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
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STAFF REPORT
Zoning Administration
November 7, 2024

Item No. 1

Staff Contact: Joanna Wilk, Senior Planner
(408) 299-5799, joanna.wilk@pln.sccgov.org

File: PLN21-142
Grading Approval, Special Permit, Design Review (Tier I), and Design Review – Administrative Approval for a new tennis court, pool, driveway, pool cabana with 6 plumbing fixtures, a 2,100 sq. ft. RV storage structure, and a solid fence over 3ft in height.

Summary: Concurrent land use entitlement including Grading Approval for a new tennis court, pool, spa, patio area, accessory dwelling unit (ADU), and driveway, Special Permit for a 726 sq. ft. pool cabana with more than two plumbing fixtures, Design Review (Tier I) for a 2,100 sq. ft. RV storage building, and Design Review – Administrative Approval for a solid fence over 3 feet in height in the "-d1" combining district. Proposed grading quantities associated with the Grading Approval include 1,250 cubic yards of cut and 1,520 cubic yards of fill to accommodate the proposed tennis court, pool, ADU, driveway, and bioretention area.

Owner: Aamir Jamil
Applicant: Mark Grofcsik, RI Engineering
Address: 2700 Paseo Robles, San Martin
Present Land Use: Single-Family Residence
Supervisorial District: 1

GP Designation: Hillsides
Zoning: HS-d1
APN: 825-29-008
Lot Size: 10 acres
HCP: Permit Area 1

RECOMMENDED ACTIONS

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

B. Grant the request for a concurrent land use entitlement for Grading Approval, Special Permit, Desing Review (Tier I) and Design Review – Administrative Approval, pursuant to the Conditions of Approval outlined 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 – Fence Details

PROJECT DESCRIPTION

The proposed project is for Grading Approval for a new tennis court, pool, spa, accessory dwelling unit (ADU), and driveway, a Special Permit for a 726 sq. ft. pool cabana with more than two plumbing fixtures (6 fixtures in total), Design Review (Tier I) for a 2,100 sq. ft. RV storage building, and Design Review – Administrative Approval for a solid fence over 3 feet in height in the "-d1" combining district (4 ft. height maximum with 6 ft. tall pillars). Proposed grading quantities associated with the Grading Approval include 1,250 cubic yards of cut and 1,520 cubic yards of fill to accommodate the proposed tennis court, pool, ADU, driveway, and bioretention area. No tree removal is proposed. However, landscaping and plating of various fruit trees are proposed throughout the property to minimize the visibility of the structures (Attachment D – Proposed Plans).

Setting/Location Information

The subject parcel is 10 acres and is located northeast of the San Martin planning area, east of Highway 101 off Maple Avenue in the southern portion of the unincorporated county. The subject property takes access from a private road, Paseo Robles, which is part of a gated community consisting of other 10-acre properties with single-family residences. The property is surrounded by single-family residences to the north, east, and south, and a private golf course to the west (Attachment C – Location & Vicinity Map)

The property is located in Habitat Conservation Plan Area 1: Private Development Covered and therefore requires coverage by the Habitat Plan as the proposed development is over 5,000 sq. ft. in area. A review of the California Natural Diversity Database did not reveal the known presence of any special-status species on site. According to County of Santa Clara GIS mapping, the average slope of the parcel is 12.6%, which goes from uphill along Paseo Robles on the eastern side of the lot, to downhill away from Paseo Robles to the western side of the lot.

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 pool cabana, RV storage building, and associated improvements. As such, an Initial Study and further analysis under the CEQA was not required.

B. Project/Proposal

1. **General Plan:** Hillsides

2. **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 accessory structures (the pool cabana, RV storage building, and fencing):

Table A: Compliance with Development Standards for Accessory Structures (RV storage building and pool cabana)

STANDARDS & REQUIREMENTS	CODE SECTION	Meets Standard (Y/N)*

Located in the Rear Yard or a Minimum of 75 feet from the Front Property Line	§ 4.20.020 (E)(5)	Y
Height	§ 4.20.020 (E)(1)	Y
Minimum Separation Between Residence and Accessory Structure	§ 4.20.020 (E)(4)	Y
Rear Yard Coverage	§ 4.20.020 (E)(5)	Y

*Refer to additional discussion of these development standards within the body of the Special Permit Findings for the pool cabana in Section E below.

Table B: Compliance with Development Standards for -d1 Combining District (RV storage building)

STANDARDS & REQUIREMENTS	**CODE SECTION**	**Meets Standard (Y/N) ***
Maximum structure size (*structures over 2,000 sq. ft. are not exempt, structures under 5,000 sq. ft. require Tier I Design Review*).	§ 3.20.040(A)(1)(a)	Y
Color	§ 3.20.040(B)	Y
Building form and massing	§ 3.20.040(C)	Y
Design Review Guidelines	§ 3.20.040(F)	Y

*Refer to Discussion in Design Review Findings Section C below

Table C: Compliance with Fence Development Standards for HS-d1 zoning district.

STANDARDS & REQUIREMENTS	**CODE SECTION**	**Meets Standard (Y/N) ***
Maximum height of 6 ft. within 20' of edge of any street or right-of-way.	§ 4.20.050(B)(1)	Y
Maximum height of 3 ft. within a triangle formed by two 20-foot sides measured from the point of intersection along the edge of pavement and the edge of driveway.	§ 4.20.050(B)(2)	Y

*Refer to Discussion in Design Review Findings Section C below and Attachment E.

C. Design Review (-d1): Per Section §5.50.040 of the County Zoning Ordinance, all Design Review applications are subject to the stated scope of review. The overall purpose of Design Review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review findings is listed in bold, and an explanation of how the project (specifically the RV storage building and the solid fence) 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's Geographic Information System (GIS) data shows the proposed development in a medium to high visibility area. However, Staff conducted a site visit on October 8, 2024, and concluded that the site could not currently be seen from the valley floor as the mature vegetation from the neighboring golf course screens the subject parcel. Additionally, the existing residence and proposed RV storage building are not highly visible from the access road (Paseo Robles) as they are located downhill from the road and the existing topography hides them from neighboring properties. Lastly, the applicant proposes extensive landscaping which includes planting vegetation along the access road and around the proposed structures to further reduce the RV storage building's visibility from neighboring properties. The submission did not provide a color/material sample for the RV storage structures, however, the application did provide confirmation of the color type and its LRV. Condition of approval No. 17 requires there to be an updated color materials sample board within the plan set submitted for development permit review that include the RV storage structure color and its LRV rating to ensure consistency with the design review regulations. As such, based on the existing vegetation and topography, as well as the proposed landscaping, the proposed RV storage structure, does not create adverse visual impacts, therefore this finding can be made.

The proposed 4 ft. tall solid fencing is approximately 35 feet long on either side of the proposed driveway entrance. The fencing includes 6 ft. tall stone pillars. The solid fence and the stone pillars are visible from the access road but also include landscaping in front of and behind the solid fencing to minimize its massing. Additionally, the solid fencing is proposed to be finished with earth tones such as hues of brown, green, and shades of gray, and not exceed a light reflective value of 45 (Condition of Approval No. 17). Due to the landscaping surrounding the fence and the exterior colors with an LRV of 45 or less, the solid fence does not have an adverse visual impact. As such, this finding can be made.

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

The grading proposed to establish the RV storage building is minimal and creates a flat pad to establish a foundation. A total of 180 cubic yards of fill is proposed to establish the RV storage building pad so it is at the same elevation as the driveway it takes access from. Additionally, the proposed grading blends in with the natural topography as there are no sharp angles and the proposed grading is rounded off to conform with the natural terrain. No grading is proposed for the proposed solid fencing at the front of the property.

The property contains a creek with riparian vegetation on the southwestern corner of the lot. The proposed development, including the RV storage building and the solid fence, meet the applicable riparian and creek setbacks imposed by the County's General Plan, Santa Clara Valley Water Collaborative, and/or the Santa Clara Valley Habitat Plan.

Due to the RV storage building and solid fence's reduced visibility from neighboring properties and the valley floor, the conformance of the proposed grading with the natural topography where possible, and the conformance with applicable riparian and creek setbacks, the proposed development is compatible with the natural environment. As such, this finding can be made.

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

Supervisors;
The proposed RV storage building conforms with the County's Board adopted Design Review Guidelines. The siting of the accessory structure is advantageous as the existing mature vegetation in the neighborhood, proposed landscaping, and natural topography minimize the visibility from the valley floor and neighboring properties. Alternative locations of the structures on the property would be more visible than the proposed location. Visible portions of the proposed development are to be screened with landscaping to minimize its visibility as much as possible. Additionally, the architectural design of the RV storage structure includes exterior colors for the house façade, trim, and roof materials are conditioned to have a Light Reflective Value (LRV) of 45 or less (Condition #17).

The proposed 4 ft tall solid fence along the driveway approach at the front of the property is conditioned to be finished with LRV of 45 or less with natural dark earth tones such as hues of brown, green and shades of gray (Condition 17). The solid fence is approximately 34 ft. long on either side of the new driveway and includes landscaping to blend in the solid fencing with the natural surroundings. All other fencing on the property is open and meets Zoning Ordinance fence height requirements.

Due to the proposed RV storage building and proposed solid fencing over 3 ft in height conforming with the Design Review guidelines, this finding can be made.

4. **Compatibility with the neighborhood and adjacent development;**
Neighboring properties in the gated community are approximately 10 acres and include a single-family residence, with detached accessory structures, pools, tennis courts, u-shaped driveways and several other properties include solid fencing along the entrance of their properties. The proposed RV storage building and solid fencing conform with existing neighboring residences in the gated community as several other properties also have detached accessory structures and some solid fencing. Due to the similarities of the proposed development and the neighboring properties, this finding can be made.

5. **Compliance with applicable zoning district regulations; and**
As summarized in Section B and Tables A, B & C of this staff report, the proposed RV storage building and the solid fence over 3 ft. in height are allowed in the HS-d1 zoning district and comply with zoning regulations and development standards. The proposed RV storage building meets the required setbacks and conforms with -d1 LRV requirements. The proposed fence meets the height and setback requirements as specified in Zoning Ordinance Section 4.20.050(B). The fence does not exceed 6 ft. in height within 20 ft. of the right-of-way and is not located within a traffic sight triangle which is formed by two 20-foot sides measured from the point of intersection along the edge of pavement and the edge of driveway. Refer to Attachment E for the fence details. As such, the RV storage building, and the solid fence comply with the 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 adopted by the Board of Supervisors or Planning Commission**
The proposed development conforms with the Santa Clara County General Plan

Policy R-LU 18 which allows for low density residential uses. The proposed development includes residential accessory structures such as the RV storage building and solid fencing. General Plan Policy R-GD- 22 also applies to the project which states that grading shall be kept to a minimum to establish the proposed structures and avoidance of unnecessary grading. The proposed development conforms with this as it is situated in the area on the parcel that requires the least amount of grading to establish the RV storage building. Additionally, the proposed grading conforms with the natural topography as it avoids sharp angles by being rounded off to blend in with the existing grade. No grading is proposed for the solid fencing. The RV storage building, and solid fencing are consistent to the County's Board adopted Design Guidelines as they involve minimal grading and will incorporate tree planting to reduce the visual impacts. Additionally, the proposed development has low visibility from the Santa Clara Valley floor. As such, 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 1,250 cubic yards of cut and 1,520 cubic yards of fill and a maximum vertical depth of 6 ft. to establish the foundation of the accessory dwelling unit. The majority of the cut and fill is to establish the tennis court, pool, spa, and patio area. Additional grading is proposed for the driveway used to access the property and proposed structures. The grading is proposed to support the establishment of residential accessory structures that are ancillary to the existing primary residence. The grading needed for the tennis court, pool, spa and patio area is to establish a flat area which is needed for the tennis court and pool use. Therefore, the amount, design, location, and the nature of the proposed grading is necessary to establish the accessory structures permitted by law on the property. As such, 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 establish accessory residential uses on the property that will provide a safe and stable foundation for the accessory structures proposed. All exported soil 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. 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 size constraints of the lot. The proposed development meets riparian and creek setbacks required by the County General Plan, Santa Clara Valley Water Collaborative, and the Santa Clara Valley Habitat Plan and therefore does not impact biological and aquatic resources. Additionally, there are no known occurrences of protected species that are impacted by the proposed development. Land Development Engineering has specific erosion control standards to be implemented as part of the 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.**

   The proposed pool, spa, tennis court and patio area are located adjacent to the existing residence and are located in an area that minimizes visibility. The location of the pool spa, tennis court, and patio in a different location would create more grading as other portions of the property have a steeper topography and would be more visible from neighboring properties. Therefore, the proposed development is in a location that minimizes grading in comparison to other available sites. 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 proposed grading conforms with the natural topography as much as possible as it is rounded off to blend in with the existing grade. The majority of the proposed grading matches the existing slope and does not create a visual scar as the proposed development is downhill from the access road and is hidden by the existing topography and mature vegetation in the neighborhood. As such, 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. The project is consistent with the County's General Plan R- GD22, which encourages only the minimal grading necessary to establish the proposed use. 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 tennis court, pool, spa, patio area, driveway, and foundations for the accessory structure is the minimum

necessary, conforms with the natural terrain, and has low visibility from the valley floor. There will not be any impact to biological resources and there is no indication of protected species on this parcel. Therefore, this finding can be made.

E. Special Permit: In addition to specific findings identified in Section B above, accessory structures with three or more plumbing fixtures are subject to a Special Permit (Chapter 5.60). In the following discussion, the scope of review findings for a Special Permit are delineated in **bold** type, and an explanation of how the project meets the required findings is in plain text below. The Zoning Administrator is required to make these findings to approve the project.

1. **Special Findings for accessory structures with more than two plumbing fixtures: Residential accessory buildings (such as pool cabana) with more than two (2) internal plumbing fixtures may be allowed if a special permit is obtained, per Chapter 5.60, and all of the following specific findings are made.**

   i. **Must conform to the development standards specified in this chapter. More restrictive setbacks may be required in order to mitigate detrimental impacts on neighboring properties.**

   The pool cabana conforms with the applicable accessory structure setbacks, as it is located 75 feet from the front property line. The pool cabana is not located within any of the property setbacks as it is proposed to be located over 30 feet away from all other property lines. The pool cabana is proposed to be 30 feet tall, which does not exceed the 35-foot height maximum allowed by Zoning Ordinance Section 4.20.020. As such, this finding can be made.

   ii. **May not be used for dwelling purposes or overnight accommodation.**

   The structure is proposed to be used in association with the pool area and is equipped with a shower, toilets and sinks. It also includes a sauna, changing room, and closet. Outside of the pool cabana is an outdoor kitchen with a barbeque, pizza oven, and dining area. The applicant does not propose to use the accessory structure for overnight or dwelling purposes. The project has been conditioned to prohibit the use of the cabana as a dwelling (Condition No. 9). As such, this finding can be made.

   iii. **Must be of an appropriate size and design for the intended use, and should be configured in a manner that is clearly inappropriate and impractical for dwelling purposes.**

   The proposed structure is 726 sq. ft. and does not contain any enclosed room that could be used for sleeping purposes, as the proposed rooms are either a sauna, changing room, and/or bathroom. The floor plan is not configured in a manner that is to be used for dwelling purposes and appears to be configured in a manner that is practical for the proposed cabana use. As such, this finding can be made.

2. **The proposed use conforms with the general plan, with the zoning ordinance, and with all standards applicable to the proposed use that have been adopted**

by the Planning Commission or Board of Supervisors;

As discussed in Section B, the proposed development meets applicable zoning ordinance standards. Sections C and D further discuss how the proposed development meets applicable General Plan policies for grading and hillside development. The use of the pool cabana is residential which is an allowed use pursuant to R-LU 18, and is a use allowed by right as shown in Table 2.20-2 in the Zoning Ordinance. Therefore, the above finding can be made.

3. **The site is adequate for the proposed use, including but not limited to being of adequate size and shape to accommodate all facilities and development features to integrate the use into the surrounding area and to provide any necessary or appropriate buffers between the use and the surrounding area;**

   The subject property is a 10-acre lot, and the proposed pool cabana would be a single-family residential accessory use. The site is adequate for the proposed uses and development as the structures meet all required setbacks, proposes to use the minimal grading necessary to establish the use (as discussed in Subsection D), and existing topography, exiting vegetation, and proposed landscaping minimize its visibility from neighboring properties as discussed in Subsection C. As such, the area of the property and the location of the proposed structure offers adequate separation, and existing landscaping provides a buffer between the proposed use and the surrounding uses to the adjacent properties. Therefore, this finding can be made.

4. **The proposed use will not be detrimental to the public health, safety, or general welfare. In this respect the zoning administrator shall further find, without limitation, that:**

   i. **Adequate off-street parking, loading and unloading areas (if applicable) and handicapped access will be provided;**

      The property has ample space for off-street parking as the existing residence as an attached garage that can accommodate 4 covered parking spaces. As such, there is capacity on the project site to accommodate the required minimum of one (1) covered parking space per County Zoning Ordinance Section 4.30.030. Therefore, this finding can be made.

   ii. **Appropriately designed site access will be provided, including safe and adequate access for fire and emergency vehicles (including secondary access where deemed necessary by the fire marshal);**

      The driveway is designed to conform with fire access requirements and other fire safety requirements, as conditionally approved by the County of Santa Clara's Fire Marshal's Office. Fire sprinklers will be installed for the spool cabana and outdoor patio area during the Building Permit application phase as indicated on the conditions of approval (Attachment D). As stated, this finding can be made.

   iii. **The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements;**

The proposed development, including the pool cabana shelter with 6 plumbing fixtures, would utilize an onsite wastewater treatment system (OWTS). The percolation rates of the OWTS were reviewed by the County of Santa Clara Department of Environmental Health (DEH) and were deemed adequate for the proposed development, including the pool cabana with 6 plumbing fixtures. As such, this finding can be made.

iv. The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;

The pool cabana would not create noise, odor, dust, or excessive light impacts. Furthermore, residential, and accessory uses shall be subject to the County Noise Ordinance. Therefore, this finding can be made.

v. The use will not substantially worsen traffic congestion affecting the surrounding area;

The pool cabana will not create any additional traffic as the use will maintain and be ancillary to the single-family residential use on the property. Therefore, this finding can be made.

vi. Erosion will be adequately controlled; and

Standard conditions related to erosion control have been applied and Best Management Practices (BMPs) will be required for the construction of the project through building permit review. Therefore, this finding can be made.

vii. Adequate storm drainage management exists or will be provided and will comply with all applicable local, state and federal requirements.

The Special Permit by itself would not trigger the requirement of a Drainage Permit. However, the overall project has been reviewed and conditioned by Land Development Engineering to comply with all local, state, and federal requirements. Therefore, this finding can be made.

Staff Recommendation

In conclusion, Staff recommends the Zoning Administration Hearing Officer to approve the concurrent land use entitlements for Grading Approval, Special Permit, Design Review (Tier I), and Design Review – Administrative Approval. As noted throughout the Staff Report, the proposed project meets all development standards for the pool cabana, RV storage building, and proposed fence (as noted in the Zoning Standards above) and all the findings for Grading Approval and Special Permit.

BACKGROUND

On August 12, 2021, the applicant applied for Grading Approval to establish the pool cabana, pool, tennis court and a detached carport. After several application reviews, the applicant provided additional information and revised their proposed design to reduce the square footage of the pool cabana, reconfigure the tennis court so it did not encroach into the creek and riparian setback, remove the detached carport and propose a detached RV storage structure, and verified the fence design and height to determine that it requires Design Review-Administrative

Approval. The applicant also spent a significant amount of time working with County Fire to resolve an issue with the distance of the existing fire hydrant from the proposed pool cabana. The application was deemed complete on September 18, 2024. As such, the Permit Streamlining Act deadline for a decision on this project is November 17, 2024.

A public notice was mailed to all property owners within a 300-foot radius on October 29, 2024, and was also published in the Post Records on October 28, 2024[1]. As of writing this report, no public comments have been received regarding this application.

STAFF REPORT REVIEW

Prepared by: Joanna Wilk, Senior Planner

Reviewed by: Samuel Gutierrez, Principal Planner

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[1] San Jose Post Record; https://www.postrecord.news/home.cfm?ref=legalnotices&disp=1 – Legal Notices October 28, 2024; https://www.postrecord.news/LegalNotices/SJR-2024-10-28.pdf

Attachment A

Proposed CEQA Determination

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
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STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	DATE
PLN21-142	825-29-008	10/31/2024

PROJECT NAME	APPLICATION TYPE
Pool Cabana and associated improvements; 2700 Paseo Robles	Grading Approval, Special Permit, Design Review (Tier I) and Design Review – Administrative Approval

OWNER	APPLICANT
Aamir Jamil	Mark Grofcsik, RI Engineering

PROJECT LOCATION

2700 Paseo Robles, San Martin, CA

PROJECT DESCRIPTION

Concurrent land use entitlement including Grading Approval for a new tennis court, pool, spa, accessory dwelling unit (ADU), and driveway, Special Permit for a pool cabana with more than two plumbing fixtures (6 fixtures total), Design Review (Tier I) for a 2,100 sq. ft. RV storage structure, and Design Review – Administrative Approval for a solid fence over 3 feet in height (4 ft. in height with 6 ft. tall pillars) in the "-d1" combining district. Proposed grading quantities associated with the Grading Approval include 1,250 cubic yards of cut and 1,520 cubic yards of fill to accommodate the proposed tennis court, pool, ADU, driveway, and bioretention area.

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

Section 15303(a) - Class 3: New Construction or Conversion of Small Structures

COMMENTS

The proposed pool cabana requires a Special Permit and meets Zoning Ordinance development standards and is not designed to be used for dwelling purposes. The grading associated with the tennis court, pool, spa and driveways conforms with the natural topography and is the minimum necessary to construct the proposed accessory structures. Existing topography as well as proposed and existing vegetation shield the proposed development from neighboring properties and the valley floor. The proposed development meets applicable creek and riparian setbacks as there is a creek located on the southwestern portion of the property. No unusual circumstances exist so as to constitute significant effects, per subsection 15000.2(c).

APPROVED BY:

Joanna Wilk, Senior Planner _____ __10/31/24_____

Signature Date

Attachment B

Preliminary Conditions of Approval

Preliminary Conditions of Approval

Owner/Applicant: Aamir Jamil/ Mark Grofcsik, RI Engineering

Location: 2700 Paseo Robles, San Martin (APN: 825-29-008)

File Number: PLN21-142

Project Description: Concurrent land use entitlement including Grading Approval for a new tennis court, pool, spa, accessory dwelling unit (ADU), and driveway, Special Permit for a 726 sq. ft. pool cabana with more than two plumbing fixtures (6 fixtures total), Design Review (Tier I) for a 2,100 sq. ft. RV storage building, and Design Review – Administrative Approval for a solid fence over 3 feet in height (4 ft. height with 6 ft. tall pillars) in the "-d1" combining district. Proposed grading quantities associated with the Grading Approval include 1,250 cubic yards of cut and 1,520 cubic yards of fill to accommodate the proposed tennis court, pool, ADU, driveway, and bioretention area. This project requires coverage by the Santa Clara Valley Habitat Plan.

Agency	Name	Phone	E-mail
Planning & Santa Clara Valley Habitat Plan	Joanna Wilk	(408) 299-5799	joanna.wilk@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
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
Geology	David Seymour	(408) 573-6711	david.seymour@pln.sccgov.org

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 grading plans prepared by RI Engineering, submitted on July 30, 2024, and architect plans prepared by Monterey Building Design submitted on October 30, 2024, and these Conditions of Approval.

3. Changes to the design of the pool cabana, RV storage building, fence, or the grading design and quantities, may require a modification to this land use entitlement and/or additional environmental review under the California Environmental Quality Act, which may require a public hearing. All changes are to be submitted to the Planning Division for review and approval.

4. Fence height and setback regulations shall adhere to Zoning Ordinance Section 4.20.050(B).

5. 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 the right-of-way, and shall not exceed 12 feet in height, or 35 feet in height if located 30 feet away from the side and rear property lines (Section 4.20.020 (E)). Rear yard coverage of cumulative detached accessory structures shall not be more than 30%, which excludes greenhouses or agricultural structures.

6. One ADU is allowed and shall be limited to 1,200 square feet in floor area pursuant to Section 4.10.015(D)(1) of the ZO. An attached garage up to 400 sq. ft. is allowed pursuant to Section 4.10.015(D)(4).

7. An ADU shall not exceed 16 feet in height unless it complies with the residential setbacks noted in Condition No. 4 pursuant to Section 4.10.015 of the ZO.

8. An ADU shall have at least one (1) parking space, which does not need to be covered pursuant to Section 4.10.015(I) of the ZO.

9. Pursuant to Zoning Ordinance Section 4.20.020(I)(2), the pool cabana may not be used for dwelling purposes or overnight accommodation.

10. Pursuant to Zoning Ordinance Section 4.20.020(J), Swimming pools and spa pools shall be located at least five feet from any property line or right-of-way, measured to the interior wall of the pool. Pool filters, pumps and other appurtenant machinery must also be located at least five feet from any property line or right-of-way.

11. 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

12. 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

13. 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO DEVELOPMENT PERMIT ISSUANCE

Planning

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

15. **Prior to the issuance of a building permit,** and pursuant to ZO 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**.

16. 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 meet the County's Model Water Efficient Landscape Ordinance (MWELO) requirements.

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

    i. Landscape water efficiency must be demonstrated by utilizing any one of the three options provided in Section B33-5: Demonstration of Landscape Water Efficiency.
    ii. Landscape design must comply with all applicable standards and criteria of Section B33-6: Water-Efficient Design Elements.
    iii. Landscape and irrigation plans must comply with all applicable standards and criteria of Section B33-8: Landscape and Irrigation Design Plans. The landscape ordinance and supporting information can be found on the Planning Office website:
        www.sccplanning.org > Plans and Ordinances > Landscape Ordinance

17. All exterior structures, including walls, roofs, window trims, accents, retaining walls, and fences, must use natural, dark earth-toned colors such as browns, greens, and grays. These colors cannot exceed a light reflective value (LRV) of 45. An updated color sample board indicating the LRV for all buildings and structures, including the RV storage accessory structure, must be submitted within the plan set submitted for development permit review. The Planning Division will not approve the development until this condition is met.

