIN STATE RESPONSIBILITY AREA (SRA) AND WILDLAND URBAN INTERFACE (WUI), DEFENSIBLE SPACE ON PROPERTY MUST BE MAINTAINED.

SHEET INDEX

REVISIONS

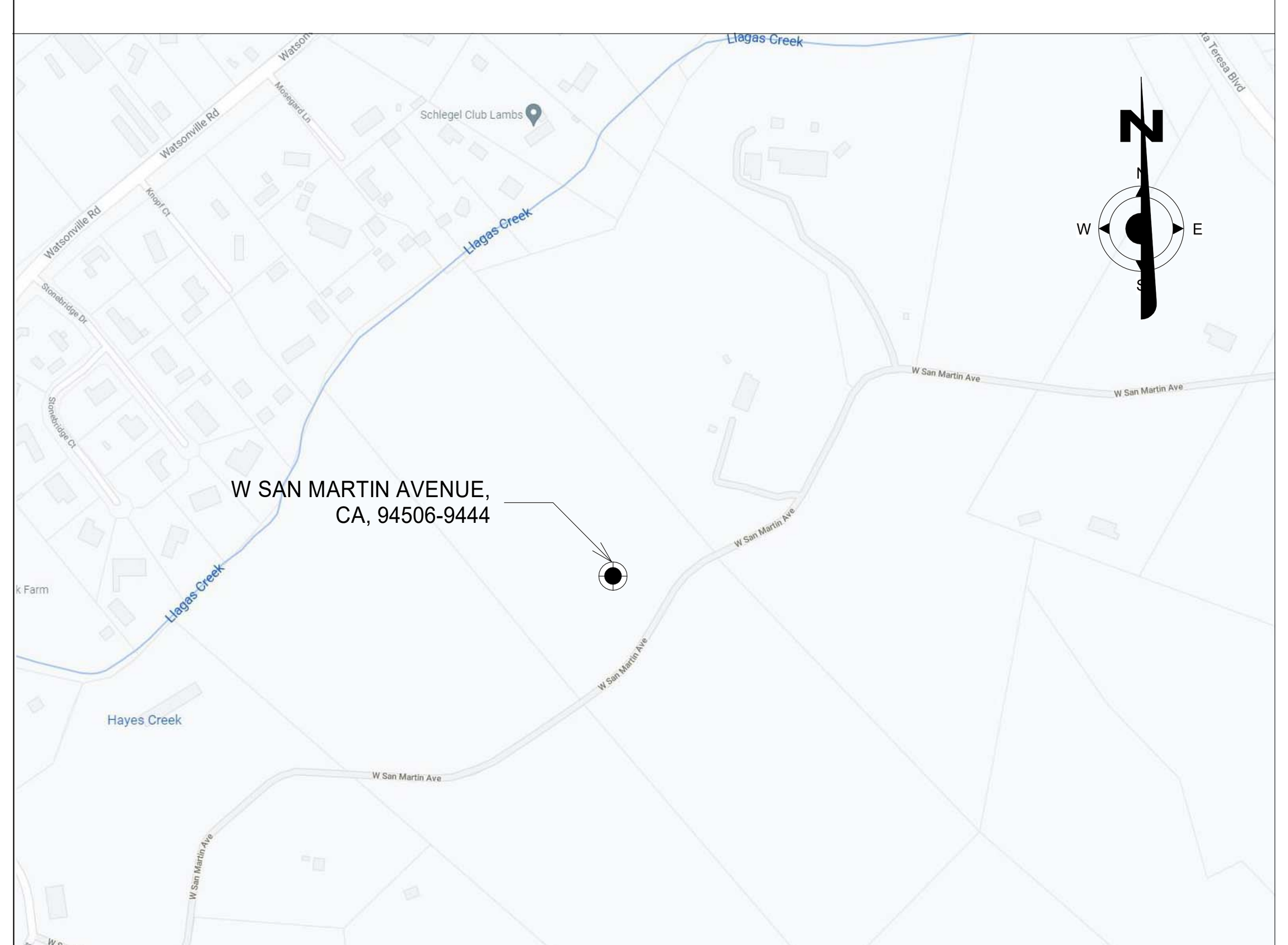
NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

LEGEND

▨	(P) 5 1/2" STUD WALL
▭	(P) 3 1/2" STUD WALL
▭	(E) WALL TO REMAIN
- - -	(E) WALL TO BE REMOVED
1	DOOR SYMBOL, SEE SCHEDULE
1	WINDOW & SKYLIGHT SYMBOL, SEE SCHEDULE
1 / A7-0	DETAIL NUMBER SHEET NUMBER
1 / A101	ELEVATION NUMBER SHEET NUMBER
2 / A6-0	SECTION NUMBER SHEET NUMBER
ROOM NAME 50 SF	ROOM NAME ROOM AREA
X	SPECIFIC OR KEY NOTE
X	REVISION
℄	CENTER LINE
◐	DATUM LINE

VICINITY MAP



ABBREVIATIONS

A.B	ANCHOR BOLT
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH	ASPHALT
BSMT.	BASEMENT
BD.	BOARD
BTWN.	BETWEEN
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BN.	BULLNOSE
BOT.	BOTTOM
CAB.	CABINET
C.B.	CEILING BEAM OR CATCH BASIN
CEM.	CEMENT
C.G.	CORNER GUARD
C.J.	CEILING JOIST
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT OR CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	COLLAR TIE
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
D.	DRYER
E.	EAST
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ELVR.	ELEVATOR
E/M/P	ELECTRICAL / MECHANICAL / PLUMBING
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.O.S	EDGE OF SLAB
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
(E) OR EXIST.	EXISTING
EXT.	EXTERIOR
E.J.	EXPANSION JOINT
F.A.	FIRE ALARM
FAB.	FABRICATE
F.A.U.	FORCED AIR UNIT
F.O.C.	FACE OF CURB
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FLOOR GIRDER
FIN.	FINISH
FIXT.	FIXTURE
FLASH	FLASHING
FLR.	FLOOR(ING)
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FP.	FIREPLACE
FPRF.	FIREPROOF
F.S.	FULL SIZE
(') OR FT.	FEET OR FOOT
FTG.	FOOTING
FURN.	FURNACE
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GB.	GRAB BAR
B.D.	GARBAGE DISPOSAL
GL.	GLASS
G.L.B.	GLUED LAMINATED BEAM
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.BD.	GYPSUM BOARD
HB.	HOSE BIB
H.C.	HOLLOW CORE
HD.	HEAD
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HT.	HEIGHT
HTR.	HEATER
H.W.	HOT WATER
HWD.	HARDWOOD
I.D.	INSIDE DIAMETER
IN. OR (")	INCH
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
J.H.	JOIST HANGER
JST.	JOIST
JT.	JOINT
KD.	KILN-DRIED
KIT.	KITCHEN
K.P.	KICK PLATE
LAM.	LAMINATED
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MED.	MEDIUM
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.OR #	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
OA.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
OFF.	OFFICE
OH.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PROPERTY LINE OR PLATE
P.LAM.	PLATIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PREFAB.	PREFABRICATED
PROJ.	PROJECT
PROP.	PROPERTY
PT.	POINT
P.T.	PRESSURE-TREATED
PART.	PARTITION
QUAL.	QUALITY
R	
R.B.	RADIUS OR RISER
R.D.	ROOF BEAM
REF.	ROOF DRAIN
REQD.	REFRIGERATOR
RGTR.	REQUIRED
R.H.	REGISTER
RM.	ROBE HOOK
R.O.W.	ROOM
RWD.	RIGHT OF WAY
R.W.L.	REDWOOD
	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER or SMOKE DETECTOR
SDG.	SIDING
SECT.	SECTION
SEL.	SELECT
SH.	SHELF OR SHELVING
SHWR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SI.	SKYLIGHT
SPEC.	SPECIFICATION [S]
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SURF.	SURFACE
SYM.	SYMBOL
SYS.	SYSTEM
T.B.D.	TO BE DETERMINED
T & B	TOP & BOTTOM
T.B.	TOWEL BAR
TEL.	TELEPHONE
T.V.	TELEVISION
THK.	THICK (NESS)
THR.	THROUGH
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WINDOW
T.P.H.	TOILET PAPER HOLDER
T.	TREAD
TYP.	TYPICAL
U.L.	UNDERWRITER'S LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.P.	VENT PIPE
W.	WASHING MACHINE OR WEST OR WIDTH
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WP.	WATERPROOF
WS.	WEATHERSTRIPPING
W.W.F.	WELDED WIRE FABRIC
YD.	YARD

STAMPS - APPROVALS

CERTIFICATIONS

1. **"HERS" VERIFICATION REQUIRED** FOR THE HVAC HEATING & COOLING, DISTRIBUTION, AND VAN SYSTEM. PROVIDE EVIDENCE OF 3RD PARTY VERIFICTION (VERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
2. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN **CIVIL CODE SECTION 1101.1-1101.8** SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO IFNAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITH THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.
3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
4. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OF THE OWNER/BUILDER MUST BE PROVIDED TO THE CITY BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS AND AEROSOL COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN **CGBSC SECTION 4.504.**

GENERAL NOTES

1. ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL STEEL FRAMING AND SUB-CONTRACTORS SHALL ACT IN DESIGN / BUILD CAPACITY. THEY SHALL PROVIDE, SEPARATELY, ANY DRAWINGS, SPECIFICATIONS, OR INFORMATION REQUIRED BY BUIDLING DEPARTMENTS.
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LOCAL ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
   - CALFIORNIA BUILDING CODE 2022 EDITION (CBC)
   - CALIFORNIA PLUMBING CODE, 2022 EDITION
   - CALIFORNIA MECHANICAL CODE, 2022 EDITION
   - CALIFORNIA ELECTIRCAL CODE, 2022 EDITION
   - CALIFORNIA FIRE CODE 2022 EDITION
   - INTERNATIONAL BUILDING CODE 2021 EDITION
   - CALIFORNIA RESIDENTIAL CODE 2022 EDITION
   - CALIFORNIA GREEN BUILDING STANDARDS, (CALGREEN) 2022 EDITION (REFERRED TO AS CGBC)
   - 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24
   - SANTA CLARA COUNTY MUNICIPAL CODE
3. STRUCTURAL ENGINEER SHALL FIELD INSPECT FOUNDATION FOOTINGS AND WALLS PRIOR TO CONCRETE POUR AND ALL SHEAR WALLS, HOLD-DOWNS AND FRAMING
4. ALL TELPHONE, ELECTRIC WIRES, AND OTHER SUCH SERVICE FACILITIES TO NEW CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
5. ANY OMISSION, CONFLICT, OR AMBIGUITY FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK
6. ALL EQUIPMENT SHALL BE LISTED BY THE APPROVED LISTING AGENCY AND INSTALLED PER MANUFACTURER SPECIFICAITONS
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH WORK IN QUESTION.
8. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.
9. THE GENERAL CONTRACTO SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNER IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN; VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT LISCENSED PROFESSIONAL OR DESIGNER FOR RESOLUTION BEFORE PROCEEDING.
11. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
12. "SIMILAR MEANS COMPARABLE CHARACTERISTICS FOR THE ELVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN."
13. GENERAL CONTRACTOR AND SUBCONTRACTOS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
14. SEE ADDITIONAL NOTES ON INDIVIDUAL SHEETS. SEE ENLARGED DRAWINGS FOR ADDITIONAL DIMENSIONS.
15. DETAIL INFORMATION. SEE ALSO DEMOLITION, FINISH, MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER NOTES.
16. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS, AND PRODUCT DATA TO OWNER FOR REVIEW PRIOR TO FABRICATION. ALLOW OWNER SUFFICIENT TIME TO REVIEW AND COMMENT. OWNER'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY.

PRELIMINARY

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SAN MARTIN CALIFORNIA
Project No: Designed: KL Checked: NL Date: 2 / 24 / 2023

PROJECT INFORMATION

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GENERAL NOTES

SMOKE DETECTORS & CARBON MONOXIDE REQUIREMENTS:

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
- ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

POWER AND INTERCONNECTION:

- POWER MUST BE SUPPLIED BY THE BUILDINGS PRIMARY POWER SOURCE FOR BOTH SMOKE AND CARBON MONOXIDE DETECTORS AND THEY MUST HAVE A BATTERY BACK-UP.
- FOR EXISTING BUILDINGS WHERE WALLS ARE NOT BEING OPENED A BATTERY ONLY DEVICE MAY BE USED
- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED THEY MUST BE INTERCONNECTED.
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS INSTALLED THEY MUST BE INTERCONNECTED
- INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.

FIRE DEPARTMENT REQUIREMENTS:

1. THE APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2019 FIRE CODE AND **CITY/COUNTY FIRE DEPARTMENT DISTRICT.**

2. **THE APPLICANT SHALL INSTALL AN APPROVED AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D COMPLYING WITH LOCAL AMENDMENTS.** RESIDENCE SPRIKLER HEADS SHALL BE USED IN THE DWELLING / GUEST PORTIONS OF THE BUILDING. THE SPRINKLER SYSTEM SHALL PROVIDE PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS: GARAGES, CARPORTS, BATHROOMS, CONCEALED SPACES, WATER HEATER / FURNACE ROOMS, CLOSETS, LAUNDRY ROOMS, ATTIC SPACES, UNDER WALKS, OR OVERHANGS, BALCONIES OR DECKS GREATER THAN FOUR FEET IN DEPTH, FLOOR LANDINGS IF WHOLLY OR PARTIALLY ENCLOSED, COVERED GUEST CARPORTS OR OTHER AREAS AS REQUIRED. FIRE SPRINKLER TEST WATER MUST DRAIN TO AN APPROPRIATELY-SIZED LANDSCAPED AREA. PLANS SHOWING PIPING OF AFES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

3. **A SEPARATE PERMIT IS REQUIRED FOR THE FIRE SPRINKLER SYSTEM.** A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE SAN JOSE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. A COPY OF THE PLAN CHECK COMMENTS SHALL BE REQUIRED AT THE TIME OF THE PERMIT APPLICATION. THIS WILL BE A DEFERRED SUBMITTAL (AFTER BUILDING PERMIT IS ISSUED).

4. THE INSPECTION, HYDROSTATIC TEST, AND FLUSHING OF THE AFES SHALL BE WITNESS BY THE BUILDING INSPECTOR FIRE SPECIALIST, AND NO PIPING SHALL BE COVERED OR HIDDEN FROM VIEW UNTIL AN INSPECTION HAS BEEN COMPLETED. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY SMC.

5. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUB-CONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

6. THE MINIMUM SIZE WATER METER WHICH CAN BE USED WITH A SPRINKLER SYSTEM IS 3/4 INCH. LARGER WATER METERS MAY BE REQUIRED.

7. WATER SUPPLIES AND FIRE HYDRANTS - THE REQUIRED FIRE FLOW SHALL BE NOT LESS THAN 1,000 GALLONS PER MINUTE AT 20 PSI. THE FIRE FLOW SHALL BE AVAILABLE FROM ONE (1) FIRE HYDRANT. THE MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT IS 250 FEET.
   - **PLEASE OBTAIN FIRE FLOW INFORMATION FROM THE WATER COMPANY.** FIRE FLOW INFORMATION FOR THE SITE IS REQUIRED AT TIME OF SUBMITTING YOUR SPRINKLER PERMIT.

8. FIRE HYDRANT LOCATION - WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CHIEF.
   - THE NEW STRUCTURE MUST COMPLY WITH DISTANCE TO FH REQUIREMENT PER ABOVE.

9. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33.

10. ADDRESS IDENTIFICATION - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. SUBUNITS OF ANY BUILDING OR COMPLEX, NOT HAVING INDIVIDUAL ADDRESSES, SHALL BE IDENTIFIED IN A CONSISTENT MANNER, EITHER NUMERICALLY OR ALPHABETICALLY, USING A LOGICAL SEQUENCE. UNIT NUMBERS OR LETTER SHALL BE AFFIXED NEAR THE MAIN ENTRANCE OF EACH OCCUPANCY IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE.

11. FIRE ACCESS - THE FIRE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

12. THE APPLICANT MUST IMMEDIATELY NOTIFY THE FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

PLUMBING NOTES:

1. GENERAL: ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2016 CALIFORNIA PLUMBING CODE. (CGBSC **SECTION 4.303.3.2)**

2. **SHOWER & SHOWER / TUB COMBINATIONS:** SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR THE COMBINATION OF THE TWO TYPES, TO PROVIDE SCALD AND THERMAL SHOCK PROTECTION (CPC 418.0).
   - MINIMUM INTERIOR DIMENTION = 30"
   - MINIMUM INTERIOR AREA = 1,024 SQUARE INCHES
   - WATERPROOF WALL FINISHES MUST EXTEND A MINIMUM 70" ABOVE SHOWER DRAIN.
   - SHOWER HEADS MUST DISCHARGE BELOW THE TOP EDGE OF WATERPROOF WALL FINISH.
   - HINGED SHOWER DOORS MUST SWING OUTWARD WITH 22 INCH NET OPENING.

3. **SHOWERS AND TUBS WITH SHOWERS:** REQUIRE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. (CRC SECTIONS R307.2 AND R702.3.8)

4. WATER CLOSETS: TO BE A MAX. 1.28 GAL. PER FLUSH (CPC 402.2.2), PROVIDE A CLEAR WIDTH OF 30" MIN. PREFERABLY 36" WITH A FRONTAL CLEAR ACCESS OF 24" MIN. (CPC 407.6)

5. PIPING: PROVIDE R-3 INSULATION ON ALL HOT WATER PIPES IN UNCONDITIONED SPACES & ON ALL HOT WATER RE-CIRCULATING PIPES. DOMESTIC WATER LINES WITHIN BUILDING SHALL BE COPPER. NATURAL GAS PIPING, EXPOSED TO WEATHER SHALL BE GALVANIZED. PROVIDE "DIELECTRIC" UNIONS "FPCO" @ ALL DISSIMILAR MATERIAL CONNECTIONS. PROVIDE A SOFT WATER LOOP WITH (2) GATE VALVES AS APPLICABLE. HEATED WATER SHALL HAVE A CONTINUOUS LOOP SYSTEM. ALL HOSE BIBS & LAWN SPRINKLER SYSTEMS SHALL HAVE AN APPROVED BACK-FLOW PREVENTION DEVICE.

6. WHIRLPOOL TUBS: A REMOVABLE PANEL SHALL BE INSTALLED FOR SERVICE ACCESS TO THE MOTOR / PUMP. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE WIRE OF THE TRAP. THE PUMP FITTINGS ON WHIRLPOOL TUBS SHALL COMPLY WITH THE LISTED STANDARDS. RECEPTACLES THAT PROVIDE POWER FOR THE WHIRLPOOL TUBS SHALL BE GFCI PROTECTED. WHIRLPOOL BATHTUBS SHALL BE "HARD-WIRED" WITH A DISCONNECT SWITCH WITHIN SIGHT OF THE APPLIANCE. WIRING SHALL COMPLY WITH THE LISTING ON THE FIXTURE.
   a. ALL ELECTRIC SPA OR HOT TUB HEATERS SHALL BE LISTED (NEC 680-41-h).
   b. PROVIDE ACCESS TO HYDRO-MASSAGE TUB MOTOR AND JUNCTION BOX BY AN ACCESS PANEL (UPC 413.0).
   c. ALL RECEPTACLES LOCATED WITHIN 10 FEET OF THE INSIDE WALLS OF A SPA / HOT TUB SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER (NEC 680-41-B-1).
   d. ALL LIGHTING FIXTURES AND LIGHTING OUTLETS OVER THE SPA OR WITHIN 5 FEET OF THE INSIDE WALLS SHALL BE A MIN. OF 7'-6" ABOVE THE MAXIMUM WATER LEVEL AND SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER (NEC 680-41-a-2).
   e. HYDRO-MASSAGE TUB CONTRULS AND WALL SWITCHES SHALL BE LOCATED A MIN. OF 5 FT. FROM THE TUB (NEC 680-41-c).
   f. RECEPTACLES THAT PROFIDE POWER FOR A SPA OR HOT TUB SHALL BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED (NEC 680-41-a-3).

7. WATER HEATER: ALL WATER HEATER APPLIANCES SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR AND / OR T24 REQUIREMENTS. SEE PLAN FOR LOCATION OF APPLICANCES. PROVIDE A MIN. (2) SEISMIC STRAPS @ THE UPPER 1/2 OF ITS DIMENSION. PROVIDE R-12 INSULATION BLANKET @ WATER HEATER. HOT WATER INLET & OUTLET PIPES SHALL BE INSULATED WITH R-3 INSULATION MIN. STEEL OR HARD DRAWN COPPER TO THE EXTERIOR OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MIN. @ 24" ABOVE THE GRADE POINTED DOWNWARD TO THE TERMINATION - UNTHREADED. PROVIDE RE-CIRCULATION SYSTEM LOOP FOR THE HOT WATER SIDE. PROVIDE 24" MIN. ACCESS DOOR.
   A. PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE AT TERMINATION TO OUTSIDE OF BUILDING (CPC 608, SOP P10.008).
   B. PROVIDE A WATER HEATER AS SPECIFIED IN THE ELECTRICAL, MECHANICAL, AND PLUMBING PLANS FOR THIS PROJECT IN COMPLIANCE WITH THE TITLE 24 SHEETS, CEC APPROVED.
   C. PROVIDE "EARTHQUAKE" STRAPPING: 1 1/2" X 16 GAUGE STRAPS AT TOP & BOTTOM WITH 3/8" Ø. X 3" LONG LAG BOLT AT EACH END. (CPC 308.2).
   D. PROVIDE AN 120V ELECTRICAL RECEPTACLE LOCATED WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
   E. PROVIDE A CATEGORY II OR IV VENT. OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
   F. PROVIDE A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMPS ASSISTANCE.
   G. PROVIDE A GAS SUPPLY LINE WITH A MINIMUM CAPACITY OF AT LEAST 200,000 BUT/HR FOR EACH NEW WATER HEATER DESIGN GAS INPUT. CEC SECTION 150.0(N).
   H. PROVIDE DOCUMENTATION TO SHOW THAT THE GAS PIPING IS ADEQUATE IN SIZE FOR THE LOADING PROVIDED. INCLUDE APPLICANCE BTU RATING AND LENGTHS OF PIPING FROM THE METER TO THE MOST REMOTE OUTLET (CPC 1216.0).

8. PLUMBING VENT TERMINATION: EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET HORIZONTALLY FROM, AND 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY OR STREET. (CPC 906.2).

9. DISHWASHER: NO DISWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE FLOOD LEVEL OF SINK OR DRAIN BOARD, WHICHEVER IS HIGHER.

10. PROVIDE ANTI-SIPHON VALVES ON LL HOSE BIBS (CPC 603.4.7).

MECHANICAL NOTES:

APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLICANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL & HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUIDLING CODE. CMC 303.4.

LISTED HEATING & COOLING EQUPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

DWELLINGS ARE TO MEET CALIFORNIA ENERGY COMMISSION (CEC) STANDARDS. PROVIDE COMPLIANCE DOCUMENTATION AND MANDATORY FEATURES.

BATHROOMS: ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED. ROOMS CONTAINING A WATER CLOSET SHALL HAVE AN EXHAUST FAN WITH A MINIMUM RATING OF 50 CFM. (CMC TABLE 4-4). PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR (CMC 801.1).

BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL COMPLY WITH THE FOLLOWING:
   a. ENERGY STAR
   b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDTY OF 50% TO 80%.

ENVIRONMENTAL COMFORT: HEATING SYS. IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL IN ALL HABITABLE ROOMS. (R303.8)

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS (SECTION CGBS 4.507):
   A. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO AIR CONDITIONING CONTRACTOS OF AMERICA (ACCA) MANUAL J OR EQUIVALENT.
   B. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-3 (MANUAL D) OR EQUIVALENT.
   C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-2 (MANUAL S) OR EQUIVALENT.

WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. (SECTION CGBS 4.507)

HVAC SYSTEM INSTALLERS: ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (SECTION CGBS 702)

ALL RESIDENTIAL PROJECTS CURRENTLY SUBJECT TO CAL GREEN REGULATIONS TO TEST HEATING AND COOLING DUCTS FOR LEAKAGE. DUCT LEAKAGE TESTING IS NOT REQUIRED IF THE DUCTS ARE INSTALLED WITHIN THE CONDITIONED ENVELOPE OF THE BUILDING.

VERIFICATIONS: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE. **(SECTION CGBS 703)**

HEATING EQUIPMENT THAT MAY GENERATE A GLOW, SPARK OR FLAME SHALL HAVE BURNERS OR PILOTS 18" ABOVE THE GARAGE FLOOR (CMC 308.1).

SUFFICIENT ACCESS SHALL BE PROVIDED TO ALL MECHANICAL EQUIPMENT FOR SERVICING (CMC 305).

RANGES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30" TO UNPROTECTED COMBUSTIBLE MATERIAL (CMC 916.2).

ATTICS CONTAINING EQUIPMENT REQUIRING ACCESS SHALL PROVIDE AN ACCESS OPENING LARGE ENOUGH FOR THE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" X 22"; HAS CONTINUOUS SOLID FLOORING 24" WIDE; AND A LEVEL SERVICE SPACE 30" X 30" IN FRONT OF EQUIPMENT.

PROVIDE ADEQUATE AIR FOR COMBUSTION, VENTILATION, AND DILUTION OF FLUE GASES FOR ALL GAS-FIRED APPLIANCES PER CMC 701.1.1.

PROVIDE CLOTHES DRYER VENT TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA) WITH A MAXIMUM LENGTH OF 14 FEET, EQUIPPED WITH A BACK-DRAFT DAMPER INCLUDING TWO 90-DETREE ELBOWS AND A MINIMUM DIAMETER OF **4-INCHES (CMC 405.3.2.2).**

MECHANICAL DUCTS: TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.45.

FLEXIBLE DUCTWORK: IN ATTICS OR UNDER-FLOOR AREAS SHALL BE SUPPORTED AT MANUFACTURER'S RECOMMENDED INTERVALS, BUT NO GREATER THAN 4 FEET ON CENTER.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS: SHALL PROTECT AGAINST THE PASSAGE OF RODENCE BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER SECTION CGBS 4.406.

AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION CGBS 4.410.

INSTALLED GAS FIREPLACE(S) SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE PER CGBS 4.503.
   a. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE A CLOSABLE METAL OR GLASS COVERING THE ENTIRE OPENING OF THE FIREBOX **(CEC 150 (e)).**

ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH 'VOC" AND OTHER TOXIC COMPOUND LIMITS PER CGBS SECTION 4.504:
   A. PAINT, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
   B. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
   C. DOCUMENTATION SHALL BE PROFIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
   D. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
   E. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THTE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
   F. PARTICLEBOARD, MEDIUM DENSITY FIRBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL ELEMENTS PER CGBS SECTION 4.505:
   A. VAPOR RETARDER AND CAPILLAR BREAK IS REQUIRED TO BE INSTALLED AT THE SLAB ON GRADE FOUNDATIONS
   B. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE ENCLOSURE.