Habitat Conservation Plan

18. The proposed development is in Santa Clara Valley Habitat Conservation Plan Area 1: Private Development Covered and requires coverage by the Habitat Plan. **Prior to issuance of any grading/drainage or building permit**, submit a completed Habitat Plan Application for Private Projects ("Application") online with all required submittal materials and exhibits (as described in the Application for Private Projects), and r**equired staff review fee to the Planning Office for review and verification**. The required site plan shall show the project development, including a delineation of the permanent and temporary development buffer areas.
    - *Permanent development area* is defined as all land that will have permanent improvements (required on and off-site road improvements, driveways, buildings/structures, landscaping, etc.), plus a 50-foot buffer surrounding these area.
    - *Temporary development area* is defined as land that will be temporarily affected during

development (construction laydown areas, subsurface utilities, septic system, etc.) that will be *restored within one year of completing construction*, plus a 10-foot buffer surrounding these areas.

19. **Prior to issuance of any grading/drainage or building permit**, provide a field verified land cover verification report and land cover mapping by a qualified biologist, that includes the following:
    - Land cover mapping that clearly delineates the verified land cover (as described in Chapter 3 of the Habitat Plan), proposed development (footprint of improvements, on and off-site roads improvements, bridges, driveways, impervious surfaces, subsurface utilities), and area of temporary and permanent impacts (with applicable buffers). If mapping includes more than one property, clearly identify location of property lines on land cover mapping Figure 2.
    - Area calculations of land cover permanently and temporarily impacted by the project, consistent with Table 1 in the Application for Private Projects.

20. **Prior to issuance of any grading/drainage or building permit**, all Santa Clara Valley Habitat Agency (SCVHA) fees must be paid. Land cover fees are paid based on the land cover verified by a qualified biologist, and development area associated with the project. *Temporary development fees* are based on the amount of time the land is disturbed during construction, plus one year after completing construction, and cannot exceed a combined total of 2 years. ***All temporary development that exceeds 2 years from the onset of construction will be subject to permanent impact fees.***

    This project is subject to the following Habitat Plan fees:
    - Land Cover Fee Zone B – Agricultural and Valley Floor Lands.
    - Nitrogen Deposition Fee – New Accessory Dwelling Unit.

21. **Prior to issuance of grading/drainage or building permits**, all future development is subject to the following Conditions of Approval and described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.
    - Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species.
    - Condition 3: Maintain Hydrologic Conditions and Protect Water Quality.
    - Condition 7: Rural Development.
    - Condition 11: Stream and Riparian Setbacks

22. **Prior to issuance of grading/drainage or building permits**, incorporate the Habitat Plan Conditions of Approval (Exhibit A) and Table 1 – Hydrology Condition 3, into the improvement/grading and building plans.

<u>Land Development Engineering</u>

23. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. **Issuance of the grading permit is required prior to LDE clearance of the building permit** (building and grading permits shall be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page: https://plandev.sccgov.org/home > How to > Apply for a Development Permit or Planning Application > Grading Permit

24. Final plans shall include a single sheet that contains the County standard notes and certificates as shown on the 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.

25. 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. Include plan, profile, typical sections, contour grading for all driveway, structures, and other improvements 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://plandev.sccgov.org/home > Ordinances & Codes > Land Development Standards and Policies
    - 2007 Santa Clara County Drainage Manual: https://plandev.sccgov.org/home > Ordinances & Codes > Grading and Drainage Ordinance

26. 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 grading 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.

27. 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.

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

29. All proposed fencing and gates are to be located outside of the right of way.

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

Drainage

31. 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

32. 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

33. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant's Packet.

34. 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.

35. 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.

36. 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

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

38. 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

39. 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

Agreements

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

Department of Environmental Health

41. **Prior to issuance of a development permit**, submit an onsite wastewater treatment system (OWTS) design/site plan overlaid onto the final grading and drainage plan to the Department of Environmental Health for septic system clearance/ approval. This is a separate submittal to Environmental Health (Peter Estes, 408-918-3441) subject to completion of a service application, completion of OWTS feasibility testing, and payment of applicable fees.

42. **Prior to issuance of a development permit,** construct the proposed well (see C.1) and obtain individual water clearance from the Department of Environmental Health. Individual well clearance is a separate submittal to Environmental Health subject to completion of a water clearance service application, submittal of well completion log detailing the depth of annular seal, well yield report, analytical results from water sampling for bacteriological and chemical constituents, and payment of applicable fees.

Fire Marshal's Office

43. Include a copy of the approved AMMR (FMO24-027) at building permit submittal.

Fire Protection Water

44. 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.

45. The minimum fire-flow shall meet CFC Appendix "B". The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings to meet Appendix B of the CFC.

46. At the time of plan submittal for building permit, provide written verification from the water company that this condition can be satisfied.

47. If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.

48. Standard fire hydrant is to be located within 400 ft. exterior path of travel to all portions of non-sprinklered structures and 600 ft. of sprinklered structures. Provide copy of approved AMMR due to hydrant distance.

Fire Department Access

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

- Access roads (roads serving more than two lots) and driveways (roads serving no more than two lots) for fire department access shall comply with the following:
  - Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
  - Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
  - Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
  - Grade: Maximum grade shall not exceed 15%.
  - Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
  - Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnaround shall comply with County Standard SD-16 or an approved looped driveway. All turnarounds shall have a slope of not more than 5% in any direction.
  - 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.
  - Address: Numbered address to be easily recognizable from the street.

Geology

50. Romig Engineers' Geologic and Geotechnical Investigation report (dated 2-10-2022) concludes "The site is located within the toe of a large-scale dormant landslide..." which "appeared to be stable ..." with "no indication of the landslide mass breaking up, settling, or reactivating at the immediate subject site" and "... the level of risk for improvements at this site may be considered higher than normal and an Acknowledgement Statement of Potential Geologic Hazards will need to be prepared, signed, notarized, and recorded prior to issuance of permits." The report is approved with the requirements that:

    - **Prior to issuance of permits**, owner must sign and record an Acknowledgment Statement of Potential Geologic Hazard to be prepared by the County Geologist.
    - **Prior to issuance of the Grading Permit**, submit a Plan Review Letter that confirms the plans conform with the recommendations presented in the approved report.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION

Planning

51. **Prior to final inspection**, contact Joanna Wilk in the Planning Division, **at least two (2) weeks in advance** to schedule a site visit to verify the colors, and material finishes have been installed as approved per condition of approval 17.

Land Development Engineering

52. 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.

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

54. Provide a Construction Observation Letter by the Project Geotechnical Engineer certifying that the construction was completed per the geotechnical recommendations in the above geotechnical report.

Fire Marshal's Office

55. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure. 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.

Geology

56. **Prior to Grading Completion**, submit a Construction Observation Letter that verifies the grading was completed in accordance with the approved plans.

EXHIBIT A
Santa Clara Valley Habitat Plan
Conditions of Approval

File #PLN21-142
APN: 825-29-008
Grading Approval, Special Permit, Design Review (Tier I), and Design Review – Administrative Approval for a tennis court, pool, driveway, pool cabana with more than 2 plumbing fixtures, a 2,100 sq. ft. RV storage structure, and a solid fence over 3 ft. in height in the "-d1" combining district.
Property Owner: Aamir Jamil
Conditions Prepared by Joanna Wilk on November 7, 2024

Santa Clara Valley Habitat Plan Conditions of Approval
Incorporate the following Habitat Plan Conditions of Approval into the grading/drainage and building plans. The conditions are described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.

Condition 1: Avoid Direct Impacts on Legally Protected Plan and Wildlife Species
Conditions Applied During Project Construction

1. Large Trees (migratory birds or raptors) - If construction will require the removal of large trees during the bird nesting season, conduct pre-construction surveys by a qualified biologist to determine if active nests are present within trees. Private applicants should follow procedures currently used (including definition of nesting season and timing of pre-construction surveys) to comply with Migratory Bird Treaty Act (MBTA) and California state regulation requirements in addressing this condition.

Condition 3: Maintain Hydrologic Conditions and Protect Water Quality and
Conditions Applied During Project Construction

2. Incorporate Table 1: *Hydrology Condition 3* (attached) into the grading and building plans.

Condition 7: Rural Development
Conditions Applied During Project Construction

3. Minimize ground disturbance to the smallest area feasible.
4. Avoid and minimize impacts associated with altering natural drainages and contours on the project site. If the site is graded, blend grading into the existing landform as much as possible.
5. Prevent rills (a narrow groove or crack in the road resulting from erosion by overland flow) by breaking up large or long bare areas into smaller patches that can be effectively drained before rills can develop.
6. Disconnect and disperse runoff flow paths, including roadside ditches, that might otherwise deliver fine sediment to stream channels.
7. Prevent gullies by dispersing runoff from road surfaces, ditches and construction sites, by correctly designing, installing and maintaining drainage structures (i.e. road shape, rolling dips, out-sloped roads, culverts) and by keeping streams in their natural channels. No single point of discharge from a road or other disturbed area should carry sufficient flow

to create gullies. If gullies continue to develop, additional drainage structures are needed to further disperse the runoff).

8. Maintain as much natural vegetation as possible, consistent with fuel management standards, on the project site.
9. Maintain County-mandated fuel buffer (variable width by slope conditions).
10. At project sites that are adjacent to any drainage, natural or manmade, exposed soils must be stabilized or otherwise contained on site to prevent excessive sediment from entering a waterway.
11. Minimize to the maximum extent possible the amount of ground disturbance when constructing roads.
12. Ground-disturbing activities associated with road construction should be timed to occur during dry weather months to reduce the possibility of landslides or other sediment being transported to local streams during wet weather.
13. If construction extends into wet weather, the road bed will be surfaced with appropriate surfacing material to prevent erosion of the exposed roadbed.
14. If construction on steep slopes is required, construction will be timed for dry weather months to reduce the potential for landslides.
15. All temporarily disturbed soils will be revegetated with native plants and/or grasses or sterile nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding.
16. All temporarily disturbed areas, such as staging areas, will be returned to pre- project or ecologically improved conditions within 1 year of completing construction or the impact will be considered permanent.
17. No plants identified by the California Invasive Plant Council as Invasive will be planted on the project site. Planting with watershed local native and/or drought-resistant plants is highly encouraged. This reduces the need for watering as well as the need for fertilizers and pesticides.
18. Outdoor lighting will be of low intensity and will utilize full cutoff fixtures to reduce light pollution of the surrounding natural areas.

<u>Postconstruction</u>

19. All temporarily disturbed soils will be revegetated with native plants and/or grasses or sterile, nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile, nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding.

20. All temporarily disturbed areas, such as staging areas, will be returned to pre-project or ecologically improved conditions within 1 year of completing construction or the impact will be considered permanent.

Condition 11: Stream and Riparian Setbacks
Conditions Applied During Project Construction

21. Incorporate Table 1: *Hydrology Condition 3* (attached) into the grading/drainage and building plans.

Attachment C

Location and Vicinity Map

Location and Vicinity Map

Record No. PLN21-142
APN 82529008
2700 PASEO ROBLES SAN MARTIN

Attachment D

Site Plan

NEW ADU, DRIVEWAY, AND SITE IMPROVEMENTS LANDS OF AAMIR JAMIL

COUNTY OF SANTA CLARA
General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY ______ **ROMIG ENGINEERS** ______ AND DATED___**FEB 2020**_____ THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

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

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

GRADING

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
TENNIS COURT/ POOL/PATIO	620	1155	3'
ADU	400	50	6'
DRIVEWAY	20	135	2'
RV STORAGE AREA	0	180	3'
BIORETENTION AREA	210	0	3'
TOTAL	1250	1520	6'

EARTHWORK BALANCED TO ELIMINATE NEED FOR OFF-HAUL OF SOILS

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

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT ______**89,000**______SF.
15. WDID NO.______**TBD**______.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
   A. 15 MILES PER HOUR (MPH) SPEED LIMIT
   B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
   C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
   A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
   B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
   C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS-BUILT PLANS STATEMENT

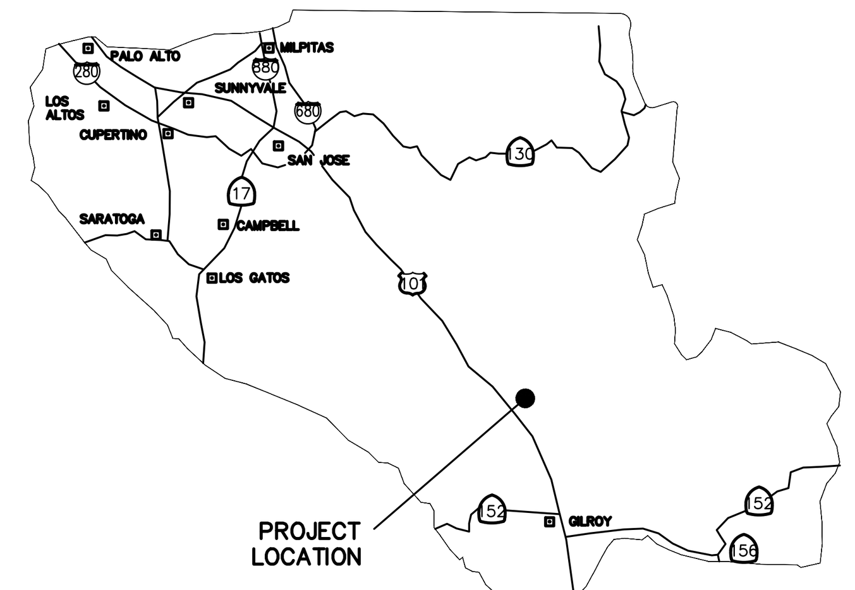
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE ____________ SIGNATURE ____________

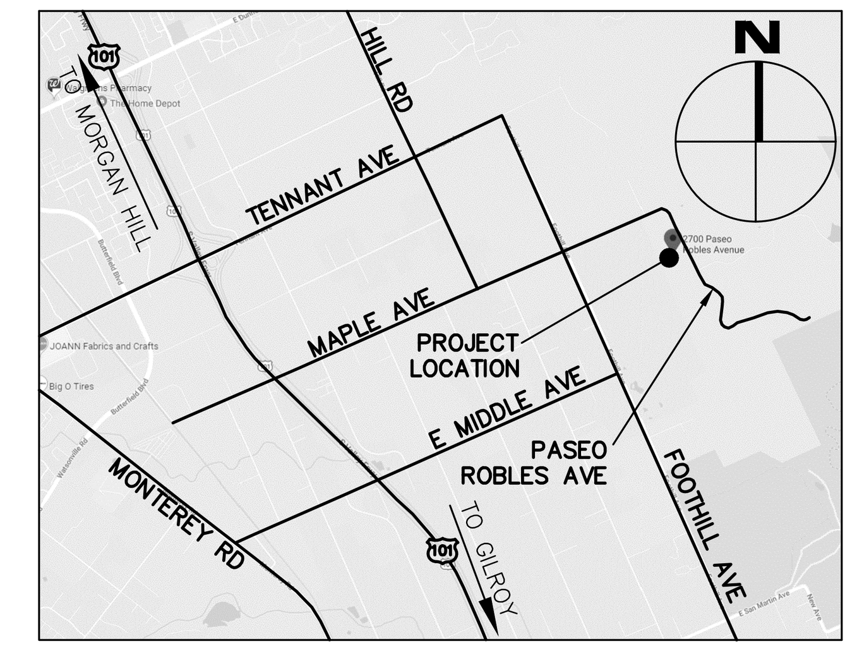
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTERCONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

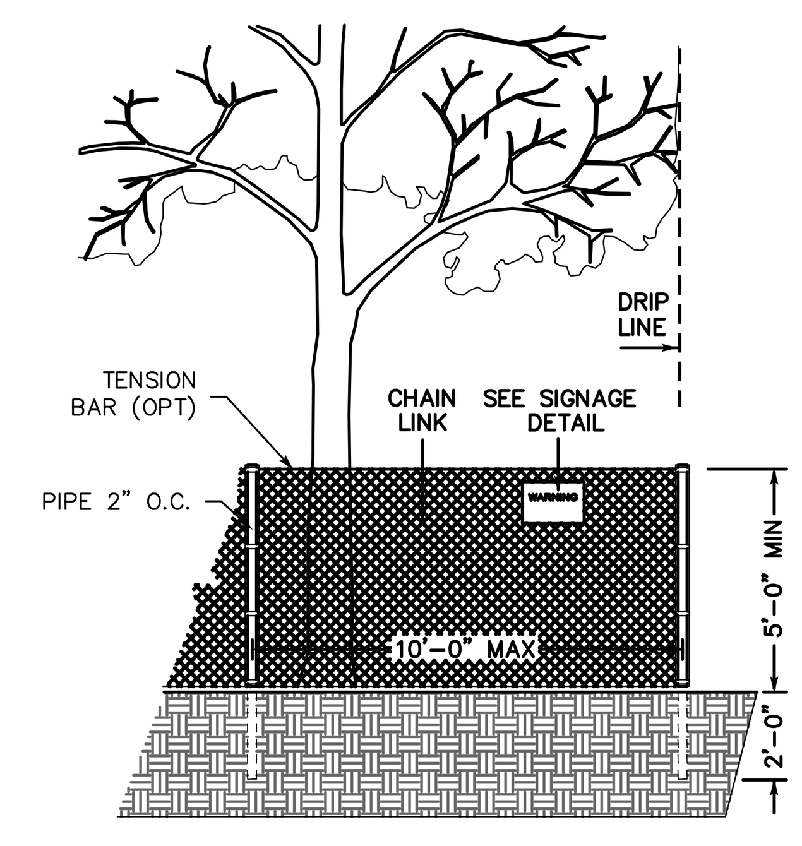
1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



COUNTY LOCATION MAP



VICINITY MAP



EXISTING TREE PROTECTION DETAILS

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

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS
ISSUED BY: ________ **DATE:** ________
ENCROACHMENT PERMIT NO. ________

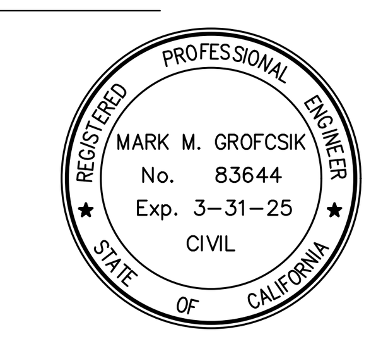
NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHUOT AN ENCROACHEMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. ________

DATE 6/4/2024 ____________ SIGNATURE

83644
R.C.E. NO.



3-31-25
EXPIRATION DATE

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE ____________ ____________

R.C.E. NO. ____________ EXPIRATION DATE ____________

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF PASEO ROBLES AS FOUND, MONUMENTED AND RECORDED AS SOUTH 26°57'35" EAST IN BOOK 393 OF MAPS, AT PAGES 45 THROUGH 48, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

BASIS OF ELEVATION

THE TEMPORARY ONSITE BENCHMARK FOR THIS PROJECT IS THE NORTHWEST CORNER OF CONCRETE PAD FOR THE FIRE HYDRANT LOCATED ±28 FEET NORTH OF THE SOUTH PROPERTY LINE AND ±9.5 FEET WEST OF THE WESTERLY EDGE OF PAVEMENT ON PASEO ROBLES. T.B.M. = 551.00'

SURVEY MONUMENT PRESERVATION

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

COUNTY OF SANTA CLARA
LAND DEVELOPMENT ENGINEERING & SURVEYING
GRADING / DRAINAGE PERMIT NO. ________
ISSUED BY: ________ **DATE:** ________

SCOPE OF WORK

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

2. GRADING FOR NEW 15' AC DRIVEWAY ON SOUTH SIDE OF PROPERTY FROM PASEO ROBLES AVENUE TO RESIDENCE.

3. GRADING FOR NEW RV STORAGE UNIT TO COME OFF PROPOSED SOUTHERN DRIVEWAY

4. GRADING FOR NEW 7,200 SF TENNIS COURT

5. GRADING FOR NEW POOL HOUSE AND NEW OUTDOOR PATIO AREA

6. GRADING FOR NEW ADU TO COME OFF OF (E) NORTHERN DRIVEWAY

7. STORMWATER TREATMENT MEASURES TO MITIGATE NEW/REPLACED IMPERVIOUS SURFACES.

● **INDICATES FOUND IRON PIPE AS NOTED**

○ **INDICATES IRON PIPE TO BE SET**

LEGEND

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE	PL	PL
LIMITS OF WORK OR BOUNDARY		
CURB AND GUTTER		
SIDEWALK		
CITY SURVEY MONUMENT		◉
SEPTIC TIGHT-LINE		
SEPTIC TANK	▣	
STORM SEWER		
STORM DRAIN MANHOLE		Ⓓ
DRAINAGE INLET AT CURB		
ELECTROLIER		
EDGE OF PAVEMENT		
PACING CONFORM OR OVERLAY TO FORM SMOOTH AC TRANSITION		

SHEET INDEX

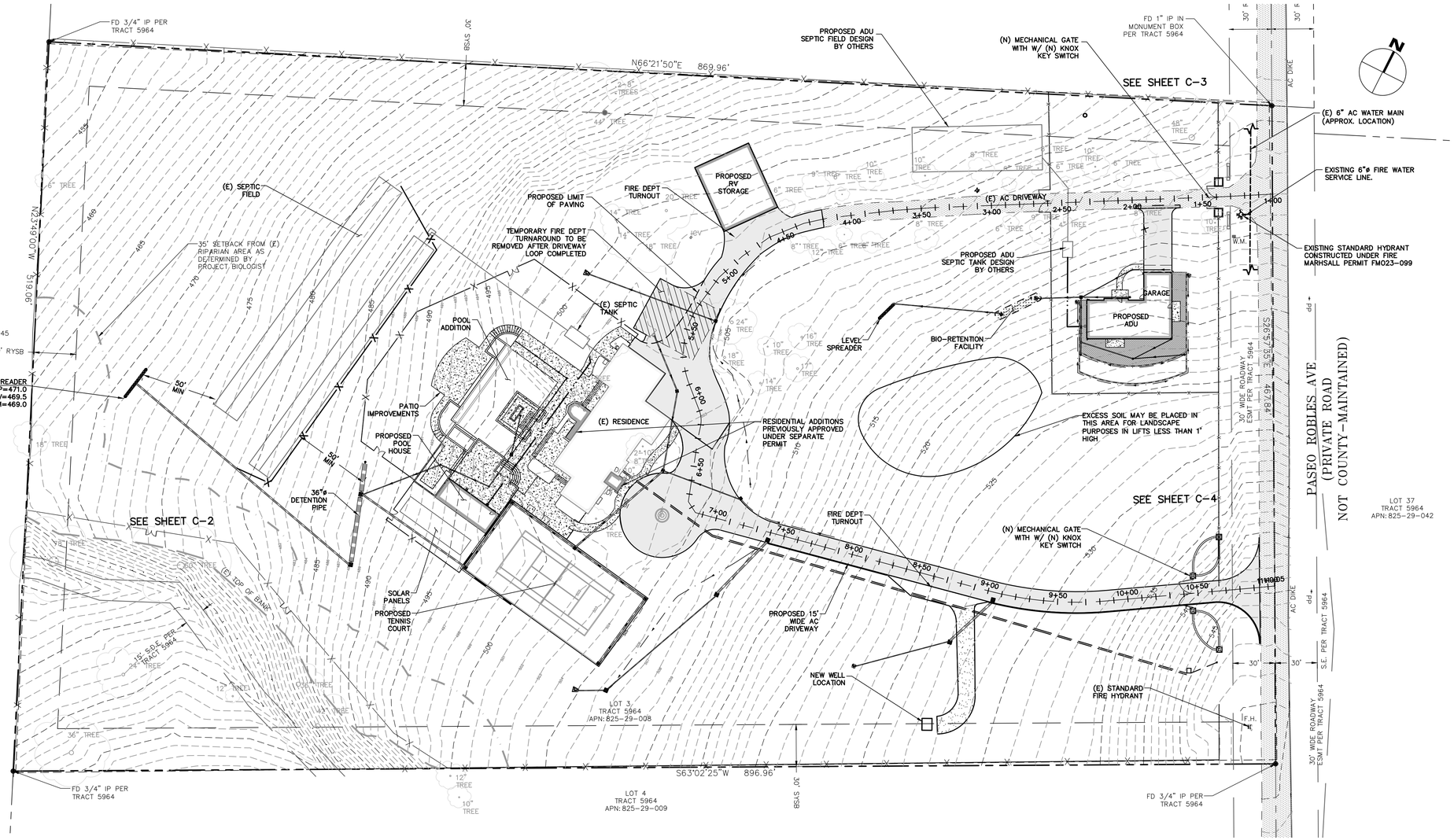
ENGINEER'S NAME: MARK M. GROFCSIK, RCE 83644

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

PHONE NO. (831) 425-3901

Revision 1 1/12/2023	*APN* 825-29-008		*Sheet* 1 *of* 11
Revision 2 *Date*	*Co. File*		
Revision 3 *Date*			

APPLICANT: AAMIR JAMIL   ROAD: PASEO ROBLES AVE   COUNTY FILE NO.: PLN21-142



PLAN

40' 0 40' 80'

1 INCH = 40 FEET

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE (3 / C-7)
- PROPOSED AC (7 / C-7)
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED SITE WALL
- PROPOSED SLOT DRAIN
- PROPOSED SWALE
- PROPOSED BIO-SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDCO
- PROPOSED CB

ABBREVIATIONS

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

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CLARA. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY ROMIG ENGINEERS, ENTITLED "GEOLOGIC AND GEOTECHNICAL INVESTIGATION," DATED 1FBRUARY 2020. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT ROMIG ENGINEERS FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

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

6. THE UPPER 18" OF NATIVE SUBGRADE IN AREAS TO RECEIVE CONCRETE SLABS AND/OR PAVEMENTS SHOULD BE OVEREXCAVATED AND EXPOSED SURFACE SHOULD BE SCARIFIED, MOISTURE CONDITIONED TO PRODUCE A MOISTURE CONTENT WITHIN 4% TO 5% ABOVE THE LABORATORY OPTIMUM VALUE, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BASED ON ASTM TEST D1557. THE UPPER 6" OF CONCRETE SLAB, AND PAVEMENT SUBGRADE AND BASE SHOULD BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY ROMIG ENGINEERS.

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:

Less than 3% organics, free of debris and gravel material, contain no rocks or clods greater than 2.5" in diameter, with no more than 15 percent by weight of rocks larger than 2 1/2".
Be granular and have a plasticity index of less than 15, and should have sufficient binder to allow excavations to stand without caving.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP), POLYVINYL CHLORIDE (PVC), OR HIGH DENSITY POLYETHYLENE (HDPE) AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SANTA CLARA COUNTY DRAINAGE MANUAL.

2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL.