ELECTRICAL NOTES:

GENERAL: CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AND PROVIDE ALL LABOR REQUIRED FOR A COMPLETE INSTALLATION READY FOR OPERATION.

MAIN PANEL SIZE: MAINTAIN EXISTING ELECTRICAL SERVICE. (PANEL MUST BE MINIMUM SIZE 3-WIRE, 100-AMP. PANEL. CEC 230-70(a) AND 230-79(c).) SEE SITE AND ELECTRIC PLANS FOR LOCATION.

VERIFY WITH LOCAL SERVICE PROVIDER AS REQUIRED. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 100 SQ. IN. IN FIRE WALLS. NEVER INSTALL ELECTRICAL PANELS IN CLOSETS. MAINTAIN A CLEARANCE OF 36 IN. IN FRONT OF THE PANELS (CEC 110.26).

ARC-FAULT CIRCUIT INTERRUPTERS REQUIRED: ALL NEW BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12.(B)).

ALL 15 AMP & 20 AMP DWELLING UNIT RECEPTACLE OUTLETS: SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC ARTICLE 406.12 CEC 2016)

KITCHEN: TWO SMALL BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP / WALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210-11 (c) 1) AND 210-52 (b).

BATHROOMS: PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION: WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) (CEC 210.11 (C) (3) AND 210.52 (D).)

LAUNDRY: PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY ROOM OUTLET. (CEC 210-11 (c) (2) AND 210-52 (f).)

BATHROOMS: ALL RECEPTACLES SHALL HAVE GFCI PROTECTION WITH AT LEAST ONE RECEPTACLE WITHIN 36" OF EACH SINK. (CEC SECTION 210.8 & 210.52 (D))

OUTLETS, TYPICAL: UNLESS OTHERWISE NOTED, HEIGHT OF OUTLETS AND SWITCHES WILL BE AS FOLLOWS:
- OUTLETS: CENTER 12: A.F.F.
- SWITCHES: CENTER 48: A.F.F.
- ABOVE COUNTER OUTLETS SHALL BE CENTERED 6" ABOVE COUNTER, BUT NOT MORE THAN 20" ABOVE THE COUNTERTOP (CEC SECTION 210.52(C)(5).

LIGHTING NOTES:

KEY TERMS PERTAINING TO T24 LIGHTING COMPLIANCE INCLUDE:

- ADDITIONS: INCLUDES ANY ADDITION OF NEW SQUARE FOOTAGE, WHERE NEW LUMINAIRES ARE INSTALLED.
- ALTERATIONS: INCLUDES MODIFICATIONS WHERE EXISTING LUMINAIRES ARE RE-USED.
- PERMANENTLY INSTALLED LIGHTING: INCLUDES CEILING LUMINAIRES, CHANDELIERS, VANITY LAMPS, WALL SCONCES, UNDER-CABINET LUMINAIRES, AND ANY OTHER TYPE OF LUMINAIRE THAT IS ATTACHED TO THE DWELLING.

LIGHTING PER TITLE 24: ALL NEW OR ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

RECESSED DOWNLIGHT LUMINAIRE REQUIREMENTS;
- MUST BE LISTED, AS DEFINED IN SECTION 100.1 FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL O ROTHER NATIONALLY RECOGNIZED LAB.
- HAVE A LABEL THAT CERTIFIES THE LUMINAIR IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283
- BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK
- SHALL NOT CONTAIN SCREW BASE SOCKETS.
- SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA8.

SCREW BASED LUMINAIRE REQUIREMENTS:
- SHALL NOT BE RECESSED DOWNLIGHT IN CEILINGS.
- SHALL CONTAIN LAMPS THAT COMPLY W/ REFERENCE JOINT APPENDIX
- SHALL BE MARKED WITH JA8-2016 OR JA8-2016-E AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.

SWITCHING CONTROL REQUIREMENTS:
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY, EXCEPT WHEN LIGHTING INTEGRAL TO THE FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED. THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0 (K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.
- LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
- LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- DIMMERS OR VACANCY SENSORS SHALL CONTROLL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
  - CEILING RECESSED DOWNLIGHT LUMINAIRES
  - LED LUMINAIRES WITH INTEGRAL SOURCES
  - PIN-BASED LED LAMPS
  - GU-24 BASED LED LIGHT SOURCES
- LUMINAIRES IN CLOSETS LESS THAN 70 SF AND HALLWAY LUMINAIRES NEED NOT HAVE DIMMERS OR VACANCY SENSORS.
- UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHITNG SYSTEMS.

BATHROOM LIGHTING: LIGHTS OVER TUB ANS SHOWER SHALL BE LISTED FOR WET OR DAMP LOCATION. (CEC SECTION 410.4)

CLOSET LIGHTING: ALL FIXTURES SHALL HAVE A COMPLETELY ENCLOSED LAMP OR BE RECESSED.

ELECTRICAL BOXES: LIMIT THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR TO NOT GREATER THAN THE NUMBER OF BEDROOMS. ALL SUCH ELECTRICAL BOXES SHALL BE CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

EXTERIOR LIGHTING: MUST MEET THE CRITERIA OF SECTION 150.0 (K)A CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS OF ONE OF THE FOLLOWING:
- PHOTOCELL AND MOTION SENSOR
- PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
- ASTRONOMICAL TIME CLOCK
- ENERGY MANAGEMENT CONTROL SYSTEM

GENERAL BUILDING CODE NOTES:

UNDERFLOOR VENTS (AS APPLICABLE): MINIMUM 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. LOCATE 1-VENT WITHIN 3 FEET OF EACH CORNER. COVER OPENINGS WITH CORROSION RESISTANT WIRE MESH WITH AN OPENING SIZE NOT EXCEEDING 1/2 INCH (CERE 408).

AREA UNDER STAIRWAY AND COMMON WALL BETWEEN GARAGE AND HOUSE SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD AND SOLID CORE TIGHT FIGHTING AND SELF-CLOSING DOOR.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM NO. 26 GAGE (0.48mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND HAVE NO OPENINGS INTO THE GARATE (R302.5.2).

ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA FOR LIGHT NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED; THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED (CRC R303.1).

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF MUST BE OPENABLE.

EXCEPTION: WHEN ARTIFICIAL LIGHT AND MECHANICAL VENTILATION SYSTEM IS PROVIDED AT 50 CFM INTERMITTENT OR 25 CFM CONTINUOUSLY. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (CRC303.3).

INTERIOR SPACE DIMENSIONS (CRC SECTIONS 304 & 305):
- HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL NOT BE LESS THAN 7 FEET IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.
- OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET, 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE & LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
- MINIMUM WIDTH OF HALLWAY IS 3 FEET.
- MINIMUM ROOM SIZES:
  - 70 SF FOR HABITABLE ROOMS
  - MINIMUM OF ONE 120 SF ROOM IN EACH DWELLING
  - 7 FEET WIDTH FOR HABITABLE ROOMS OTHER THAN KITCHENS.

PROVIDE TEMPERED SAFETY GLAZING AT THE FOLLOWING LOCATIONS (CRC 308.4):
- WINDOWS LOCATED WITHIN 24" ARC OF THE VERTICAL EDGE OF DOORS.
- ALL GLAZED DOORS WITH SIDELIGHTS
- WINDOWS GREATER THAN 9 SQ. FT. WITHIN 18" OR LESS OF A FLOOR AND 30" WITHIN A WALKING SURFACE.
- WINDOWS AT MID-LANDING OF STAIRS.
- WINDOWS OVER A TUB OR SHOWER.
- ALL GLASS SHOWER ENCLOSURES.
- SEE LOCATIONS ON PLAN.

PERMITTED MATERIALS FOR UNIT SKYLIGHTS (CRC 308.6.2):LAMINATED GLASS WITH A MIN. 0.015 INCH POLYVINYL BUTYRAL INTERLATER FOR GLASS PANES 16 SQ. FT. OR LESS IN AN AREA LOCATED SUCH THAT THE HIGHEST POINT IS NOT MORE THAN 12 FT. ABOVE WALKING SURFACE.
- FULLY TEMPERED GLASS
- HEAT STRENGTHED GLASS
- WIRED GLASS
- APPROVED RIGID PLASTIC

EVERY SLEEPING ROOM AND EVERY BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH THESE MINIMUM DIMENSIONS (CRC SECTION 310);
- MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., AND MINIMUM 5 SQ. FT. AT GRADE.
- MINIMUM NET CLEAR HEIGHT OPENING OF 20 INCHES.
- MINIMUM NET CLEAR WIDTH OPENING OF 24 INCHES.
- THE BOTTOM OF THE CLEAR WINDOW OPENING SHALL BE NO MORE THAN 44 INCHES FROM THE FLOOR.

MEANS OF EGRESS (SECTION R311):
R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36 INCHES MINIMUM MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 1/4" PER FOOT SLOPE OR 2%.

R311.3.1 LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.
EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHEN EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R311.3.2 DOORS OTHER THAN THE REQUIRED EGRESS DORRS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD.

STAIRWAYS (CRC 311.7)
- RISER SHALL BE 4" MIN. & 7-3/4" MAX.
- TREAD SHALL BE 10" MIN.' WINDER TREAD 6" MIN. AND 10" MIN. AT WALK LINE.
- VARIATION BETWEEN RISER HEIGHTS AT 3/8" MAX.
- HEADROOM SHALL BE 80" MIN.
- WIDTH SHALL BE 36" MIN., AND 36" x 36" LANDING REQUIRED.
- FIREBLOCKING IS REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGS AT THE TOP AND BOTTOM OF THE RUN (CRC 302.11)
- ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD (CRC 302.7)
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY. INTERIOR STAIRS FROM HOSUE TO GARAGE NEED NOT HAVE A LANDING PROVIDED DOOR DOES NOT SWING OVER STAIRS.

HANDRAILS & GUARDS (SECTION CRC 313)
- HANDRAILS SHALL HAVE A 1-1/2" TO 2" GRIPPABLE CROSS-SECTION WITH NO SHARP EDGES.
- HEIGHT SHALL BE 34" TO 38" ABOVE NOSING.
- CLEARANCE BETWEEN HANDRAIL AND ADJACENT WALL IS 1-1/2"/
- GUARD SHALL BE 42" MIN. HEIGHT WITH OPENINGS LESS THAN 4" CLEAR.
- GUARDS ARE REQUIED IF EXTERIOR DECK OR FLOOR IS OVER 30" ABOVE GRADE.
- GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT: SEE STRUCTURAL DRAWINGS.

TUB / SHOWER WALLS: (SECTION CRC R702.4.2)
FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C1178 OR C 1278 RESPECTIVELY AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AAS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

PRELIMINARY

NO.	DESCRIPTION	DATE
REVISIONS		

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

Ashutosh Jha
W SAN MARTIN AVE, SAN MARTIN, CA, 95046-9444

LE ENGINEERING
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San Jose, CA 95112
Phone: (408) 806-7187
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W SAN MARTIN PROPOSED HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

Project No: | Designed: KL | Checked: NL | Date: 2 / 24 / 2023

GENERAL NOTES

A0-1

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LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BB	BUBBLER BOX
BK	BOOK
BLDG	BUILDING
BSL	BUILDING SETBACK LINE
CED	COBBLE ROCK ENERGY DISSIPATOR
CG	CURB & GUTTER
℄	CENTERLINE
CO	SANITARY SEWER CLEANOUT
CONC	CONCRETE
CSD	COUNTY STANDARD DETAIL
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB ELEVATION
	GAS LINE
GM	GAS METER
HP	HIGHT POINT
INV	INVERT
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
PG	PAGE
ℙ	PROPERTY LINE
PP	POWER POLE PROP PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RT	RIGHT
R/W	RIGHT OF WAY
SCCSD	SANTA CLARA COUNTY STANDARD DETAIL
S.C.V.W.D	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SS	SANITARY SEWER/LATERAL
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
W	WATER
WLK	WALKWAY
WM	WATER METER
WV	WATER VALVE

- BENCHMARK
- BOUNDARY
- COBBLE ROCK ENERGY DISSIPATOR
- CONCRETE
- 550 CONTOUR: EXISTING
- 550 CONTOUR: PROPOSED OR NEW
- 100.46 DESIGN GRADE
- DOWNSPOUT WITH SPLASHBLOCK
- DIV DIVERSION VALVE
- BACKWATER VALVE (SEE PROJECT NOTES)
- DRAINAGE SWALE
- EASEMENT LINE
- OR (101.70) EXISTING ELEVATION
- EXISTING FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- FOUND IRON PIPE AT PROPERTY CORNER
- FILTER FABRIC ROLLS
- GM GAS METER
- FIRE HYDRANT
- INLET
- JP JOINT POLE
- LIGHTING
- LIGHTING POLE
- MONUMENT WELL
- OVERLAND FLOW DIRECTION
- PGE PGE BOX
- ★ PROJECT SITE
- RIGHT OF WAY
- CO SANITARY SEWER CLEAN OUT MANHOLE
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- W UTILITY: EXISTING
- W UTILITY: PROPOSED
- WM WATER METER
- WV WATER VALVE
- W WELL
- TREE PROTECTION FENCE
- ABANDON UTILITY LINE
- RIPARIAN

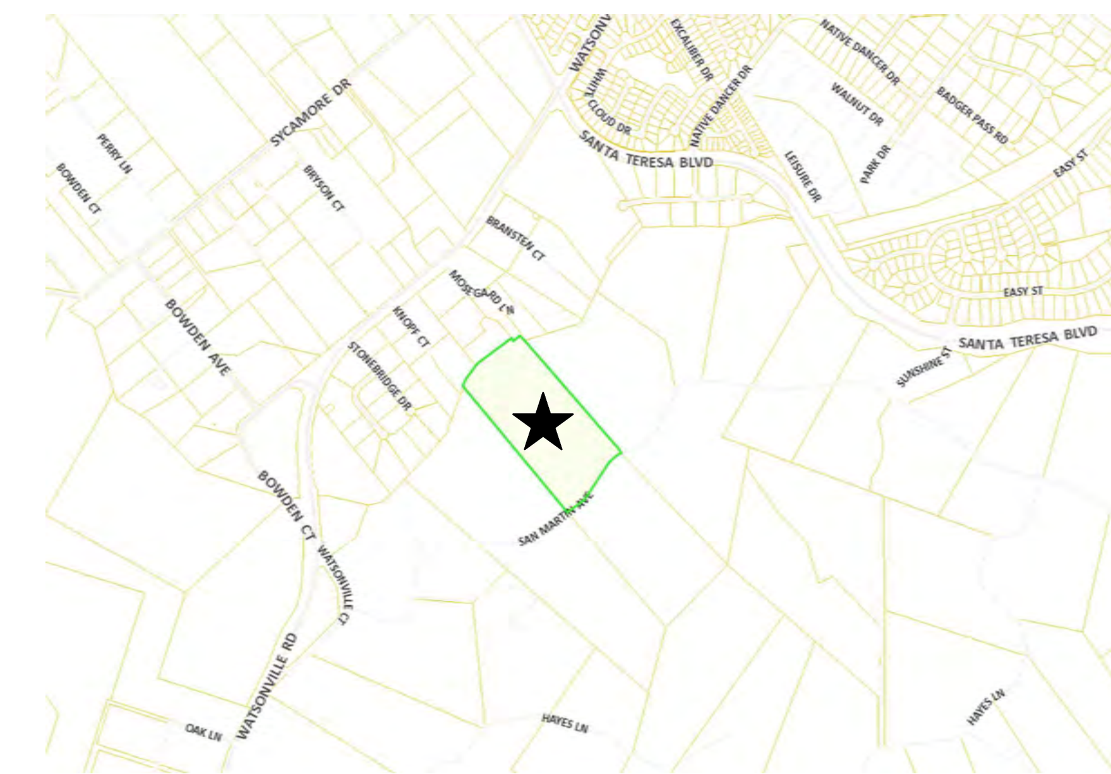
DISTURBED AREAS

NO.	DESCRIPTION		AREA (SQUARE FEET)	
			ON-SITE	OFF-SITE
1.	TEMPORARY	▨	47,342	405
2.	PERMANENT	▨	34,428	749
	TOTAL AREA		81,770	1,154

PROJECT DATA

1. APN: 779-47-007
2. SITE ADDRESS: W SAN MARTIN AVENUE, SAN MARTIN, CA 95046
3. LOT SIZE: 885,724 SQ. FT. / 20.3 ACRES
4. ZONING: HS-D1 (100%)
5. FIRE PROTECTION DISTRICT: SOUTH SANTA CLARA COUNTY FIRE PROTECTION DISTRICT
6. GEOHAZARD: COUNTY LANDSLIDE HAZARD ZONE
7. GEOHAZARD: COUNTY LIQUEFACTION HAZARD ZONE
8. HISTORIC PARCEL: NO
9. FEMA FLOOD ZONE: D (93.5%), AE (5.8%)
10. WATERSHED: CENTRAL COAST
11. RAIN ISOHYET: 23 INCHES
12. IMPERVIOUS AREA:

A. BUILDING:	3,037 SF
B. GARAGE:	830 SF
C. ADU:	1,189 SF
D. ADU GARAGE:	399 SF
E. AC DWY:	16,577 SF
F. CONC DWY:	4,231 SF
G. PATIO & WLK:	4,580 SF
H. POOL:	1,680 SF
I. RETENTION:	1,751 SF
J. TANK PAD	918 SF
TOTAL:	35,192 SF

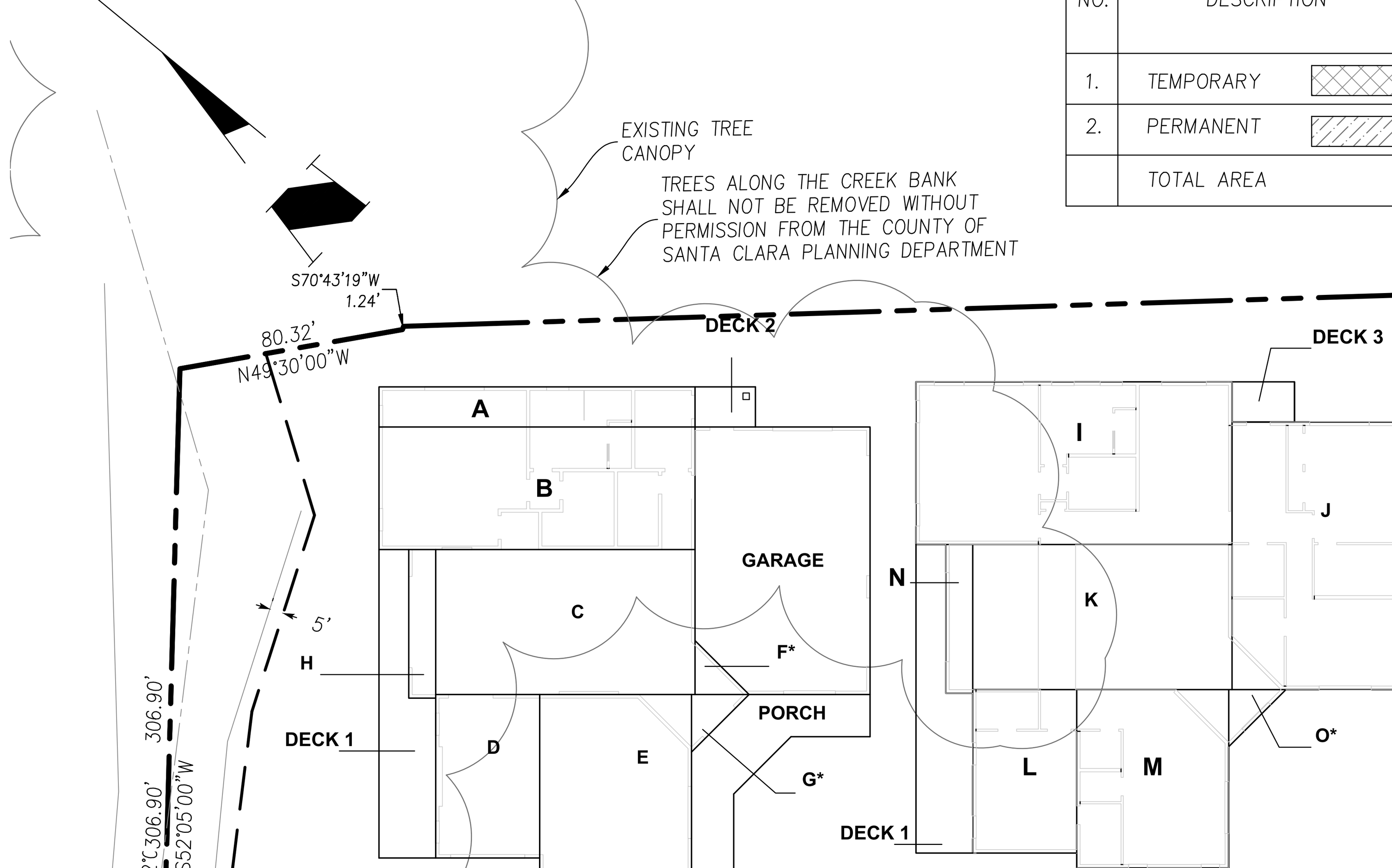


VICINITY MAP

NTS

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF W SAN MARTIN AVE AS FOUND MONUMENTED AS N31°00'00"E SHOWN ON PARCEL MAP, RECORDED IN BOOK 510 OF MAPS, AT PAGE 54, SANTA CLARA COUNTY RECORDS.



ON-SITE EARTHWORK QUANTITY

IMPROVEMENT	EARTHWORK QUANTITY (CUBIC YARD)		MAXIMUM DEPTH (FEET)	
	CUT	FILL	CUT	FILL
RESIDENCE	338	–	2	–
ACCESSORY STRUCTURE	–	569	–	–
POOL/HARDSCAPE	44	338	2	7
DRIVEWAY & WALKWAY	988	1,720	5	5
DETENTION	60	0	4.5	0
LANDSCAPE	0	0	0	0
WATER TANK CONC PAD	30	30	–	–
FIRETRUCK TURNAROUND	250	0	1.6	–
TOTAL	1,710	2,657		
TOTAL EARTHWORK	4,367			
EXPORT QUANTITY	0			
IMPORT QUANTITY	947			

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

1ST FFL MAIN HOUSE FLOOR AREA

	DIMENSIONS	AREA
A	5'–4 ½" X 42' 6"	229 SF
B	16'–6" X 42'–3"	697 SF
C	19'–6" X 34'–8"	676 SF
D	14'–0" X 22'–0"	308 SF
E	20'–5" X 24'–0"	490 SF
F*	7'–3" X 7'–3"	26 SF
G*	7'–8 ½" X 7'–8 ½"	30 SF
H	3'–7 ½" X 20'–0"	72 SF
	TOTAL	2,528 SQ.FT.

2ND FFL MAIN HOUSE FLOOR AREA

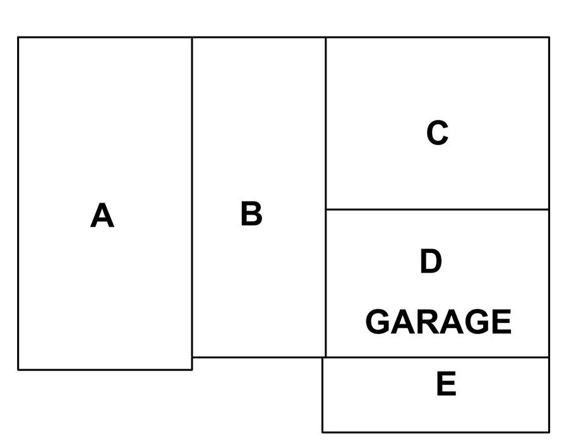
	DIMENSIONS	AREA
I	21'–10 ½" X 42' 6"	930 SF
J	23'–6 ½" X 36"–0"	847 SF
K	19'–6" X 34'–10 ½"	681 SF
L	14'–0 ½" X 21'–11"	308 SF
M	20'–7 ½" X 23'–9 ½"	491 SF
N	3'–7 ½" X 20'–0"	72 SF
O*	7'–8" X 7'–8"	29 SF
	TOTAL	3,358 SQ.FT.

UNFINISHED

	DIMENSIONS	AREA
DECK 1	5'–7" x 43'–6½"	244 SF
DECK 2	5–4½" x 8'–1½"	44 SF
DECK 3	5–4½" x 8'–5"	45 SF
DECK 4	5'–7" x 43'–6½"	244 SF
GARAGE	27'–7½" x 30'–0½"	830 SF
PORCH	6'–5½" x 37'–0"	240 SF
TOTAL		1,647 SF

ADU FLOOR AREA

POLYGON	DIMENSIONS	AREA
A	15'–11 ½" x 30'–11"	493 SF
B	12'–6 ½" x 29'–9 ½"	373 SF
C	16–0" x 20'–2 ½"	323 SF
TOTAL		1,189 SF
GARAGE		
D	13'–10" x 20'–2 ½"	279 SF
E	5'–10 ½" x 20'–5"	120 SF
TOTAL		399 SQ.FT.

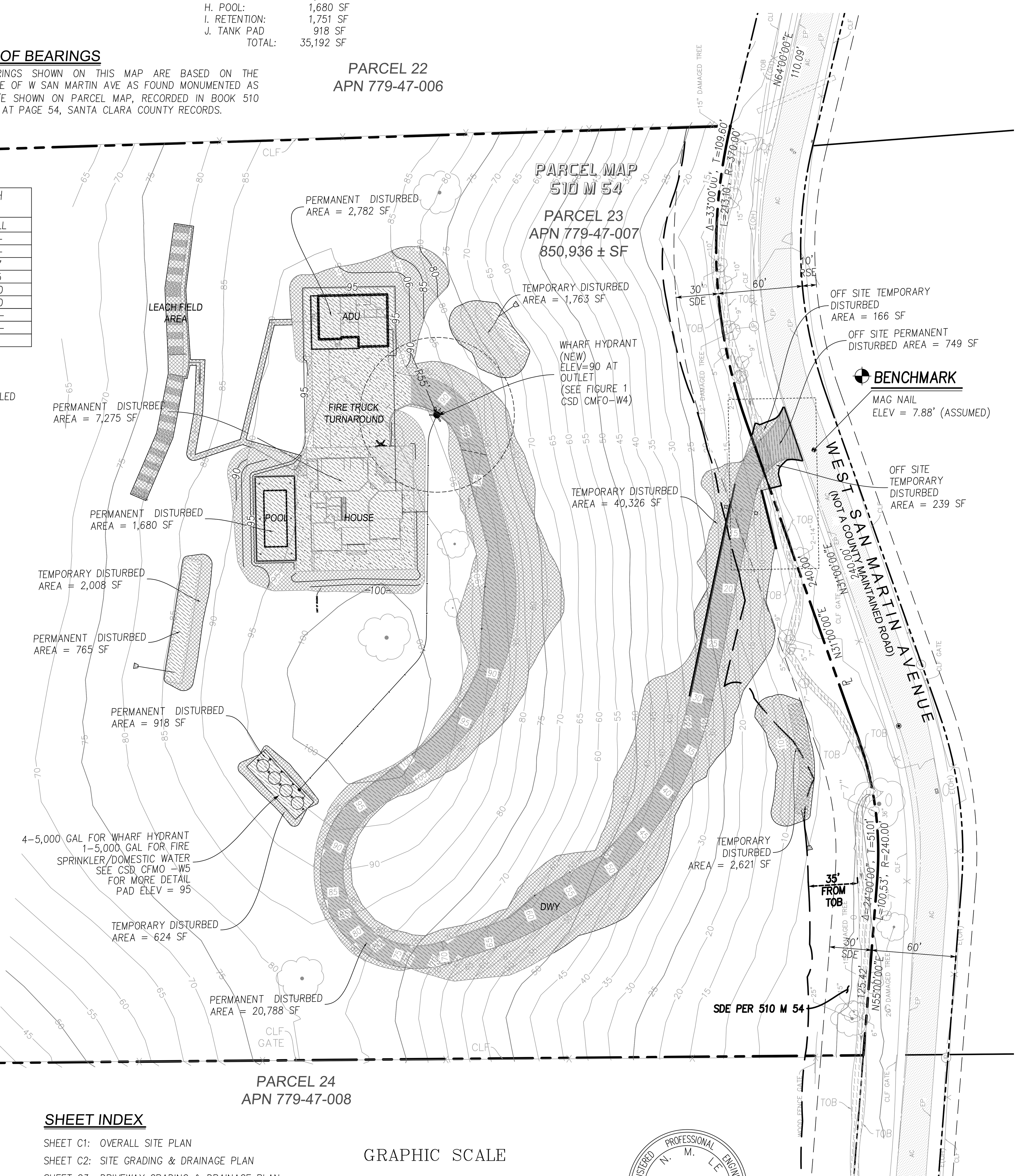


FIRE PROTECTION NOTES:

1. ALL DRIVEWAYS AND ACCESS ROADS TO MEET COUNTY STANDARD SD1.
2. DRIVEWAYS TO BE MADE OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS AND HAVE A MAXIMUM SLOPE 16%.
3. WATER TANKS TO HAVE A MAXIMUM HEIGHT OF 12 FEET AND MEET STANDARDS SET IN CFMO W2 & W5. TANKS GREATER THAN 12 FEET IN HEIGHT WILL REQUIRE A SEPARATE BUILDING PERMIT.
4. FIRE HYDRANT SHALL MEET STANDARDS SET IN CFMO–W2.
5. WATER TANK SHALL BE SIZED PER NFPA 1142 TO INCLUDE SPRINKLER DEMAND AND HYDRANT DEMAND.
6. ALL STRUCTURES SHALL MEET WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS AT BUILDING PERMIT SUBMITTAL.
7. NFPA 13 FIRE SPRINKLERS SHALL BE INSTALLED IN ALL BUILDINGS AND WILL BE A DEFERRED SUBMITTAL.
8. ALL DEFERRED SUBMITTALS FOR FIRE PROTECTION UNDERGROUND, FIRE HYDRANTS, WATER TANKS, & FIRE PUMP.
9. PROPERTY TO MAINTAIN 100 FEET DEFENSIBLE SPACE AT ALL TIMES.
10. STRUCTURES SHALL CONFORM TO WUI BUILDING REQUIREMENTS.

CAL FIRE NOTES:

1. DRIVEWAYS AND ROAD AND DRIVEWAY STRUCTURES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AT LEAST 40,000 POUNDS. (C) PROJECT PROPONENT SHALL PROVIDE ENGINEERING SPECIFICATIONS TO SUPPORT DESIGN, IF REQUESTED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
2. (A) GATE ENTRANCES SHALL BE AT LEAST TWO (2) FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THAT GATE AND A MINIMUM WIDTH OF FOURTEEN (14) FEET UNOBSTRUCTED HORIZONTAL CLEARANCE AND UNOBSTRUCTED VERTICAL CLEARANCE OF THIRTEEN FEET, SIX INCHES (13' 6"). (B) ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST THIRTY (30) FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THAT ROAD. (C) WHERE A ONE–WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A FORTY (40) FOOT TURNING RADIUS SHALL BE USED. (D) SECURITY GATES SHALL NOT BE INSTALLED WITHOUT APPROVAL. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. APPROVAL SHALL BE BY THE LOCAL AUTHORITY HAVING JURISDICTION. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES.
3. STRUCTURES CONSTRUCTED IN THE SRA ARE REQUIRED TO COMPLY WITH THE DEFENSIBLE SPACE REGULATIONS IN TITLE 14. NATURAL RESOURCES DIVISION 1.5. DEPARTMENT OF FORESTRY AND FIRE PROTECTION CHAPTER 7. FIRE PROTECTION SUBCHAPTER 3. FIRE HAZARD.



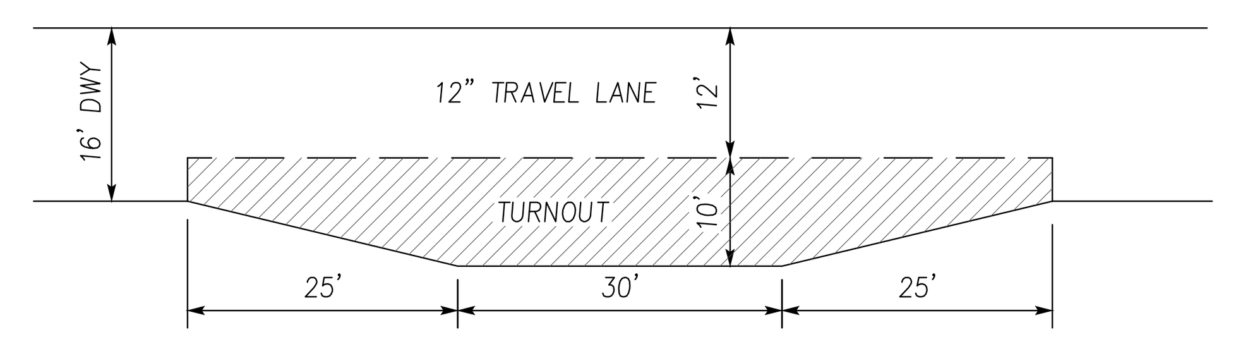
PARCEL 24
APN 779-47-008

NOTES:

1. THICKNESS OF DRIVEWAY WILL BE DETERMINED BY GEOTECHNICAL ENGINEER.
2. DRIVEWAY WILL BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS

TREE TO BE REMOVED

NO.	TREE DIAMETER	QUANTITY
1.	35" OAK	1
	TOTAL	1



TURNOUT DETAIL

NTS

SHEET INDEX

GRAPHIC SCALE

0 25 50 100

(IN FEET)
1 inch = 50 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

[illegible]

NO.	REVISIONS	APP'D	DATE	BY

DESIGNED	PT	02/15/21 DATE
DRAWN	PT	02/15/21 DATE
SCALE	1" = 50'	
CHECKED	NL	02/15/21 DATE

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

OVERALL SITE PLAN
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007

San Martin California

PROJECT NO.

CONTRACT NO.

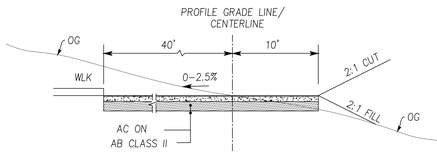
DRAWING NO. C1

SHT NO. 1 OF 6

FILE NO.

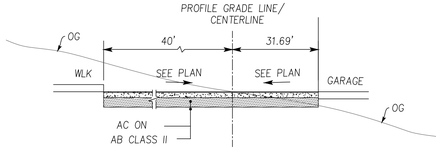
APPLICANT : JHA

ROAD NAME : W SAN MARTIN AVE



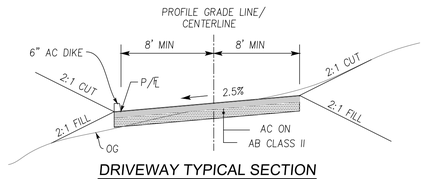
DRIVEWAY TYPICAL SECTION

FROM STA=20+74.62 TO END
NTS



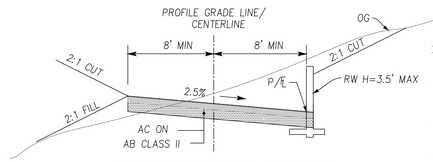
DRIVEWAY TYPICAL SECTION

FROM STA=20+54.12 TO 20+74.62
NTS



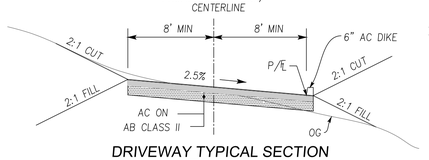
DRIVEWAY TYPICAL SECTION

FROM STA=16+60 TO 20+54.12
NTS



DRIVEWAY TYPICAL SECTION

FROM STA=10+98.7 TO 12+37.53
NTS



DRIVEWAY TYPICAL SECTION

FROM STA=10+30 TO 10+98.7
FROM STA=12+37.53 TO 16+60
NTS

NEW DWY ALIGNMENT				
ITEM NO.	RADIUS	LENGTH	BEARING/DELTA ANGLE	TANGENT
L3		32.79'	N59°00'00"W	
C5	50.00'	51.12'	58°35'01"	48.93'
L4		153.61'	S62°24'59"W	
C1	230.00'	237.50'	59°09'52"	227.09'
L7		33.15'	N58°25'08"W	
L1		33.15'	N58°25'08"W	
C2	61.00'	172.85'	162°21'08"	120.56'
L2		47.09'	S76°04'00"E	
C3	150.00'	179.99'	68°45'05"	169.39'
L5		70.70'	N35°10'54"E	
C4	50.00'	66.10'	75°44'44"	61.39'
L6		63.46'	N40°33'49"W	

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

PROFESSIONAL ENGINEER
REGISTERED
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

P.T. DESIGNED 02/15/21
P.T. DRAWN 02/15/21
1" = 50' SCALE
N.L. CHECKED 02/15/21

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

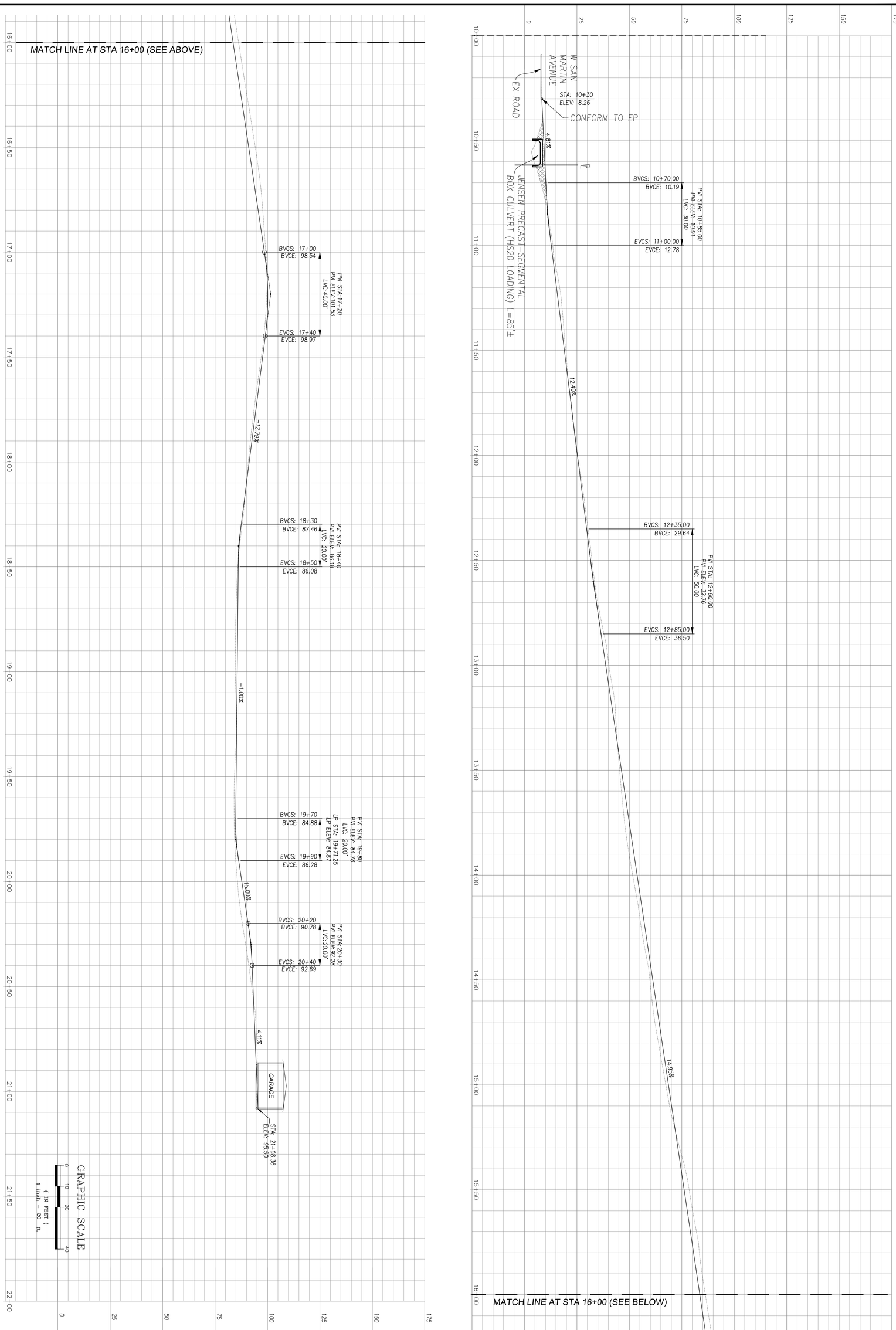
DRIVEWAY GRADING & DRAINAGE PLAN
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007

California
San Martin
PROJECT NO.
CONTRACT NO.

DRAWING NO. C2
SHT NO. 2 OF 6
FILE NO.

APPLICANT : JHA

ROAD NAME : W SAN MARTIN AVE



APPLICANT : JHA

ROAD NAME : W SAN MARTIN AVE

DRAWING NO. C3

SHT NO. 3 OF 6

FILE NO. | CONTRACT NO. | PROJECT NO.

DRIVEWAY PROFILE
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007

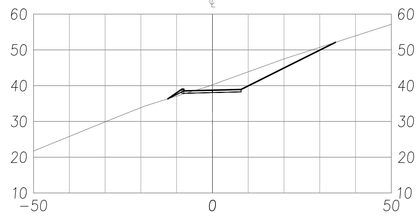
San Martin California

ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

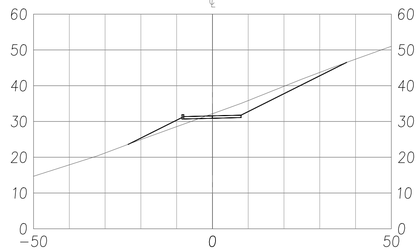
PT	02/15/21
DESIGNED	DATE
PT	02/15/21
DRAWN	DATE
1" = 20'	
SCALE	
NL	02/15/21
CHECKED	DATE

BY	DATE	APP'D	REVISIONS	NO.

13+00



12+50



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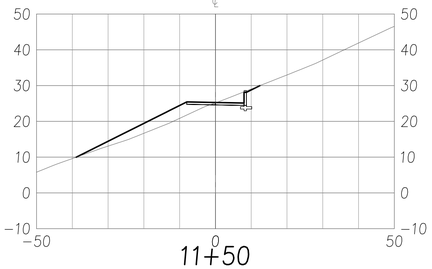

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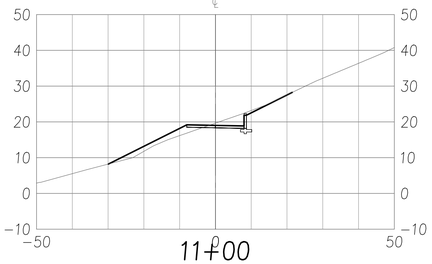

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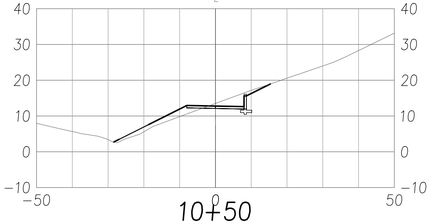

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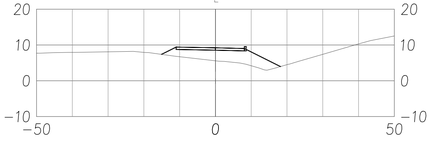

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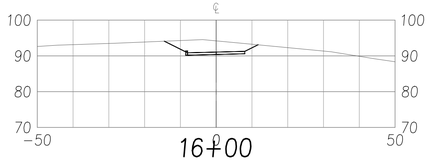
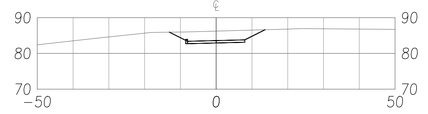
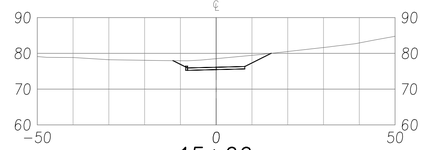


16+00



15+50



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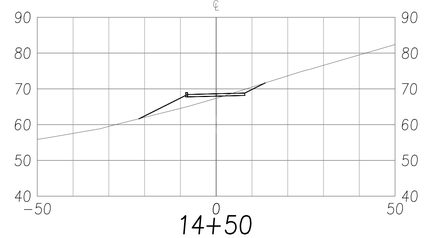

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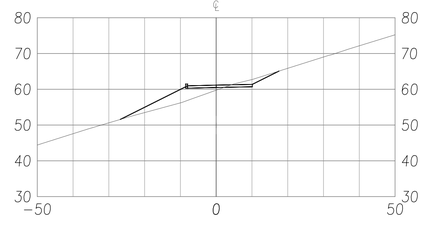

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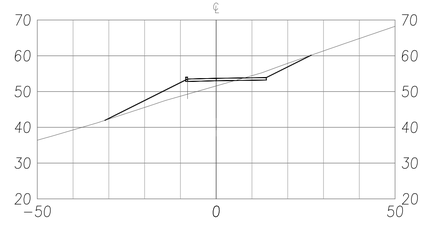

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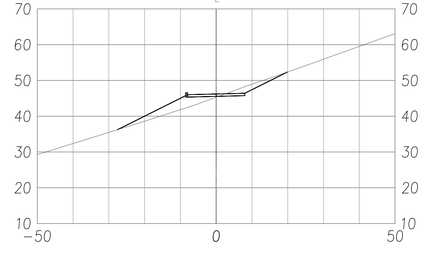

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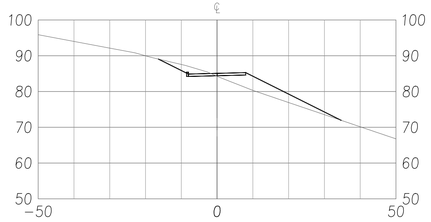

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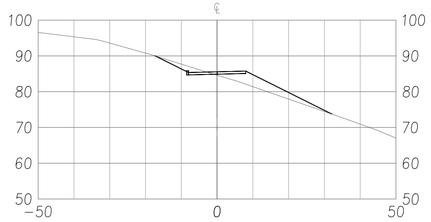

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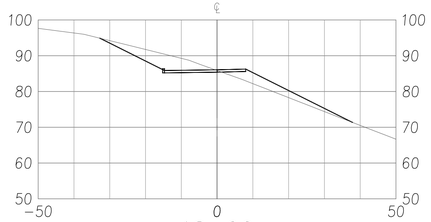

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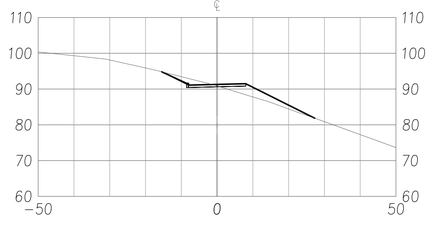

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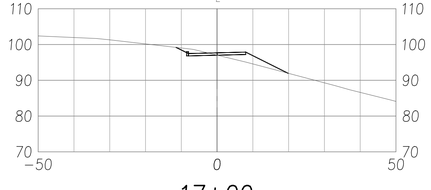

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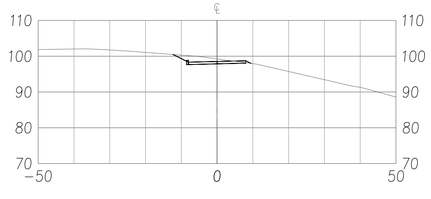
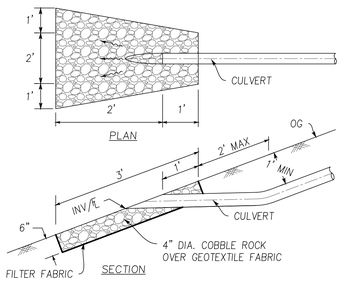
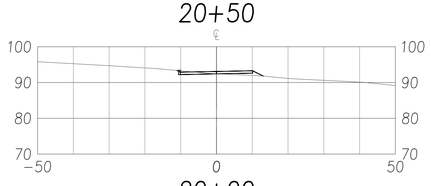




COBBLE ROCK ENERGY DISSIPATER
NTS

20+50



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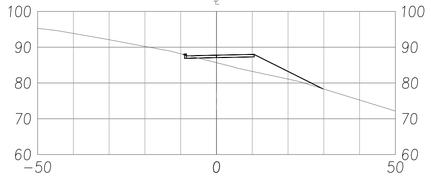


GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

APPLICANT : JHA

ROAD NAME : W SAN MARTIN AVE

NO.	REVISIONS	APP'D	DATE	BY

P.T.	02/15/21	DATE
DESIGNED		
P.T.	02/15/21	DATE
DRAWN		
1" = 20'		
SCALE		
N.L.	02/15/21	DATE
CHECKED		

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

DRIVEWAY CROSS SECTIONS
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007

San Martin California

PROJECT NO.

CONTRACT NO.

DRAWING NO. C4

SHT NO. 4 OF 6

FILE NO.

ROCK RIPRAP
5'x5'
84.0 ℄

TO BIO RETENTION POND (SEE SHEET C2)

8" PVC, L=80.0', S=10.97%

B/C4

87.11 ℄

TO BIORETENTION POND (SEE SHEET C2)

R25'

88.5 ℄

LINED SWALE (TYP.)
SEE DETAIL ON SHEET 6

88.5 ℄

89.5 ℄/HP

GRASSY SWALE (TYP.)
SEE DETAIL ON SHEET 6

94.2 ℄

LIMIT OF GRADING

95.0
℄/HP

47.8'

100'

PARCEL MAP
510 M 54

PARCEL 23
APN 779-47-007
850,936 ± SF

POOL 16'x40'

DECK

COVER PATIO = 96.96

1ST FF = 97.0

GAGAGE

96.96

CONC DWY

12" COP
@2.85 P/℄

20+23.10
OS 23.7' LT
91.50 TG

93.3 ℄

94.2 ℄

8" PVC, L=49.5', S=10.10%

WHARF HYDRANT (NEW)
ELEV=90' AT OUTLET
(SEE FIGURE 1
CSD OMFO-W4)

SEE SHEET C2, C3 & C4
FOR DWY PLAN, PROFILE
& SECTIONS

6" AC DIKE

2:1 MAX

2.5%

COVER PATIO=96.0

ADU

ADU
FF =
96.50

GAGAGE

8" PVC, L=76.8', S=22.15%

ROCK RIPRAP
5'x5'
65.0 ℄/INV

ROCK RIPRAP
5'x5'
65.0 ℄

CED
62.0 INV/℄
(SEE DETAIL ON SHEET C4)

BIO RETENTION 2
6'x38'=228 SF
PAD=65.25

72.8 ℄

77.1 ℄

LIMIT OF GRADING

GRASSY SWALE (TYP.)
SEE DETAIL ON SHEET 6

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

P.T.	DESIGNED	02/15/21	DATE
P.T.	DRAWN	02/15/21	DATE
1" = 10'	SCALE		
N.L.	CHECKED	02/15/21	DATE

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

HOUSE SITE GRADING & DRAINAGE PLAN
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007

California

San Martin

PROJECT NO.

CONTRACT NO.

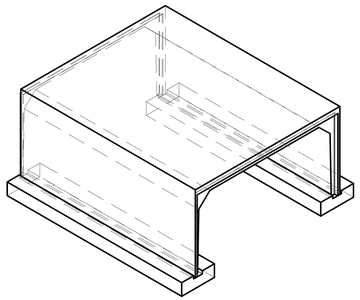
DRAWING NO. C5

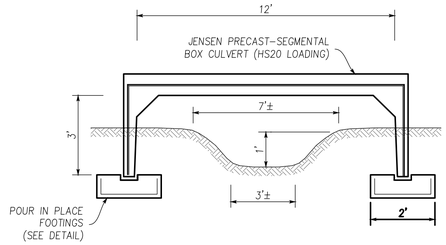
SHT NO. 5 OF 6

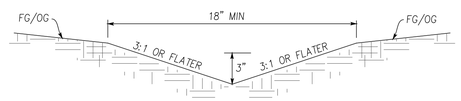
FILE NO.

APPLICANT : JHA

ROAD NAME : W SAN MARTIN AVE

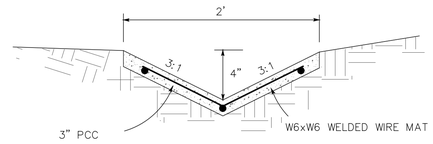






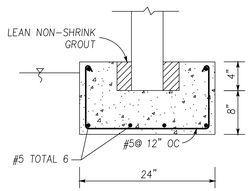
GRASSY SWALE TYPICAL SECTION

NTS



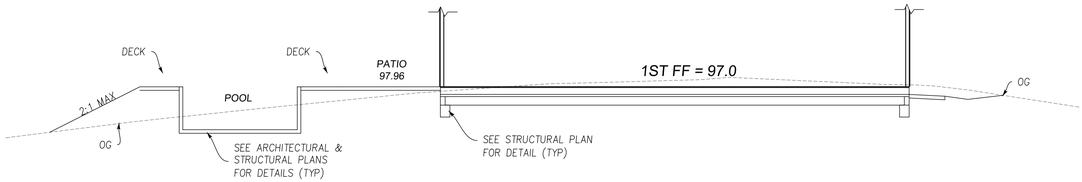
LINED DITCH TYPICAL SECTION

NTS

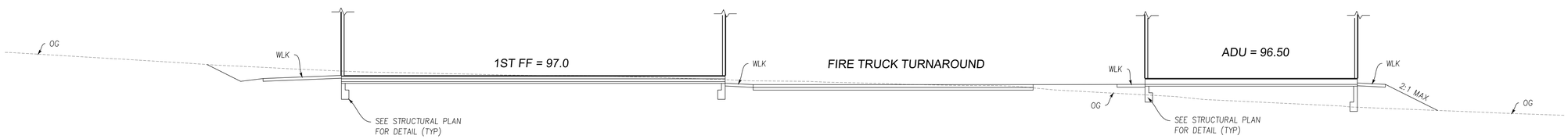


BOX CULVERT FOOTING DETAIL

NO SCALE



SECTION B-B



SECTION A-A

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

APPLICANT : JHA

ROAD NAME : W SAN MARTIN AVE

NO.	REVISIONS	APP'D	DATE	BY

P.T.	02/15/21		
DESIGNED	DATE		
P.T.	02/15/21		
DRAWN	DATE		
1" = 10'			
SCALE			
N.L.	02/15/21		
CHECKED	DATE		

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

BUILDING CROSS SECTIONS
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007

San Martin California

PROJECT NO.