3. CONNECT ALL DOWNSPOUTS TO PERIMETER STORM DRAIN.

STORM DRAIN SYSTEM MAINTENANCE

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

BIOLOGICAL RESOURCES NOTES

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

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

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

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

APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO.: PLN21-142 PLANNING SUBMITTAL

1 RESPONSE TO COMMENTS - 11/8/2023
2 RESPONSE TO COMMENTS - 6/4/2024

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA
6/4/2024

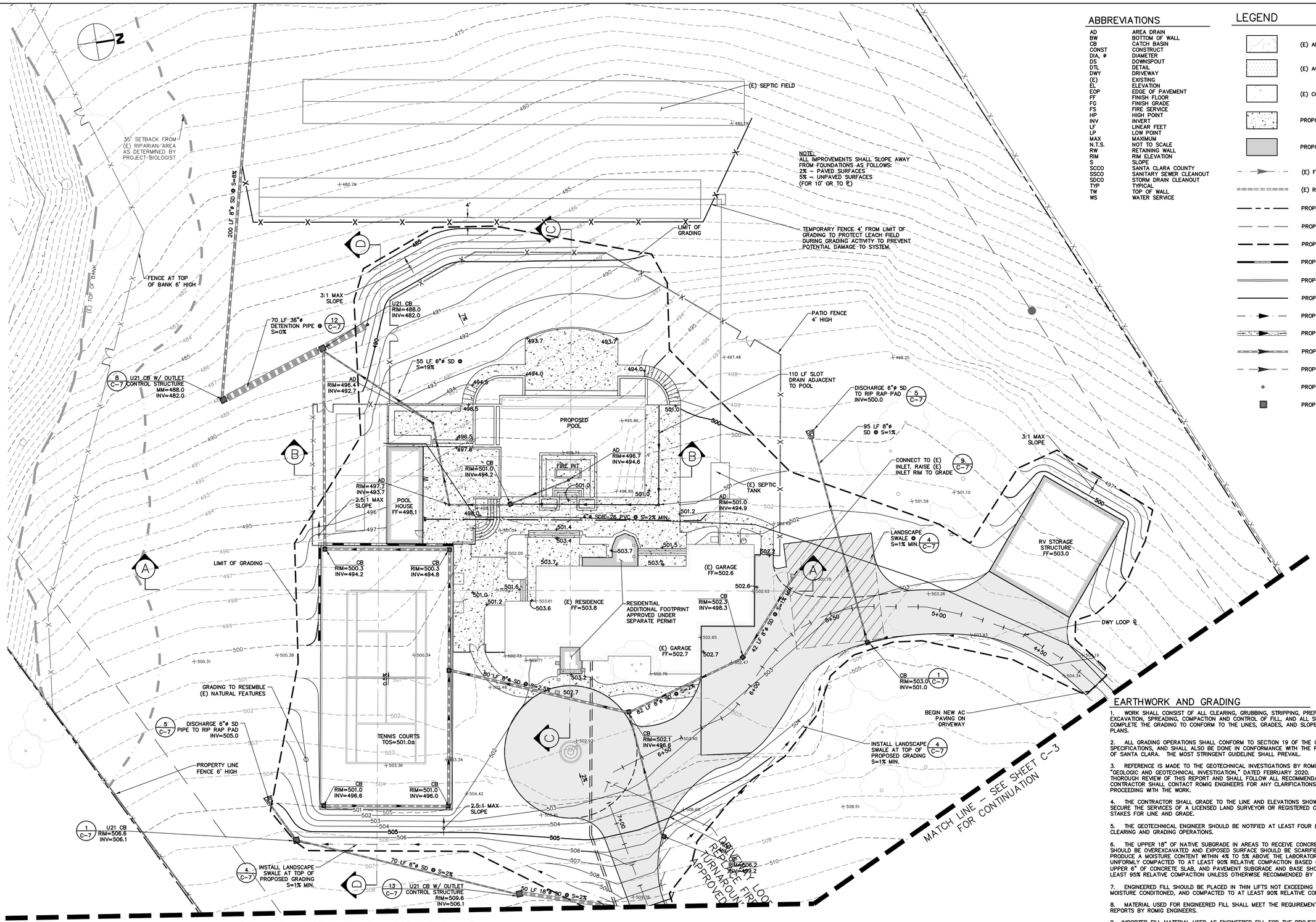
R.J Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW ADU, DRIVEWAY, & SITE IMPROVEMENTS
FOR
AAMIR JAMIL
2700 PASEO ROBLES AVENUE
SAN MARTIN, CA 95046
APN # 825-29-008

SITE PLAN

project no. 19-089-1
date JUNE 2024
scale AS SHOWN
dwg name CIVIL.phase2.dwg

C-1



ABBREVIATIONS

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

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE (3 C-7)
- PROPOSED AC (7 C-7)
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED SITE WALL
- PROPOSED SLOT DRAIN
- PROPOSED SWALE
- PROPOSED BIO-SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDCO
- PROPOSED CB

STORM DRAIN SYSTEM MAINTENANCE

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

SEWER LATERAL NOTES

1. SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC SDR26) AND SHALL HAVE A SMOOTH INTERIOR.
2. SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%

PLAN

20' 0 20' 40'

1 INCH = 20 FEET

STORM DRAINAGE NOTES

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

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CLARA. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY ROMIG ENGINEERS, ENTITLED "GEOLOGIC AND GEOTECHNICAL INVESTIGATION," DATED FEBRUARY 2020. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT ROMIG ENGINEERS FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
6. THE UPPER 18" OF NATIVE SUBGRADE IN AREAS TO RECEIVE CONCRETE SLABS AND/OR PAVEMENTS SHOULD BE OVEREXCAVATED AND EXPOSED SURFACE SHOULD BE SCARIFIED, MOISTURE CONDITIONED TO PRODUCE A MOISTURE CONTENT WITHIN 4% TO 5% ABOVE THE LABORATORY OPTIMUM VALUE, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BASED ON ASTM TEST D1557. THE UPPER 6" OF CONCRETE SLAB, AND PAVEMENT SUBGRADE AND BASE SHOULD BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY ROMIG ENGINEERS.
9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:

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Be granular and have a plasticity index of less than 15, and should have sufficient binder to allow excavations to stand without caving.

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

APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO.: PLN21-142

PLANNING SUBMITTAL

1 RESPONSE TO COMMENTS – 11/8/2023
2 RESPONSE TO COMMENTS – 6/4/2024

REGISTERED PROFESSIONAL ENGINEER – STATE OF CALIFORNIA
MARK M. GROFCSIK
No. 83644
Exp. 3-31-25
CIVIL
6/4/2024

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

NEW ADU, DRIVEWAY, & SITE IMPROVEMENTS
FOR
AAMIR JAMIL
2700 PASEO ROBLES AVENUE
SAN MARTIN, CA 95046
APN # 825-29-008

GRADING & DRAINAGE PLAN (POOL)

project no. 19-089-1
date JUNE 2024
scale AS SHOWN
dwg name CIVIL.phase2.dwg

C-2

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

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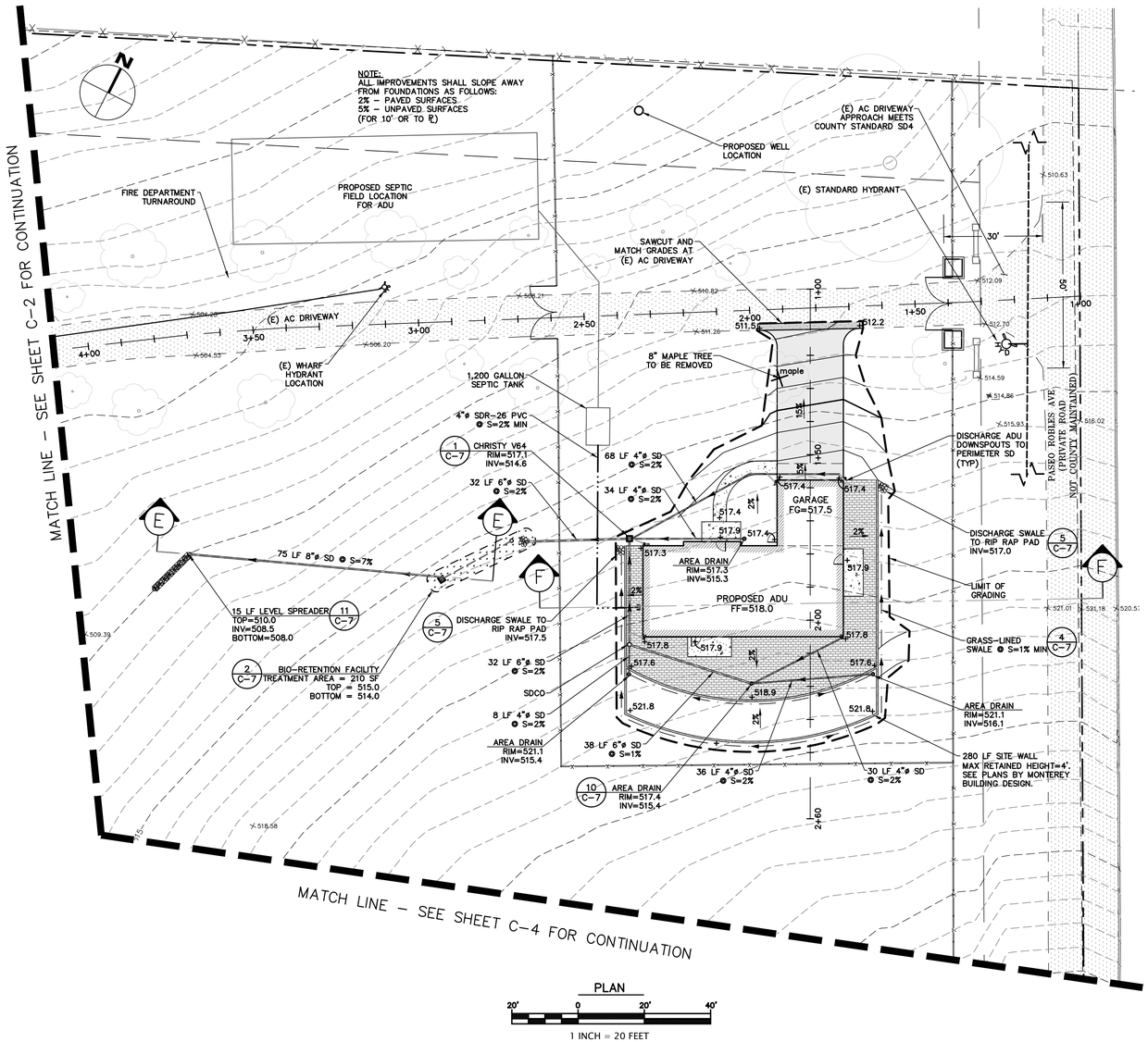
11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.



PLAN

20' 0 20' 40'

1 INCH = 20 FEET

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE (3 / C-7)
- PROPOSED AC (7 / C-7)
- (E) FLOWLINE
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ABBREVIATIONS

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

TREE REMOVAL TABLE

SPECIES	SIZE (DIA)	ACTION
MAPLE	8"	REMOVE

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP), POLYVINYL CHLORIDE (PVC), OR HIGH DENSITY POLYETHYLENE (HDPE) AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SANTA CLARA COUNTY DRAINAGE MANUAL.

2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL.

3. CONNECT ALL DOWNSPOUTS TO DISCHARGE ON SPLASH BLOCKS DIRECTED AWAY FROM FOUNDATION..

STORM DRAIN SYSTEM MAINTENANCE

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

APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO.: PLN21-142

PLANNING SUBMITTAL

1 RESPONSE TO COMMENTS – 11/8/2023
2 RESPONSE TO COMMENTS – 6/4/2024

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA
6/4/2024

RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
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NEW ADU, DRIVEWAY, & SITE IMPROVEMENTS
FOR
AAMIR JAMIL
2700 PASEO ROBLES AVENUE
SAN MARTIN, CA 95046
APN # 825-29-008

GRADING & DRAINAGE PLAN (ADU)

project no. 19-089-1
date JUNE 2024
scale AS SHOWN
dwg name CIVIL.phase2.dwg

C-3

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE (3/C-7)
- PROPOSED AC (7/C-7)
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED SITE WALL
- PROPOSED SLOT DRAIN
- PROPOSED SWALE
- PROPOSED BIO-SWALE
- PROPOSED SD
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ABBREVIATIONS

AD	AREA DRAIN
BW	BOTTOM OF WALL
CB	CATCH BASIN
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DTL	DETAIL
DWY	DRIVEWAY
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EL	ELEVATION
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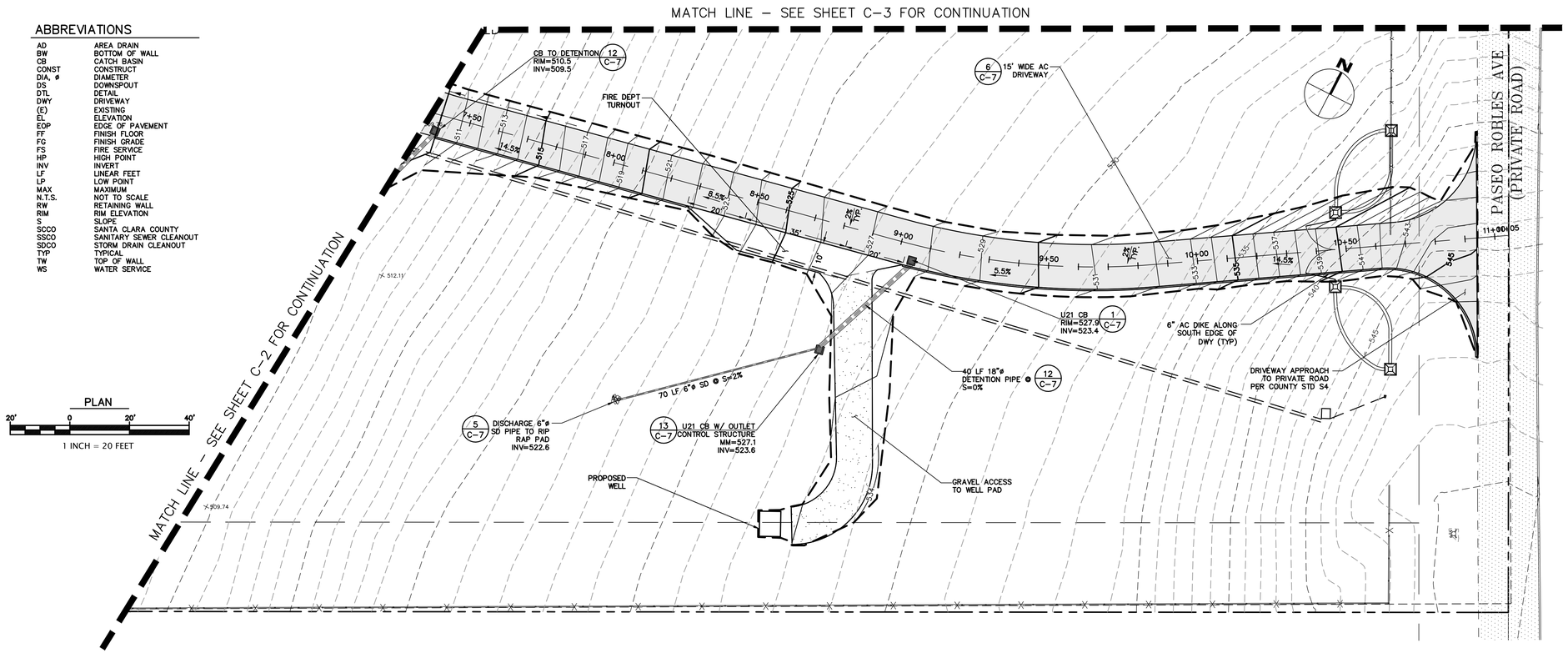
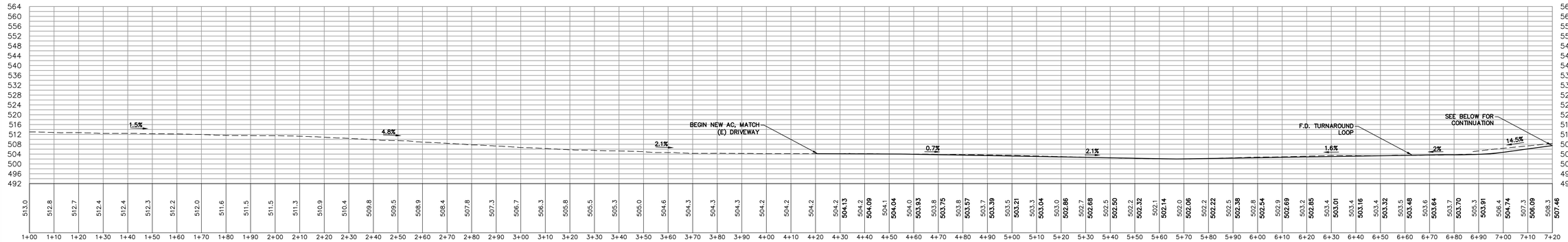
SCCO	SANTA CLARA COUNTY
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

PLAN

20' 0 20' 40'

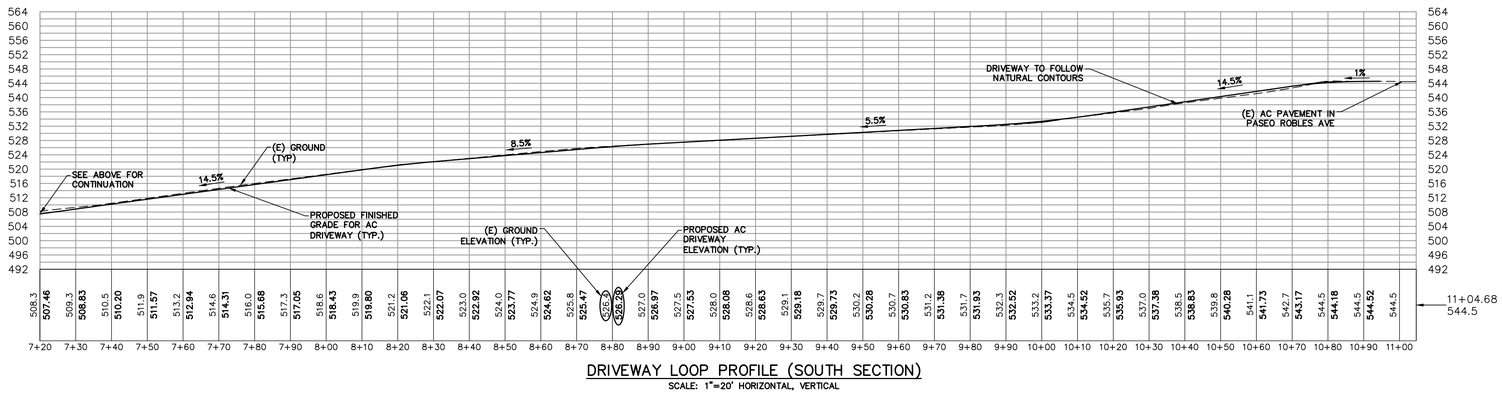
1 INCH = 20 FEET





DRIVEWAY LOOP PROFILE (NORTH AND WEST SECTION)

SCALE: 1"=20' HORIZONTAL, VERTICAL



DRIVEWAY LOOP PROFILE (SOUTH SECTION)

SCALE: 1"=20' HORIZONTAL, VERTICAL

APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO.: PLN21-142

PLANNING SUBMITTAL

1 RESPONSE TO COMMENTS - 11/8/2023
2 RESPONSE TO COMMENTS - 6/4/2024

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp. 3-31-25
CIVIL
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6/4/2024

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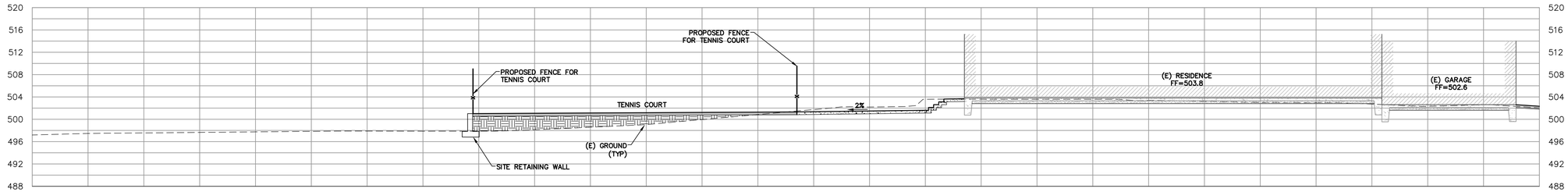
NEW ADU, DRIVEWAY, & SITE IMPROVEMENTS
FOR
AAMIR JAMIL
2700 PASEO ROBLES AVENUE
SAN MARTIN, CA 95046
APN # 825-29-008

GRADING & DRAINAGE PLAN (DRIVEWAY)

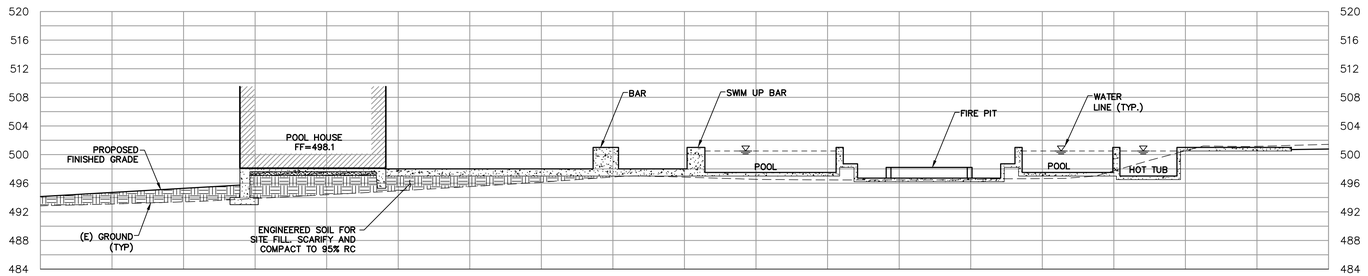
project no. 19-089-1
date JUNE 2024
scale AS SHOWN
dwg name CIVIL.phase2.dwg

C-4



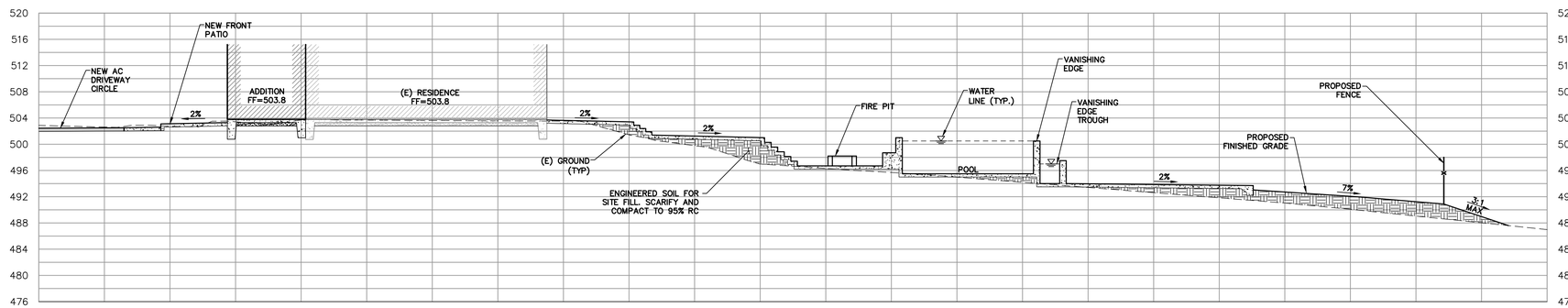
SECTION A–A

SCALE: 1"=10' HORIZONTAL, VERTICAL



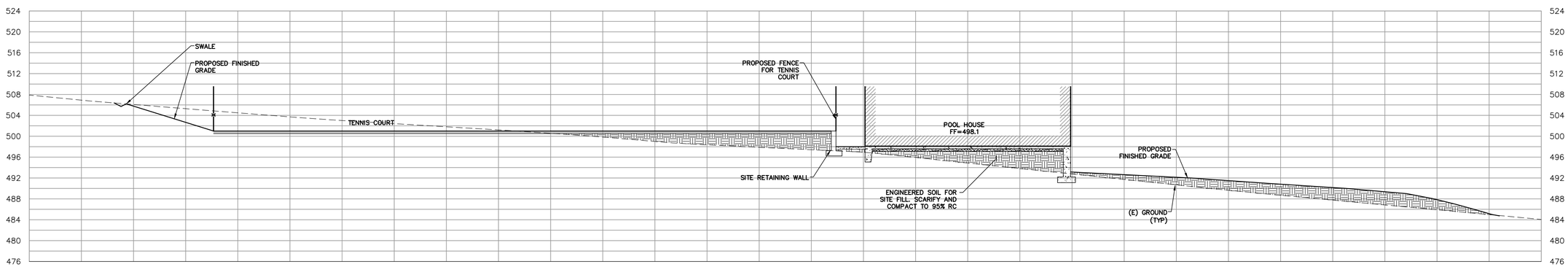
SECTION B–B

SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION C–C

SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION D–D

SCALE: 1"=10' HORIZONTAL, VERTICAL

APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO.: PLN21–142

PLANNING SUBMITTAL

1 RESPONSE TO COMMENTS – 11/8/2023

2 RESPONSE TO COMMENTS – 6/4/2024

REGISTERED PROFESSIONAL ENGINEER
MARK M. GROFCSIK
No. 83644
Exp. 3–31–25
CIVIL
STATE OF CALIFORNIA

6/4/2024

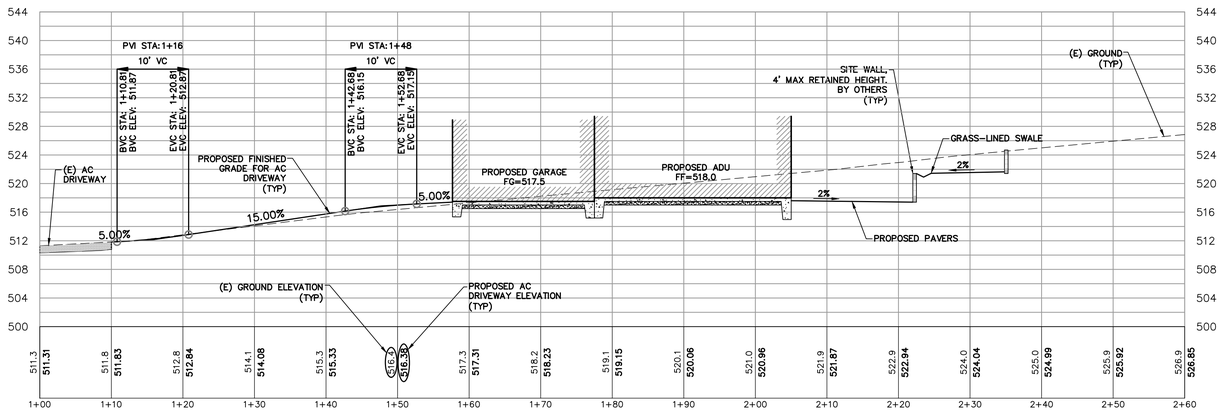
R.I Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rienginering.com