CONTRACT NO.

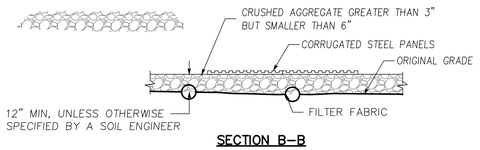
DRAWING NO. C6

SHT NO. 6 OF 6

FILE NO.

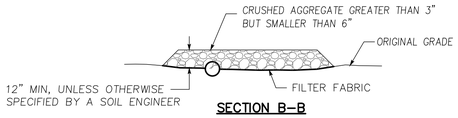
5 ENTRANCE/OUTLET TIRE WASH

CASQA DETAIL TC-3



SECTION B–B

NTS



SECTION B–B

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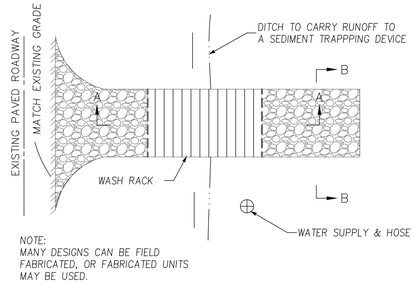
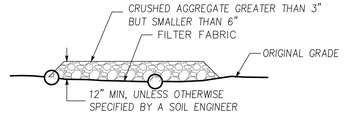


NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

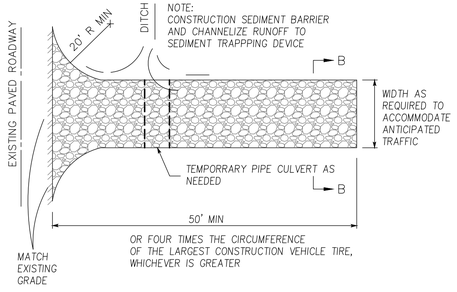
3 STABILIZED CONSTRUCTION ENTRANCE/EXIT

CASQA DETAIL TC-1



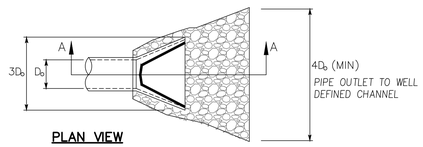
SECTION B–B

NTS

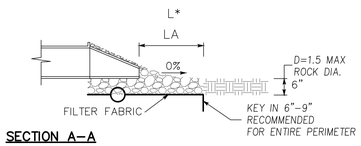


4 VELOCITY DISSIPATION DEVICES

CASQA DETAIL EC-10



PLAN VIEW

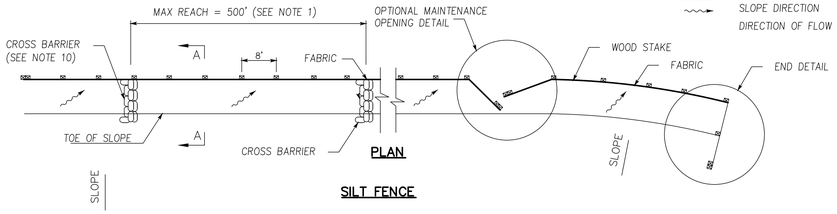


SECTION A–A

* LENGTH PER ABAG DESIGN STANDARDS

1 SILT FENCE

CASQA DETAIL SE-1



PLAN

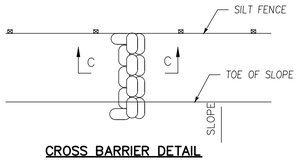
SILT FENCE

LEGEND

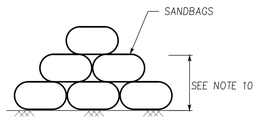
TAMPED BACKFILL
SLOPE DIRECTION
DIRECTION OF FLOW

NOTES:

1. CONSTRUCTION THE LENGTH OF EACH REACH SO THAT THE CHANGE IS BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER, IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'–0" AT FENCE SHALL BE TURNED UP SLOPE.
3. STAKE DIMENSIONS ARE NOMINAL.
4. DIMENSION MAY VERY TO FIT FIELD CONDITION.
5. STAKES SHALL BE SPACE AT 8'–0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
6. STAKE SHALL BE OVERLAP DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW–THROUGH OF SEDIMENT AT JOINT. THE TOP OF STAKE SHALL BE SECURE WITH WIRE.
7. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STABLE.
8. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL.
9. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 A MAXIMUM AT 1/2 THE HEIGHT OF THE LINEAR BARRIER.
10. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE.
11. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.
12. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS.



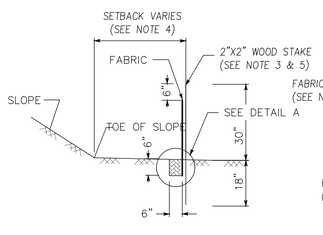
CROSS BARRIER DETAIL



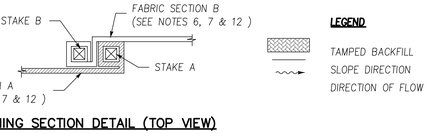
SECTION C–C

2 SILT FENCE

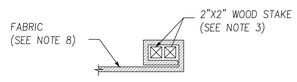
CASQA DETAIL SE-1



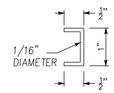
SECTION A–A



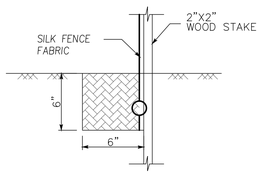
JOINING SECTION DETAIL (TOP VIEW)



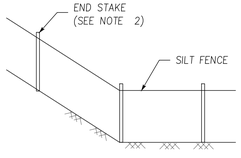
END STAKE DETAIL (TOP VIEW)



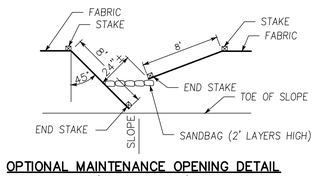
STAPLE DETAIL (SEE NOTE 9)



DETAIL A



END DETAIL



OPTIONAL MAINTENANCE OPENING DETAIL (SEE NOTE 11)

SOURCE FOR GRAPHICS: CALIFORNIA STORMWATER BMP HANDBOOK, CALIFORNIA STORMWATER QUALITY ASSOCIATION, JANUARY 2003.
AVAILABLE FROM WWW.CABMPHANDBOOKS.COM.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. SOLID AND DEMOLITION WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS ON SITE AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS, AND ARRANGE FOR REGULAR DISPOSAL. WASTE CONTAINERS MUST BE WATERTIGHT AND COVERED AT ALL TIMES EXCEPT WHEN WASTE IS DEPOSITED. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGE C3) OR LATEST. HAZARDOUS WASTE MANAGEMENT: PROVIDE PROPER HANDLING AND
2. DISPOSAL OF HAZARDOUS WASTES BY A LICENSED HAZARDOUS WASTE MATERIAL HAULER. HAZARDOUS WASTES SHALL BE STORED AND PROPERLY LABELED IN SEALED CONTAINERS CONSTRUCTED OF SUITABLE MATERIALS. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C–5 TO C–6) OR LATEST.
3. SPILL PREVENTION AND CONTROL: PROVIDE PROPER STORAGE AREAS FOR LIQUID AND SOLID MATERIALS, INCLUDING CHEMICALS AND HAZARDOUS SUBSTANCES, AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS. SPILL CONTROL MATERIALS MUST BE KEPT ON SITE WHERE READILY ACCESSIBLE. SPILLS MUST BE CLEANED UP IMMEDIATELY AND CONTAMINATED SOIL DISPOSED PROPERLY. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C–7 TO C–8, C–13 TO C–14) OR LATEST. VEHICLE AND CONSTRUCTION EQUIPMENT SERVICE AND STORAGE:
4. AN AREA SHALL BE DESIGNATED FOR THE MAINTENANCE, WHERE ON–SITE MAINTENANCE IS REQUIRED, AND STORAGE OF EQUIPMENT THAT IS PROTECTED FROM STORMWATER RUN–ON AND RUNOFF. MEASURES SHALL BE PROVIDED TO CAPTURE ANY WASTE OILS, LUBRICANTS, OR OTHER POTENTIAL POLLUTANTS AND THESE WASTES SHALL BE PROPERLY DISPOSED OF OFF SITE. FUELING AND MAJOR MAINTENANCE/REPAIR, AND WASHING SHALL BE CONDUCTED OFF–SITE WHENEVER FEASIBLE. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGE C9) OR LATEST.
5. MATERIAL DELIVERY, HANDLING AND STORAGE: IN GENERAL, MATERIALS SHOULD NOT BE STOCKPILED ON SITE. WHERE TEMPORARY STOCKPILES ARE NECESSARY AND APPROVED BY THE COUNTY, THEY SHALL BE COVERED WITH SECURED PLASTIC SHEETING OR TARP AND LOCATED IN DESIGNATED AREAS NEAR CONSTRUCTION ENTRANCES AND AWAY FROM DRAINAGE PATHS AND WATERWAYS. BARRIERS SHALL BE PROVIDED AROUND STORAGE AREAS WHERE MATERIALS ARE POTENTIALLY IN CONTACT WITH RUNOFF. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C–11 TO C–12) OR LATEST.
6. HANDLING AND DISPOSAL OF CONCRETE AND CEMENT: WHEN CONCRETE TRUCKS AND EQUIPMENT ARE WASHED ON–SITE, CONCRETE WASTEWATER SHALL BE CONTAINED IN DESIGNATED CONTAINERS OR IN A TEMPORARY LINED AND WATERTIGHT PIT WHERE WASTED CONCRETE CAN HARDEN FOR LATER REMOVAL. IF POSSIBLE HAVE CONCRETE CONTRACTOR REMOVE CONCRETE WASH WATER FROM SITE. IN NO CASE SHALL FRESH CONCRETE BE WASHED INTO THE ROAD RIGHT–OF–WAY. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C–15 TO C–16) OR LATEST.
7. PAVEMENT CONSTRUCTION MANAGEMENT: PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS, USING MEASURES TO PREVENT RUN–ON AND RUNOFF POLLUTION AND PROPERLY DISPOSING OF WASTES. AVOID PAVING IN THE WET SEASON AND RESCHEDULE PAVING WHEN RAIN IS IN THE FORECAST. RESIDUE FROM SAW–CUTTING SHALL BE VACUUMED FOR PROPER DISPOSAL. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C–17 TO C–18) OR LATEST.
8. CONTAMINATED SOIL AND WATER MANAGEMENT: INSPECTIONS TO IDENTIFY CONTAMINATED SOILS SHOULD OCCUR PRIOR TO CONSTRUCTION AND AT REGULAR INTERVALS DURING CONSTRUCTION. REMEDIATING CONTAMINATED SOIL SHOULD OCCUR PROMPTLY AFTER IDENTIFICATION AND BE SPECIFIC TO THE CONTAMINANT IDENTIFIED, WHICH MAY INCLUDE HAZARDOUS WASTE REMOVAL. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES C–19 TO C–20) OR LATEST.
9. SANITARY/SEPTIC WATER MANAGEMENT: TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE PATHS, WATERWAYS, AND TRAFFIC AREAS. ONLY LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED. SECONDARY CONTAINMENT SHOULD BE PROVIDED FOR ALL SANITARY FACILITIES. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGE C–21) OR LATEST.
10. INSPECTION & MAINTENANCE: AREAS OF MATERIAL AND EQUIPMENT STORAGE SITES AND TEMPORARY SANITARY FACILITIES MUST BE INSPECTED WEEKLY. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL AND/OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.

STANDARD EROSION CONTROL NOTES

1. SEDIMENT CONTROL MANAGEMENT: TRACKING PREVENTION & CLEAN UP– ACTIVITIES SHALL BE ORGANIZED AND MEASURES TAKEN AS NEEDED TO PREVENT OR MINIMIZE TRACKING OF SOIL ONTO THE PUBLIC STREET SYSTEM. A GRAVEL OR PROPRIETARY DEVICE CONSTRUCTION ENTRANCE/EXIT IS REQUIRED FOR ALL SITES. CLEAN UP OF TRACKED MATERIAL SHALL BE PROVIDED BY MEANS OF A STREET SWEEPER PRIOR TO AN APPROACHING RAIN EVENT, OR AT LEAST ONCE AT THE END OF EACH WORKDAY THAT MATERIAL IS TRACKED, OR, MORE FREQUENTLY AS DETERMINED BY THE COUNTY INSPECTOR. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES B–31 TO B–33) OR LATEST.

   STORM DRAIN INLET AND CATCH BASIN INLET PROTECTION: ALL INLETS WITHIN THE VICINITY OF THE PROJECT AND WITHIN THE PROJECT LIMITS SHALL BE PROTECTED WITH GRAVEL BAGS PLACED AROUND INLETS OR OTHER INLET PROTECTION. AT LOCATIONS WHERE EXPOSED SOILS ARE PRESENT, STAKED FIBER ROLES OR STAKED SILT FENCES CAN BE USED. INLET FILTERS ARE NOT ALLOWED DUE TO CLOGGING AND SUBSEQUENT FLOODING. REFER TO EROSION & SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION (PAGES B–49 TO B–51) OR LATEST. STORM WATER RUNOFF: NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN IN TO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM DRAIN SYSTEM OR OTHER ABOVE GROUND WATERCOURSES UNTIL APPROPRIATE EROSION CONTROL MEASURES ARE FULLY INSTALLED. DUST CONTROL: THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN GRADED AREAS AS REQUIRED BY PROVIDING WET SUPPRESSION OR CHEMICAL STABILIZATION OF EXPOSED SOILS, PROVIDING FOR RAPID CLEAN UP OF SEDIMENTS DEPOSITED ON PAVED ROADS, FURNISHING CONSTRUCTION ROAD ENTRANCES AND VEHICLE WASH DOWN AREAS, AND LIMITING THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES. STOCKPILING: EXCAVATED SOILS SHALL NOT BE PLACED IN STREETS OR ON PAVED AREAS. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES(TARPS, STRAW BALES, SILT FENCES, ECT.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM OR NEIGHBORING WATERCOURSE.
2. EROSION CONTROL: DURING THE RAINY SEASON, ALL DISTURBED AREAS MUST INCLUDE AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL. IT IS REQUIRED THAT TEMPORARY EROSION CONTROL MEASURES ARE APPLIED TO ALL DISTURBED SOIL AREAS PRIOR TO A RAIN EVENT. DURING THE NON–RAINY SEASON, EROSION CONTROL MEASURES MUST BE APPLIED SUFFICIENT TO CONTROL WIND EROSION AT THE SITE.
3. INSPECTION & MAINTENANCE: DISTURBED AREAS OF THE PROJECT'S SITE, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ALL EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THE EROSION CONTROL PLANS MUST BE INSPECTED BY THE CONTRACTOR BEFORE, DURING, AND AFTER STORM EVENTS, AND AT LEAST WEEKLY DURING SEASONAL WET PERIODS. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL AND/ OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.
4. PROJECT COMPLETION: PRIOR TO PROJECT COMPLETION AND SIGNOFF BY THE COUNTY INSPECTOR, ALL DISTURBED AREAS SHALL BE RESEEDED, PLANTED, OR LANDSCAPED TO MINIMIZE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
5. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE EROSION CONTROL PLAN.
6. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS FULLY ESTABLISHED ON LANDSCAPED SURFACES.
7. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF SANTA CLARA COUNTY BUILDING OFFICIAL.
8. EXPOSED SLOPE SHALL BE PROTECTED WITH JUTE NET AND/OR HYDROSEED. HYDROSEED SHALL BE A HOMOGENEOUSLY MIX OF SLURRY CONTAINING NOT LESS THAN 44 LBS ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOILS FOR EACH 100 GALLONS OF WATER.

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

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLANS COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBER

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

P.T. DESIGNED 02/15/21 DATE
P.T. DRAWN 02/15/21 DATE
1" = 10' SCALE
N.L. CHECKED 02/15/21 DATE

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

EROSION CONTROL DETAILS
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007
San Martin California

PROJECT NO.
CONTRACT NO.
FILE NO.

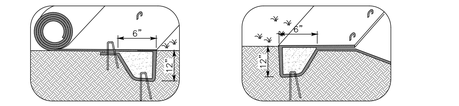
DRAWING NO. EC1
SHT NO. 1 OF 2

APPLICANT : JHA

ROAD NAME : W SAN MARTIN AVE

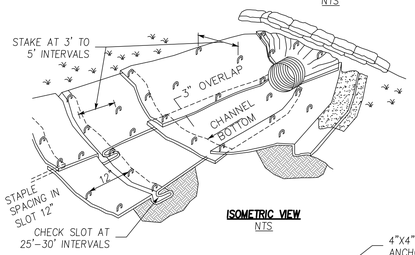
7 GEOTEXTILES AND MATS

CASQA DETAIL EC-7

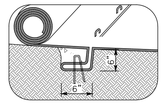


INITIAL CHANNEL ANCHOR TRENCH
NTS

TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH
NTS



ISOMETRIC VIEW
NTS



INTERMITTENT CHECK SLOT
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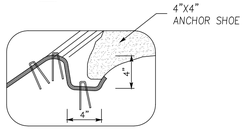


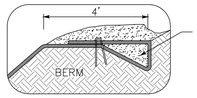
LONGITUDINAL ANCHOR TRENCH
NTS

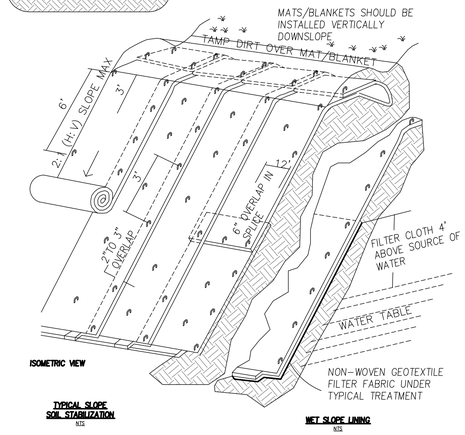
NOTES:
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS.
2. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

TYPICAL INSTALLATION DETAIL

5 GEOTEXTILES AND MATS

CASQA DETAIL EC-7





ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION
NTS

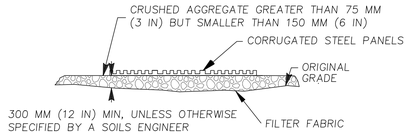
WET SLOPE LINING
NTS

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

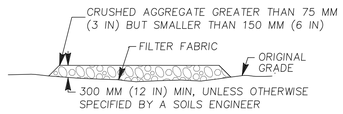
TYPICAL INSTALLATION DETAIL

3 ENTRANCE/OUTLET TIRE WASH

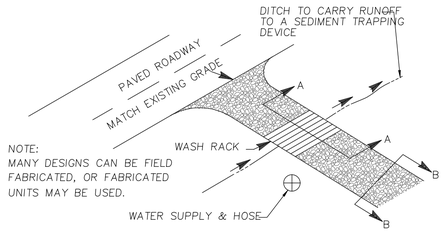
CASQA DETAIL TC-3



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

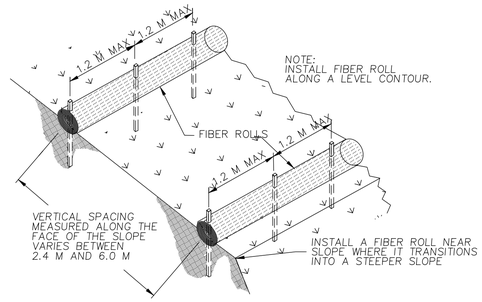


NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

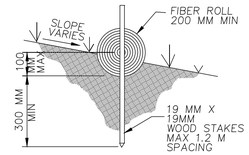
TYPICAL TIRE WASH
NOT TO SCALE

1 FIBER ROLLS

CASQA DETAIL SE-5



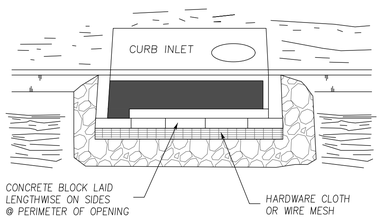
TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE

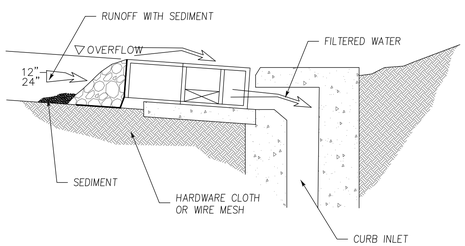


ENTRENCHMENT DETAIL
NOT TO SCALE

8 STORM DRAIN INLET PROTECTION

CASQA DETAIL SE-10

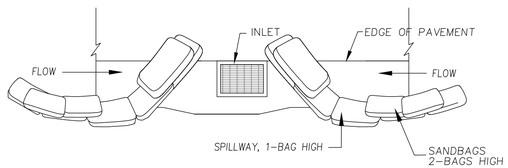




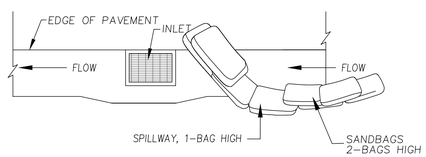
DI PROTECTION - TYPE NOT TO SCALE

6 STORM DRAIN INLET PROTECTION

CASQA DETAIL SE-10



TYPICAL PROTECTION FOR INLET ON SUMP

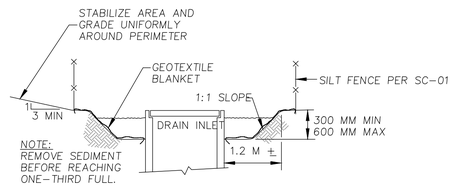


TYPICAL PROTECTION FOR INLET ON GRADE

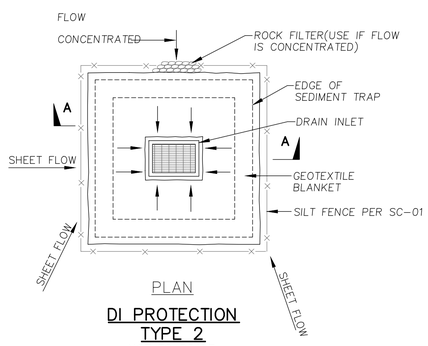
NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

4 STORM DRAIN INLET PROTECTION

CASQA DETAIL SE-10



SECTION A-A



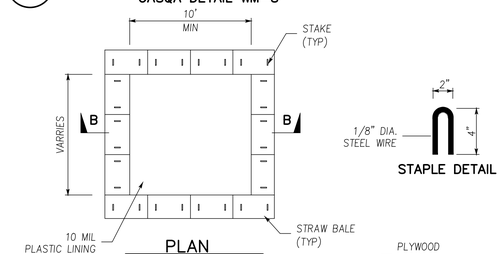
PLAN

DI PROTECTION TYPE 2
NOT TO SCALE

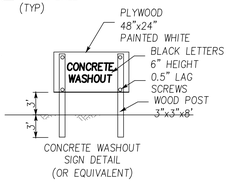
NOTES
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

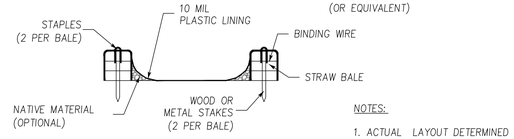
2 CONCRETE WASTE MANAGEMENT

CASQA DETAIL WM-8



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"
WITH STRAW BALES





SECTION B-B
NOT TO SCALE

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

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

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

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 : JHA

ROAD NAME : W SAN MARTIN AVE

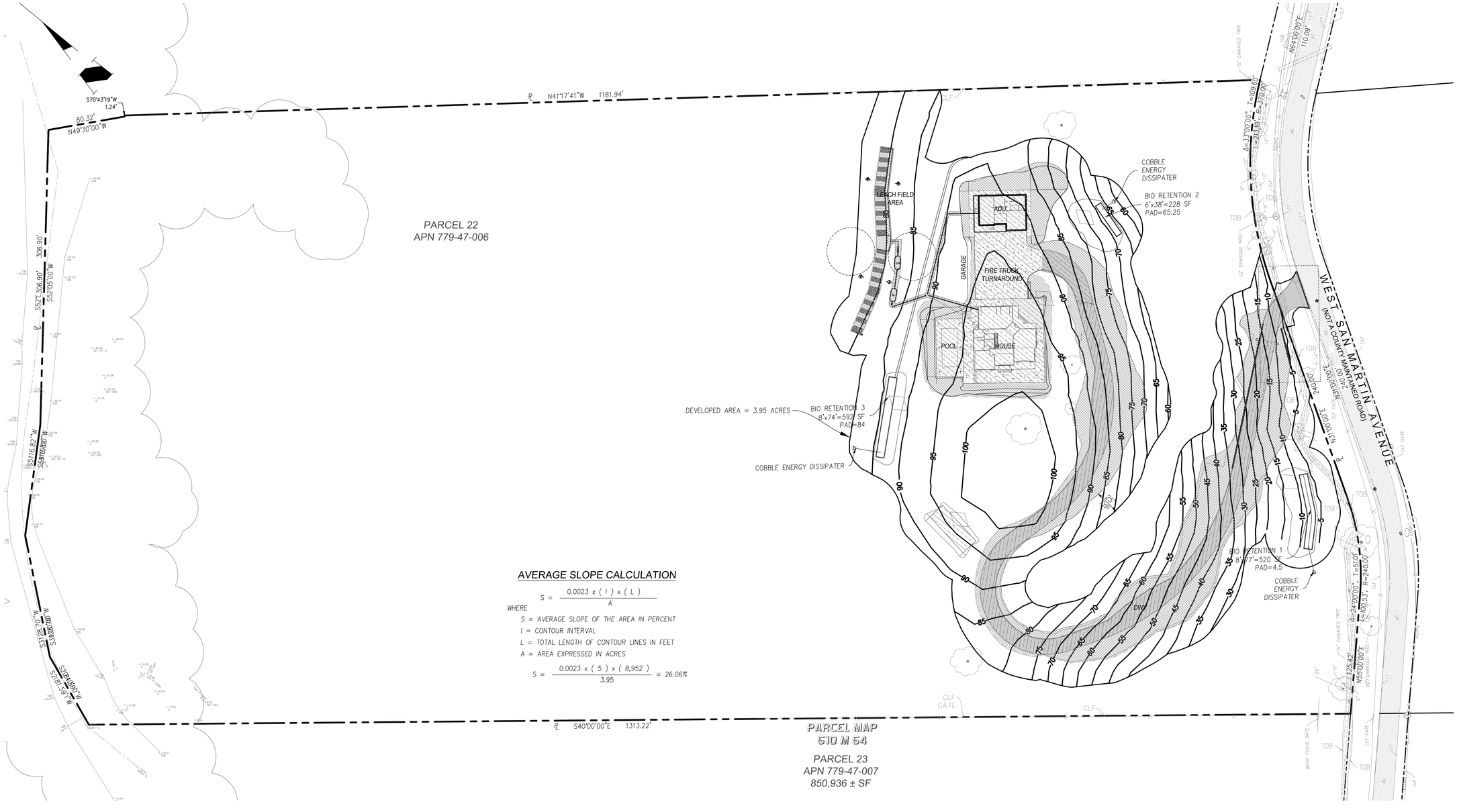
NO.	REVISIONS	APP'D	DATE	BY

PJT. 02/15/21 DATE
DESIGNED PJT 02/15/21 DATE
DRAWN DATE
1" = 10' SCALE
NL 02/15/21 DATE
CHECKED

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

EROSION CONTROL DETAILS
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007
San Martin California

PROJECT NO.
CONTRACT NO.
DRAWING NO. EC2
SHT NO. 2 OF 2
FILE NO.



AVERAGE SLOPE CALCULATION

$$S = \frac{0.0023 \times (I) \times (L)}{A}$$

WHERE

S = AVERAGE SLOPE OF THE AREA IN PERCENT
I = CONTOUR INTERVAL
L = TOTAL LENGTH OF CONTOUR LINES IN FEET
A = AREA EXPRESSED IN ACRES

$$S = \frac{0.0023 \times (5) \times (8{,}952)}{3.95} = 26.06\%$$

GRAPHIC SCALE

0 25 50 100

(IN FEET)
1 inch = 50 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. L.E.
No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

P.T.	02/15/21	DATE
DESIGNED		
P.T.	02/15/21	DATE
DRAWN		
1" = 50'		
SCALE		
N.L.	02/15/21	DATE
CHECKED		

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

SLOPE CALCULATION EXHIBIT
LAND OF JHA
W SAN MARTIN AVE
APN 779-47-007

San Martin California

PROJECT NO.

CONTRACT NO.

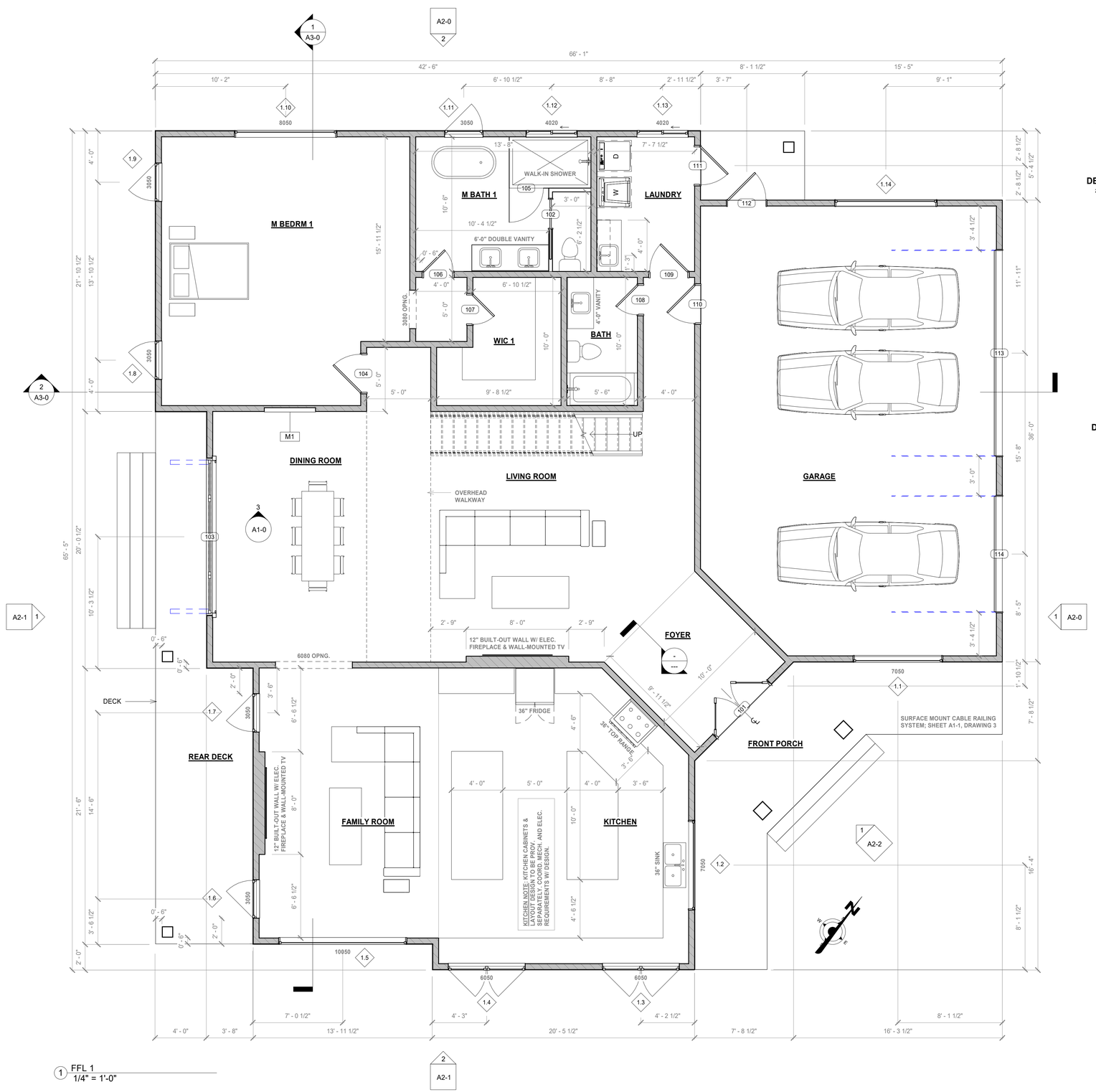
DRAWING NO. C0

SHT NO. 1 OF 1

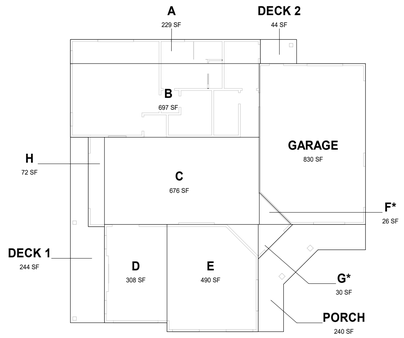
FILE NO.

APPLICANT : JHA

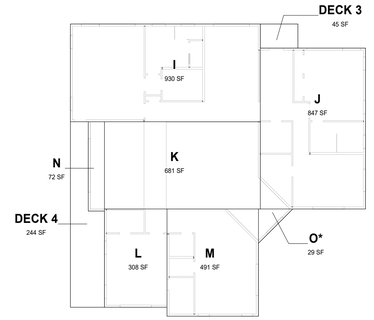
ROAD NAME : W SAN MARTIN AVE



1 FFL 1
1/4" = 1'-0"



2 1ST FFL MAIN HOUSE AREA PLAN
1/16" = 1'-0"

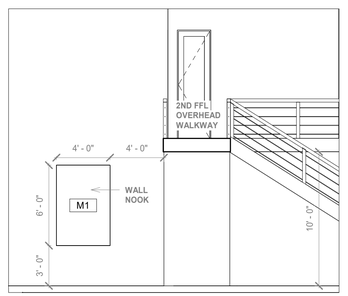


4 2ND FFL MAIN HOUSE AREA PLAN
1/16" = 1'-0"

MH AREA SCHEDULE*

NAME	WIDTH	LENGTH	AREA
FFL1			
A	5' - 4 1/2"	42' - 6"	229 SF
B	16' - 6"	42' - 3"	697 SF
C	19' - 6"	34' - 8"	676 SF
D	14' - 0"	22' - 0"	308 SF
E	20' - 5"	24' - 0"	490 SF
F*	7' - 2"	7' - 2"	26 SF
G*	7' - 8 1/2"	7' - 8 1/2"	30 SF
H	3' - 7 1/2"	20' - 0"	72 SF
			2528 SF
FFL2			
I	21' - 10 1/2"	42' - 6"	930 SF
J	23' - 6 1/2"	36' - 0"	847 SF
K	19' - 6"	34' - 10 1/2"	681 SF
L	14' - 0 1/2"	21' - 11"	308 SF
M	20' - 7 1/2"	23' - 9 1/2"	491 SF
N	3' - 7 1/2"	20' - 0"	72 SF
O*	7' - 8"	7' - 8"	29 SF
			3358 SF
UNFINISHED			
DECK 1	5' - 7"	43' - 6 1/2"	244 SF
DECK 2	5' - 4 1/2"	8' - 1 1/2"	44 SF
DECK 3	5' - 4 1/2"	8' - 5"	45 SF
DECK 4	5' - 7"	43' - 6 1/2"	244 SF
GARAGE	27' - 7 1/2"	30' - 0 1/2"	830 SF
PORCH	6' - 5 1/2"	37' - 0"	240 SF
			1647 SF

* AREAS WITH ASTERISKS ARE CALCULATED AS RIGHT-ANGLE TRIANGULAR REGIONS. WIDTH AND LENGTH FOR THESE AREAS REPRESENT THE LEGS OF THE TRIANGLE.



3 INTERIOR ELEVATION 1
3/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL WALLS DIMENSIONED TO FACE OF STUD.
   - (P) 5 1/2" STUD WALL
   - (P) 3 1/2" STUD WALL

   TYPICAL EXTERIOR WALLS WITH STUCCO FINISH: (6" WALLS) TO BE 2X6 STUDS @ 16" O.C. W/ DBL SILL PLATE AND DBL 2X6 TOP PLATES AS INDICATED ON STRUCTURAL PLANS, TYP., W/ 3-LAYER STUCCO FINISH, TYP.

   TYPICAL INTERIOR WALLS: TO BE 2 X 4 STUDS @ 16" O.C. TYP., U.N.O. WITH 5/8" GYP. BD., EACH SIDE, PLASTER FINISH TYPICAL U.N.O.

   PROVIDE 2X6 PLUMBING WET WALLS AS REQUIRED.

   GARAGE / RESIDENCE COMMON WALL AND CEILING - PROVIDE A 5/8" GYPSUM BOARD FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING (GARAGE MUST BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ENTIRE GARAGE CEILINGS WITH HABITABLE ROOMS ABOVE AND 5/8" GYPSUM BOARD AT WALLS SUPPORTING THIS FLOOR/CEILING. FIRE SEPARATION PER CRC SEC 302.6. AND TABLE R302.6.

2. **ALL TOILETS** SHALL HAVE A MINIMUM CLEAR WIDTH OF 34".

EGRESS WINDOW REQ.:

- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SF IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- HAVE EGRESS OPENING NO MORE THAN 44" A.F.F.
- IN ORDER TO MEET THE REQUIRED 5.7 SF TOTAL, EITHER THE WIDTH OR HEIGHER, OR BOTH MOST EXCEED THE MINIMUM DIMENSION.

REVISIONS		
NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER — No. 47518 — CIVIL — STATE OF CALIFORNIA

Ashutosh Jha
W SAN MARTIN AVE, SAN MARTIN, CA, 95046-9444

LG ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

W SAN MARTIN PROPOSED HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

Designed: KL | Checked: NL | Date: 2 / 24 / 2023
Project No:

FIRST FLOOR PLAN

A1-0

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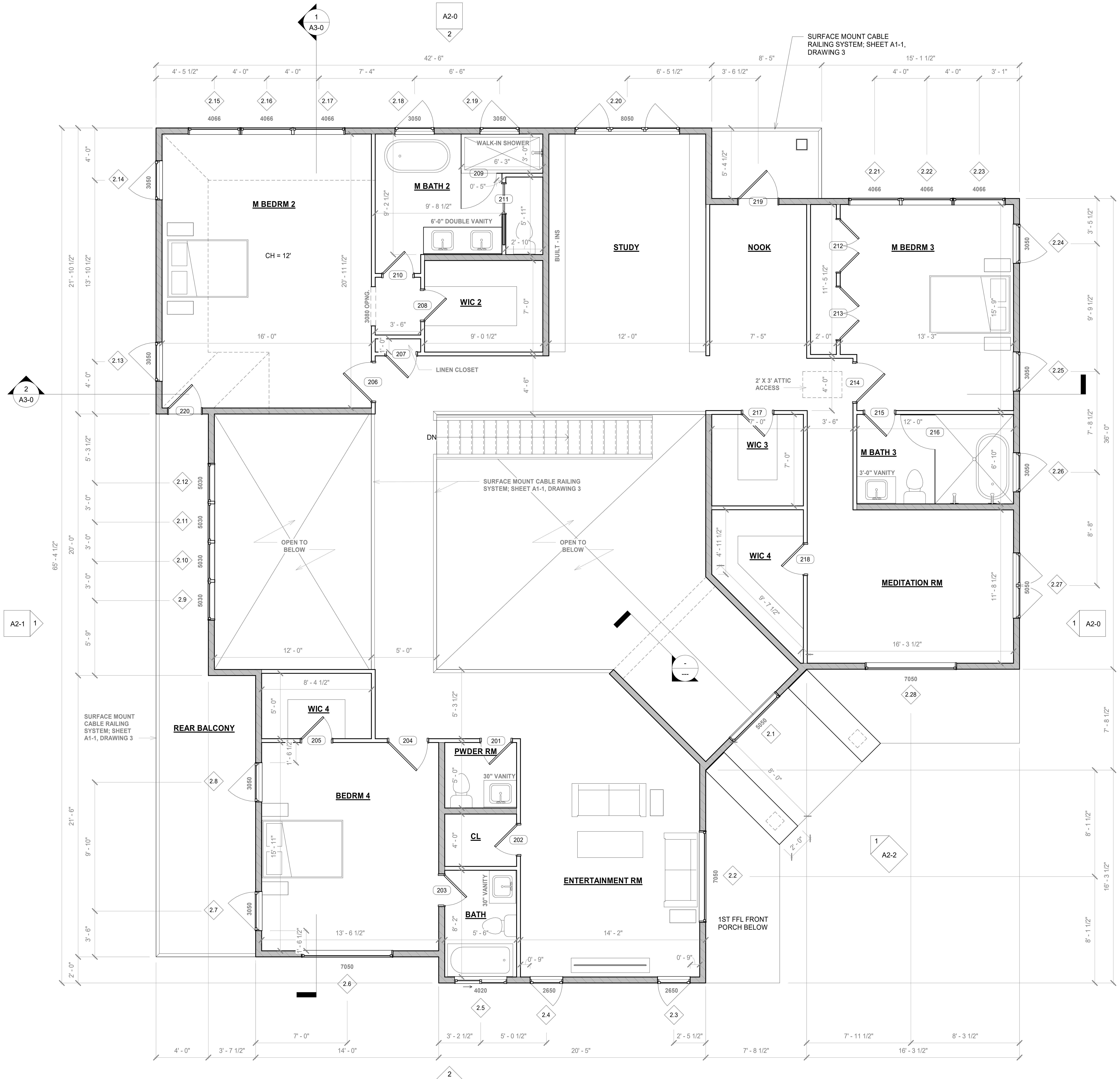
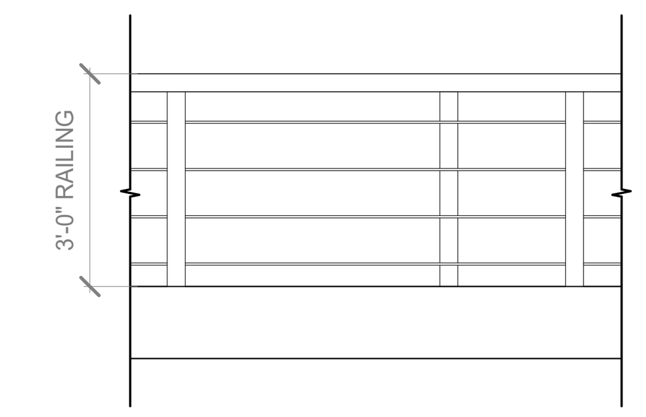
PRELIMINARY



1 FFL 2
1/4" = 1'-0"



NOTE: SURFACE MOUNT CABLE RAILING SYSTEM, INSTALLED TO MANU. SPEC.

3 RAILING DETAIL
3/8" = 1'-0"

FLOOR PLAN NOTES

1. ALL WALLS DIMENSIONED TO FACE OF STUD.

▨ (P) 5 1/2" STUD WALL

□ (P) 3 1/2" STUD WALL

TYPICAL EXTERIOR WALLS WITH STUCCO FINISH: (6" WALLS) TO BE 2X6 STUDS @ 16" O.C. W/ DBL SILL PLATE AND DBL 2X6 TOP PLATES AS INDICATED ON STRUCTURAL PLANS, TYP., W/ 3-LAYER STUCCO FINISH, TYP.

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REVISIONS		
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REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

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W SAN MARTIN PROPOSED HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

Project No:	Designed: KL	Checked: NL	Date: 2 / 24 / 2023

PRELIMINARY

SECOND FLOOR PLAN

A1-1

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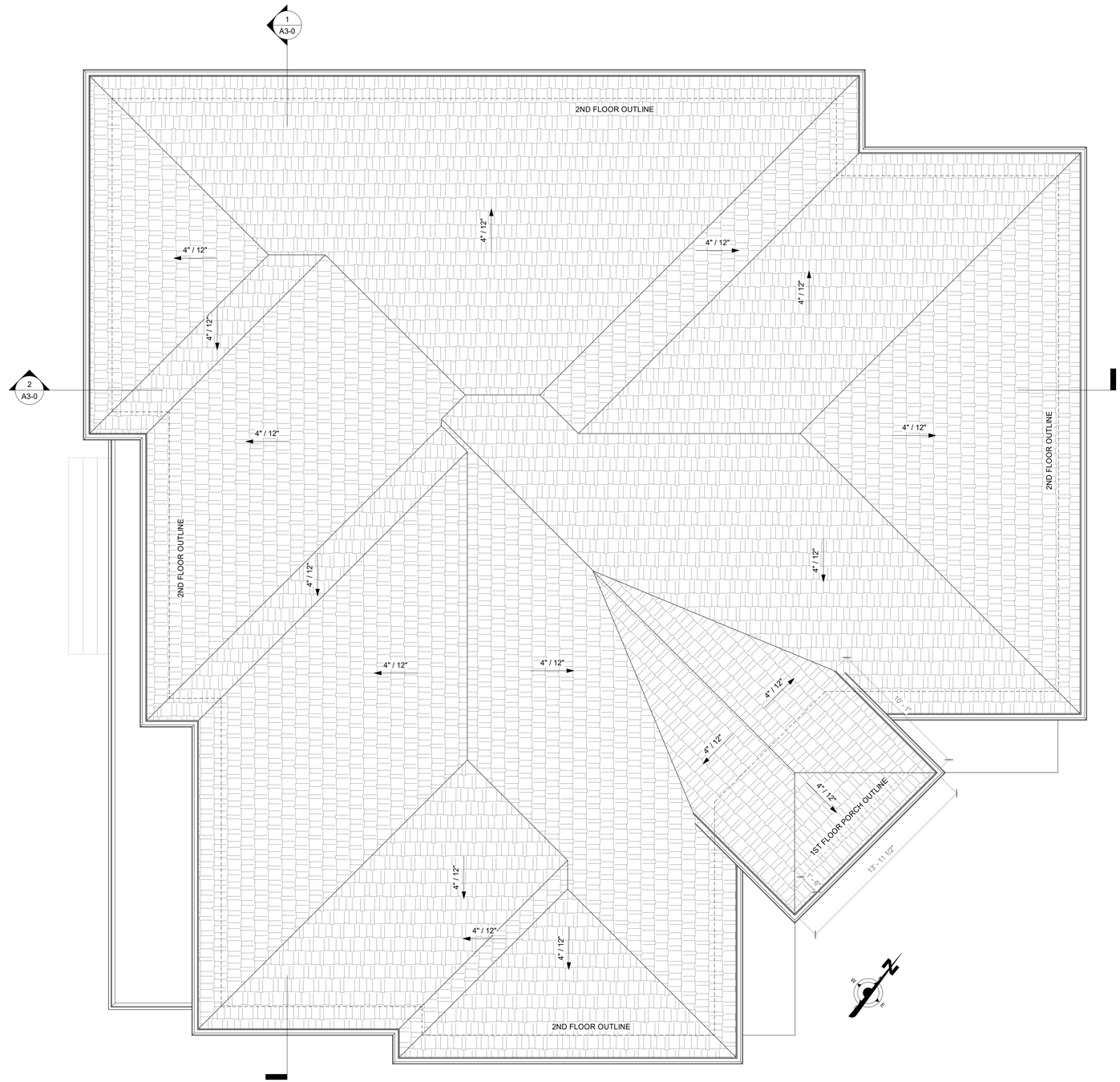
ROOF PLAN NOTES

1. ROOF TO BE BUILT TO "CLASS A" FIRE RESISTANCE STANDARDS
2. ROOF COMPOSED OF ASPHALT SHINGLE OVER TWO LAYERS OF #30 FELT OVER PLYWOOD SHEATHING
3. ROOF OVERHANG 1' - 6" U.N.O.



1 W. PLATE 2
1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
No. 47518
CIVIL
STATE OF CALIFORNIA

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W SAN MARTIN PROPOSED HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

Project No:	Designed: KL	Checked: NL	Date: 2 / 24 / 2023

ROOF PLAN

A1-2

2/28/2023 4:14:13 PM

PRELIMINARY

1 MH FRONT ELEVATION
1/4" = 1'-0"

2 MH RIGHT ELEVATION
1/4" = 1'-0"

COLORS & MATERIALS

1 — STUCCO, TO BE PAINTED WITH KELLY-MOORE 4628 FRENCH OAK OR SIM, LRV 39.

2 — TRIM - KERRY MORGAN 4518 WILD CATTAIL OR SIM. LRV 20.

3 — ASPHALT SHINGLE - CERTAINTEED FIBERGLASS REINFORCED, LAMINATED ASPHALT ROOF SHINGLE, CARRIAGE HOUSE STYLE IN GEORGIAN BRICK. LRV = 12*

4 — MILGARD WINDOWS, BLACK FRAMES OR SIM.

5 — FRONT DOOR - BELLEVILLE FIBERGLASS FULL LIGHT DOUBLE EXTERIOR DOOR IN BLACK

*__NOTE__: MANUFACTURER DID NOT HAVE LRV SPECIFICATIONS FOR THIS PRODUCT. LRV IS APPROXIMATED BASED ON SHERWIN-WILLIAMS PAINT OF A SIMILAR COLOR, SW 7598 'SIERRA REDWOOD,' PICTURED BELOW, WITH AN LRV OF 12.

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER — MI. LE — No. 47518 — CIVIL — STATE OF CALIFORNIA

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W SAN MARTIN PROPOSED HOUSE & ADU

APN: 779 -47 - 007

SAN MARTIN | CALIFORNIA

Project No: | Designed: KL | Checked: NL | Date: 2 / 24 / 2023

FRONT & RIGHT ELEVATIONS

A2-0

2/28/2023 4:14:15 PM

PRELIMINARY

1 MH REAR ELEVATION
1/4" = 1'-0"

2 MH LEFT ELEVATION
1/4" = 1'-0"

COLORS & MATERIALS

1

STUCCO, TO BE PAINTED WITH KELLY-MOORE 4628 FRENCH OAK OR SIM, LRV 39.

2

TRIM - KERRY MORGAN 4518 WILD CATTAIL OR SIM. LRV 20.

3

ASPHALT SHINGLE - CERTAINTEED FIBERGLASS REINFORCED, LAMINATED ASPHALT ROOF SHINGLE, CARRIAGE HOUSE STYLE IN GEORGIAN BRICK. LRV = 12*

4

MILGARD WINDOWS, BLACK FRAMES OR SIM.