NEW ADU, DRIVEWAY, & SITE IMPROVEMENTS
FOR
AAMIR JAMIL
2700 PASEO ROBLES AVENUE
SAN MARTIN, CA 95046
APN # 825-29-008

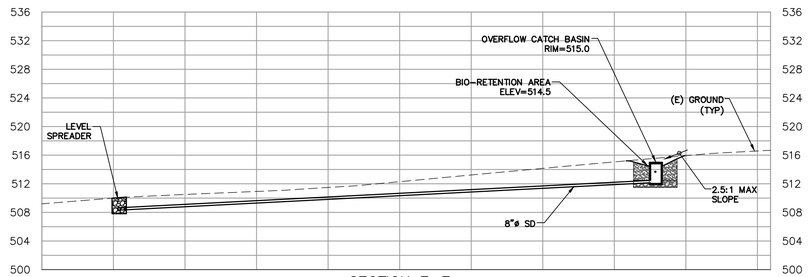
SECTIONS (POOL)

project no. 19-089-1
date JUNE 2024
scale AS SHOWN
dwg name CIVIL.phase2.dwg

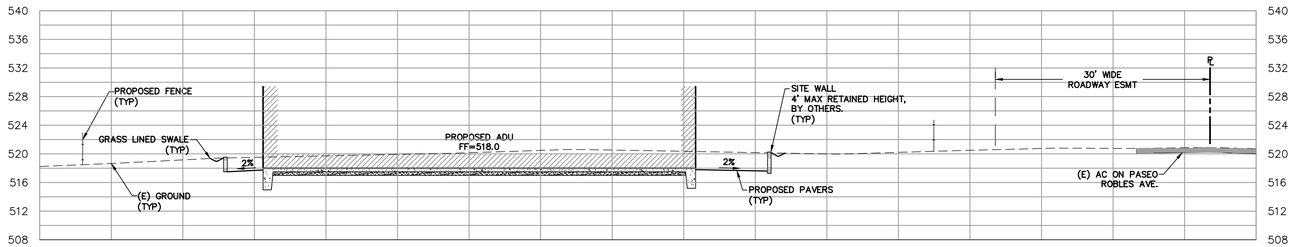
C-5



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



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



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

APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO.: PLN21-142 PLANNING SUBMITTAL

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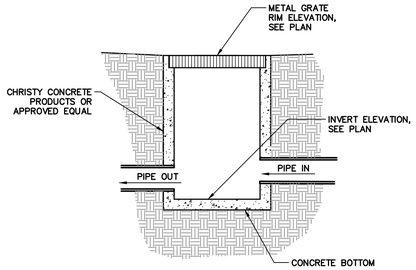
APN # 825-29-008

SECTIONS (ADU)

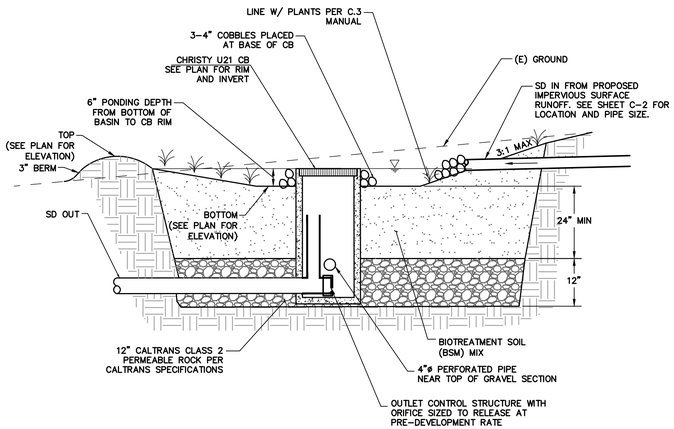
project no. 19-089-1
date JUNE 2024
scale AS SHOWN
dwg name CIVIL.phase2.dwg

C-6



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

TYPICAL CATCH BASIN DETAIL (1/C-7)
NTS

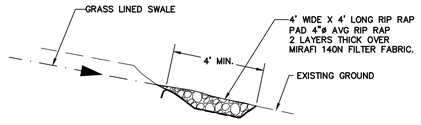


BIORETENTION FACILITY (2/C-7)
NTS

BIORETENTION FACILITY NOTES:

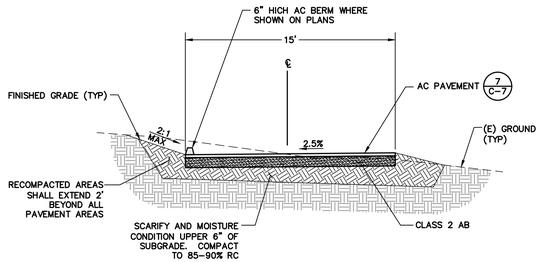
1. BIORETENTION SOIL MEDIA (BSM): MINIMUM INFILTRATION RATE 5 IN/HR. USE CONCRETE SAND (60-70%) MEETING ASTM C33 SPECIFICATIONS AND STABLE, WEED-FREE COMPOST (30-40%) MIXTURE.
2. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BSM.
3. COMPACT EACH 6" LIFT OF BSM WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, ALLOW TO DRY OVERNIGHT BEFORE PLANTING.
4. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
5. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
6. USE MINIMUM 4" DIAMETER PVC SDR36 PERFORATED PIPE. INSTALL NEAR THE TOP AGGREGATE LAYER WITH HOLES FACING DOWN.
7. UNDERDRAIN DISCHARGE SHALL BE NO LOWER THAN THE TOP OF THE AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
8. PROVIDE 4" MINIMUM DIAMETER CAPPED AND THREADED PVC CLEANOUT FOR UNDERDRAIN, WITH SWEEP BEND.

OPERATION AND MAINTENANCE
1. INSPECT BIORETENTION FACILITY PRIOR TO RAINY SEASON AND FOLLOWING HEAVY RAIN STORMS. REMOVE EXCESS SILT, DEBRIS, AND TRASH. ENSURE THE OUTLET STRUCTURE IS NOT CLOGGED WITH DEBRIS AND SILT. CLEANOUT AS NECESSARY. REPLACE ANY WASHOUTS OF RIPRAP PADS AT PIPE OUTLETS AS NECESSARY.



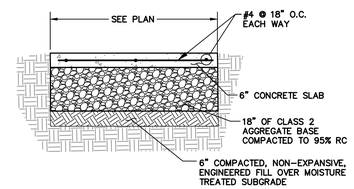
PROFILE

RIP RAP PAD DETAIL (5/C-7)
NTS

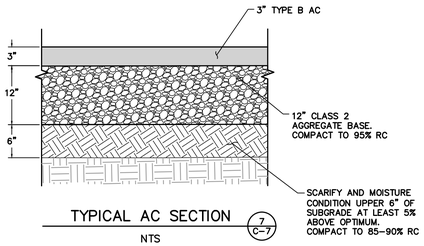


TYPICAL DRIVEWAY DETAIL (6/C-7)
NTS

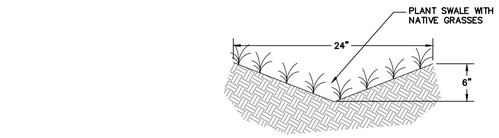
NOTE: DRIVEWAY TO BE MADE OF ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.



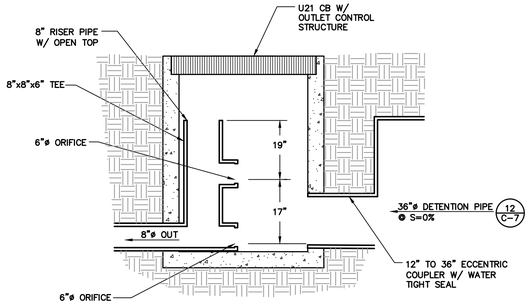
CONCRETE WALKWAY DETAIL (3/C-7)
NTS



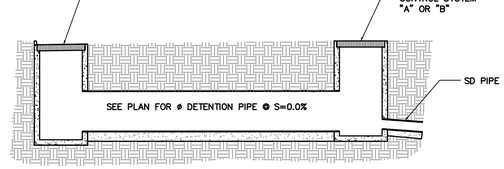
TYPICAL AC SECTION (7/C-7)
NTS



GRASS LINED SWALE DETAIL (4/C-7)
NTS

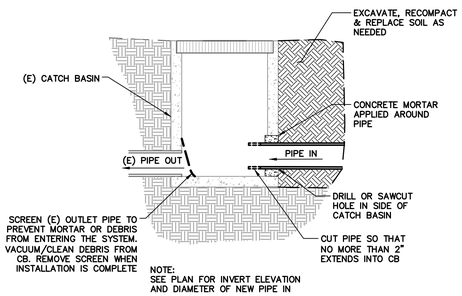


DETENTION OUTLET CONTROL STRUCTURE "A" (8/C-7)
NTS



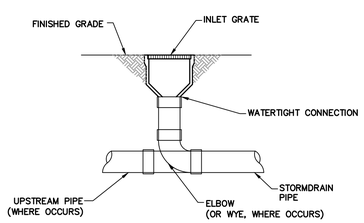
NOTE:
SEE SHEET C-1 FOR RIM
AND INVERT ELEVATIONS

DETENTION SYSTEM DETAIL (12/C-7)
NTS

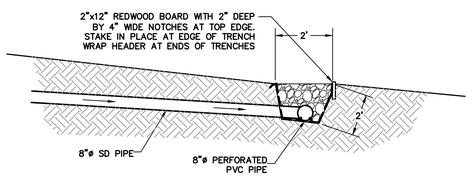


NOTE:
SEE PLAN FOR INVERT ELEVATION
AND DIAMETER OF NEW PIPE IN

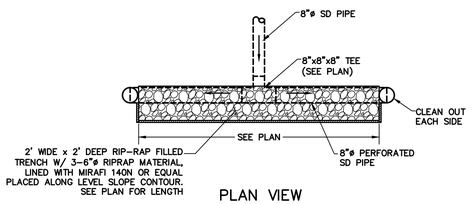
PROPOSED DRAIN CONNECTION
TO (E) CATCH BASIN DETAIL (9/C-7)
NTS



AREA DRAIN DETAIL (10/C-7)
NTS

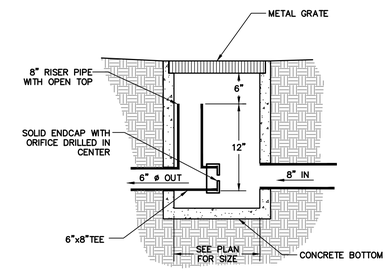


PROFILE VIEW



PLAN VIEW

LEVEL SPREADER DETAIL (11/C-7)
NTS



CATCH BASIN WITH OUTLET
CONTROL STRUCTURE "B" (4/C-4)
NTS

APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO.: PLN21-142

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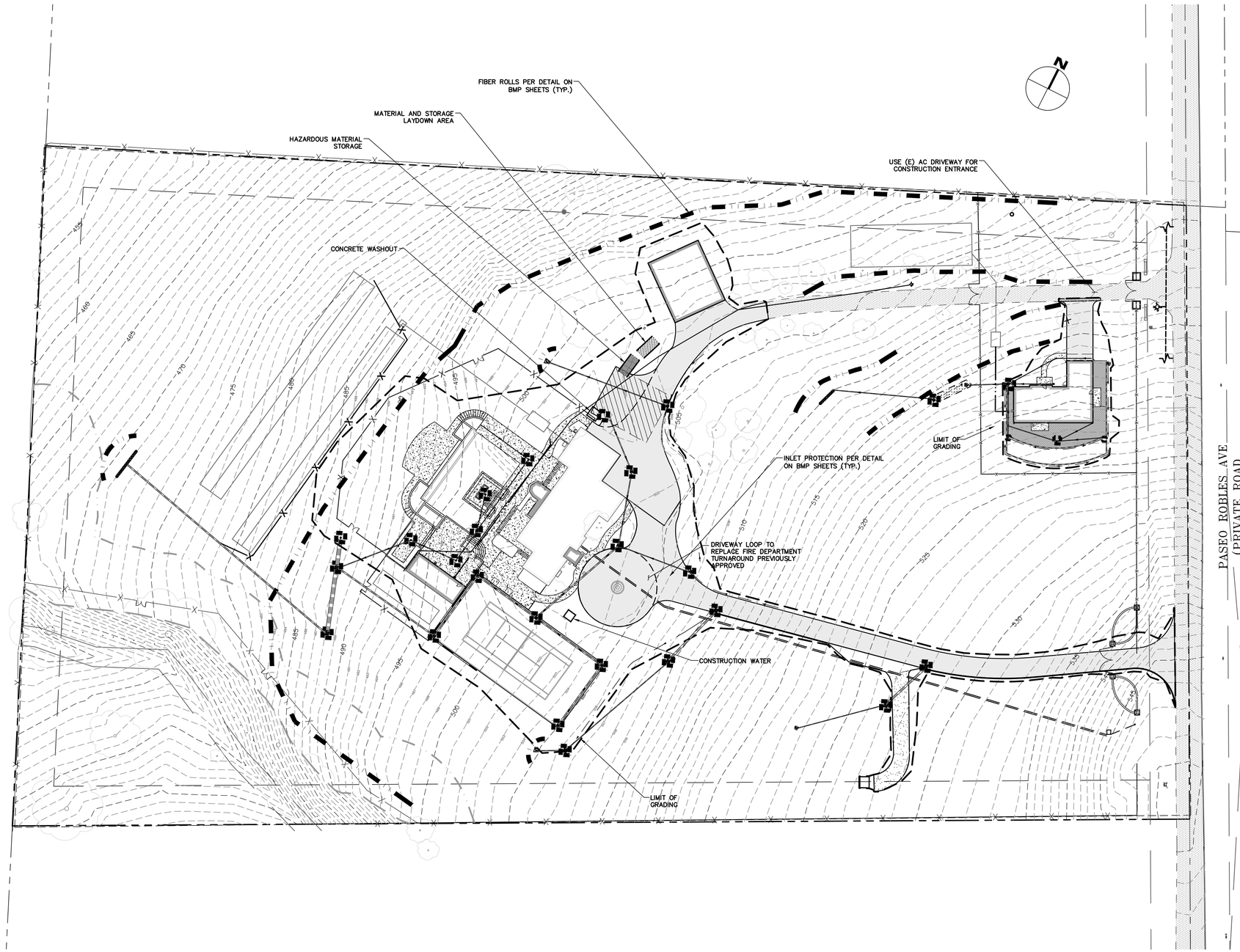
DETAILS

project no. 19-089-1
date JUNE 2024
scale AS SHOWN
dwg name CIVIL.phase2.dwg

C-7



PLAN

40' 0 40' 80'

1 INCH = 40 FEET

EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN, DURING THE PERIOD OF OCTOBER 15TH TO APRIL 15TH, SHOWN MEASURES SHALL BE INSTALLED BY THE TIME OF THE INITIAL "GRADE STAKE" INSPECTION.
2. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
3. ALL DITCHES SHALL BE LINED WITH GRASS OR 4" HAND PLACED COBBLE
4. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED AT A RATE OF 5# BROME SEED PER 1000 SF SEEDING AND WATERING SHALL BE MAINTAINED TO ENSURE GROWTH.
5. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE AND OUTFALL EROSION CONTROLS, E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE RUNOFF SHALL BE RELEASED TO SHEET FLOW
6. PLANTING SHALL BE COMPLETED NOT MORE THAN 90 DAYS AFTER COMPLETION OF GRADING
7. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
8. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
9. IN ADDITION TO NOTE 4 ABOVE, SLOPES GREATER THAN 15' VERTICAL HEIGHT SHALL BE PLANTED WITH SHRUBS IN 2¼" POTS OR LARGER, SPACED AT INTERVALS OF 10' OR LESS ON CENTERS, OR TREES HAVING A ONE GALLON MINIMUM SIZE AT 20' INTERVALS, OR A COMBINATION OF TREES AND SHRUBS AT A SPACING APPROPRIATE TO THE SPECIES. THE PLANS SELECTED AND THE PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATE CONDITIONS OF THE SITE.

EXPOSED SLOPE MEASURES

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

EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- PROPOSED STAGING AREA
- PROPOSED STOCKPILE AREA

SWPPP NOTE

DISTURBED AREA > 1 ACRE

SWPPP WILL BE APPLIED FOR WITH STATE WATER BOARD PRIOR TO BUILDING PERMIT ISSUANCE.

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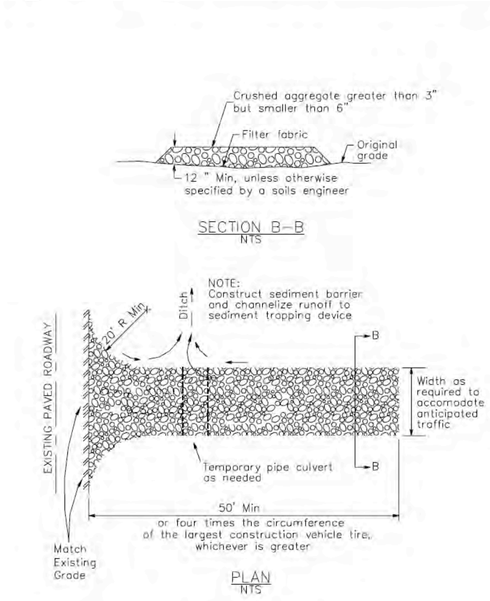
EROSION CONTROL PLAN

project no. 19-089-1
date JUNE 2024
scale AS SHOWN
dwg name CIVIL.phase2.dwg

C-8

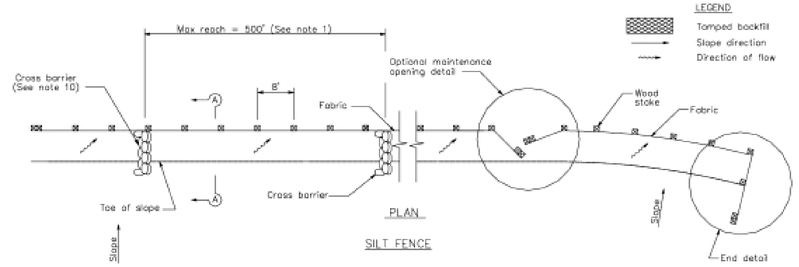
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



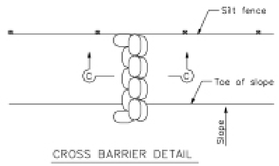
1 Silt Fence

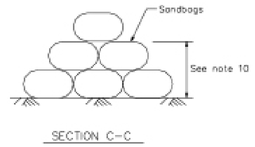
CASQA Detail SE-1



NOTES

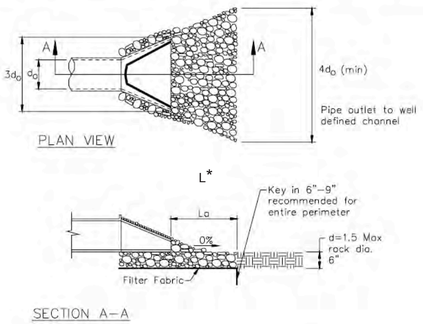
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'–0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to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





4 Velocity Dissipation Devices

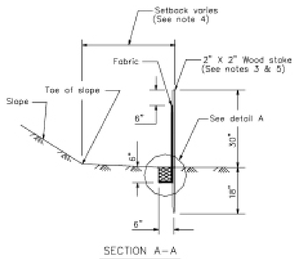
CASQA Detail EC-10

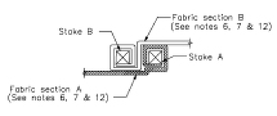


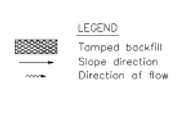
* Length per ABAG Design Standards

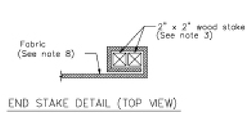
2 Silt Fence

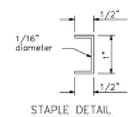
CASQA Detail SE-1

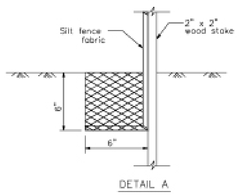


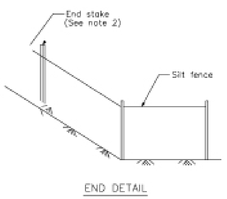


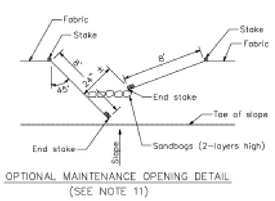












Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

RESIDENTIAL ADDITIONS
FOR
AAMIR JAMIL
2700 PASEO ROBLES AVE,, SAN MARTIN, CA 95046
APN: 825-29-008
PROJECT #19-089-1

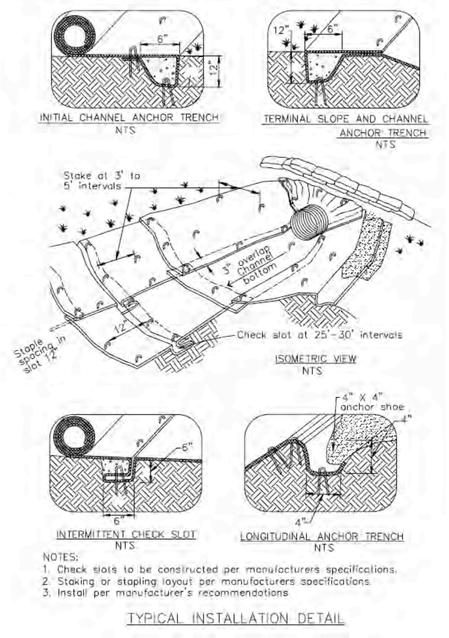
APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO: DEV20-1158

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

BMP-1

7 Geotextiles and Mats

CASQA Detail EC-7

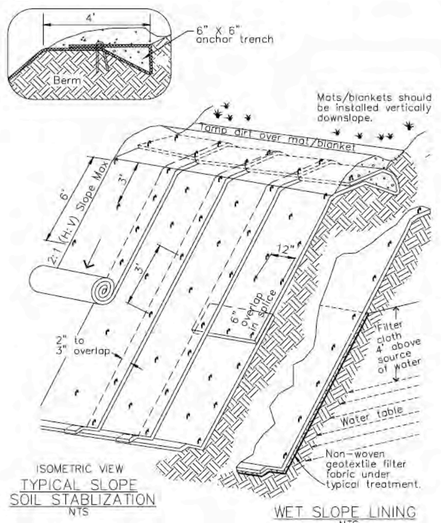


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

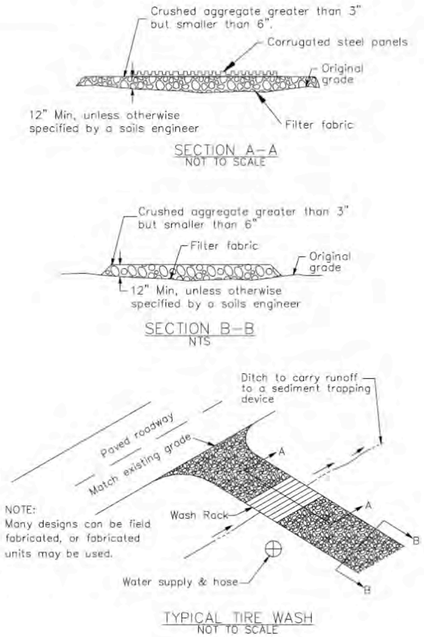


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

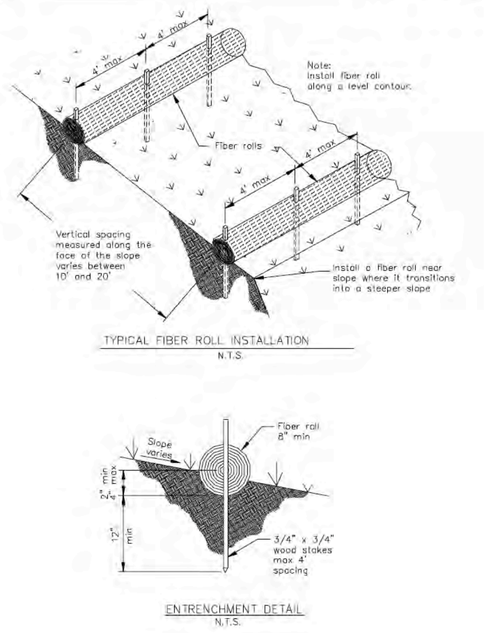
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



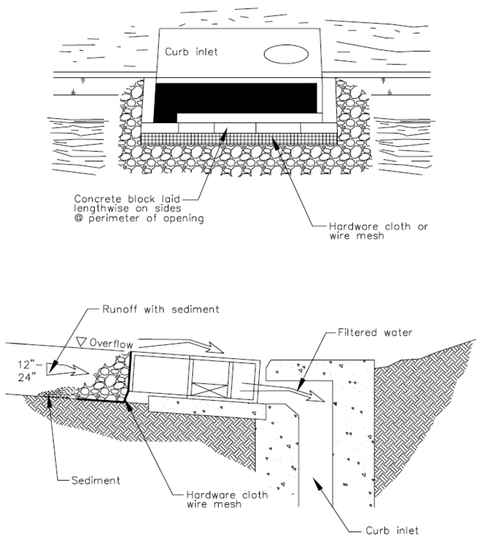
1 Fiber Rolls

CASQA Detail SE-5



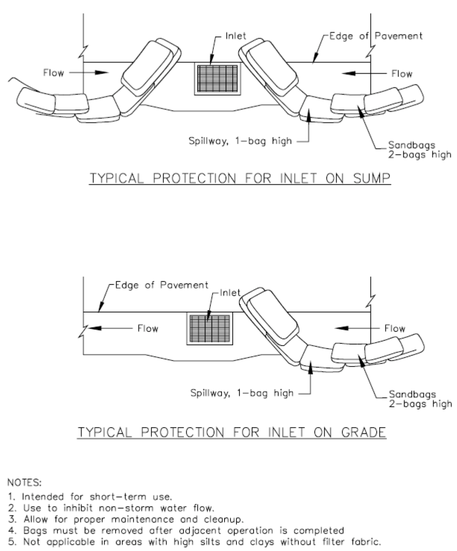
8 Storm Drain Inlet Protection

CASQA Detail SE-10



6 Storm Drain Inlet Protection

CASQA Detail SE-10

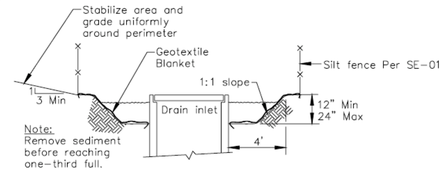


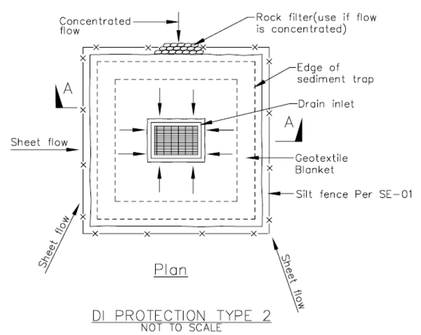
NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10

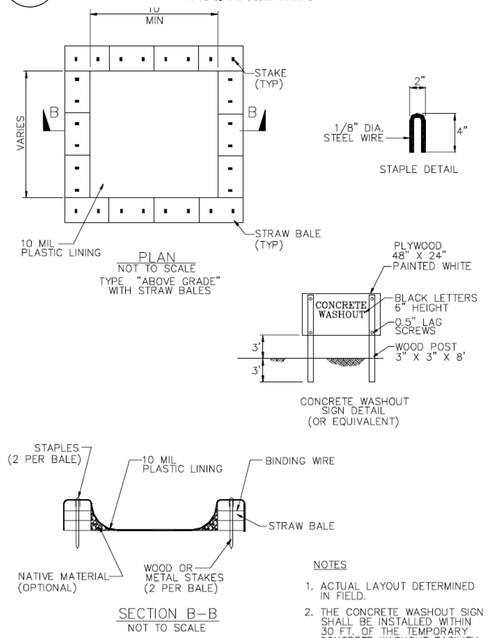




Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2 Concrete Waste Management

CASQA Detail WM-8



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

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

Project Information

RESIDENTIAL ADDITIONS
FOR
AAMIR JAMIL
2700 PASEO ROBLES AVE., SAN MARTIN, CA 95046
APN: 825-29-008
PROJECT #19-089-1

APPLICANT: AAMIR JAMIL ROAD: PASEO ROBLES AVE COUNTY FILE NO: DEV20-1158

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

PROJECT DESCRIPTION

APPLICANT PROPOSES TO CONSTRUCT THE FOLLOWING, A 42'X50' METAL SHOP, A TENNIS COURT, A POOL AND POOL HOUSE WITH PATIO AREAS AND PLANTERS, AS WELL AS A NEW DRIVEWAY AND AN ELECTRONIC GATE.