5

FRONT DOOR - BELLEVILLE FIBERGLASS FULL LIGHT DOUBLE EXTERIOR DOOR IN BLACK

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

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SAN MARTIN
CALIFORNIA

Project No: | Designed: KL | Checked: NL | Date: 2 / 24 / 2023

PRELIMINARY

REAR & LEFT ELEVATIONS

A2-1

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1 ENTRANCE ELEVATION
1/4" = 1'-0"

COLORS & MATERIALS

1		STUCCO, TO BE PAINTED WITH KELLY-MOORE 4628 FRENCH OAK OR SIM, LRV 39.
2		TRIM - KERRY MORGAN 4518 WILD CATTAIL OR SIM. LRV 20.
3		ASPHALT SHINGLE - CERTAINTEED FIBERGLASS REINFORCED, LAMINATED ASPHALT ROOF SHINGLE, CARRIAGE HOUSE STYLE IN GEORGIAN BRICK. LRV = 12*
4		MILGARD WINDOWS, BLACK FRAMES OR SIM.
5		FRONT DOOR - BELLEVILLE FIBERGLASS FULL LIGHT DOUBLE EXTERIOR DOOR IN BLACK

PRELIMINARY

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

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W SAN MARTIN AVE, SAN MARTIN, CA, 95046-9444

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W SAN MARTIN PROPOSED HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

Project No: | Designed: KL | Checked: NL | Date: 2 / 24 / 2023

ELEVATIONS

A2-2

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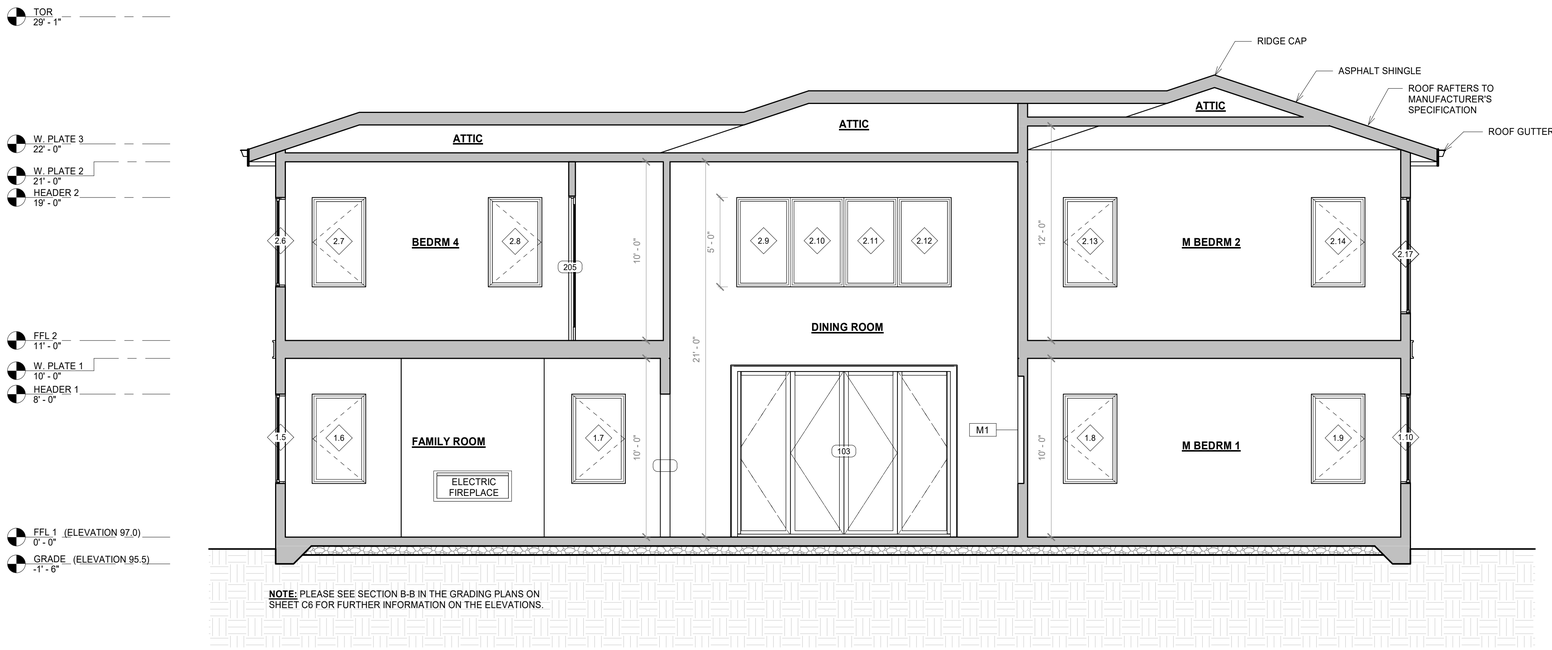

NOTE: PLEASE SEE SECTION B-B IN THE GRADING PLANS ON SHEET C6 FOR FURTHER INFORMATION ON THE ELEVATIONS.

1 SECTION 1
1/4" = 1'-0"

NOTE: PLEASE SEE SECTION A-A IN THE GRADING PLANS ON SHEET C6 FOR FURTHER INFORMATION ON THE ELEVATIONS.

2 SECTION 2
1/4" = 1'-0"

SECTION NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION
2. SEE STRUCTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION INFORMATION
3. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION

FIRE BLOCKING: PROVIDE FIREBLOCKING PER C.R.C. SECTION R301.11 AT THE FOLLOWING COMBUSTIBLE CONSTRUCTION LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C.R.C. SECTION R302.11 AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES THAT OCCUR, SUCH AS AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER C.R.C. SECTION R302.11.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN PER C.R.C. SECTION R302.11.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE C.R.C. SECTION R1003.19.
6. FACTORY BUILT FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127 PERCC.B.C. SECTION 717.2.5.1.
7. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
8. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE COMBUSTIBLE CONSTRUCTION PER C.B.C. SECTION 1406, OR WHERE ERECTED WITH COMBUSTIBLE FRAMES AT MAXIMUM INTERVALS OF 20 FEET, SO THAT THERE WILL BE NO OPEN SPACE EXCEEDING 100 SQUARE FEET PER C.B.C. SECTION 717.26
9. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE ON AN APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH 4-INCH MINIMUM SEPARATION BETWEEN SECTIONS PER C.B.C. SECTION 717.2.6.

   EXCEPTIONS: (PER C.B.C. 717.2.6)

10. FIREBLOCKING SHALL NOT BE REQUIRED WHERE INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL FINISH EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:
    A. ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
    B. CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT.
    C. OTHER APPROVED NONCOMBUSTIBLE MATERIALS.

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER — No. 47518 — CIVIL — STATE OF CALIFORNIA

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APN: 779 -47 - 007
SAN MARTIN — CALIFORNIA

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SECTIONS

A3-0

2/28/2023 4:14:20 PM

PRELIMINARY

MAIN HOUSE WINDOW SCHEDULE

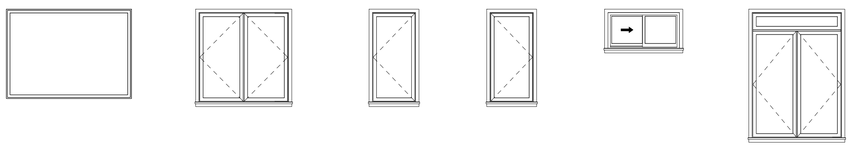
MARK	TYPE	DESCRIPTION	LOCATION	WIDTH	HEIGHT	HEAD	REMARKS
FFL 1							
1.1	A	Fixed	GARAGE	7' - 0"	5' - 0"	8' - 0"	
1.2	A	Fixed	FRONT PORCH	7' - 0"	5' - 0"	7' - 11"	
1.3	B	Window-Casement-Double	KITCHEN	6' - 0"	5' - 0"	8' - 0"	
1.4	B	Window-Casement-Double	KITCHEN	6' - 0"	5' - 0"	8' - 0"	
1.5	A	Fixed	FAMILY ROOM	10' - 0"	5' - 0"	8' - 0"	
1.6	C	Window-Casement-Single_Right	FAMILY ROOM	3' - 0"	5' - 0"	8' - 0"	
1.7	D	Window-Casement-Single_Left	FAMILY ROOM	3' - 0"	5' - 0"	8' - 0"	
1.8	C	Window-Casement-Single_Right	M BEDRM 1	3' - 0"	5' - 0"	8' - 0"	EGRESS
1.9	D	Window-Casement-Single_Left	M BEDRM 1	3' - 0"	5' - 0"	8' - 0"	EGRESS
1.10	A	Fixed	M BEDRM 1	8' - 0"	5' - 0"	8' - 0"	
1.11	C	Window-Casement-Single_Right	M BATH 1	3' - 0"	5' - 0"	8' - 0"	
1.12	E	Window-Sliding-Double		4' - 0"	2' - 0"	8' - 0"	
1.13	E	Window-Sliding-Double	LAUNDRY	4' - 0"	2' - 0"	8' - 0"	
1.14	A	Fixed	GARAGE	8' - 0"	5' - 0"	8' - 0"	
FFL 2							
2.1	A	Fixed	FOYER	5' - 0"	5' - 0"	8' - 0"	
2.2	A	Fixed	ENTERTAINMENT RM	7' - 0"	5' - 0"	8' - 0"	
2.3	D	Window-Casement-Single_Right	ENTERTAINMENT RM	2' - 6"	5' - 0"	8' - 0"	
2.4	E	Window-Casement-Single_Left	ENTERTAINMENT RM	2' - 6"	5' - 0"	8' - 0"	
2.5	E	Window-Sliding-Double	BATH	4' - 0"	2' - 0"	8' - 0"	
2.6	A	Fixed	BEDRM 4	7' - 0"	5' - 0"	8' - 0"	
2.7	C	Window-Casement-Single_Right	BEDRM 4	3' - 0"	5' - 0"	8' - 0"	EGRESS
2.8	D	Window-Casement-Single_Left	BEDRM 4	3' - 0"	5' - 0"	8' - 0"	EGRESS
2.9	A	Fixed	DINING ROOM	3' - 0"	5' - 0"	8' - 0"	PART OF COMPOSITE UNIT OR MULLED TOGETHER
2.10	A	Fixed	DINING ROOM	3' - 0"	5' - 0"	8' - 0"	PART OF COMPOSITE UNIT OR MULLED TOGETHER
2.11	A	Fixed	DINING ROOM	3' - 0"	5' - 0"	8' - 0"	PART OF COMPOSITE UNIT OR MULLED TOGETHER
2.12	A	Fixed	DINING ROOM	3' - 0"	5' - 0"	8' - 0"	PART OF COMPOSITE UNIT OR MULLED TOGETHER
2.13	C	Window-Casement-Single_Right	M BEDRM 2	3' - 0"	5' - 0"	8' - 0"	EGRESS
2.14	D	Window-Casement-Single_Left	M BEDRM 2	3' - 0"	5' - 0"	8' - 0"	EGRESS
2.15	A	Fixed	M BEDRM 2	4' - 0"	6' - 6"	8' - 0"	
2.16	A	Fixed	M BEDRM 2	4' - 0"	6' - 6"	8' - 0"	
2.17	A	Fixed	M BEDRM 2	4' - 0"	6' - 6"	8' - 0"	
2.18	C	Window-Casement-Single_Right	M BATH 2	3' - 0"	5' - 0"	8' - 0"	
2.19	D	Window-Casement-Single_Left		3' - 0"	5' - 0"	8' - 0"	
2.20		Window-Casement-Triple	STUDY	8' - 0"	5' - 0"	8' - 0"	
2.21	A	Fixed	M BEDRM 3	4' - 0"	6' - 6"	8' - 0"	
2.22	A	Fixed	M BEDRM 3	4' - 0"	6' - 6"	8' - 0"	
2.23	A	Fixed	M BEDRM 3	4' - 0"	6' - 6"	8' - 0"	
2.24	C	Window-Casement-Single_Right	M BEDRM 3	3' - 0"	5' - 0"	8' - 0"	EGRESS
2.25	D	Window-Casement-Single_Left	M BEDRM 3	3' - 0"	5' - 0"	8' - 0"	EGRESS
2.26	D	Window-Casement-Single_Left		3' - 0"	5' - 0"	8' - 0"	
2.27	B	Window-Casement-Double	MEDITATION RM	5' - 0"	5' - 0"	8' - 0"	
2.28	A	Fixed	MEDITATION RM	7' - 0"	5' - 0"	8' - 0"	

Grand total: 42

ADU WINDOW SCHEDULE

MARK	TYPE	DESCRIPTION	LOCATION	WIDTH	HEIGHT	HEAD	REMARKS
ADU FFL							
A.1	B	Window-Casement-Double	M BEDRM 1	5' - 0"	6' - 0"	9' - 0"	EGRESS
A.2	B	Window-Casement-Double	BATH	3' - 0"	5' - 0"	9' - 0"	
A.3	F	Window-Casement-Double-Transom	BEDRM 3	5' - 0"	6' - 0"	9' - 6"	EGRESS
A.4	B	Window-Casement-Double	GREAT ROOM	5' - 0"	6' - 0"	9' - 0"	
A.5	B	Window-Casement-Double	M BEDRM 2	4' - 0"	5' - 0"	9' - 0"	EGRESS
A.6	G	Window-Casement-Triple-Transom	GREAT ROOM	8' - 0"	7' - 0"	9' - 6"	
A.7	G	Window-Casement-Triple-Transom	GREAT ROOM	8' - 0"	7' - 0"	9' - 6"	
A.8	D	Window-Casement-Single_Left	M BEDRM 2	2' - 0"	5' - 0"	9' - 6"	
A.9	C	Window-Casement-Single_Right	M BEDRM 2	2' - 0"	5' - 0"	9' - 6"	

Grand total: 9



A — FIXED

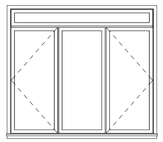
B — WINDOW-CASEMENT-DOUBLE

C — WINDOW-CASEMENT-SINGLE_RIGHT

D — WINDOW-CASEMENT-SINGLE_LEFT

E — WINDOW-SLIDING-DOUBLE

F — CASEMENT-DOUBLE-TRANSOM



G — CASEMENT-TRIPLE-TRANSOM

MAIN HOUSE DOOR SCHEDULE

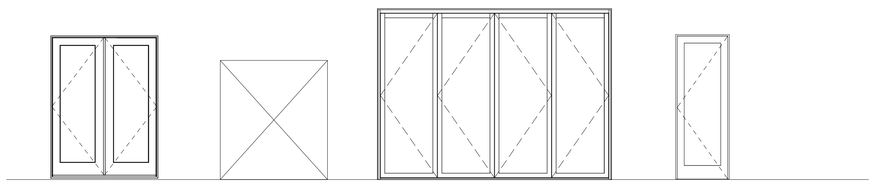
MARK	TYPE	DESCRIPTION	LOCATION	WIDTH	HEIGHT	REMARKS
FFL 1						
101	A	EXTERIOR FULL LITE DOUBLE DOOR	FOYER	6' - 0"	8' - 0"	
102	G	Pocket-Single	M BATH 1	2' - 4"	8' - 0"	
103	C	Door_Folding_LaCantina_Aluminum-Thermal-Series (2)	DINING ROOM	12' - 0"	9' - 6"	
104	D	Hinged-Single	DINING ROOM	3' - 0"	8' - 0"	
105	H	FRAMED GLASS DOOR	M BATH 1	2' - 8"	5' - 2"	GLASS SHOWER DOOR
106	D	Hinged-Single	WIC 1	2' - 4"	8' - 0"	
107	D	Hinged-Single	WIC 1	2' - 4"	8' - 0"	
108	D	Hinged-Single	LIVING ROOM	2' - 4"	8' - 0"	
109	D	Hinged-Single	LAUNDRY	3' - 0"	8' - 0"	
110	D	Hinged-Single	GARAGE	3' - 0"	8' - 0"	
111	D	Hinged-Single	LAUNDRY	3' - 0"	8' - 0"	
112	E	Hinged-Single-Exterior	GARAGE	3' - 0"	8' - 0"	
113	F	Door-Garage-Embossed_Panel	GARAGE	16' - 0"	8' - 0"	
114	F	Door-Garage-Embossed_Panel	GARAGE	9' - 0"	8' - 0"	
FFL 2						
201	D	Hinged-Single	ENTERTAINMENT RM	2' - 4"	8' - 0"	
202	D	Hinged-Single	ENTERTAINMENT RM	2' - 4"	8' - 0"	
203	D	Hinged-Single	BEDRM 4	2' - 4"	8' - 0"	
204	D	Hinged-Single	ENTERTAINMENT RM	3' - 0"	8' - 0"	
205	D	Hinged-Single	BEDRM 4	2' - 4"	8' - 0"	
206	D	Hinged-Single	DINING ROOM	3' - 0"	8' - 0"	
207	D	Hinged-Single	WIC 2	2' - 4"	8' - 0"	
208	D	Hinged-Single	WIC 2	2' - 4"	8' - 0"	
209	H	FRAMED GLASS DOOR	M BATH 2	2' - 9"	5' - 2"	GLASS SHOWER DOOR
210	D	Hinged-Single	WIC 2	2' - 4"	8' - 0"	
211	G	Pocket-Single	M BATH 2	2' - 4"	8' - 0"	
212	I	Hinged-Double	M BEDRM 3	4' - 0"	8' - 0"	
213	I	Hinged-Double	M BEDRM 3	4' - 0"	8' - 0"	
214	D	Hinged-Single	NOOK	3' - 0"	8' - 0"	
215	D	Hinged-Single	M BEDRM 3	2' - 4"	8' - 0"	
216	H	FRAMED GLASS DOOR	M BATH 3	2' - 8"	5' - 2"	
217	D	Hinged-Single	NOOK	2' - 4"	8' - 0"	
218	D	Hinged-Single	MEDITATION RM	2' - 4"	8' - 0"	
219	E	Hinged-Single-Exterior	NOOK	3' - 0"	8' - 0"	
220	E	Hinged-Single-Exterior	M BEDRM 2	2' - 6"	8' - 0"	

Grand total: 34

ADU DOOR SCHEDULE

MARK	TYPE	DESCRIPTION	LOCATION	WIDTH	HEIGHT	REMARKS
ADU FFL						
A01	E	Hinged-Single-Exterior	GREAT ROOM	3' - 0"	8' - 0"	
A02	E	Hinged-Single-Exterior	GREAT ROOM	3' - 0"	8' - 0"	
A03	D	Hinged-Single	BEDRM 3	3' - 0"	8' - 0"	
A04	D	Hinged-Single	M BEDRM 1	3' - 0"	8' - 0"	
A05	H	Sliding-Double	M BEDRM 1	6' - 0"	8' - 0"	
A06	D	Hinged-Single	BATH	2' - 4"	8' - 0"	
A07	I	Hinged-Double	LAUNDRY	5' - 0"	8' - 0"	
A08	E	Hinged-Single-Exterior	GARAGE	3' - 0"	8' - 0"	
A09	F	Door-Garage-Embossed_Panel	GARAGE	16' - 0"	8' - 0"	
A10	J	Bifold-2 Panel	GREAT ROOM	4' - 0"	8' - 0"	
A11	G	Pocket-Single	BATH	2' - 4"	8' - 0"	
A12	D	Hinged-Single	M BEDRM 2	2' - 8"	8' - 0"	
A13	D	Hinged-Single	M BATH 2	2' - 4"	8' - 0"	
A14	D	Hinged-Single	WIC	2' - 4"	8' - 0"	
A15	H	Sliding-Double	BEDRM 3	8' - 0"	8' - 0"	

Grand total: 15

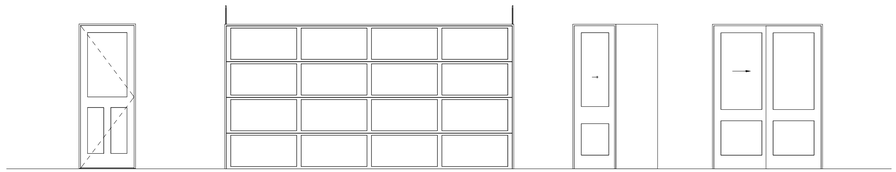


A — EXTERIOR DOUBLE FULL-LITE DOOR

B — DOOR-OPENING

C — LA CANTINA THERMALLY-CONTROLLED ALUMINUM FOLDING DOOR

D — HINGED-SINGLE

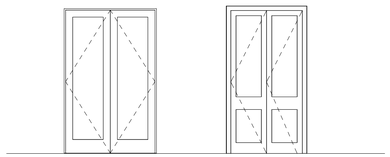


E — HINGED-SINGLE EXTERIOR

F — DOOR-GARAGE-EMBOSSED PANEL

G — POCKET-SINGLE

H — SLIDING-DOUBLE



I — HINGED-DOUBLE

J — BIFOLD-2 PANEL

DOOR SCHEDULE NOTES

1. PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
2. PER CRC R302.5.1, DOORS INSTALLED BETWEEN THE DWELLING AN ATTACHED GARAGE SHALL BE SELF-CLOSING AND SELF-LATCHING. ADDITIONALLY, THEY SHOULD BE ONE OF THE FOLLOWING:
   - A. SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK
   - B. SOLID OR HONEYCOMBED CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK
   - C. A 20-MINUTE FIRE RATED DOOR
3. ALL GLASS IN EXTERIOR DOORS MUST HAVE TEMPERED GLASS, AND IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
4. HEADER HT. @ 8' - 0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS.

WINDOW SCHEDULE NOTES

1. PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
2. ALL GLASS IN EXTERIOR WINDOWS MUST BE TEMPERED GLASS.
3. ALL SKYLIGHT UNITS SHALL BE TESTED AND LABELED IN COMPLIANCE WITH AAMA / WDMA / CSA 101 / 1.S.2 / A440 PER CRC SECTION R308.6.9.
4. ALL SKYLIGHT UNITS LOCATED ON A ROOF WITH SLOPE LESS THAN 3" / 12" MUST BE INSTALLED ON A 4" MINIMUM HIGH CURB.
5. HEADER HT. @ 8' - 0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS.

REVISIONS

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DOOR & WINDOW SCHEDULE

A4-0

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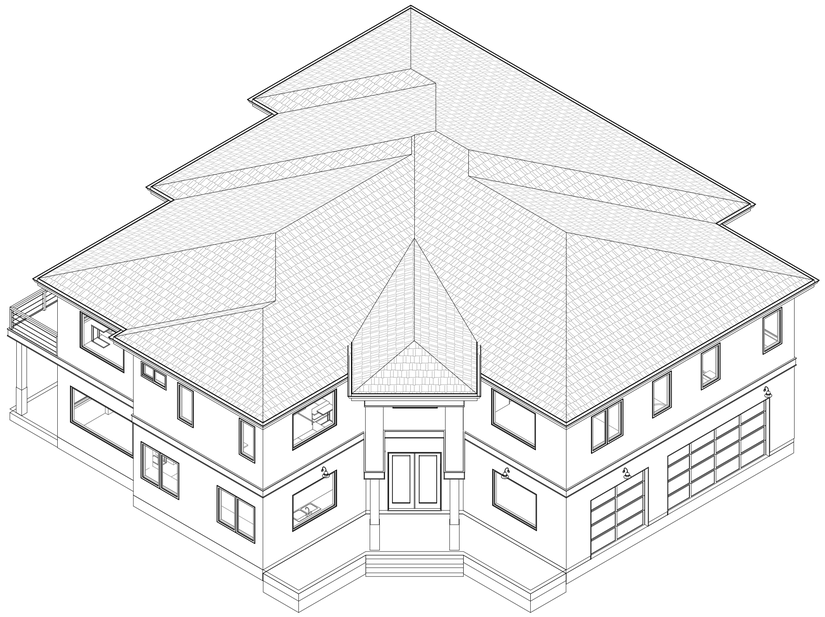
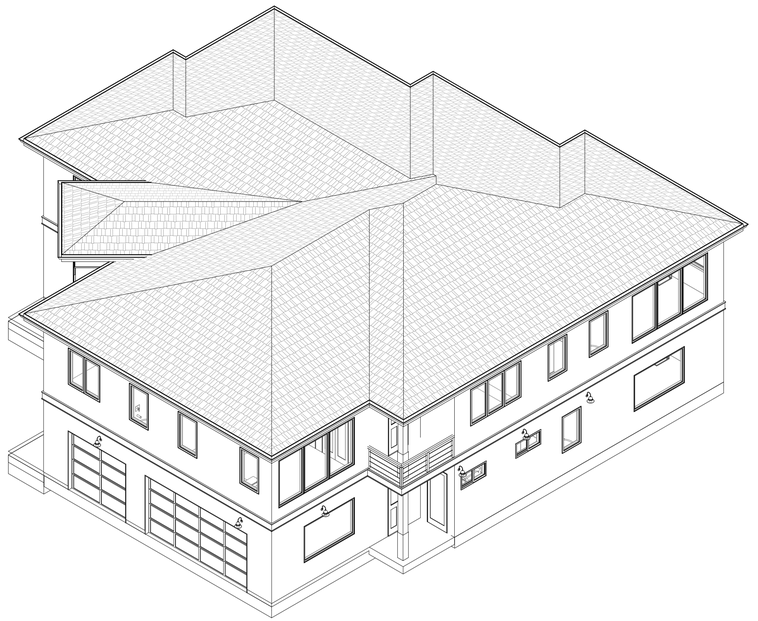
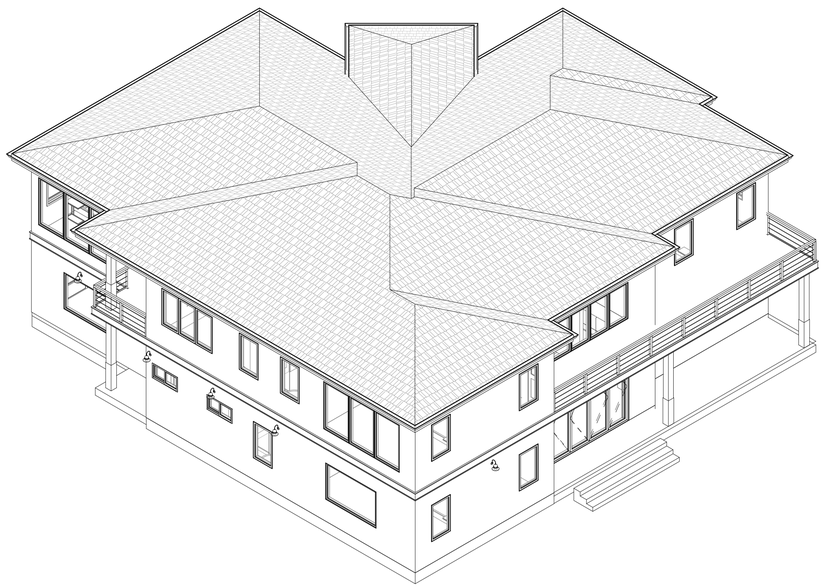
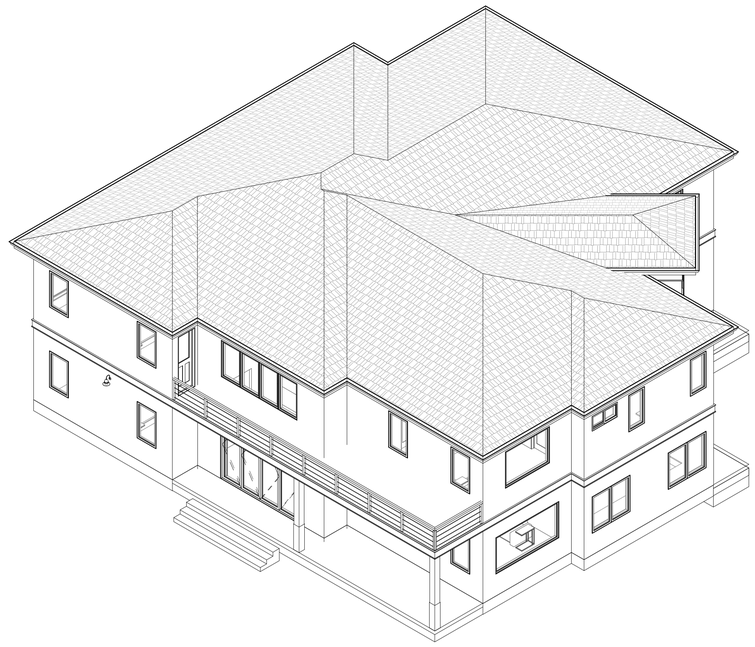
PRELIMINARY