CONTACT INFO

OWNER / APPLICANT-

AAMIR JAMIL
2700 PASEO ROBLES
SAN MARTIN CA 95046
ajamil@rdaltanova.com
(408) 568-4314

STRUCTURAL ENGINEERING-

AR2 STRUCTURAL ENGINEERING
PO BOX 222061
CARMEL, CA 93922
(831) 261-7416

DESIGNER-

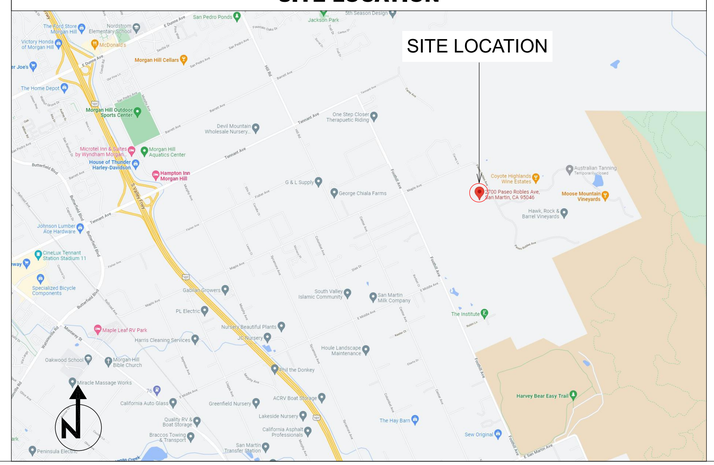
MONTEREY BUILDING DESIGN
PO BOX 222161 CARMEL, CA 93922
info@montereybuildingdesign.com
(831) 238-5752

RELEVANT CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING CODES-

- CALIFORNIA RESIDENTIAL CODE 2019
- CALIFORNIA MECHANICAL CODE 2019
- CALIFORNIA PLUMBING CODE 2019
- CALIFORNIA ELECTRICAL CODE 2019
- CALIFORNIA FIRE CODE 2019
- CALIFORNIA ENERGY CODE 2019
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2019

SITE LOCATION



PAGE INDEX

SITE DETAILS

ADDRESS:	2700 PASEO ROBLES , SAN MARTIN
APN:	AP# 825-29-008
OWNER/APPLICANT:	AAMIR JAMIL
ZONING:	HS-d1
SITE AREA:	10 ACRES
RESIDENCE:	6,117 SQFT
WASTE:	MUNICIPAL
WATER:	MUNICIPAL
ELECTRICITY/GAS:	PGE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3
FIRE SUPPRESSION:	NO

A-1

VERSION: 1.4
DATE: 8/21/2023

JAMIL - SITE IMPROVEMENTS

LAYOUT / TITLE PAGE

PLANNING APPLICATION PLAN SET

2700 PASEO ROBLES
SAN MARTIN,CA 95046
AP# 825-29-008

REV. #	DATE	NOTE	REV. #	DATE	NOTE

MONTEREY BUILDING DESIGN

GENERAL BUILDING NOTES

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

CALIFORNIA GREEN BUILDING NOTES:

SEPERATE AND RECYCLE ATLEAST 65% OF ALL CONSTRUCTION WASTE.
ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3.
CANTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR ICF SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

WINDOW NOTES:

ALL WINDOWS SHALL CONFORM TO WINDOW SCHEDULE.

DOOR NOTES:

ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE
INTERIOR DOORS SHALL BE PAINTED.
EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

CONCRETE NOTES:

1 . ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF EITHER THE A.C.I., C.R.C., OR C.B.C.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 2500 P.S.I. IN 28 DAYS U.N.O. DESIGN MIXTURE SHALL BE 5-1/2 SACK CEMENT PER CUBIC YARD CONCRETE. COARSE AGGREGATE SHALL BE 3/4" U.N.O. THE USE OF A DESIGN PUMP MIXTURE MAY BE SUBSTITUTED IF THE CEMENT RATIO IS INCREASED TO 6 SACKS U.N.O.
3. ALL CEMENT SHALL BE PORTLAND TYPE I OR TYPE II OF A.S.T.M. (C-150)
4. THERE SHALL BE NO ADMIXTURES USED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER.
5. ALL CONCRETE SHALL BE VIBRATED AND PLACED IN ACCORDANCE WITH A.S.T.M. (C-143) U.N.O.
6. ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED SURFACES CONTINUOUSLY MOIST FOR A 7 DAY PERIOD AND BY USING AN APPROVED CURING COMPOUND AFTER 7 DAY WET CURE.
7. ALL CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
8. SLABS SHALL NOT EXCEED 20' IN ANY DIRECTION WITHOUT A CONTROL JOINT PERPENDICULAR TO THAT DIRECTION U.N.O.
9. THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF: CONCRETE WHICH SHOWS HONEYCOMBING, SPALLING, CRACKING, OR OTHER SIGNS OF INADEQUATE STRENGTH; LACK, MISPLACEMENT, OR UNDER SIZING OF ANCHOR HARDWARE. ANY UNCERTAINTY ABOUT HARDWARE OR REINFORCEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PLACING OF CONCRETE.
10. THE BUILDING INSPECTOR AND, WHEN SPECIFIED, ENGINEER SHALL INSPECT REINFORCEMENT AND HARDWARE BEFORE CONCRETE IS PLACED.
11. ALL FALSEWORK AND FORMING DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. FALSEWORK MUST STAY IN PLACE UNTIL CONCRETE REACHES A STRENGTH OF 2000 P.S.I.
12. CONCRETE CYLINDER SAMPLES SHOULD BE TAKEN THROUGHOUT EACH STAGE OF THE FOUNDATION PLACEMENT AND TESTED FOR COMPRESSIVE STRENGTH WHERE MINIMUM REQUIRED STRENGTH IS GREATER THAN 2500 P.S.I
13. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
14. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
15. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER

STRUCTURAL HARDWARE:

1. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
2. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
3. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER.

SITE CONTROL DURING CONSTRUCTION:

THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES: 1. WATER ALL ACTIVE CONSTRUCTION ARES TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. 2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS. 4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY. 5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

HOURS OF CONSTRUCTION :

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.
DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ROT / DECAY RESISTANCE NOTES:

R317.1 LOCATION REQUIRED
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.
1 WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2 WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
3 SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4 THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 /2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6 WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
7 WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.1 FIELD TREATMENT
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

R317.1.2 GROUND CONTACT
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE-TREATED.

R507.2.3 FASTENERS AND CONNECTORS
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3

TABLE R507.2.3

ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/ COATING
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
BOLTS LAG SCREWS (INCLUDING NUTS AND WASHERS)	IN ACCORDANCE WITH ASTM A307 (BOLTS), ASTM A563 (NUTS), ASTM F844 (WASHERS)	HOT-DIPPED GALVANIZED PER ASTM A153, CLASS C (CLASS D FOR 3 /8-INCH DIAMETER AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATION	ASTM A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ./FT2	STAINLESS STEEL

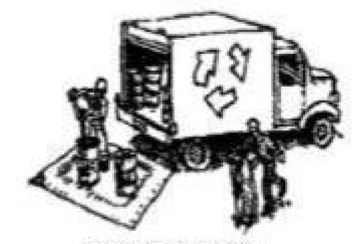
CBC 2304.10.5.1 FASTENERS AND CONNECTORS FOR PRESERVATIVE-TREATED WOOD
FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STAPLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

2304.12 PROTECTION AGAINST DECAY AND TERMITES
WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.12.1 THROUGH 2304.12.7.

MONTEREY REGIONAL STORMWATER & EDUCATION ALLIANCE sea WWW.MONTEREYSEA.ORG

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials
- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

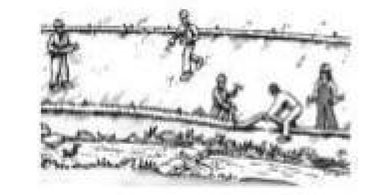
Waste Management
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

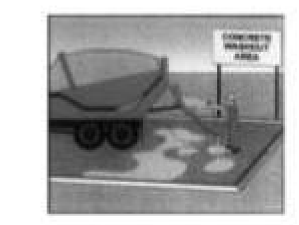
Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - • Unusual soil conditions, discoloration, or odor.
  - • Abandoned underground tanks
  - • Abandoned wells
  - • Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

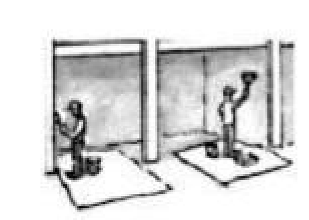


CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

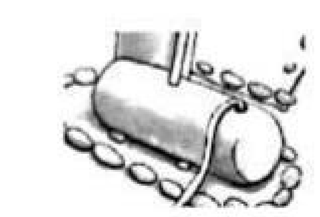
- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

A-2

VERSION: 1.4
DATE: 8/21/2023

JAMIL - SITE IMPROVEMENTS

NOTES

PLANNING APPLICATION PLAN SET

2700 PASEO ROBLES
SAN MARTIN,CA 95046
AP# 825-29-008

REV. #	DATE	NOTE	REV. #	DATE	NOTE

[illegible]

MONTEREY
BUILDING DESIGN

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY METHODS
EFFECTIVE JAN. 1, 2020

CHAPTER 3
GREEN BUILDING CODE
SECTION 301 GENERAL

301.1 SCOPE. BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATIONS CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ARE ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY OR COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS. THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

NOTE- ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

301.2 LOW RISE AND HIGH RISE RESIDENTIAL BUILDINGS. THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY EITHER TO LOW RISE RESIDENTIAL BUILDS, HIGH RISE RESIDENTIAL BUILDINGS, OR BOTH.

302.1 MIXTED OCCUPANCY BUILDINGS. IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
THE FOLLOWING ITEM ARE DEFINED IN CHAPTER 2 AND INCLUDED HERE FOR REFERENCE.

FRENCH DRAIN. A TRENCH, HOLE OR OTHER DEPRESSED ARE LOOSELY FILLED WITH ROCK, GRAVEL, FRAGMENTS OF BRICK OR SIMILAR PERVIOUS MATERIAL USED TO COLLECT OR CHANNEL DRAINAGE OR RUNOFF WATER.

WATTLES. WATTLES ARE USED TO REDUCE SEDIMENT IN RUNOFF. WATTLES ARE OFTEN CONSTRUCTED OF NATURAL PLANT MATERIALS SUCH AS HAY, STRAW OR SIMILAR MATERIAL SHAPED IN THE FORM OF TUBES AND PLACED ON A DOWNFLOW SLOPE. WATTLES ARE ALSO USED FOR PERIMETER AND INLET CONTROLS.

4.106 SITE DEVELOPMENT

4.106 GENERAL. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THEN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INCLUDE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1, 4.106.4.2, 4.106.4.3 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

4.106.4.1 NEW ONE- AND TWO- FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THEN TRADE SIZE 1 (NOMINAL 1-INCH DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

4.106.4.1.1 IDENTIFICATION. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKET AS "EV CAPABLE".

CHAPTER 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 AFTER CONSERVATION PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATIONS FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS.

4.303.1.3.1 SINGLE SHOWERHEAD. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATIONS FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THEN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS.

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT TO EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC RUSE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

MAXIMUM FIXTURE FLOW RATES

SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX 1.2 GPM @ 60 PSI MIN 0.8 GPM @ 60 PSI
LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCET	0.2 GAL / CYCLE
WATER CLOSET	1.28 GAL / FLUSH
URINALS	0.125 GAL / FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREA. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), whichever is more stringent.

NOTE: THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:
1. EXCAVATED SOIL AND LAND CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM OR DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DUE NOT EXCEED 3.4 LBS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENTS IN SECTION 4.408.1.

4.408.5 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTIONS 4.408.2, ITEMS 1 THROUGH 5, SECTRIONS 4.408.3, SECTION 4.408.4.

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:

A. EQUIPMENT AND APPLIANCES, INCLUDING WATER SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
C. SPACE CONDITIONING SYSTEMS.
D. LANDSCAPE IRRIGATION SYSTEMS.
E. WATER REUSE SYSTEMS.

3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS OR METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OF THIS (CALIFORNIA GREEN BUILDING STANDARDS) CODE.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501.1 GENERAL
4.505.1. SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUALITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL BEING OF THE BUILDINGS INSTALLERS, OCCUPANTS AND NEIGHBORS.

4.503 FIREPLACES
4.503.1. GENERAL. ANY INSTALLED GAS FIREPLACE SHALL DIRECT VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH THE U.S. EPA NEW SOURCE PERFORMANCE STANDARD (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATION THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

4.504 POLLUTION CONTROL
4.504.1 COVERING OR DUCT OPENINGS & PROTECTION OR MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUST AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.4 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON SITE PRODUCT CONTAINERS.

DIVISION 4.5 ENVIRONMENTAL QUALITY (CONTINUED)
4.505.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF AT LEAST ONE OF THE FOLLOWING:
1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWS AS SPECIFICATION 01350.)
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE (TM) GOLD.

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1

4.504.4 RE4SILIANT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
1. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWS AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS CERTIFIED UNDER UL GREENGAURD GOLD (FORMERLY THE GREENGAURD CHILDREN & SCHOOLS PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWS AS SPECIFICATION 01350.)

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ABB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ES SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

4.504.1 DOCUMENTATION. VERIFICATION OF COMPLOANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUTODY CERTIFICATIONS.
3. PRODUCT LABELED ANBD INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKET AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIA AS/NXA 2269, EUROPEAN 6363S, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325 STANDARDS.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19 OR CONCRETE SLAB ON GRADE FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
1. A 4" THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGRIGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH THE CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLY SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
2. MOISTURE READING SHALL BE TAKEN AT A POINT 2 FEET (610MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLE WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURES' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND COMPLY WITH THE FOLLOWING:
1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILD IN).

NOTE:
1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.
2. LIGHTING INTEGRAL TO A BATHROOM EXHAUST FAN SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

4.507 ENVIRONMENTAL CONTROL
4.507.2 HEATING AND AIR CONDITIONING SYSTEM DESIGN. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 (RESIDENTIAL LOAD CALCULATIONS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTIONS ARE ACCEPTABLE.

CHAPTER 7 INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS
702. QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONAL OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.
2. PUBLIC UTILITY TRAINING PROGRAMS.
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATE WIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

702.2 SPECIAL INSPECTIONS. WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THIS PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WITH EVALUATING THE QUALIFICATIONS OF THE SPECIAL INSPECTOR:
1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
2. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTE:
1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

[BSC-CG] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE THE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPLIANCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

NOTE: SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703 VERIFICATIONS
703.1 DOCUMENTATION. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IN NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

TABLE 4.504.2 SEALANT VOC LIMIT

SEALANT	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.1 ADHESIVE VOC LIMIT

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVE	50
CARPET PAD ADHESIVE	50
OUTDOOR CARPET ADHESIVE	150
WOOD FLOORING ADHESIVE	100
RUBBER FLOOR ADHESIVE	60
SUBFLOOR ADHESIVE	50
CERAMIC TILE ADHESIVE	65
VCT AND ASPHALT TILE ADHESIVE	50
DRYWALL AND PANEL ADHESIVE	50
COVE BASE ADHESIVE	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVE	100
SINGLE PLY ROOF MEMBRANE ADHESIVE	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NON-FLAT HIGH GLOSS COATINGS	150
SPECIALITY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALITY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISH COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALITY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOF MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC RICH PRIMERS	340

TABLE 4.504.5 FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

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VERSION: 1.4
DATE: 8/21/2023

JAMIL - SITE IMPROVEMENTS

NOTES

PLANNING APPLICATION PLAN SET

2700 PASEO ROBLES
SAN MARTIN,CA 95046
AP# 825-29-008

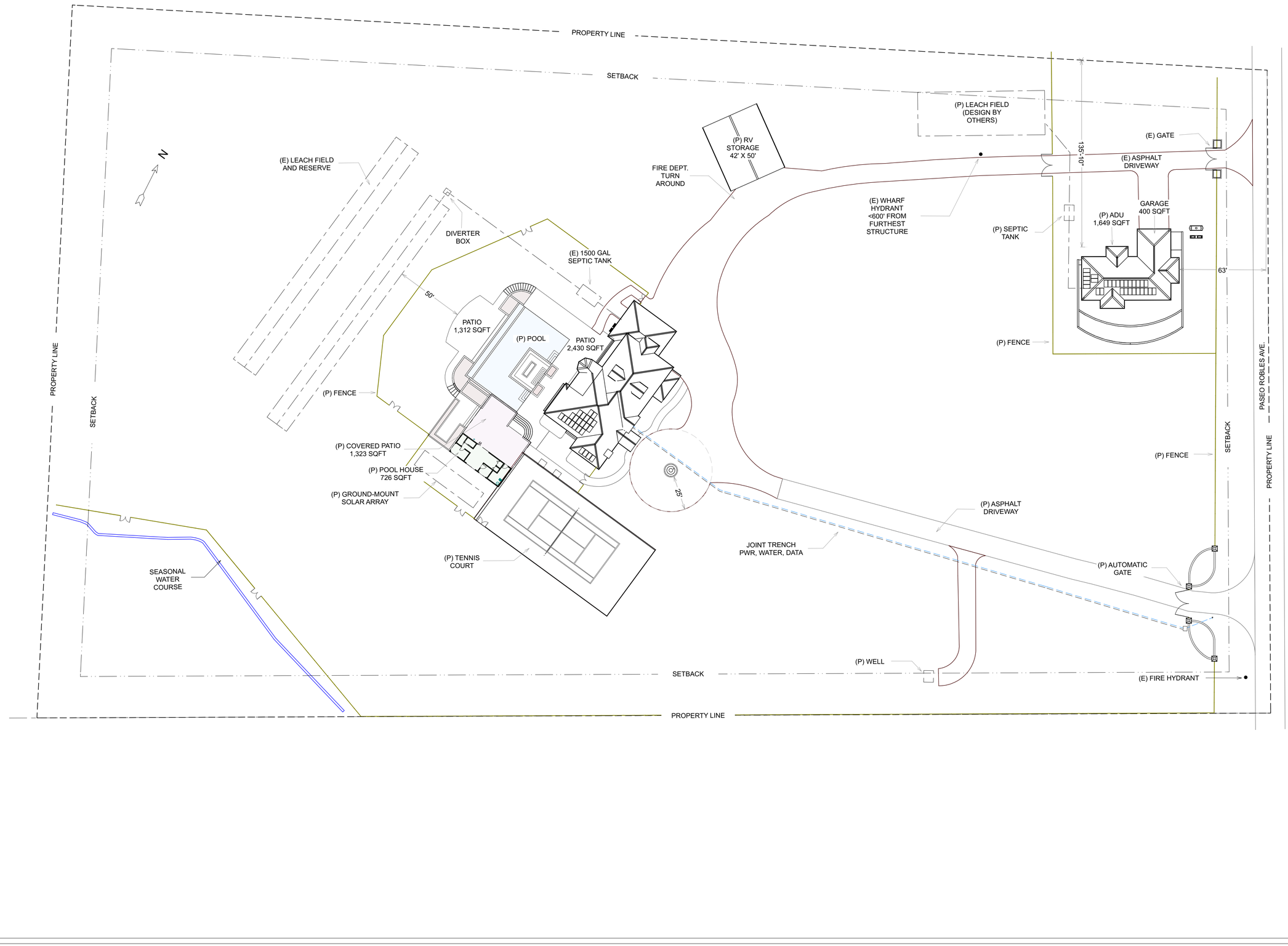
REV. #	DATE	NOTE

MONTEREY
BUILDING DESIGN

PLOT PLAN

NOTE- PROPERTY LINES NOT SURVEYED.

SCALE 1"=8'



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VERSION: 1.4

DATE: 8/21/2023

JAMIL - SITE IMPROVEMENTS

2700 PASEO ROBLES
SAN MARTIN, CA 95046
AP# 825-29-008

PLOT PLAN

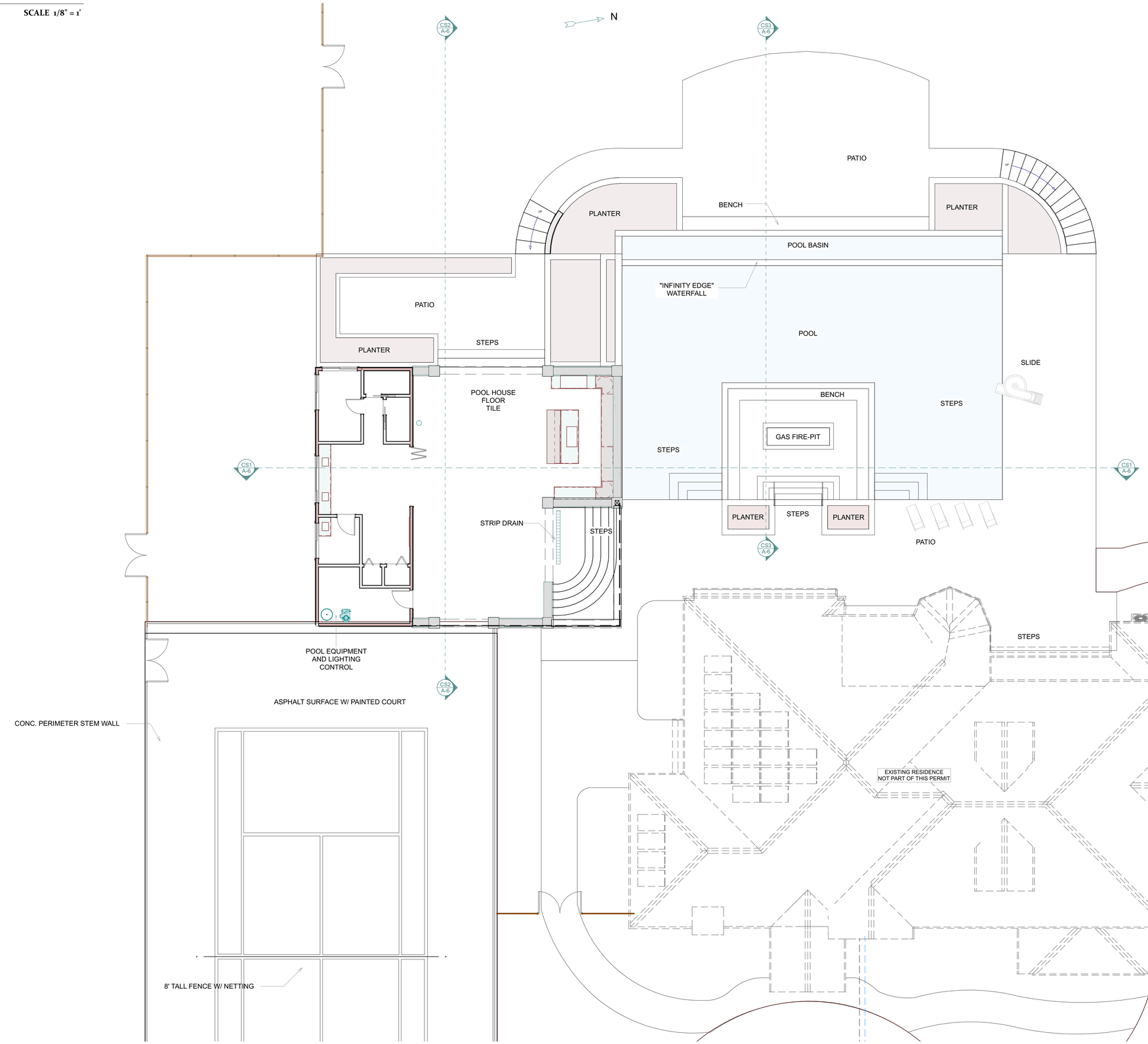
PLANNING APPLICATION PLAN SET

REV. #	DATE	NOTE	REV. #	DATE	NOTE

MONTEREY BUILDING DESIGN

POOL & PATIO PLAN

SCALE 1/8" = 1'



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VERSION: 1.4

DATE: 8/21/2023

JAMIL - SITE IMPROVEMENTS

POOL & PATIO PLAN

PLANNING APPLICATION PLAN SET

2700 PASEO ROBLES
SAN MARTIN,CA 95046
AP# 825-29-008

REV. #	DATE	NOTE	REV. #	DATE	NOTE

MONTEREY BUILDING DESIGN

CROSS SECTION 1

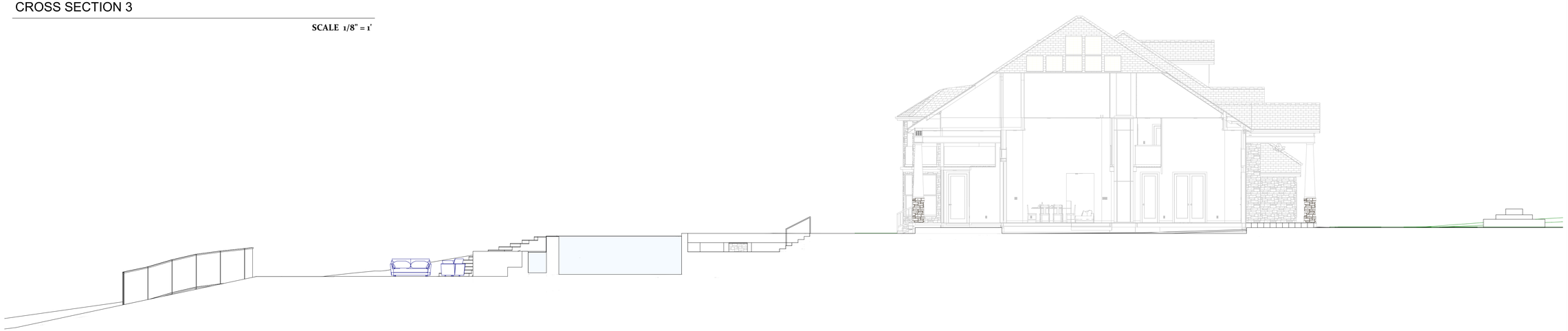
SCALE 1/8" = 1'

CROSS SECTION 2

SCALE 1/8" = 1'

CROSS SECTION 3

SCALE 1/8" = 1'



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VERSION: 1.4

DATE: 8/21/2023

JAMIL - SITE IMPROVEMENTS

CROSS SECTIONS

PLANNING APPLICATION PLAN SET

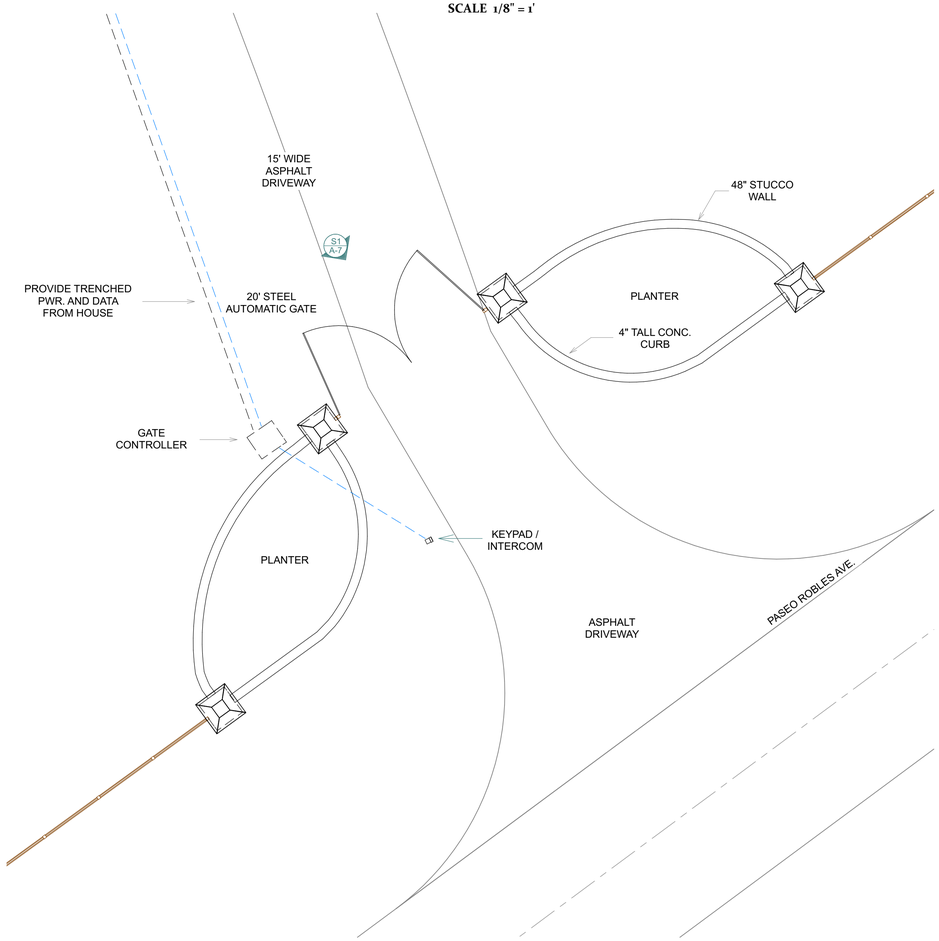
2700 PASEO ROBLES
SAN MARTIN, CA 95046
AP# 825-29-008

REV. #	DATE	NOTE	REV. #	DATE	NOTE

MONTEREY BUILDING DESIGN

GATE PLAN

SCALE 1/8" = 1'

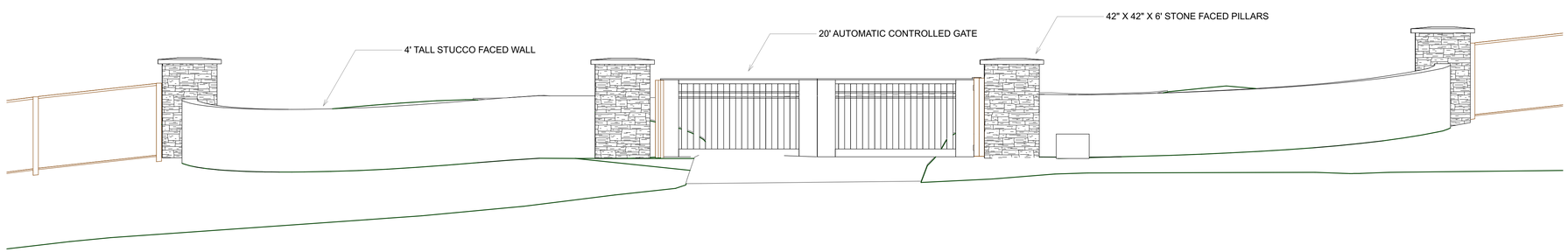


TENNIS COURT SECTION

SCALE 1/2" = 1'

GATE SECTION

SCALE 1/8" = 1'



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VERSION: 1.4

DATE: 8/21/2023

JAMIL - SITE IMPROVEMENTS

2700 PASEO ROBLES
SAN MARTIN, CA 95046
AP# 825-29-008

GATE PLAN

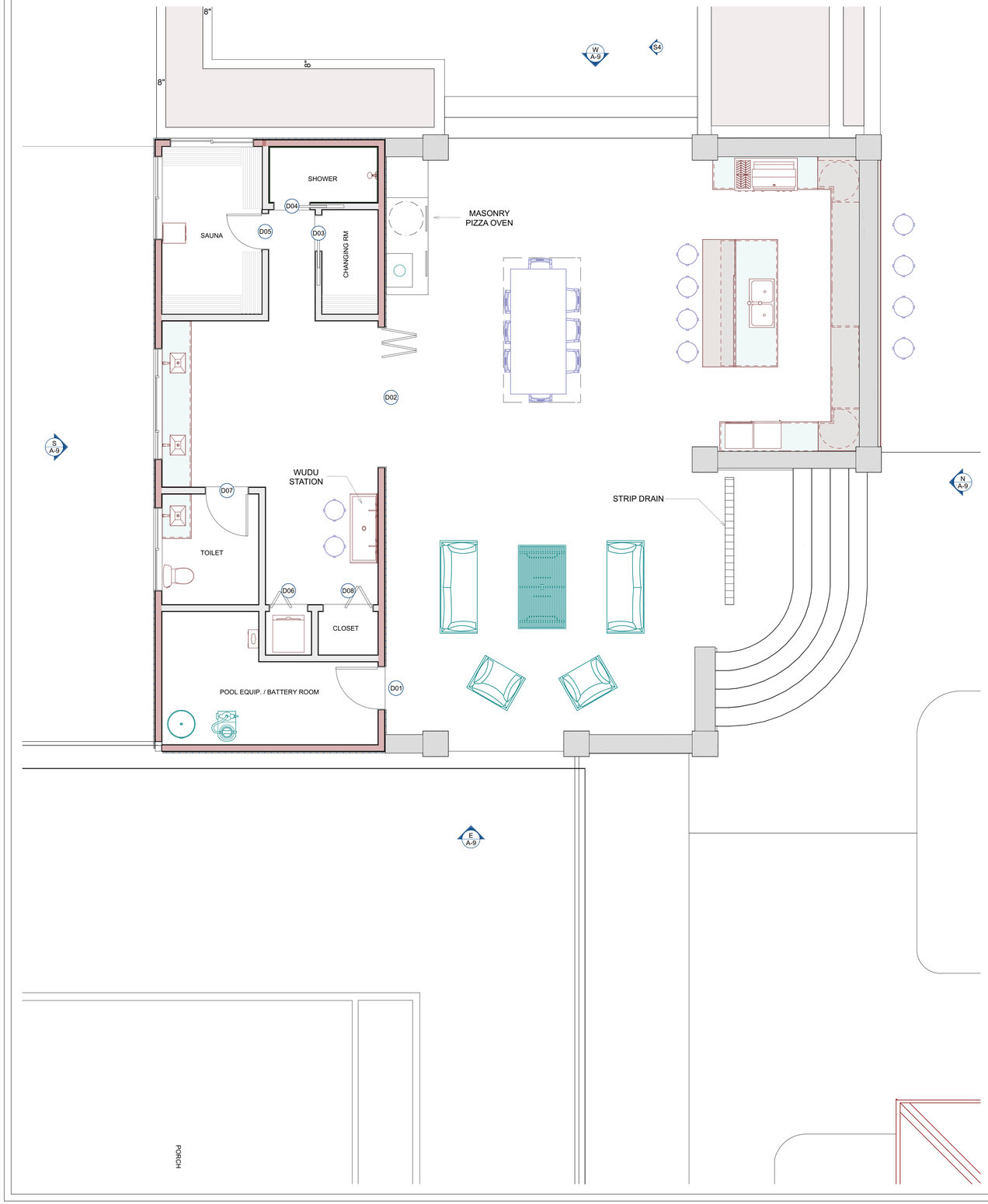
PLANNING APPLICATION PLAN SET

REV. #	DATE	NOTE	REV. #	DATE	NOTE

MONTEREY
BUILDING DESIGN

EXISTING FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING. SCALE 1/4"=1'



DOOR SCHEDULE

NUMBER	FLOOR	QTY	SIZE	WIDTH	HEIGHT	JAMB SIZE	DESCRIPTION	THICKNESS	3D EXTERIOR ELEVATION
D01	1	1	3068 R EX	36"	80"	3/4"X6 7/16"	EXT. HINGED-SLAB	1 3/4"	
D02	1	1	10080 L	120"	96"	3/4"X7 9/16"	4+0 DR. BIFOLD-GLASS PANEL	1 3/8"	
D03	1	1	2680 L EX	30"	96"	3/4"X6 1/2"	EXT. POCKET-PANEL	1 3/4"	
D04	1	1	2680 L EX	30"	96"	3/4"X7"	EXT. POCKET-PANEL	1 3/4"	
D05	1	1	2680 R IN	30"	96"	3/4"X6 1/2"	HINGED-PANEL	1 3/8"	
D06	1	1	2868 L EX	32"	80"	3/4"X6 1/2"	EXT. 2 DR. BIFOLD-SLAB	1 3/4"	
D07	1	1	3080 L EX	36"	96"	3/4"X6 1/2"	EXT. HINGED-PANEL	1 3/8"	
D08	1	1	3668 R EX	42"	80"	3/4"X6 1/2"	EXT. 2 DR. BIFOLD-SLAB	1 3/4"	

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	3D EXTERIOR ELEVATION
W01	3	72"	48"		YES	LEFT SLIDING	
W02	1	96"	48"		YES	TRIPLE SLIDING	

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JAMIL - SITE IMPROVEMENTS

POOL HOUSE FLOOR PLAN

PLANNING APPLICATION PLAN SET

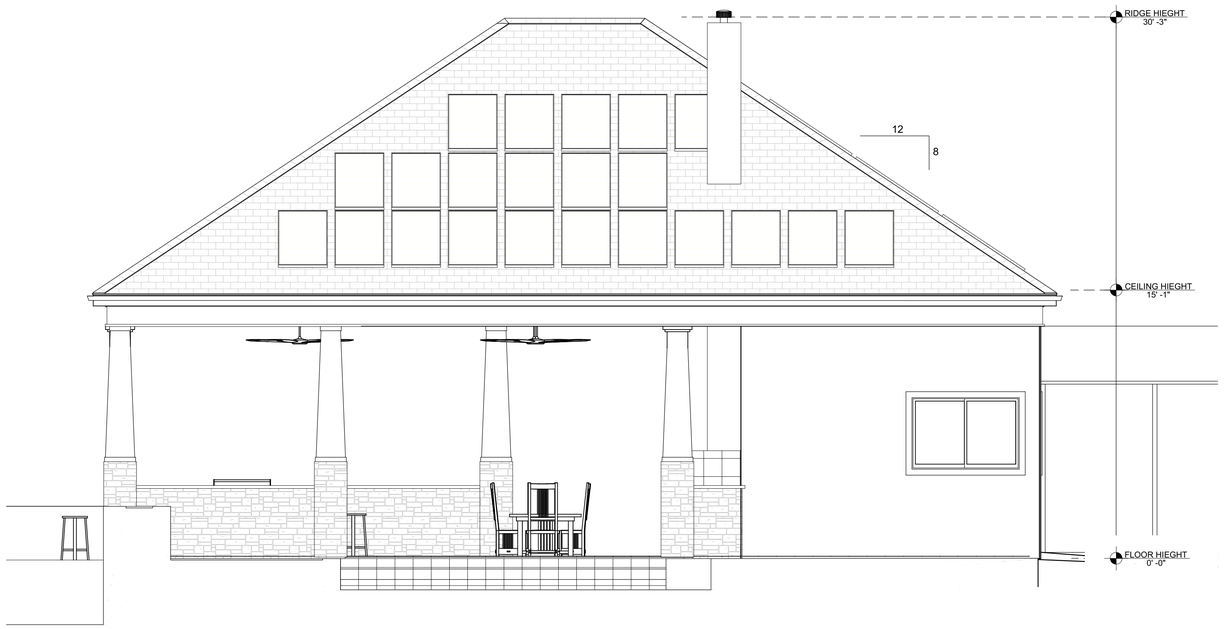
2700 PASEO ROBLES
SAN MARTIN,CA 95046
AP# 825-29-008

REV. #	DATE	NOTE	REV. #	DATE	NOTE

MONTEREY
BUILDING DESIGN

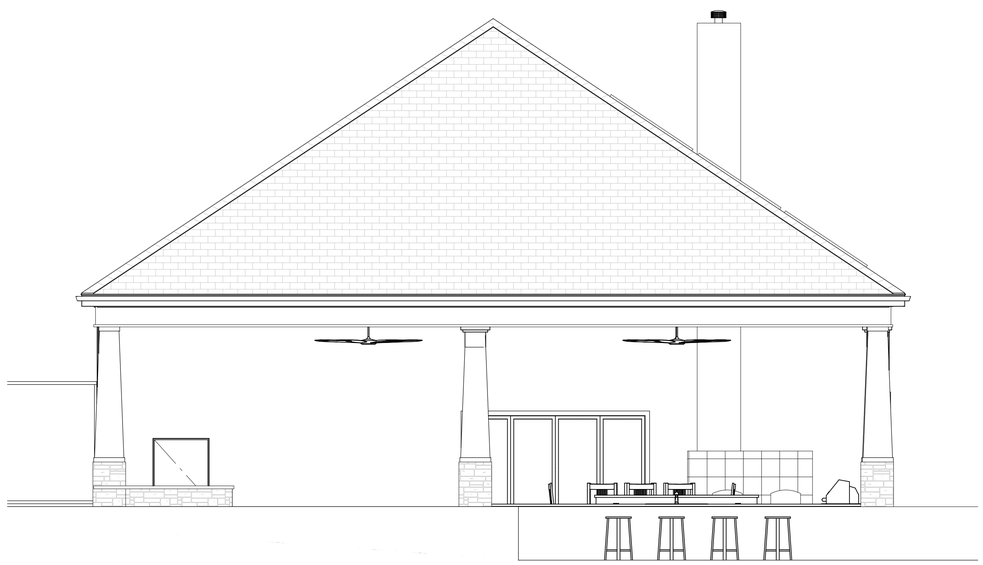
POOL HOUSE WEST ELEVATION

SCALE 1/4" = 1'



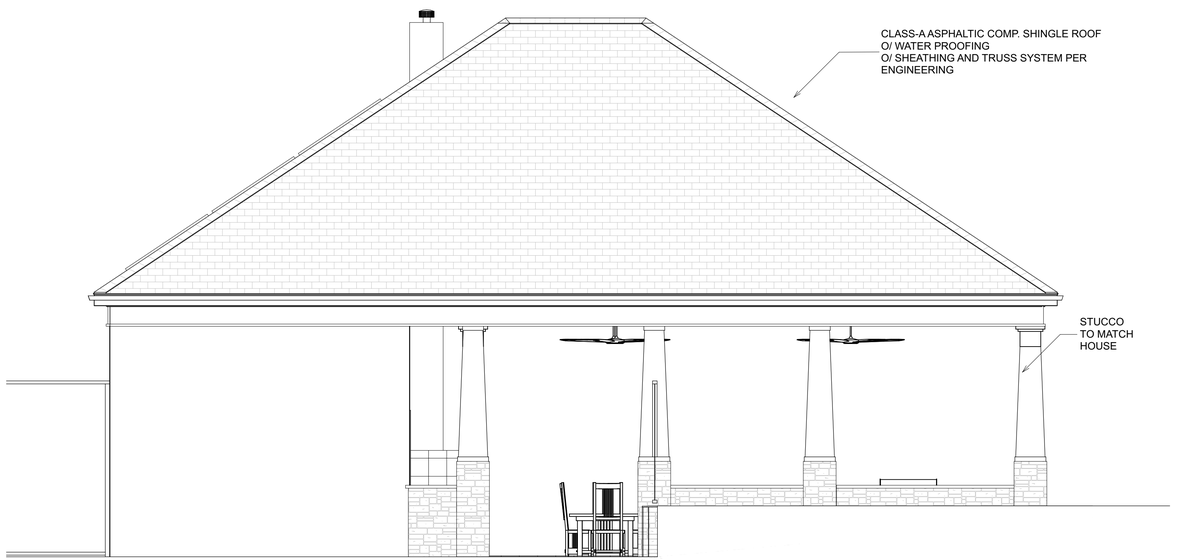
POOL HOUSE NORTH ELEVATION

SCALE 1/4" = 1'



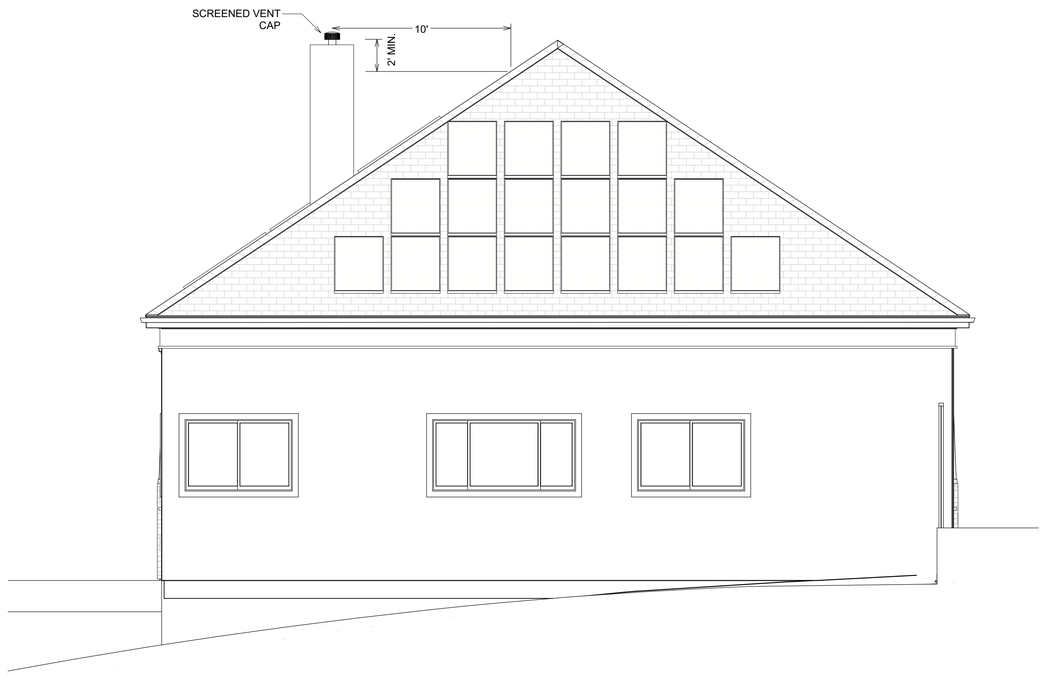
POOL HOUSE EAST ELEVATION

SCALE 1/4" = 1'



POOL HOUSE SOUTH ELEVATION

SCALE 1/4" = 1'



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POOL HOUSE ELEVATIONS

PLANNING APPLICATION PLAN SET

2700 PASEO ROBLES
SAN MARTIN,CA 95046
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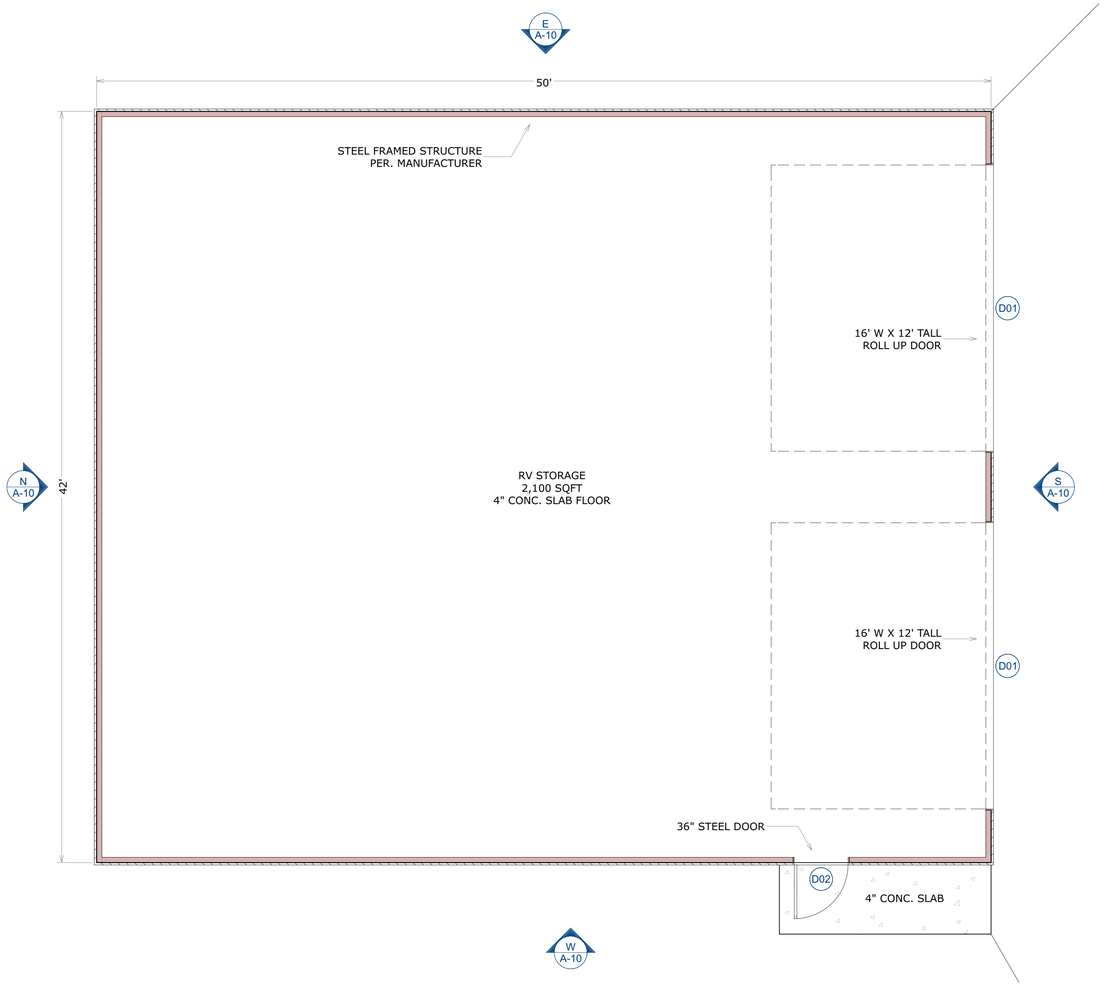
MONTEREY
BUILDING DESIGN

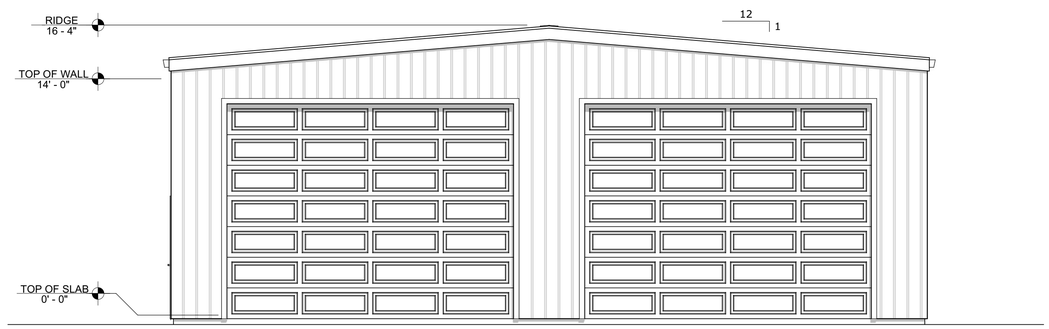
RV STORAGE PLAN

SCALE 1/4" = 1'