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MAIN HOUSE AXON VIEWS

A6-0

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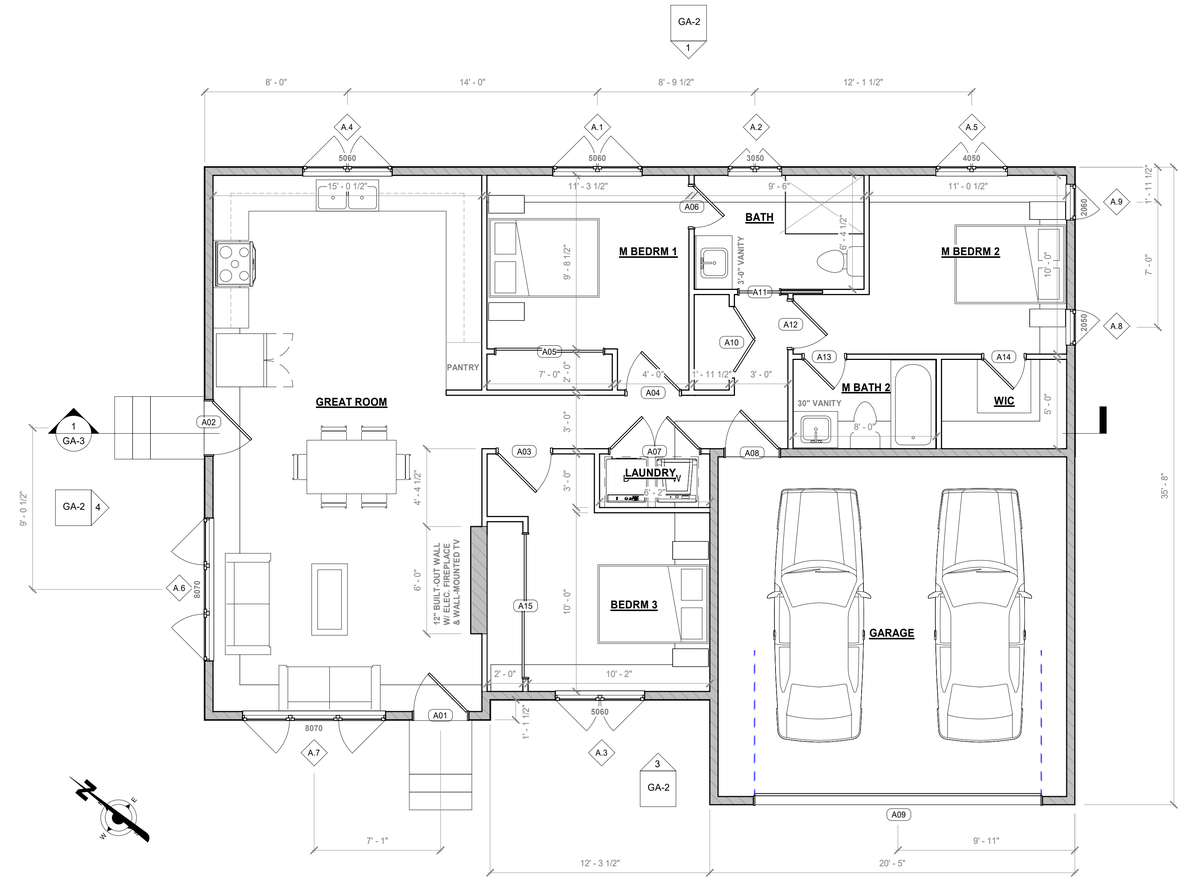


1 ADU FFL
1/4" = 1'-0"

2 GA-2

2 ADU AREA PLAN
3/32" = 1'-0"

ADU AREA SCHEDULE

NAME	WIDTH	LENGTH	AREA
FINISHED			
A	15' - 11 1/2"	30' - 11"	493 SF
B	12' - 6 1/2"	29' - 9 1/2"	373 SF
C	16' - 0"	20' - 2 1/2"	323 SF
			1189 SF
GARAGE			
D	13' - 10"	20' - 2 1/2"	279 SF
E	5' - 10 1/2"	20' - 5"	120 SF
			399 SF

FLOOR PLAN NOTES

1. SEE NOTES ON SHEET A1-0.

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
No. 47518
CIVIL
STATE OF CALIFORNIA

Ashutosh Jha
W SAN MARTIN AVE, SAN MARTIN, CA, 95046-9444

LC ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

W SAN MARTIN PROPOSED
HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

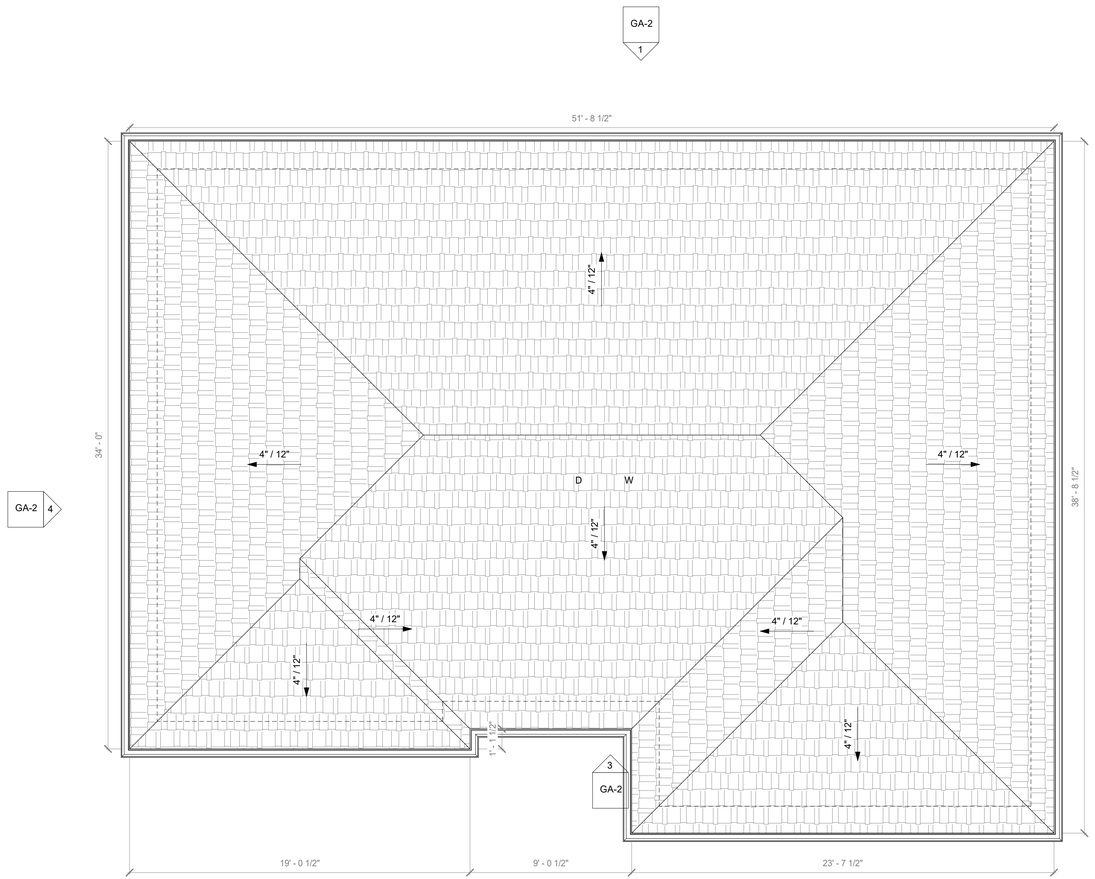
Designed: KLi | Checked: NL | Date: 2 / 24 / 2023
Project No:

ADU FLOOR PLAN

GA-0

2/28/2023 4:14:28 PM

PRELIMINARY



1 ADU TOR
1/4" = 1'-0"

ROOF PLAN NOTES

1. ROOF TO BE BUILT TO "CLASS A" FIRE RESISTANCE STANDARDS
2. ROOF COMPOSED OF ASPHALT SHINGLE OVER TWO LAYERS OF #30 FELT OVER PLYWOOD SHEATHING
3. ROOF OVERHANG 1' U.N.O.

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
MI LE
No. 47518
CIVIL
STATE OF CALIFORNIA

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W SAN MARTIN PROPOSED
HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

Designed:	KL	Checked:	NL	Date:	2 / 24 / 2023
Project No:					

ADU ROOF PLAN

GA-1

2/28/2023 4:14:29 PM

PRELIMINARY

3 FRONT ELEVATION - ADU
1/4" = 1'-0"

4 LEFT ELEVATION - ADU
1/4" = 1'-0"

1 REAR ELEVATION - ADU
1/4" = 1'-0"

2 RIGHT ELEVATION - ADU
1/4" = 1'-0"

ADU ELEVATIONS

PRELIMINARY

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
No. 47518
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W SAN MARTIN PROPOSED HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

Designed: KLI | Checked: NL | Date: 2 / 24 / 2023
Project No:

ADU ELEVATIONS

GA-2

2/28/2023 4:14:30 PM

1 ADU SECTION
1/4" = 1'-0"

ADU SECTION NOTES

1. SEE NOTES ON SHEET A3-1

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
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W SAN MARTIN PROPOSED
HOUSE & ADU
APN: 779 -47 - 007
SAN MARTIN CALIFORNIA

Project No:	Designed: KLi	Checked: NL	Date: 2 / 24 / 2023

ADU SECTIONS

GA-3

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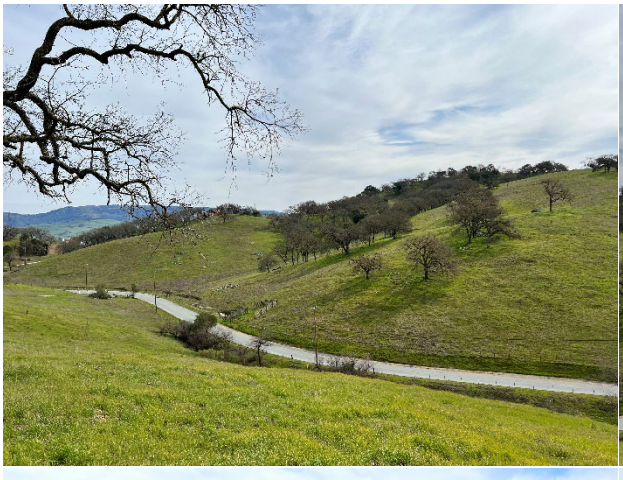
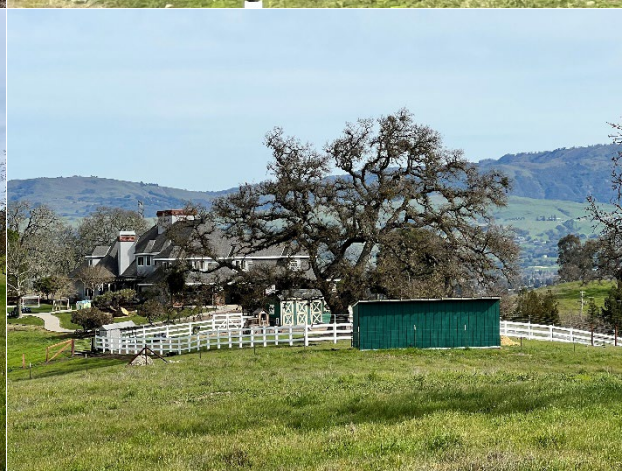
PRELIMINARY

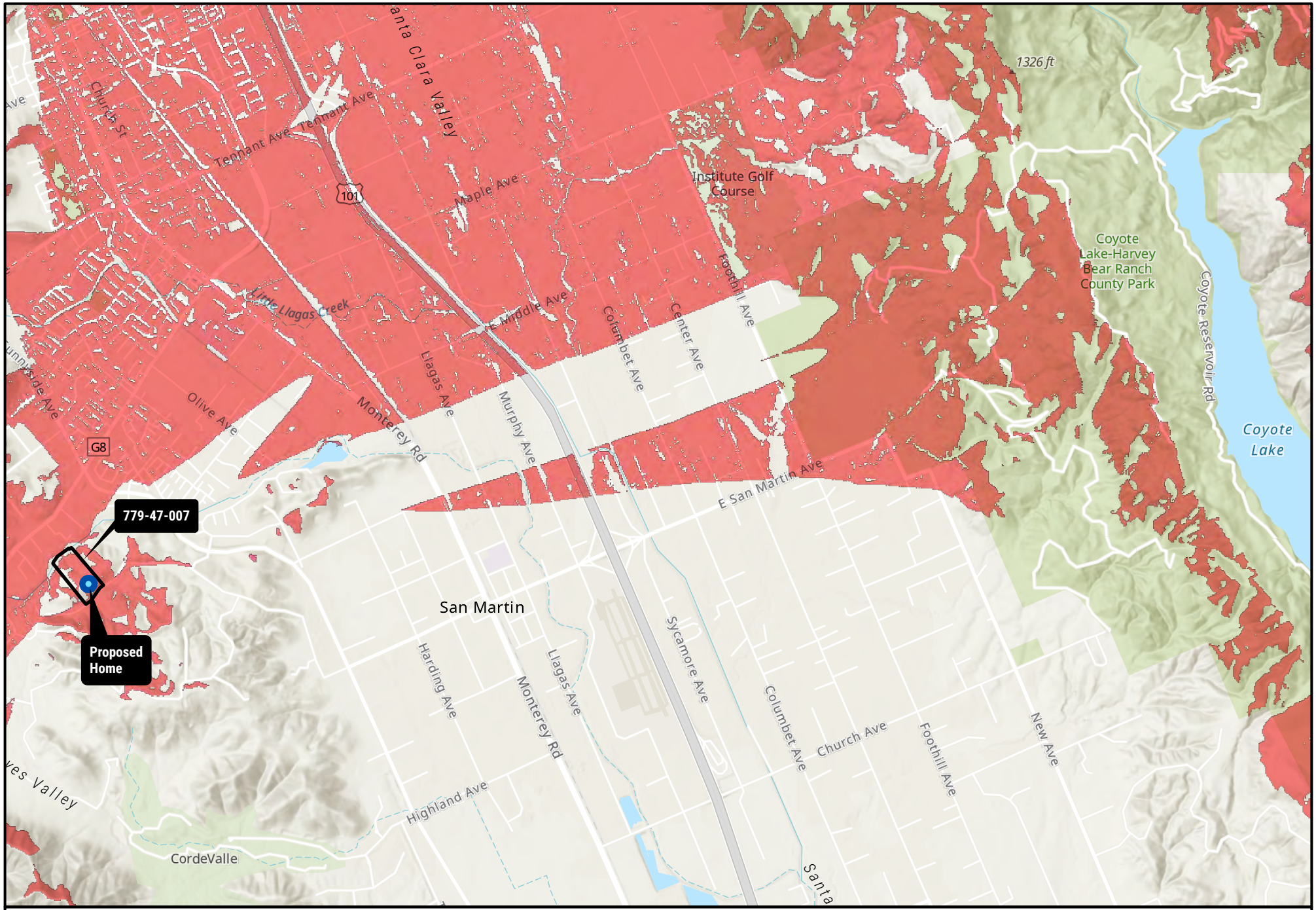
Views from the proposed building site, clockwise starting from the East.









Visibility Analysis for Proposed House

PLN21-112 APN 779-47-007

Proposed Home (29 ft tall)

House Potentially Visible

N

0.5 Miles

ATTACHMENT F

Biological Report

WOOD BIOLOGICAL CONSULTING
PO Box 1569
El Granada, CA 94018
(415) 254-4835
chris@wood-biological.com
www.wood-biological.com

DATE: October 4, 2021
TO: Ashutosh Jha
CC: Nguyen Cam, P.E.
LC Engineering
598 E Santa Clara St, Suite 270
San Jose, CA 95112

FROM: Chris Rogers
SUBJECT: Land Cover and Sensitive Species Assessment, West San Martin Avenue, Morgan Hill, CA
File Number PLN21-112

This memorandum summarizes the results of an assessment of habitat for two special-status bird species within and adjacent to a parcel on West San Martin Avenue, near Morgan Hill, CA, in unincorporated Santa Clara County (Figures 1 and 2). The parcel is APN 779-47-007. The parcel is proposed for grading and development of single family residence, garage, ADU, stormwater driveway, retention basins, and other appurtenances. In a letter dated August 12, 2021, the County Department of Planning and Development identified several items that were required to complete the Building Site and Grading Approvals. In accordance with the Santa Clara County Habitat Conservation Plan (HCP), Item 8 of the County's letter requires verification of the Land Cover Types (*i.e.*, vegetated or developed condition) and an assessment of habitat for least Bell's vireo and tricolored blackbird on the parcel.

In addition, Item 32 of the County's letter requests coordination with the Regional Water Quality Control Board for approval of the driveway crossing of a small drainage. Full resolution of this item is outside of the scope of this report, although a qualitative assessment of the conditions of the drainage and the potential jurisdictional status is provided.

This report will support the County's determination of fees required based on the Santa Clara County Habitat Plan land cover fee overlay, and whether further surveys or studies are required to comply with the HCP. This report also provides recommendations for avoidance and minimization of future impacts to biological resources at this location.

The following conclusions with regard to biological resources are described in greater detail below:

1. The proposed project would have no impact on special status birds or riparian habitat associated with Llagas Creek
2. The Land Cover map has been corrected to reflect conditions observed by the qualified biologist during a site visit.
3. The proposed project is located entirely within the Fee Zone A (Ranchlands and Natural Lands).
4. The driveway requires crossing a small intermittent drainage that runs parallel West San Martin Avenue and is tributary to Llagas Creek. The drainage is correctly classified in the

Habitat Plan Land Cover Map as "Willow Riparian Forest and Scrub". Crossing the drainage may require authorization from the Santa Clara County Habitat Authority, U.S. Army Corps of Engineers, San Francisco Bay Regional Water Quality Control Board, and California Department of Fish and Wildlife.

METHODS

Wood Biological Consulting (WBC) conducted a survey of biological resources on the project parcel on September 16, 2021. During the survey, all plant and wildlife species observed were documented and existing habitats were mapped, with particular focus on identifying suitable habitat for least Bell's vireo and tricolored blackbird. The location of the project parcel is shown in Figures 1 and 2. Land cover types on the parcel, including a portion of Llagas Creek which runs along the northwestern edge of the property, are mapped in Figure 3, and the structure and composition of the vegetation was documented.

Local and recent observations of least Bell's vireo and tricolored blackbird were reviewed to further assess the potential for occurrence on or near the project parcel. Sources included the following:

- Santa Clara Valley Habitat Plan (ICF, 2012)
- California Natural Diversity Database (CNDDB, 2021)
- Least Bell's Vireo Final Recovery Plan (USFWS, 1998)
- Breeding Bird Atlas of Santa Clara County (Bousman, 2007)
- Santa Clara Valley Audubon Society (SCVAS, 2021)
- eBird Santa Clara County Rare Bird Alert (eBird, 2021)

WBC also reviewed several environmental review documents for recent projects in the Upper Llagas Creek watershed, including the Upper Llagas Creek Project (SCVWD, 2014).

SETTING

The study area consists of an approximately 20-acre parcel in unincorporated Santa Clara County, near Morgan Hill. The parcel rises steeply from an elevation of 380-390 ft (above MSL) at West San Martin Avenue to a ridge line at 460-480 ft, and then slopes gradually to the north to Llagas Creek at approximately 440 ft. The parcel includes an approximately 670-foot long reach of Llagas Creek and its floodplain downstream which forms the northwestern boundary of the parcel.

The neighborhood consists of low-density rural residential homes and small to medium-sized agricultural parcels. Historically and currently, the area has been used for grazing livestock, and farmed as orchards, vineyards, row crops, or dryland hay.

Observations of wildlife or their sign[1] were limited to transient species moving within the site during the limited reconnaissance survey. In addition to the birds observed during the survey (see Table 2), a variety of common bird species likely forage or nest on site, and common reptiles and small to large mammals also are occasionally present. Common and characteristic wildlife species of the region and of the suburban environment include coyote, black-tailed deer, wild pig, wild turkey, gopher snake, western fence lizard, California slender salamander, raccoon, and opossum.

[1] Animal signs include tracks, vocalization, scat, white-wash, feathers, fur, shed skin, nests, burrows, prey remains, odor, and dead individuals.

No passerine or raptor nests were detected on the property or in the vicinity during this survey.

LAND COVER TYPES

The survey confirmed that the Land Cover types are generally correct within the mapping precision limits of the Santa Clara County Habitat Agency Geobrowser, as shown on Figure 3, with two small changes described under Mixed Riparian Forest and Woodland and Willow Riparian Forest and Scrub, below. Common names for dominant plant species in each land cover type are referenced below; Table 1 (attached) is a full list of all plant species observed.

California Annual Grassland

The Geobrowser indicates the majority of the parcel is California Annual Grassland, which agrees with conditions observed during the site survey (see Photo 1 in the attachments, and Figures 2 and 3). Most of this area is non-native annual grassland dominated by slender oat and ripgut brome, with relatively few other non-native and native herbaceous plant species. The native perennial grass, purple needlegrass, is relatively abundant in scattered dense patches.

Mixed Riparian Forest and Woodland

The Geobrowser shows Llagas Creek corridor as Mixed Riparian Forest and Woodland land cover type, which also is largely correct according to observations during the site survey (Figures 2 and 3). The riparian zone supports a mix of valley oak, arroyo willow, sycamore, coast live oak, and buckeye, with occasional pines (see Photos 2 and 3). The floodplain understory is a dense mix of native and non-native riparian shrubs, such as California rose, Himalayan blackberry, stinging nettle, smilo grass, buckeye and arroyo willow saplings, and non-native herbaceous annual herbs, including slender oat and ripgut brome. The creek channel supports a narrow fringe of aquatic emergent plants, such as watercress, duckweed, knotweed, and pennyroyal.

Valley Oak Woodland

One change in the mapping is recommended and shown on Figure 3: two areas of oak woodland tree canopy are included as extensions to the south of the "Mixed Riparian Forest and Woodland" polygon. These two areas consist only of valley oak and blue oak with non-native annual grass understory; no other riparian tree species are present (*i.e.*, no willow, sycamore, walnut, or buckeye). They are located on land that is 20-40 feet above the elevation of the upper flood terrace for Llagas Creek, where the majority of riparian trees are rooted. The valley and blue oaks do not occur in these locations due to the influence of Llagas Creek. These trees are not rooted in the riparian zone, and do not provide canopy coverage over Llagas Creek or shading of the aquatic environment, so should not be considered part of the riparian forest and woodland (Photo 4). In contrast, the valley oaks, willows, buckeye and sycamores that form the riparian tree canopy all established on the floodplain or lowest portions of the bank in direct response to the hydrology and geomorphology of the creek.

Willow Riparian Forest and Scrub

The narrow ephemeral drainage that closely parallels West San Martin Avenue along the southeastern parcel boundary supports willow riparian scrub vegetation. To capture the full extent of willow scrub which extends to the eastern edge of the parcel, the land cover type mapping in the Geobrowser should be extended as shown in Figures 2 and 3. The vegetation is a discontinuous canopy of arroyo willow with few sycamore, valley oak, coast live oak, and blue oak (Photo 5). The proposed

driveway entrance off of West San Martin Avenue would cross the drainage where there currently is a gap in the tree canopy, requiring no removal of riparian vegetation.

JURISDICTIONAL WATERS

The proposed driveway would cross the small drainage parallel to West San Martin Avenue. The small ephemeral stream drains the ranch lands and low-density residential neighborhood to the east, and continues west past the project parcel, across the neighboring parcel to the west, and joins Llagas Creek upstream of the project parcel. It is shallowly incised with a narrow low-flow channel 1 to 3 feet in width for its 620 linear-foot reach within the project parcel (Photo 6). The drainage supports the willow riparian scrub vegetation described above, with small pockets of wetland plant species (penny-royal, rabbits foot grass, and iris-leaved rush) in deeper scours, and non-native annual grass species in the channel bottom. The channel has a defined bed and bank (*i.e.*, and incised channel formed by flowing water), but its geomorphology and vegetation suggest it is likely ephemeral (flowing only in direct response to substantial rain events).

Streams with these characteristics typically are regulated by federal and state agencies charged with protection of state and federal water quality and wetland habitat associated with them. These agencies and their authority to regulate these resources are summarized below.

Llagas Creek also is a jurisdictional waters of the U.S. and waters of the state, but no elements of the project would result in discharge of fill into it.

Jurisdictional Waters of the U.S.

The Clean Water Act, administered by the U.S Army Corps of Engineers and the Environmental Protection Agency, provides federal jurisdiction over waters of the U.S., and specifically discharges of fill or other pollutants into waters. Under Section 404 of the Clean Water Act, the Corps issues permits for fill of federal jurisdictional waters, including wetlands, where measures have been taken to demonstrate necessity, minimization of impacts, and with appropriate mitigation. In June 2020, the Corps and EPA published the Navigable Waters Protection Rule (NWPR)[2] that provided a definition of waters of the U.S. and clarified the cases where waters are excluded from their regulatory authority, including ephemeral streams and certain drainage ditches. However, on August 31, 2021, a federal court action remanded and vacated the NWPR, and the Corps and EPA are now interpreting and regulating "waters of the United States" according to pre-2015 regulatory rules, which are more inclusive of ephemeral features[3].

Therefore, it is likely that the driveway crossing is now subject to review and permitting under the Corps' Section 404 regulatory program. Information provided in this report may be used to support an application that includes engineering design drawings of a bridge or culvert crossing that minimizes the impacts to the stream channel.

[2] https://www.federalregister.gov/documents/2020/04/21/2020-02500/the-navigable-waters-protection-rule-definition-of-waters-of-the-united-states

[3] https://www.spn.usace.army.mil/Missions/Regulatory/

Waters of the State

Waters of the state are more broadly or inclusively interpreted than waters of the U.S. For the purpose of protecting fish and wildlife resources associated with streams, the California Department of Fish and Wildlife (CDFW) exerts its regulatory authority under the California Fish and Game Code (§1600 et seq.) within the limit of top of bank, or the extent of riparian vegetation, whichever is greater. Under some circumstances, the CDFW will regulate actions outside of these limits if it determines that they may have adverse impacts on fish and wildlife resources, such as through sedimentation or changes in water quality. At the driveway crossing location, the top of bank coincides with the width of the low-flow channel, which is approximately 1-2 feet wide. No riparian vegetation is located at the proposed driveway crossing, so impacts to waters of the state would be equal to waters of the U.S., as described above.

The Central Coast Regional Water Quality Control Board (RWQCB) also regulates waters of the state under Section 401 of the Federal Clean Water Act, and independent of federal jurisdiction, under the state's Porter-Cologne Water Quality Control Act. Under this section of the California Water Code, project proposals with the potential to impact beneficial uses attributable to state water resources also are subject to authorization by the RWQCB. Examples of beneficial uses associated with the ephemeral drainage on the property may include Groundwater Recharge and Wildlife Habitat. Under Porter-Cologne, the RWQCB interprets its authority to extend to the top of bank (equal to CDFW and the Corps), or further if indirect effects would have an effect on water quality and beneficial uses. Through its permit process, the RWQCB may require consideration of alternatives that would reduce the short and long term effects of the project on beneficial uses (such as bridge or culvert designs), mitigation for impacts on water quality and biological resources.

It is likely that both the CDFW and RWQCB would regulate and issue permits for the driveway crossing. CDFW permits are issued through its Lake and Streambed Alteration Agreement program[4]. The RWQCB issues Waste Quality Certifications[5]. Both these state agencies also will require compliance with the California Environmental Quality Act (CEQA), which would likely be a Negative Declaration prepared by the County. Most of the information necessary to complete the federal application to the Corps of Engineers also would be used in applications to these agencies.