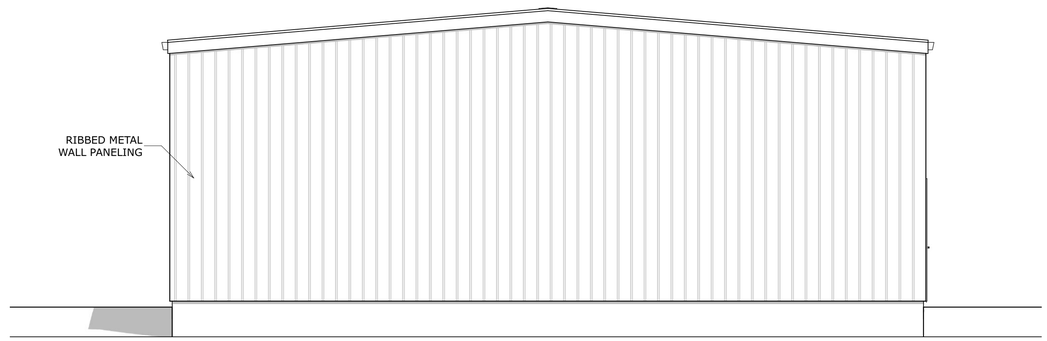
SOUTH ELEVATION

SCALE 1/4" = 1'



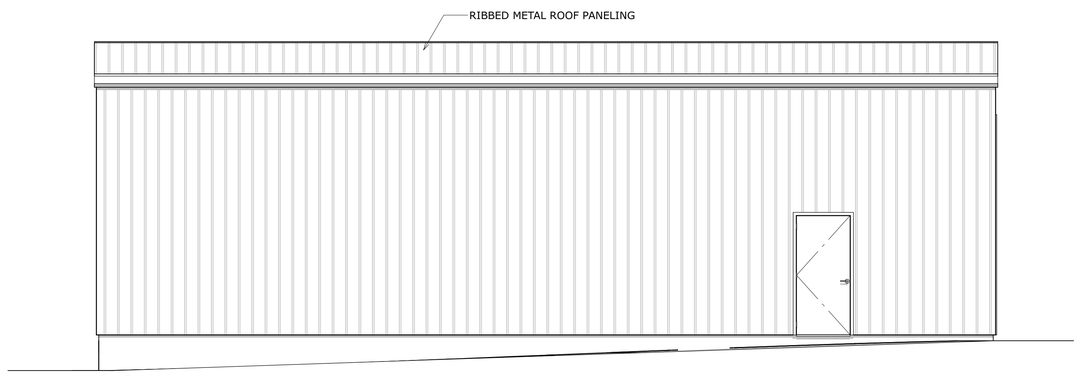
SOUTH ELEVATION

SCALE 1/4" = 1'



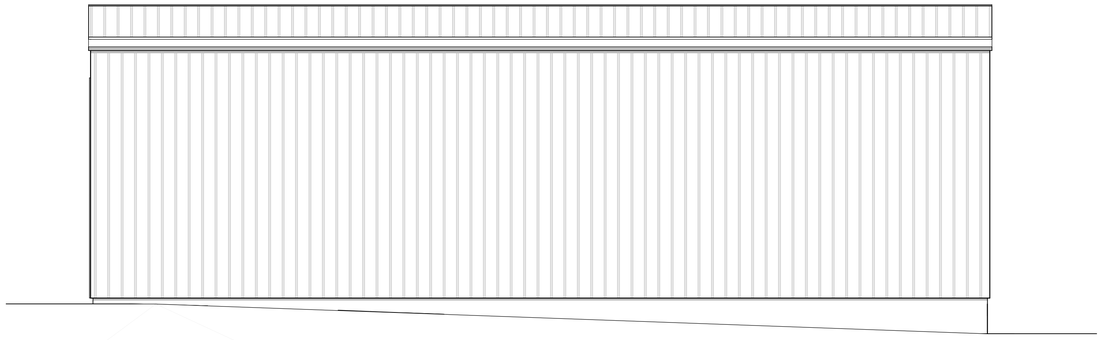
SOUTH ELEVATION

SCALE 1/4" = 1'



SOUTH ELEVATION

SCALE 1/4" = 1'



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VERSION: 1.4

DATE: 8/21/2023

JAMIL - SITE IMPROVEMENTS

RV STORAGE BUILDING

PLANNING APPLICATION PLAN SET

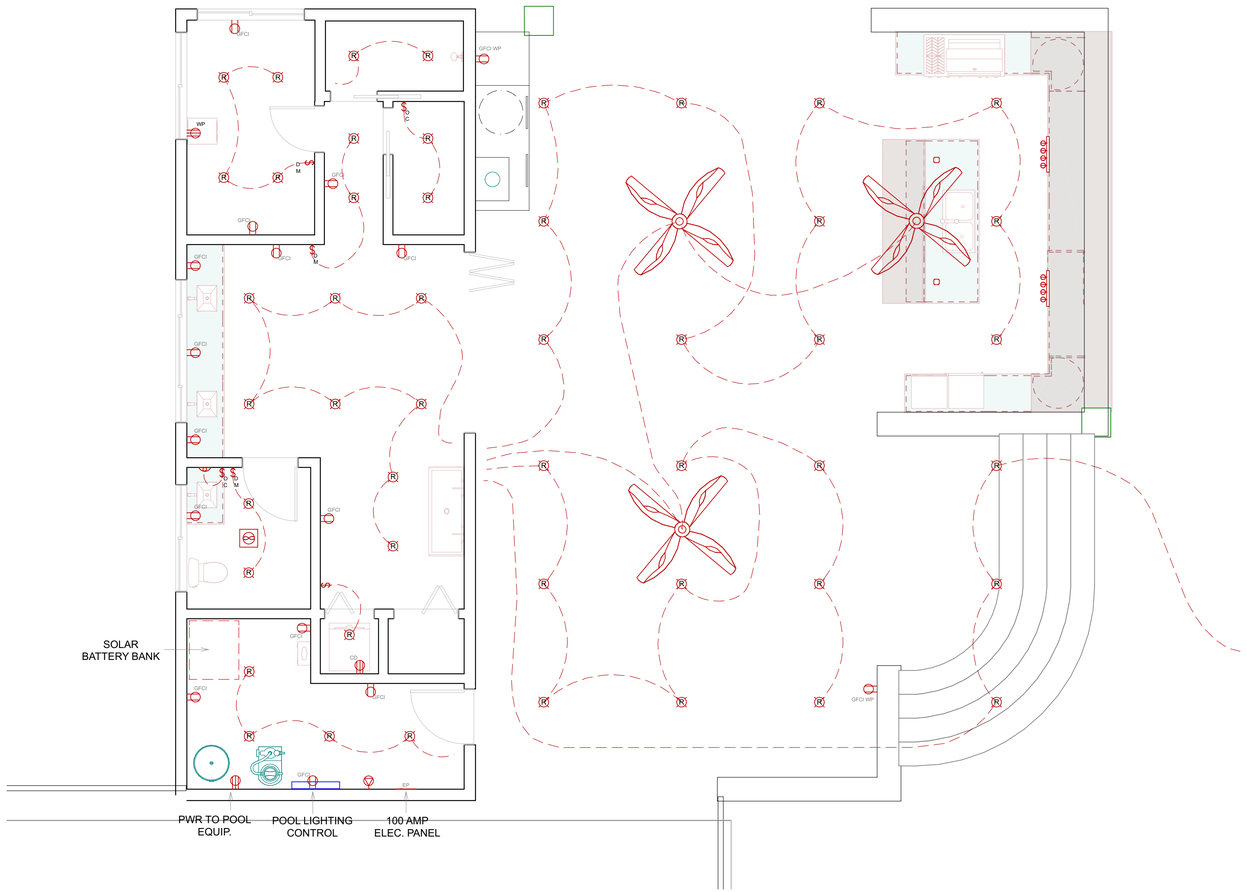
2700 PASEO ROBLES
SAN MARTIN, CA 95046
AP# 825-29-008

REV. #	DATE	NOTE	REV. #	DATE	NOTE

MONTEREY BUILDING DESIGN

ELECTRICAL PLAN

SCALE 1/4"=1'



ELECTRICAL SCHEDULE

NUMBER	QTY	DESCRIPTION	MODEL #	COMMENTS	2D SYMBOL
E01	48	RECESSED DOWN LIGHT 6	COMMERCIAL ELECTRIC CAT7ICATA W/ HALO RL56	COMMERCIAL ELECTRIC CAT7ICATA W/ HALO RL56	R
E03	3	SILVERADO			
E04	1	ELECTRICAL PANEL			EP
E05	1	GRAN TENOS			
E06	1	OUTLET GFCI	LUTRON SCR-15-GFST-PD		GFCI
E07	13	GFCI			GFCI
E10	2	GFCI WP			GFCI WP
E13	3	SINGLE POLE SLIDING DIMMER			$ DM
E14	2	OCCUPANCY SENSOR			$ OC
E17	1	EXHAUST			
E18	1	SINGLE POLE SWITCH			$
E19	1	PWR TO SAUNA HEATER			WP
E20	1	PWR TO POOL PUMP			
E22	1	PWR TO POOL LIGHTING			
E23	2	ELECTRICAL GROMMET SQUARE			
E24	2	UNDERMOUNT POWER STRIP			
E26	1	CLOTHES DRYER			CD
E40	1	PWR TO FOUNTAIN			

ELECTRICAL & DATA NOTES

HOMEOWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

1 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES AND EXTERIOR LOCATIONS SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
4 ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 44" MIN. FROM FINISHED FLOOR. CBC 11B-308.2.2.
5 KITCHEN AND DINING MUST HAVE A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4'-0" ON CENTER AND WITHIN 24" OF THE END OF ANY COUNTER SPACE. CEC 210.52, 210.11(C)(1).
6 BATHROOM RECEPTACLE OUTLETS TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT. PROVIDE MINIMUM ONE 20-AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON CIRCUIT. (WHERE A 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM, OTHER OUTLETS, LIGHTING WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED BY THIS CIRCUIT). CEC 210.11(C)(3) AND EX. 210.23(A)(2).
7 BATH EXHAUST FAN MUST INSTALLED IN EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR COMBINATION FOR PURPOSE OF HUMIDITY CONTROL WITH A MINIMUM OF 50 CFM. IF BATH FAN INCLUDES A LIGHT, THEY MUST BE SWITCHED SEPARATELY. BATH FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. CRC 303.3.1, CBC 1203.4.2.1, CMC 4.02.5, MUST BE VENTED TO EXTERIOR WITH 4" RIGID DUCTING, MUST BE ENERGY STAR RATED PER CGBC 4.506.1, MUST BE FIRE RATED W/ DAMPER.
8 RECESSED CAN LIGHTS NEED TO BE 1-HR RATED UNITS. IC RATED FOR DIRECT CONTACT TO INSULATION AND BE AIR TIGHT TO PRECLUDE INFILTRATION FROM ATTIC TO CONDITIONED SPACE.
9 ALL RECESSED LIGHTS IN OR ABOVE SHOWERS SHALL BE WET LOCATION RATED
10 ELECTRICAL PANEL BOARDS INSTALLED OUTDOORS NEED TO BE WEATHERPROOF AND LISTED FOR DAMP/WET LOCATIONS. CEC 408.37, 312.2(A)
11 DWELLING RECEPTACLES ON 120 VOLT 15 AND 20 AMP CIRCUIT SHALL BE TAMPER RESISTANT PER CEC 406.12
12 ALL LIGHT FIXTURES TO BE LED OR SIMILAR HIGH EFFICIENCY UNITS.
13 ALL NEW OR RECONFIGURED 120 V, SINGLE-PHASE, 15 AND 20 AMP BRANCH CIRCUITS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS IN ACCORDANCE WITH CEC 210.12. EXCEPT THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS AND BASEMENTS.
14 FOR SINGLE-FAMILY RESIDENCES, ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICIENCY, OR CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING SYSTEM OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM PER CA ENERGY COMMISSION
15 AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER PER CEC 210.
16 BRANCH CIRCUITS FOR LIGHTING AND APPLIANCES, INCLUDING MOTOR OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH CEC 210.10, CEC 210.11. IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION, 2 OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS REQUIRED BY 210.52(B), CEC 210.11(1)
17 SEPARATE BRANCH CIRCUIT FOR DISHWASHER SHALL BE GFCI PROTECTED.
18 PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LUMINARIES, AT LEAST ONE LUMINAIRE IN THESE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH CEC119(D)
19 RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.
20 KITCHEN RECEPTACLE OUTLETS SERVING COUNTERTOPS, INCLUDING ISLAND AND PENINSULA COUNTERTOPS, SHALL HAVE GFCI AND AFCI PROTECTION.
21 RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
22 EXTERIOR LIGHTS TO BE WET LOCATION RATED PER CEC 410.10.

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POOL HOUSE ELECTRICAL PLAN

PLANNING APPLICATION PLAN SET

2700 PASEO ROBLES
SAN MARTIN,CA 95046
AP# 825-29-008

REV. #	DATE	NOTE	REV. #	DATE	NOTE

MONTEREY BUILDING DESIGN

GENERAL STRUCTURAL NOTES

1.0 GOVERNING BUILDING CODE

a. 2019 CALIFORNIA BUILDING CODE

2.0 DESIGN LOADS

A. **LIVE LOADS:**
  a. ROOF: 20 PSF
  b. FLOOR: 40 PSF
  c. DECK: 60 PSF

B. **WIND:**
  a. ULTIMATE WIND SPEED: 110 MPH - EXPOSURE 'C' (3 SECOND GUST)
  b. NOMINAL WIND SPEED: 87 MPH
  c. RISK CATEGORY: II
  d. INTERNAL PRESSURE: +0.18, -0.18 (ENCLOSED BUILDING)

C. **SEISMIC:**
  a. RISK CATEGORY: II
  b. SEISMIC IMPORTANCE FACTOR: 1.0
  c. S1: 0.723g
  d. SS: 1.959g
  e. SITE CLASS: D
  f. SDS: 1.306g
  g. SEISMIC DESIGN CATEGORY: D
  h. SFRS:
    -LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE (R=6.5)
    -ORDINARY MOMENT RESISTING FRAME (R=3.5)
  i. $C_{S\_SHEAR\ WALL}$: 0.201
  j. C_{S_OMF}: 0.373
  k. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

3.0 GENERAL

A. THESE STRUCTURAL DOCUMENTS ILLUSTRATE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY BRACED AND SUPPORTED. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION TO WITHSTAND ALL LOADS, STOCKPILES OF MATERIALS AND EQUIPMENT. SUCH BRACING SHALL BE LEFT IN PLACE UNTIL THE CONSTRUCTION OF THE STRUCTURE IS COMPLETED.
B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF PEOPLE AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS DURING CONSTRUCTION.
C. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH WORK. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
D. WHERE PERIODIC OR CONTINUOUS SPECIAL INSPECTIONS AND/OR TESTING ARE REQUIRED BY THESE DOCUMENTS, THE GOVERNING BUILDING CODE OR BUILDING OFFICIAL, THE E.O.R. OR AN INDEPENDENT INSPECTION AGENCY SHALL BE RETAINED BY THE OWNER TO PERFORM REQUIRED SPECIAL INSPECTIONS AND/OR TESTING.
E. THE CONTRACTOR SHALL INFORM THE ENGINEER CLEARLY IN WRITING AND PROVIDE SUPPLEMENTAL DOCUMENTATION FOR THE REVIEW OF ANY SUBSTITUTIONS, CHANGES, OR DEVIATIONS OF THE CONTRACT DOCUMENTS.
F. THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE.
G. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. PLANS AND DETAILS ARE TO SCALE UNLESS NOTED OTHERWISE. WHILE DRAWING SCALE IS BELIEVED TO BE RELIABLE, THE ACCURACY AND COMPLETENESS IS NOT GUARANTEED. CONSULT THE ARCHITECT OR ENGINEER FOR DIMENSION VERIFICATION. NOTIFY ARCHITECT OR ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
H. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR PENETRATED UNLESS ALLOWED BY MANUFACTURER, SPECIFICALLY SHOWN ON THESE DOCUMENTS OR APPROVED BY THE E.O.R.
I. SECTIONS OR DETAILS SHOWN OR NOTED APPLY TO SIMILAR CONDITIONS ELSEWHERE NOT SPECIFICALLY SHOWN OR NOTED.
J. THESE CONSTRUCTION DOCUMENTS ARE BASED ON THE WORK BEING COMPLETED BY A CONTRACTOR EXPERIENCED WITH SIMILAR CONSTRUCTION.

4.0 FOUNDATIONS

A. SOIL DESIGN VALUES SHOWN BELOW HAVE BEEN ASSUMED IN THE FOUNDATION DESIGN. ANY CHANGES IN THE STATED SOIL DESIGN VALUES MAY REQUIRE REVISIONS TO THE FOUNDATION DESIGN.
B. THE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN THE SOIL REPORT PREPARED BY ROMIG ENGINEERS, PROJECT NO. 4965-1 DATED FEBRUARY 2020.
C. ALL SOILS REPORT RECOMMENDATIONS SHALL BE ADHERED TO BY THE CONTRACTOR.
D. ALL FOUNDATION WORK SHALL COMPLY WITH THE REQUIREMENTS OF CBC 2019 CHAPTER 18.
F. DRILLED CONCRETE PIERS SHALL PENETRATE NOT LESS THAN 12 FEET BELOW BOTTOM OF GRADE BEAM (AS DEFINED BY THE SOIL REPORT). SEE PLAN WHERE GREATER PENETRATION IS REQUIRED.
  a. MINIMUM DRILLED PIER LENGTH: 12 FEET.
  b. MAXIMUM DESIGN SIDE SHEAR: 500 PSF.
  d. NO MINIMUM DEAD LOAD REQUIREMENTS.
  e. DESIGN LATERAL SOIL PRESSURE (EQUIVALENT FLUID PRESSURE, AT REST CONDITION, USING ON-SITE GRANULAR SOILS AS BACKFILL): 50 PSF/FT.
G. PROVIDE CONTINUOUS 4" VOID FORM BELOW SLAB & GRADE BEAMS BETWEEN DRILLED PIERS.
H. DRILLED PIERS SHALL BE 18" DIAMETER UNLESS NOTED OTHERWISE. THE TOP OF THE PIER SHALL MAINTAIN THE SPECIFIED DIAMETER (NO "MUSHROOMING"). PRIOR TO PLACING CONCRETE, THE SOILS ENGINEER SHALL OBSERVE AND APPROVE SOILS SUPPORTING FOUNDATIONS AND ALL SUB-BASE MATERIALS SUPPORTING SLABS-ON-GRADE.
I. PRIOR TO BACKFILLING, THE CONTRACTOR SHALL ADEQUATELY BRACE FOUNDATION WALLS TO RETAIN EARTH AGAINST BACKFILLING PRESSURES UNTIL SUPPORTING ELEMENTS (INCLUDING FLOOR SLABS) ARE IN PLACE.
J. FOUNDATION WALLS AND GRADE BEAMS HAVING EARTH PLACED ON BOTH SIDES SHALL HAVE BOTH SIDES FILLED SIMULTANEOUSLY.
K. DO NOT BACKFILL WITH EXPANSIVE SOILS. VERIFY FILL TYPE WITH SOILS ENGINEER PRIOR TO BACKFILLING.
L. PROVIDE 8" CLEAR MINIMUM FROM GRADE TO TOP OF FOUNDATION WALL. ADJUST FOOTING BEARING ELEVATIONS IN FIELD TO ACCOMMODATE FINAL ANTICIPATED FINISHED GRADES. NOTIFY ENGINEER OF CHANGES IN ELEVATION FROM THAT SHOWN ON FOUNDATION PLAN.
M. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, COLUMNS OR GRIDLINES UNLESS NOTED OTHERWISE.
N. SLOPE THE EXTERIOR GRADE AWAY FROM THE STRUCTURE A MINIMUM OF 12" DROP OVER 6 FEET.

5.0 CONCRETE AND REINFORCEMENT

A. CONCRETE DESIGN IS BASED ON THE LATEST EDITION OF THE ACI 318
B. CONCRETE SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE ACI 301
C. CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) WITH STONE AGGREGATE AND DEVELOP A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:
  a. FOOTINGS/PIERS AND FOUNDATION WALLS 4000 PSI.
  b. STRUCTURAL SLABS 4000 PSI.
D. CEMENT SHALL BE TYPE I / II (OR TYPE V) CONFORMING TO ASTM C150.
E. FLY ASH SHALL CONFORM TO ASTM C618, CLASS C OR F. FLY ASH SHALL NOT EXCEED 20% OF THE TOTAL WEIGHT OF CEMENTICIOUS MATERIAL.
F. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED IN ANY CONCRETE.
G. COLD WEATHER CONCRETING: WHEN TEMPERATURES DROP BELOW 40 DEGREES AT ANY TIME DURING CONCRETE PLACING AND CURING, THE PROVISIONS OF ACI306R SHALL BE FOLLOWED TO PROTECT CONCRETE FROM FREEZING.
H. HOT WEATHER CONCRETING: PLACE AND CURE CONCRETE IN ACCORDANCE WITH ACI 305. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE SLUMP AT TIME OF PLACEMENT BELOW 90 DEGREES F.
I. CONCRETE MUST BE CONTINUOUSLY PLACED WITHOUT HORIZONTAL COLD JOINTS. IF COLD JOINTS ARE NECESSARY, ADEQUATE REINFORCING AND HORIZONTAL KEYS OR A ROUGHENED SURFACE MUST BE PROVIDED; COORDINATE REQUIREMENTS WITH ENGINEER.
J. DEFORMED REINFORCEMENT: ASTM A615, GRADE 60 EXCEPT TIES OR STIRRUPS: ASTM A615, GRADE 40.
K. ALLOWABLE SPLICE LOCATIONS: TOP BARS AT MIDSPAN ONLY BETWEEN CAISSONS AND BOTTOM BARS OVER CAISSONS ONLY.
L. REINFORCING BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60.
M. WELDED WIRE FABRIC: ASTM A185 (LAP ONE FULL MESH AND TIE SECURELY)
N. REINFORCEMENT SHALL BE FABRICATED AND PLACED AS PER THE LATEST EDITION OF THE ACI-315.
O. SPLICE LENGTH, DOWEL PROJECTION OR EMBEDMENT SHALL BE A MINIMUM OF 58 BAR DIAMETERS.
P. MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL:
  a. UNFORMED SURFACE CAST AGAINST EARTH
    1. ALL BARS: 3"
  b. FORMED SURFACE EXPOSED TO EARTH OR WEATHER
    1. #6 - #18 BARS: 2"
    2. #5 AND SMALLER: 1 1/2"
  c. FORMED SURFACE NOT EXPOSED TO EARTH OR WEATHER
    1. SLABS, WALLS AND JOISTS
      (a) #14 - #18 BARS: 1 1/2"
      (b) #11 AND SMALLER: 3/4"
    2. BEAMS AND COLUMNS: 1 1/2"
Q. PROVIDE (2)-#5 EACH SIDE OF ALL WALL OPENINGS OR NOTCHES, U.N.O. VERTICAL BARS SHALL BE FULL-HEIGHT; HORIZONTAL BARS SHALL EXTEND A MINIMUM OF 3'-0" BEYOND THE EDGE OF OPENINGS.
R. MAINTAIN CONTINUITY OF ALL HORIZONTAL REINFORCEMENT AT CORNERS, INTERSECTIONS AND AT STEPS IN THE TOP AND BOTTOM OF WALLS OR FOOTINGS.
S. WELDING OF REINFORCING STEEL SHALL BE PERFORMED ONLY WHERE INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH ALL THE REQUIREMENTS OF THE LATEST EDITION OF THE AWS D1.4. PROVIDE WELDING PROCEDURES AND MILL TEST REPORTS FOR ALL REINFORCEMENT TO BE WELDED TO ENGINEER FOR APPROVAL.
T. ALL STEEL EXPOSED TO EARTH OR GRANULAR FILL SHALL BE COVERED WITH A 3" MIN. OF CONCRETE.
U. PROVIDE SLIP JOINT MATERIAL SEPARATING THE FLOOR SLAB FROM THE PIPE COLUMNS AND PLUMBING PENETRATIONS.
V. PROVIDE SLAB CONTROL JOINTS (IN ACCORDANCE WITH SOILS REPORT IF AVAILABLE). CONTROL JOINTS SHALL BE SAW CUT TO 1/4 OF THE SLAB DEPTH AND SHALL BE LOCATED AT ALL COLUMN CENTERLINES IN AT LEAST ONE DIRECTION. SPACE AT 20' MINIMUM, U.N.O. ON PLAN
W. FOR LOCATION, SIZE AND DETAILS OF OPENINGS, SLEEVES, INSERTS, CONDUITS, PIPES SLOTS AND RELATED ITEMS REQUIRED TO BE LOCATED PRIOR TO PLACING CONCRETE, REFER TO OTHER DRAWINGS FOR THIS PROJECT.

6.0 STRUCTURAL STEEL

A. STRUCTURAL STEEL SHALL BE OF THE GRADES NOTED BELOW:
  a. WIDE FLANGE SHAPES, CHANNELS AND TEES: ASTM A992 (FY=50 KSI).
  b. OTHER ROLLED SHAPES (ANGLES, PLATES AND BARS): ASTM A36 (FY=36 KSI).
  c. STEEL RODS AND MISCELLANEOUS: ASTM A36 (FY=36KSI)
  d. STEEL PIPE: ASTM A53, GRADE B (FY=35 KSI).
  e. STRUCTURAL TUBE SECTIONS (TS AND HSS): ASTM A500, GR. B (FY=46 KSI).
B. STRUCTURAL STEEL DESIGN IS BASED ON THE LATEST EDITION OF THE AISC 360.
C. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE AISC CODE OF STANDARD PRACTICE.
D. BOLTS:
  a. ASTM A325 FOR ALL STEEL-TO-STEEL CONNECTIONS.
  b. ASTM A307 FOR ANCHOR BOLTS FOR TIMBER CONNECTIONS AND MISC.
E. WELD MATERIAL: E70XX ELECTRODES, WELDING MUST ONLY BE PERFORMED BY AWS CERTIFIED WELDERS.
F. NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AFTER ONE DAY AND 7000 PSI AFTER 28 DAYS. IT SHALL BE NON-CORROSIVE, NON-METALLIC AND NON-STAINING CONTAINING SILICA SANDS, PORTLAND CEMENT, SHRINKAGE COMPENSATING AND WATER REDUCING AGENTS.
G. DRILL, EPOXY AND INSTALL THREADED RODS, BOLTS AND STEEL BARS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. CLEAN OUT HOLE AFTER DRILLING AND PRIOR TO INJECTING EPOXY. TIGHTEN NUTS AFTER EPOXY HAS CURED.
H. ALL STRUCTURAL STEEL IS TO BE PRIMED PRIOR TO SHIPMENT AND TOUCHED-UP AFTER ERECTION.