LEAST BELL'S VIREO

Legal Status

Federal: Endangered; Migratory Bird Treaty Act
Critical Habitat: Designated (in Los Angeles, Riverside San Bernardino, San Diego and Santa Barbara, and Ventura counties)
State: Endangered

Distribution

Least Bell's vireo is a small migratory songbird that is restricted to breeding in dense willow-dominated riparian habitats along streams and rivers, primarily in southwestern California. Its breeding season in is expected to be from March through July, after which migrates south to its winter range in Mexico. It is considered to have once been among the most abundant songbirds of the cen-

[4] https://wildlife.ca.gov/Conservation/Environmental-Review/LSA
[5] https://www.waterboards.ca.gov/centralcoast/water_issues/programs/401wqcert/

tral coast and central valley, but declined steeply with loss of its preferred nesting habitat. However, breeding individuals were reported in 1997 and 2001 in southern Santa Clara County along Llagas Creek (CNDDB, 2021). These observations were south of State Route 152 and east of U.S. Route 101. This nearest known occurrence to the study area is 8.5 miles southeast of the project parcel, south of Hwy 152 to the Pajaro River, east of Hwy 101 (CNDDB, 2021). Additional sightings in central California suggest the species is re-establishing within its historical northern range.

Habitat Requirements
Least Bell's vireo nests in riparian woodlands dominated by dense willow or Fremont cottonwood trees (Kus, 2002b) with well-defined vegetative layers. The most critical structural component of nesting habitat in California is a dense shrub understory 2–10 feet above ground (Goldwasser, 1981; Franzreb, 1989; Brown, 1993) consisting of willow or mulefat (*Baccharis salicifolia*). Least Bell's vireo may forage in adjacent scrub or chaparral habitat (U.S. Fish and Wildlife Service, 1986).

Habitat Suitability Onsite
The reach of Llagas Creek within the study area does not possess the structure or composition of riparian canopy or understory vegetation consistent with many thorough descriptions of the nesting habitat requirements for least Bell's vireo. Although the canopy is dominated by large trees, including mature willows and other riparian species, the understory is more open, lacking dense vegetation between the low shrub layer and the tree canopy. The preferred nesting vegetation composed of dense willow-dominated canopy and dense understory of willow or mulefat thicket is lacking at this site. Photos 2 and 3 show the tall tree canopy and understory dominated by dense California rose (2-4 feet tall) and occasional willow and buckeye saplings (8-12 feet tall). In contrast, Photo 7 shows typical least Bell's vireo habitat in Southern California (Preston, *et al*, 2021), with very dense willow canopy that contrasts with the more open riparian sub-canopy on the project site. Although this riparian habitat could be used by transient least Bell's vireo, it would not be expected to nest there.

In addition, the proposed home, ADU and related facilities, including all grading necessary to construct them would be located more than 700 feet horizontally, and 100 feet vertically, from the Llagas Creek riparian corridor. The home site does not meet any of the constituent habitat elements described for this species. The proposed project, including construction noise and activity levels, would not diminish habitat value for least Bell's vireo, or limit the breeding success of least Bell's vireo at this location, if it is present.

TRICOLORED BLACKBIRD

Legal Status
Federal: Species of Concern; Migratory Bird Treaty Act
State: Threatened

Distribution
Tricolored blackbirds are largely endemic to California (Beedy and Hamilton, 1997), with the majority of breeding population in the Central Valley (Hamilton, 2000). Several breeding populations have been reported in Santa Clara County, but tend to be fairly dispersed. The nearest documented breeding populations are two sites at Calero Reservoir, 9.5 miles northwest of the project site (CNDDB, 2021). Both sites are characterized as "tule and cattail marsh". Other breeding sites in the county are on reservoirs or large creeks (*i.e.*, Coyote Creek). In 2006, a breeding colony was documented within

the city limits of Morgan Hill (SCVHCP), but was not present in subsequent years. Breeding individuals or colonies may occur in different locations from year to year, therefore may potentially breed wherever suitable nesting habitat is present, with foraging habitat nearby.

There is one reported observation of tricolored blackbirds on the property immediately west of the project site, in non-native annual grassland that is continuous with the project site (iNaturalist, 2021). This observation was likely foraging or transient individuals, since there is no water body or marsh vegetation in the immediate vicinity. Freshwater marsh with potential nesting habitat is associated with ranch and golf course ponds in the region, such as at the Corde Valle Golf Course, 1.15 miles south of the project parcel, but no verified sightings have been documented there.

Habitat Requirements

Nesting habitat for tricolored blackbirds requires open, accessible water; relatively dense vegetation that provides protection, usually in flooded or thorny vegetation; and a suitable foraging space providing adequate insect prey within a few miles of the nesting colony. Breeding colonies tend to be either in freshwater marshes dominated by cattails and bulrushes, in blackberry thickets, or silage and grain fields (Hamilton et al., 1995; Beedy and Hamilton, 1997; Hamilton, 2000).

Habitat Suitability Onsite

Suitable nesting habitat for tricolored blackbird is lacking in the reach of Llagas Creek within the study area. The understory vegetation relatively dense but low-growing, and does not include the types of species that typically are used for nesting (see Photos 1, 7 and 8). The emergent marsh vegetation along some parts of the creek edge is relatively low-growing (1-2 feet tall), and forms only a narrow and discontinuous fringe, which is inconsistent with the requirement for dense cover that offers protection to this colonial nesting species. Willow trees and saplings on the site are dispersed, not forming dense thickets that could support a colony. Large patches of thorny plant species, such as thistles, or agricultural grain fields also are absent from the site.

CONCLUSIONS

1. **Land Cover Types.** The site survey confirms that the Land Cover Type mapping is generally accurate, representing the predominance of "California Annual Grassland" over most off the parcel, and "Mixed Riparian Forest and Woodland" along Llagas Creek. One small correction to the Land Cover Type mapping would change two small areas mapped as "Mixed Riparian Forest and Woodland" to "Valley Oak Woodland". "Willow Riparian Forest and Scrub" also is present along the small ephemeral drainage adjacent to West San Martin Avenue. The project would not result in impact to woody riparian tree or shrub canopy, or decrease in riparian habitat value.

2. **Special-Status Species**. Suitable nesting habitat for least Bell's vireo and tricolored blackbird are absent from the project parcel. The proposed project would be situated almost exclusively on the annual grassland land cover type. A short reach of riparian woodland would be crossed by the proposed driveway off West San Martin Avenue. Grading for the house, ADU and stormwater detention basin would we more than 700 feet from the riparian woodland on Llagas Creek. The proposed project will not result in removal or damage of any riparian trees or shrubs, nor would it diminish habitat value through decreasing the structure or composition of the riparian habitat.

3. **Jurisdictional Drainage.** The driveway crossing of the small ephemeral drainage will likely required regulatory review and permits to be issued by the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and Central Coast Regional Water Quality Control Board. These permits are separate from the County approval process, though the County has conditioned its approval on obtaining these permits. Depending on the size and type of the driveway crossing (*i.e.*, length of stream impacted, bridge vs. culvert crossing), the agencies will require mitigation, usually in the form of planting additional native riparian trees along the drainage. Permit preparation and coordination with agencies for review and approval will take a minimum of six months.

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ATTACHMENTS

Figure 1 – Project Location
Figure 2 – Project Site
Figure 3 – Verified Land Cover Types
Table 1 – Plant Species in Project Area
Table 2 – Animal Species in Project Area
Representative Photographs

Figure 1. Project Location

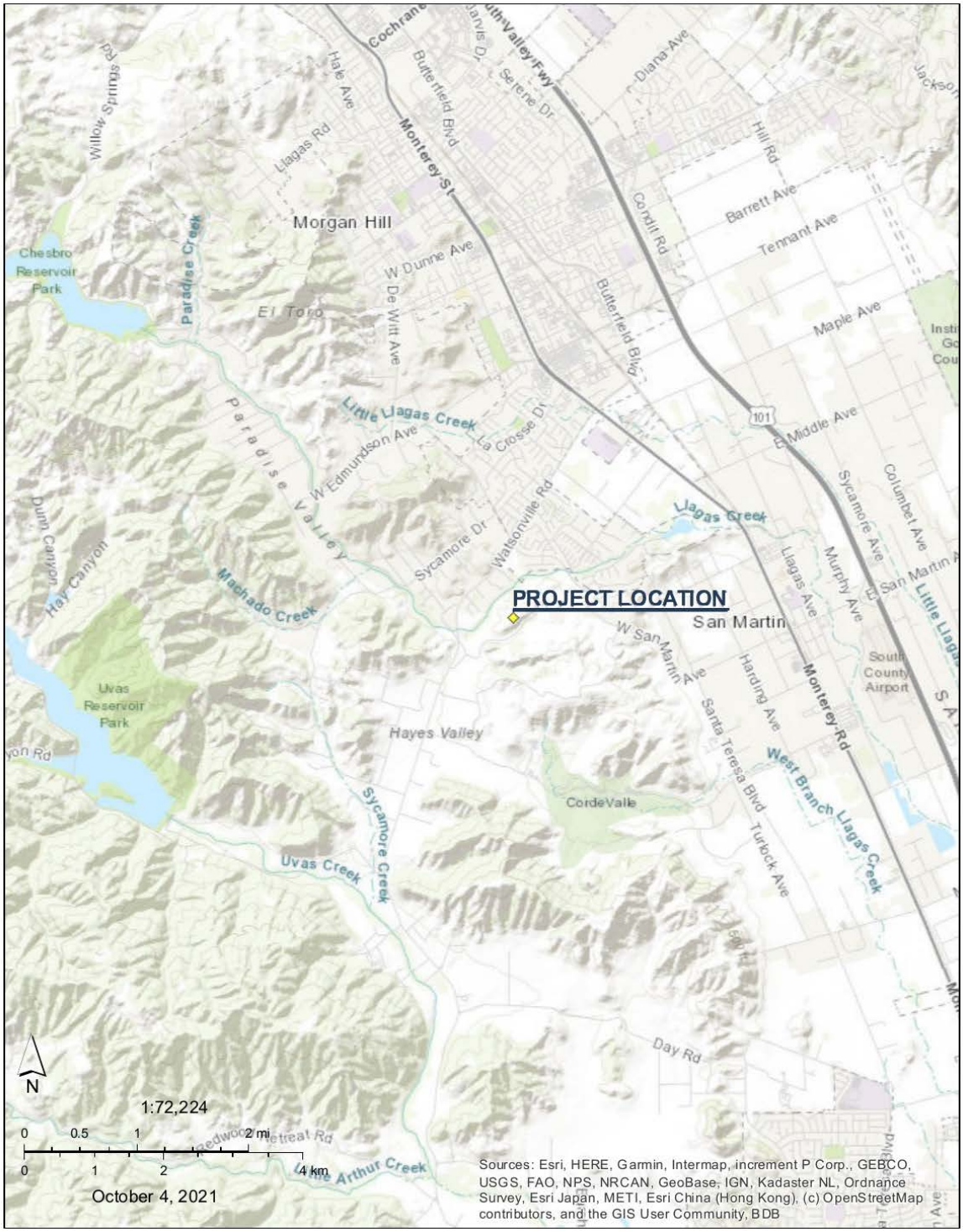


Figure 2. Project Site

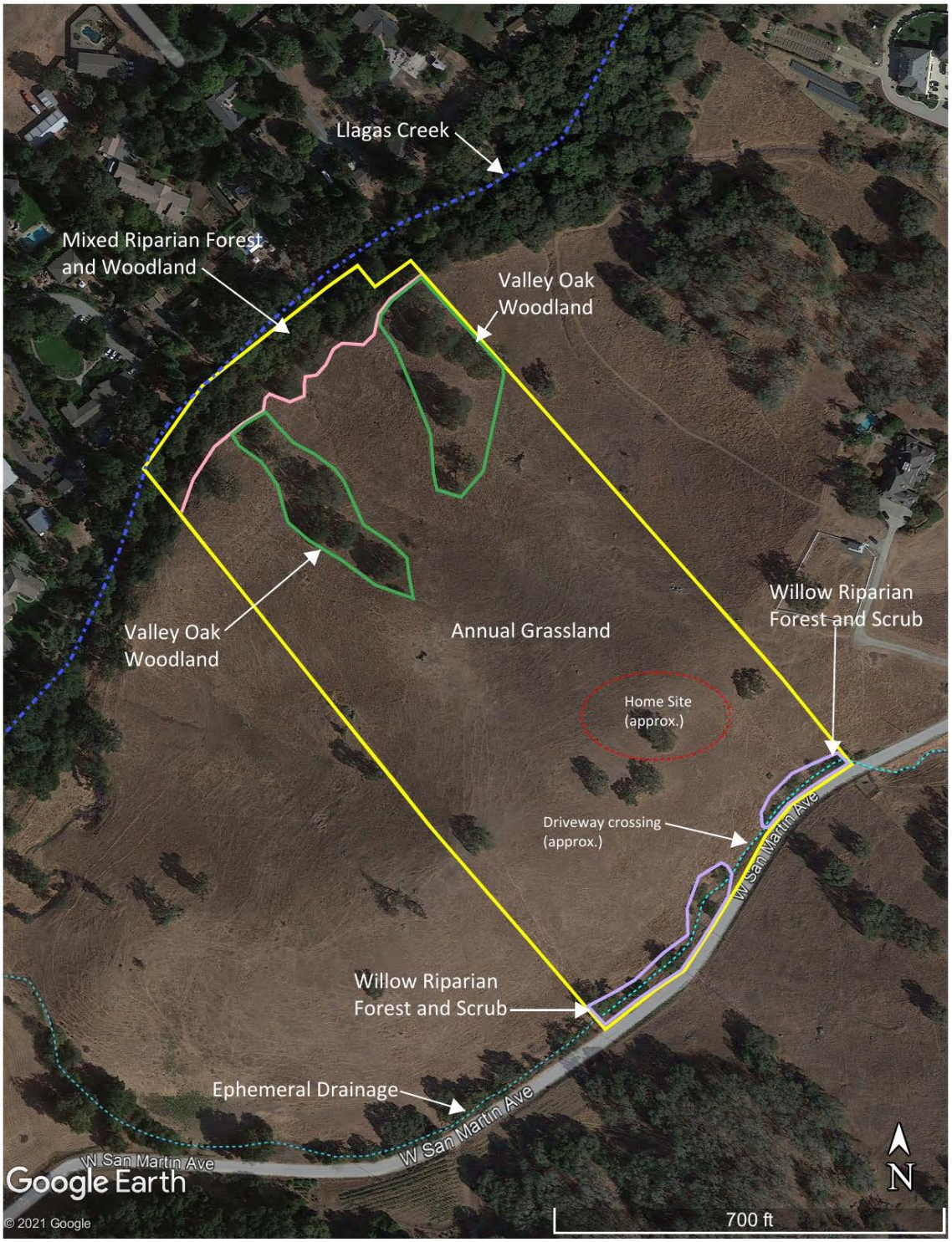
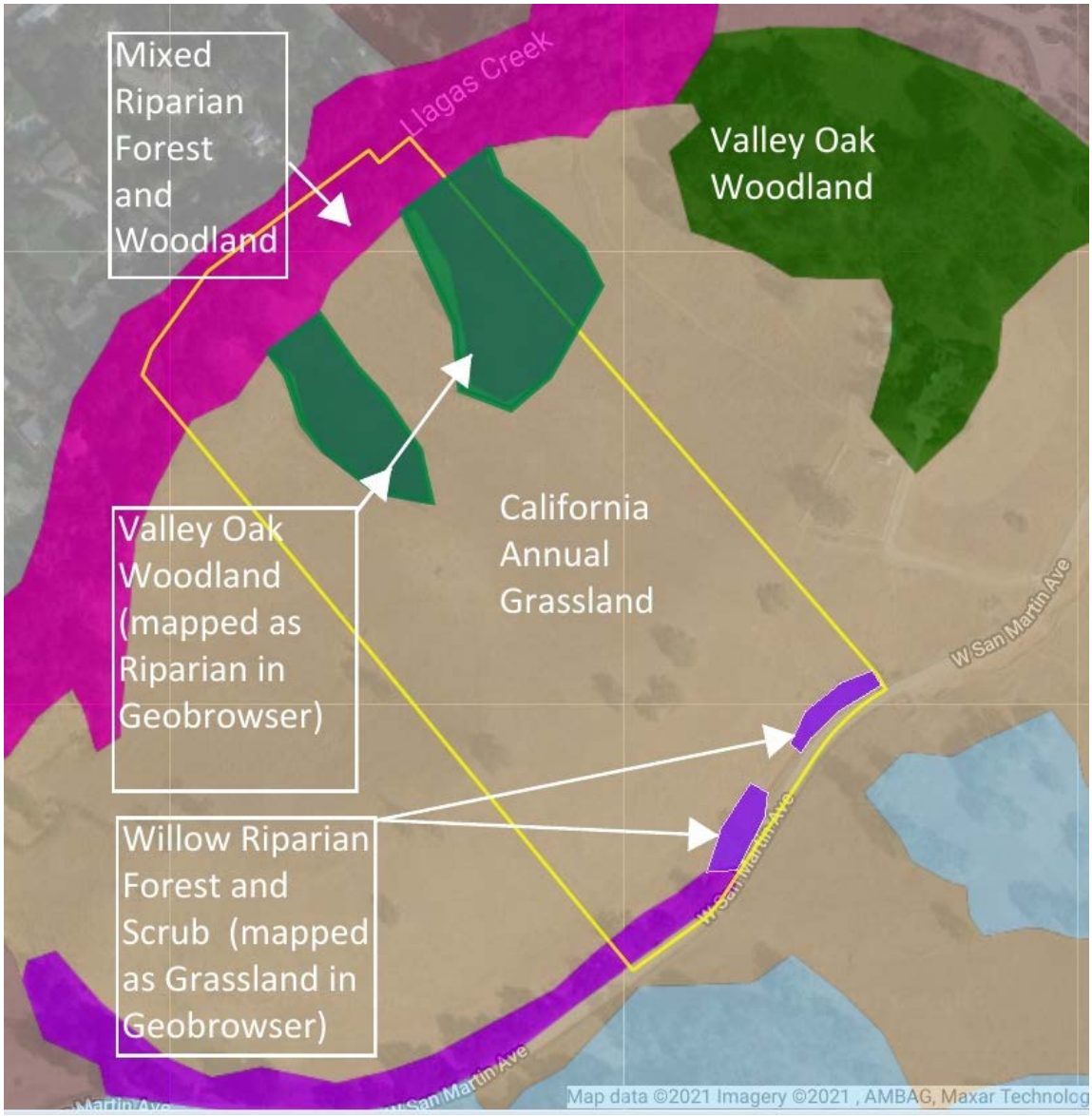


Figure 3. Verified Land Cover Types



Source: Santa Clara Valley Habitat Plan Geobrowser, 2021.

Table 1. Plant Species in Project Area

SCIENTIFIC NAME	COMMON NAME	LOCATION
Adoxacaeae – Muskroot Family		
Sambucus nigra ssp. *caerulea*	blue elderberry	riparian woodland
Amaryllidaceae – Amaryllis Family		
*Amaryllis belladonna**	naked lady	riparian woodland
Anacardiaceae – Sumac Family		
Toxicodendron californicum	poison oak	riparian woodland
Agavaceae – Century Plant Family		
Chlorogalum pomeridianum	soap root	riparian woodland
Apiaceae – Carrot Family		
*Conium maculatum**	poison hemlock	riparian woodland
*Torilis arvensis**	field hedge parsley	oak woodland, riparian woodland
Apocynaceae – Dogbane Family		
*Vinca major**	periwinkle	riparian woodland
Araceae – Arum Family		
Lemna minor	duckweed	aquatic
Asclepiadaceae – Milkweed Family		
Asclepias fascicularis	narrow-leaved milkweed	grassland
Asteraceae – Sunflower Family		
Artemisia douglasii	mugwort	riparian woodland
Baccharis pilularis	coyote brush	grassland, riparian
*Carduus pycnocephala**	Italian thistle	grassland, riparian
*Dittrichia graveolens**	stinkwort	grassland
Hemizonia congesta ssp. *luzulifola*	woodrush tarweed	grassland
Boraginaceae – Borage family		
Heliotrpoium curassivicum	heliotrope	grassland
Brassicaceae – Mustard Family		
*Brassica nigra**	black mustard	grassland
Nasturtium occininale	watercress	aquatic

SCIENTIFIC NAME	COMMON NAME	LOCATION
Caprifoliaceae – Honeysuckle Family		
Symphoricarpos albus var. *laevigatus*	snowberry	riparian woodland
Cyperaceae – Sedge Family		
Carex densa	dense sedge	grassland
Euphorbiaceae – Spurge Family		
Croton setiger	turkey mullein	grassland
Fabaceae – Pea Family		
Acmispon americanus var. *Americanus*	Spanish lotus	grassland
*Vicia sativa**	common vetch	grassland
Fagaceae – Oak Family		
Quercus agrifolia	coast live oak	oak woodland, riparian woodland
Quercus douglasii	blue oak	oak woodland, riparian woodland
Quercus lobata	valley oak	oak woodland, riparian woodland
Geraniaceae – Geranium Family		
*Erodium cicutarium**	red-stemmed filaree	grassland
Juglandaceae – Walnut Family		
Juglans hindsii	N. California black walnut	riparian woodland
Juncaceae – Rush Family		
Juncus xiphioides	iris-leaved rush	riparian woodland
Lamiaceae – Mint Family		
*Mentha aquatica**	water mint	aquatic
Trichostema lanatum	woolly blue curls	grassland
Onagraceae – Evening Primrose Family		
Epilobium brachycarpum	willow herb	riparian woodland
Platanaceae – Plane-tree Family		
Platanus racemosa	Western sycamore	riparian woodland
Poaceae – Grass Family		
*Arundo donax**	giant reed	riparian woodland

SCIENTIFIC NAME	COMMON NAME	LOCATION
*Avena barbata**	slender oats	grassland, oak & riparian woodland
*Bromus diandrus**	ripgut brome	grassland, oak & riparian woodland
*Bromus hordeaceous**	soft brome	grassland, oak woodland
*Elymus caput-medusae**	Medusa head	grassland
Elymus triticoides	creeping wild rye	riparian woodland
*Festuca perennis**	Italian ryegrass	grassland
*Polypogon monspelinesis**	rabbits foot grass	riparian woodland
Stipa pulchra	purple needlegrass	grassland
Polygonaceae – Knotweed Family		
Persicaria punctata	knotweed	aquatic
*Rumex pulcher**	fiddle dock	grassland
Rosaceae - Rose Family		
Pyracantha sp.	firethorn	riparian woodland
Rosa californica	California wild rose	riparian woodland
*Rubus armeniacus**	Himalayan blackberry	riparian woodland
Salicaeae – Willow Family		
Salix lasiolepis	arroyo willow	floodplain
Sapindaceae – Soapberry Family		
Acer negundo	box elder	riparian woodland
Aesculus californica	California buckeye	riparian woodland
Urticaceae – Nettle Family		
Urtica dioica ssp. *holosericea*	hoary nettle	riparian woodland

* non-native species

Table 2. Animal Species in Project Area

SCIENTIFIC NAME	COMMON NAME	LOCATION
Amphibians		
Batrachoseps attenuatus	California slender salamander	riparian woodland
Reptiles		
Pituophis catenifer catenifer	Pacific gopher snake	grassland
Sceloporus occidentalis	Western fence lizard	oak woodland
Birds		
Buteo jamaicensis	Red-tailed hawk	in flight
Cathartes aura	turkey vulture	oak woodland
Corvus corax	common raven	oak woodland
Cyanocitta stelleri	Steller's jay	oak & riparian woodland
Melanerpes formicivorus	acorn woodpecker	oak woodland
Meleagris gallopavo	wild turkey	expected throughout
Melozone crissalis	California towhee	oak & riparian woodland
Poecile rufescens	chestnut-backed chickadee	riparian woodland
Zenaida macroura	mourning dove	riparian woodland
Mammals		
Odocoileus hemionus columbianus	Columbian black-tailed deer	oak & riparian woodland
Sciurus niger	Eastern fox squirrel	riparian woodland
Sylvilagus bachmani	brush rabbit	riparian woodland

Photo 1. California annual grassland covers the majority of the parcel.

Photo 2. Llagas Creek mixed riparian forest, looking downstream.

Photo 3. Llagas Creek mixed riparian forest, looking upstream; narrow fringe of emergent wetland vegetation on bank.

Photo 4. Valley oak woodland to the right of the northern parcel fence line; Llagas Creek riparian forest is to the left of the fence line.

Photo 5. Willow riparian scrub in barely incised ephemeral drainage adjacent to West San Martin Avenue, near proposed driveway crossing.

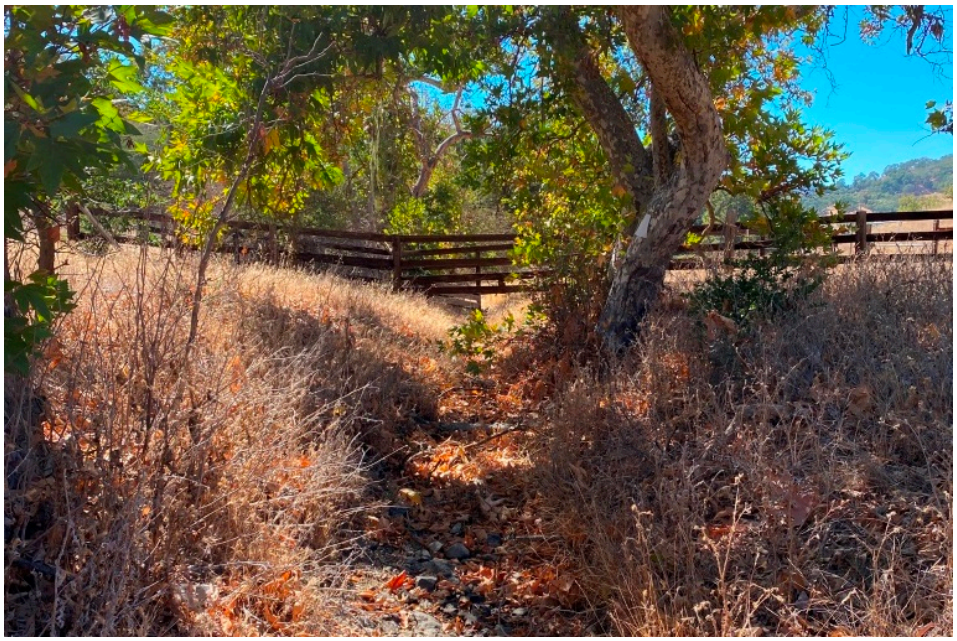


Photo 6. Ephemeral drainage with incised channel looking downstream (west) where it exits the parcel.

Photo 7. Typical least Bell's vireo habitat in Southern California, with dense willow riparian canopy.