7.0 WOOD FRAMING

A. DIMENSIONAL LUMBER AND TIMBERS USED FOR STRUCTURAL FRAMING SHALL BE 19% OR LESS MOISTURE CONTENT
B. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH, U.N.O.:
  a. JOISTS AND RAFTERS: NO.2 (Fb=1200 psi, Fc= 1000 psi, E=1,600,000psi)
  b. STUDS, PLATES, BLOCKS AND MISC.: NO. 2 (Fb=900 psi, Fc= 1350 psi, E=1,600,000psi)
  c. POSTS, BEAMS AND HEADERS: NO. 1
C. 3½" AND WIDER VERSA-LAM LVL: 2.1E, Fb=3100 psi BY BOISE CASCADE OR APPROVED EQUAL
D. 1½" OR 1¾" VERSA-LAM LVL: 2.1E, Fb=2800 psi BY BOISE CASCADE OR APPROVED EQUAL
E. PREFABRICATED JOISTS: PREFAB I-JOISTS SHALL BE TJI 230 BY WEYERHAUSER OR APPROVED EQUAL. DO NOT BIRDSMOUTH OR OTHERWISE NOTCH THE FLANGE MATERIAL. WEB PENETRATIONS AS PER MANUFACTERER RECOMMENDATIONS ONLY.
F. FLOOR RIM JOIST MATERIAL: 1.55E TIMBERSTRAND LSL BY WEYERHAUSER OR APPROVED EQUAL.
G. PROVIDE PRESERVATIVE-TREATED LUMBER OR ICC APPROVED BARRIER AT LOCATIONS WHERE MEMBER IS TO BE IN CONTACT WITH CONCRETE, MASONRY OR SOIL.
H. PRESSURE TREATED LUMBER: ALL FASTENERS AND HANGERS FOR USE WITH ACQ TREATED LUMBER SHALL BE GALVANIZED WITH A G185 COATING OR SHALL BE STAINLESS STEEL.
I. STRUCTURAL SHEATHING: WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210
J. DIAPHRAGM SHEATHING SHALL BE OF THICKNESS AND INDEX NUMBER SHOWN ON THE PLANS, PLACED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOISTS SHALL BE STAGGERED.
K. ALL TRUSSES, RAFTERS AND FLOOR JOISTS IN FLUSH FRAMED CONDITIONS WITH SPANS EXCEEDING 6'-0 SHALL BEAR IN JOIST HANGERS.
L. ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF.
M. PROVIDE CRIPPLE STUDS OR SQUASH BLOCKS BELOW SOLID OR BUILT-UP POSTS OR COLUMNS WITHIN FLOOR SPACES BELOW TO FOUNDATION. PROVIDE CRIPPLE STUDS OR SQUASH BLOCKS WITH EQUIVALENT NUMBER OF STUDS OR AREA OF POST.
N. PROVIDE DOUBLE FLOOR JOISTS (OR BLOCKING @ 24"O.C.) UNDER PARTITION WALLS RUNNING PARALLEL TO THE DIRECTION OF THE FLOOR FRAMING.
O. PROVIDE WOOD OR METAL CROSS-BRIDGING AT MID-SPAN OF ALL FLOORS WITH A SPAN EXCEEDING 10'-0" AND/OR IN ACCORDANCE WITH FLOOR JOIST MANUFACTURER'S RECOMMENDATIONS.
P. BOTTOM FLANGE OF CONTINUOUS JOISTS AT CRAWLSPACE AND UNFINISHED BASEMENT CONDITIONS SHALL BE BRACED BY BLOCKING, BRIDGING OR STRAPPING FOR 1/3 OF THE SPAN EITHER SIDE OF INTERIOR SUPPORT.
Q. METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR AN APPROVED EQUAL. UNLESS NOTED OTHERWISE PROVIDE ALL MANUFACTURER RECOMMENDED FASTENERS FOR THE MAXIMUM CAPACITY OF THE HANGER.
R. NAILS: COMMON WIRE GAGE U.N.O. NAILING SHALL CONFORM TO CBC TABLE 2304.10.1, U.N.O
S. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS UNLESS NOTED OTHERWISE, WHERE POWER NAILS ARE USED THEY SHALL BE EQUIVALENT IN DIAMETER TO THE COMMON NAIL INDICATED. PREDRILL NAIL HOLES AS REQUIRED TO PREVENT SPLITTING OF THE WOOD MEMBERS

8.0 TRUSSES

A. ROOF TRUSSES SHALL BE DESIGNED BY A LICENSED CALIFORNIA PROFESSIONAL ENGINEER FOR THE LIVE LOADS PREVIOUSLY STATED AND THE FOLLOWING MINIMUM UNIFORM VERTICAL LOADS:
  DEAD LOAD:
    TOP CHORD = 12 PSF
    BOTTOM CHORD = 8 PSF
B. TRUSS MANUFACTURER SHALL PROVIDE ALL HANGERS AND ATTACHMENT TO FRAMING, U.N.O. ON PLANS.
C. SEE ARCHITECTURAL DRAWINGS FOR TRUSS PROFILES
D. TRUSSES SHALL BE CAMBERED FOR FULL DEAD LOAD
E. ERECTION AND PERMANENT TRUSS BRACING SHALL BE SUPPLIED BY AND ERECTED PER TRUSS MANUFACTURER'S RECOMMENDATIONS.
F. TRUSS DESIGN DRAWINGS AND CALCULATIONS SHALL INCLUDE AT A MINIMUM THE FOLLOW INFORMATION:
  - DESIGN LOADS AS LISTED ABOVE
  - PROFILE AND SPACING
  - REQUIRED BEARING WIDTHS
  - LATERAL LOADS (DRAG TRUSS LOADS) AS NOTED ON ROOF FRAMING PLAN
  - CONNECTION INFORMATION
  - REACTION FORCES AND DIRECTIONS
  - CONCENTRATED POINT LOADS AND THEIR POINTS OF APPLICATION
J. NOTIFY THE STRUCTURAL ENGINEER IF THE ROOF TRUSS PACKAGE AS FABRICATED FOR THIS PROJECT VARIES FROM THAT SHOWN ON THE CONSTRUCTION DOCUMENTS.
K. TRUSS DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW

9.0 REQUIRED SPECIAL INSPECTIONS

A. THE OWNER SHALL EMPLOY SPECIAL INSPECTORS FOR THE FOLLOWING TYPES OF CONSTRUCTION PER CALIFORNIA BUILDING CODE SECTION 1701. THE SPECIAL INSPECTORS SHALL SUBMIT A SIGNED FINAL REPORT TO THE BUILDING DEPARTMENT.
  TABLE 1705.2.1:
    1. MATERIAL VERIFICATION OF WELD FILLER MATERIALS. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED (PERIODIC)
    2. INSPECTION OF WELDING (PERIODIC)
  TABLE 1705.3:
    1. INSPECT REINFORCEMENT, AND VERIFY PLACEMENT (PERIODIC)
    2. INSPECT ANCHORS CAST IN CONCRETE (PERIODIC)
    3. VERIFY USE OF REQUIRED DESIGN MIX (PERIODIC)
    4. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS FOR THE CONCRETE MEMBER BEING FORMED (PERIODIC)
  TABLE 1705.8:
    1. INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT (CONTINUOUS)
    2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, LENGTHS, AND EMBEDMENT. RECORD CONCRETE VOLUMES (CONTINUOUS)
  SECTION 1705.12.1.2:
    1. STRUCTURAL STEEL ELEMENTS IN THE SEISMIC FORCE RESISTING SYSTEM INCLUDING STRUTS, COLLECTORS, CHORDS AND FOUNDATION ELEMENTS, SHALL BE PERFORMED IN ACCORDANCE WITH THE QUALITY ASSURANCE REQUIREMENTS OF AISC 341 (PERIODIC)
  SECTION 1705.12.2:
    1. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF THE ELEMENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEARWALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD DOWNS. (PERIODIC)

10.0 STATEMENT OF STRUCTURAL OBSERVATION

A. STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD SHALL BE PROVIDED FOR THE FOLLOWING ITEMS AS REQUIRED BY CHAPTER 17 OF THE CALIFORNIA BUILDING CODE:
  a. CONCRETE CONSTRUCTION
  b. WOOD CONSTRUCTION
  c. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS PRIOR TO THE TIME OF THE REQUIRED OBSERVATION.
B. STRUCTURAL OBSERVATION SITE VISITS BY AR2 STRUCTURAL ENGINEERING ARE NOT A SUBSTITUTE FOR SPECIAL INSPECTIONS. ALL SPECIAL INSPECTIONS ARE TO BE PERFORMED BY THE PROJECT SPECIAL INSPECTOR.

A.B.	ANCHOR BOLT	HDR.	HEADER
ALT.	ALTERNATIVE	H.S.	HIGH STRENGTH
ARCH.	ARCHITECTURAL	INT.	INTERIOR
BLDG.	BUILDING	LOC.	LOCATION
BM.	BEAM	M.B.	MACHINE BOLT
B.N.	BOUNDARY NAILING (DIAPH.)	MAX.	MAXIMUM
B.O.F.	BOTTOM OF FOOTING	MF	MOMENT FRAME
B.O.W.	BOTTOM OF WALL	MIN.	MINIMUM
℄	CENTERLINE	MISC.	MISCELLANEOUS
C.E.	CANTILEVER END	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
CLR.	CLEAR	O.H.	OPPOSITE HAND
COND.	CONDITION	O.F.	OUTSIDE FACE
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
DBL.	DOUBLE	ℙ	PLATE
DEG.	DEGREES	REF.	REFERENCE
DET.	DETAIL	REINF.	REINFORCEMENT
ø	DIAMETER	REQ'D	REQUIRED
DIAG.	DIAGONAL	S.A.D.	SEE ARCH. DRAWINGS
DIM.	DIMENSION	SEC.	SECTION
EA.	EACH	SIM.	SIMILAR
E.F.	EACH FACE	S.O.G.	SLAB ON GRADE
EMBED.	EMBEDMENT	SPECS.	SPECIFICATIONS
E.N.	EDGE NAILING (SHEARWALL)	SQ.	SQUARE
E.S.	EACH SIDE	STD.	STANDARD
E.W.	EACH WAY	STR.	STRENGTH
EXT.	EXTERIOR	SYM.	SYMMETRICAL
FDN.	FOUNDATION	T&B	TOP AND BOTTOM
FTG.	FOOTING	T.O.W.	TOP OF WALL
F.F.	FINISH FLOOR	T.O.S.	TOP OF STEEL
F.G.	FINISH GRADE	TYP.	TYPICAL
FLR.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	VERT.	VERTICAL
GLAV.	GALVANIZED	V.I.F.	VERIFY IN FIELD
H.D.	HOLD DOWN	w/	WITH

4 / S0.1 ABBREVIATIONS
NO SCALE

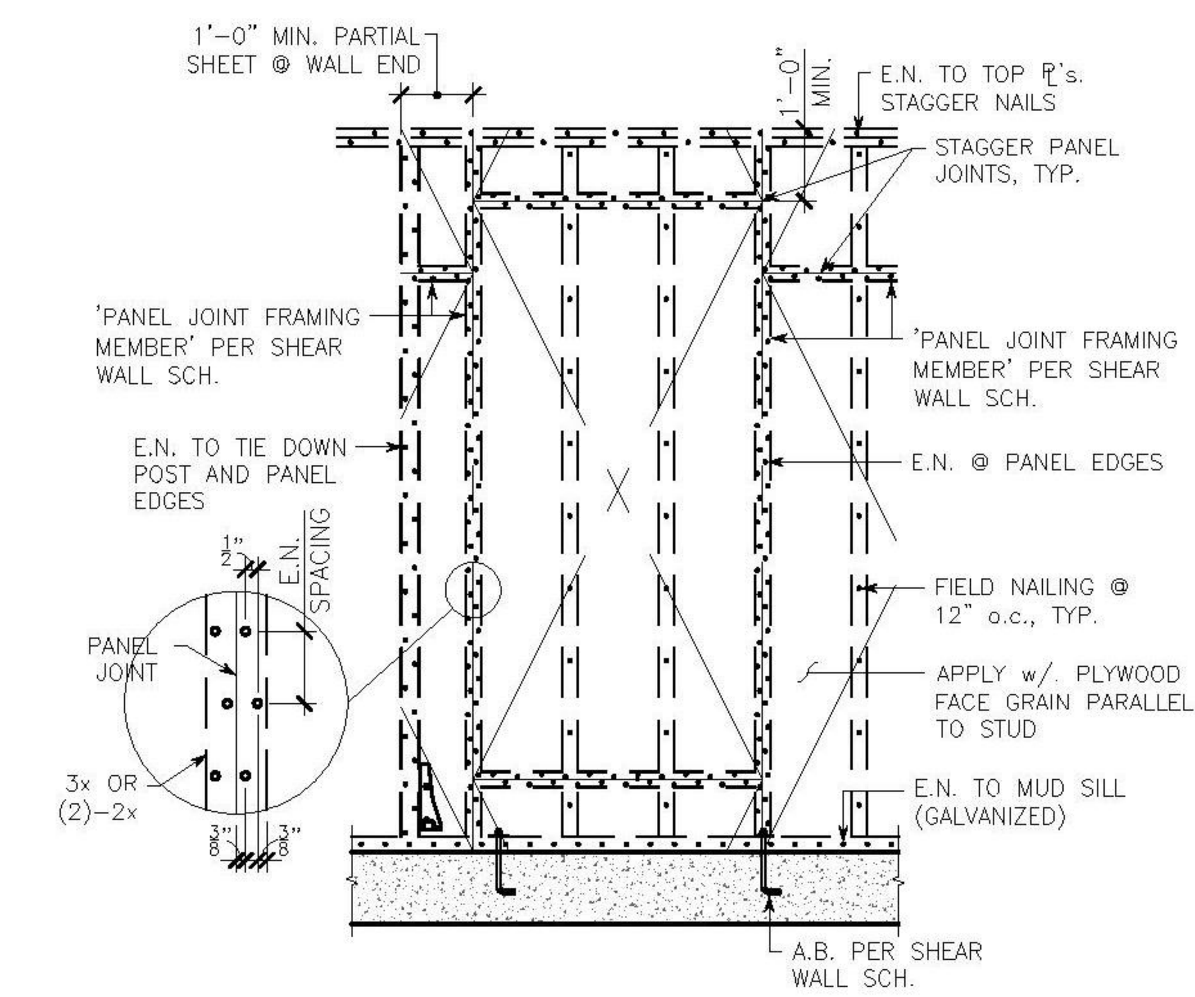
TYP. SHEATHING SCH.

AREA	SHEATHING	NAILING
FLOOR[1,2,3,4,5]	23/32" APA STURD-I-FLOOR 24 o.c., EXP. 1, T&G, GLUE TO SUPPORT	10d @ 6" o.c. EDGES 10d @ 12" o.c. FIELD
ROOF[1,3,4,5,6,7]	15/32" APA 24/0 EXP. 1 (4 PLY MIN.)	8d @ 6" o.c. EDGES 8d @ 12" o.c. FIELD
WALL[1,2,3,5,8,9]	15/32" APA EXP. 1 (4 PLY MIN.). STRUCTURAL 1 WHERE NOTED ON SHEARWALL SCH.	REF.: SHEARWALL SCH.

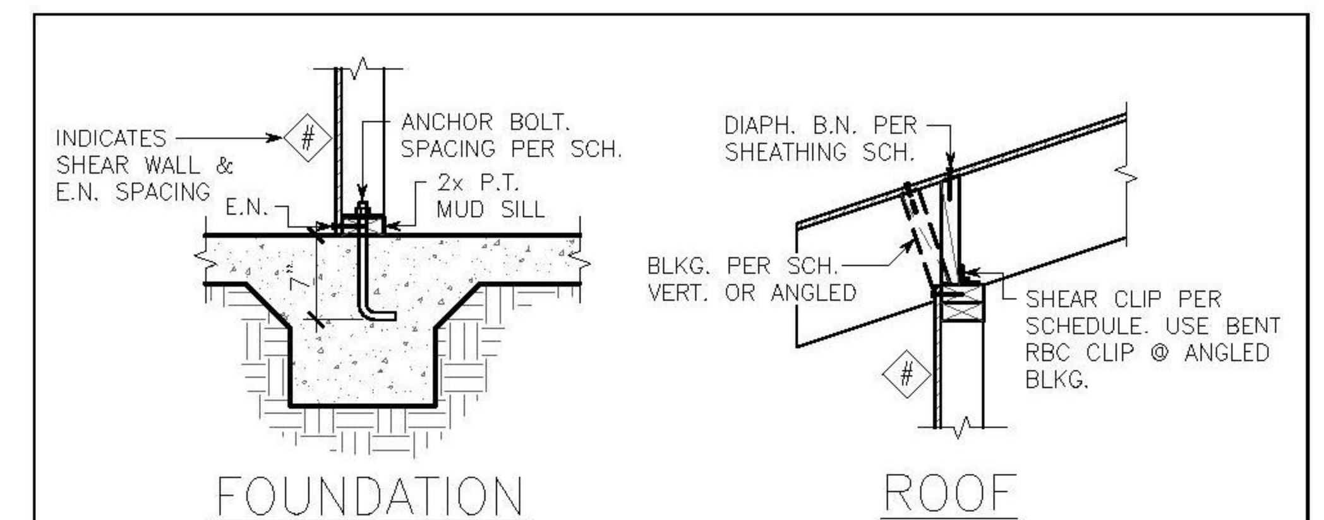
NOTES:

1. STRUCTURAL SHEATHING SHALL BE PLYWOOD OR OSB AT CONTRACTORS OPTION
2. DO NOT USE OSB AT EXTERIOR DECKS OR CATWALKS
3. ALL PANELS PERMANENTLY EXPOSED TO WEATHER SHALL BE EXTERIOR VS. EXPOSURE 1
4. ALL UNBLOCKED ROOF AND FLR. SHEATHING EDGES SHALL BE T&G. AS AN ALT., UNBLOCKED ROOF SHEATHING MAY BE SUPPORTED WITH PLYWOOD CLEATS OR EDGE CLIPS
5. HEADS OF NAILS SHALL NOT PENETRATE THE FACE SKIN OR ADDT'L NAILING WILL BE REQ'D.
6. USE PLYWOOD @ LOW SLOPE ROOFS AND OSB @ PITCHED ROOFS
7. S.A.D. WHEN RADIANT BARRIER ROOF SHEATHING IS REQ'D
8. USE PLYWOOD AT WALLS THAT WILL RECEIVE WATERPROOFING/BUILDNG ENVELOPE MEMBRANE, OR EXT. WALLS COVERED IN PAPER AND STUCCO
9. USE OSB AT INTERIOR WALLS

3 / S0.1 TYPICAL SCHEDULES
NO SCALE



2 / S0.1 SHEARWALL ELEV.
3/8" = 1'-0



SHEAR WALL SCHEDULE

TYPE	E.N.	ANCHOR BOLT	PANEL JOINT FRAMING MEMBER	SHEAR CLIP SPACING	SOLE ℙ/TOP ℙ CONN. TO RIM/BLKG.		SEISMIC CAPACITY
					CONN.	RIM/ BLKG.	
TYP., U.N.O.	6"	⅝"ø @ 48"	2x	24"	16d @ 8"	2x	–
◇6	6"	⅝"ø @ 42"	2x	15"	SDS @ 12"	2x	340 PLF
◇4	4"	⅝"ø @ 36"	3x/(2)-2x	10"	SDS @ 8"	2x	510 PLF
◇3	3"	⅝"ø @ 32"	3x/(2)-2x	8"	SDS @ 7"	2x	665 PLF
◇2	2"	⅝"ø @ 24"	3x/(2)-2x	6"	SDS @ 4"	4x	870 PLF
◇4◇4	4"	⅝"ø @ 20"	3x/(2)-2x[10]	5"	SDS @ 4"	4x	1020 PLF

NOTES:

1. PLANS SHOW SHEATHING @ SHEAR WALLS. OTHER WALLS SHOWN AS STRUCTURAL WALLS SHALL BE SHEATHED AND INSTALLED PER 'TYP., U.N.O.'
2. PROVIDE ⅛" GAP BETWEEN ALL PANEL EDGES
3. SEE 'TYP. SHEATHING SCHEDULE' FOR PANEL GRADE AND THICKNESS
4. ALL SHEATHING EDGES SHALL BE BLOCKED (3x WHERE NOTED ON SCH.)
5. NAILING SHALL BE 10d SHORT (2¼"x0.148") COMMON WIRE NAILS (STAGGER IF SPACING IS 3" o.c. OR CLOSER)
6. ALL FIELD NAILING SHALL BE @ 12" o.c.
7. USE 4' x 8' MIN. PANELS EXCEPT @ BOUNDARIES AND CHANGES IN FRAMING
8. SDS DENOTES ¼"ø SDS SCREWS w/ MINIMUM 2" PENETRATION INTO RIM/BLKG.
9. SHEAR CLIPS SHALL BE SIMPSON A35, RBC, OR LTP4 CONNECTORS
10. OFFSET PANEL JOINTS TO FALL ON DIFF. FRAMING MEMBERS @ DOUBLE SIDED SHEAR WALLS

1 / S0.1 SHEARWALL SCHEDULE
3/4" = 1'-0

AR II STRUCTURAL ENGINEERING
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ISSUE NO.	DATE	DESCRIPTION
1	7.19.23	FOR PERMIT

General Notes And Typical Details

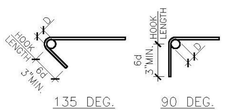
JAMIL POOL HOUSE
2700 Paseo Robles
San Martin, CA

PROFESSIONAL ENGINEER
ADAM R. RENDON
C 82770
EXP. 9/30/24
CIVIL
STATE OF CALIFORNIA

PROJECT #: 0452P

S0.1

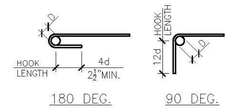
SHEET 1 OF 5



BAR SIZE	STIRRUP & TIE HOOKS		
	D (IN.)	HOOK LENGTH (IN.)	
		90 DEG.	135 DEG.
#3	1 1/2	3	3
#4	2	3	3
#5	2 1/2	4	4

NOTE:
d = BAR DIAMETER
D = MINIMUM BEND DIAMETER:
-4d FOR #5 AND SMALLER

STIRRUPS & TIES

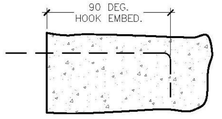


BAR SIZE	STANDARD HOOK		
	D (IN.)	HOOK LENGTH (IN.)	
		180 DEG.	90 DEG.
#3	2 1/4	4 1/2	2 1/2
#4	3	6	2 1/2
#5	3 3/4	7 1/2	2 1/2
#6	4 1/2	9	3

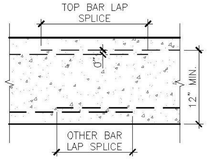
NOTE:
d = BAR DIAMETER
D = MINIMUM BEND DIAMETER:
-6d FOR #3 – #8 BARS
-8d FOR #9 – #11 BARS

STANDARD REBAR

17/S0.2 REBAR HOOKS
3/4" = 1'-0



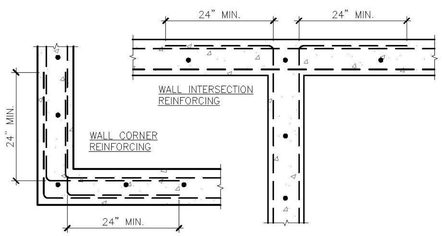
TOP BARS – 90 DEG. HOOK EMBED. & CLASS B TENSION LAP SPLICE				
f'_c	2,500 PSI		3,000 PSI	
BAR SIZE	EMBED. (IN.)	CLASS B (IN.)	EMBED. (IN.)	CLASS B (IN.)
#3	9	31	9	28
#4	12	41	11	38
#5	15	51	14	47
#6	18	61	17	56



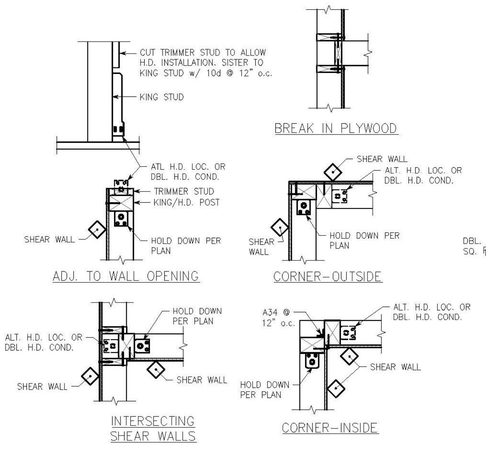
OTHER BARS – 90 DEG. HOOK EMBED. & CLASS B TENSION LAP SPLICE				
f'_c	2,500 PSI		3,000 PSI	
BAR SIZE	EMBED. (IN.)	CLASS B (IN.)	EMBED. (IN.)	CLASS B (IN.)
#3	9	24	9	22
#4	12	32	11	29
#5	15	39	14	36
#6	18	47	17	43

NOTE:
1. TOP BARS ARE HORIZ. BARS PLACED WITH MORE THAN 12" OF FRESH CONCRETE BELOW THEM
2. USE CLASS B LAP SPLICE FOR ALL BAR SPLICES, TYP.
3. TABLES ASSUME GRADE 60 REINF.
4. TABLES ARE BASED UPON MIN. CLEAR COVER GREATER THAN 1.0d_b AND MIN. CLEAR SPACING GREATER THAN 2d_b. WHERE EITHER OF THESE REQUIREMENTS IS NOT MET, INCREASE EMBED. OR LAP LENGTH BY 50%
5. d_b INDICATES REINF. ø

16/S0.2 EMBED. & LAP SPLICE
3/4" = 1'-0

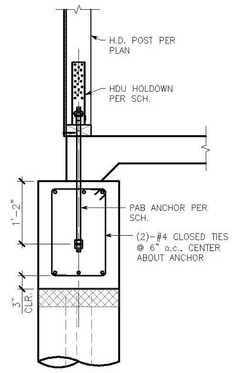


15/S0.2 TYP. CORNER REINF.
3/4" = 1'-0



NOTES:
1. ALL NAILING SHOWN IS PANEL EDGE NAILING, TYP., U.N.O

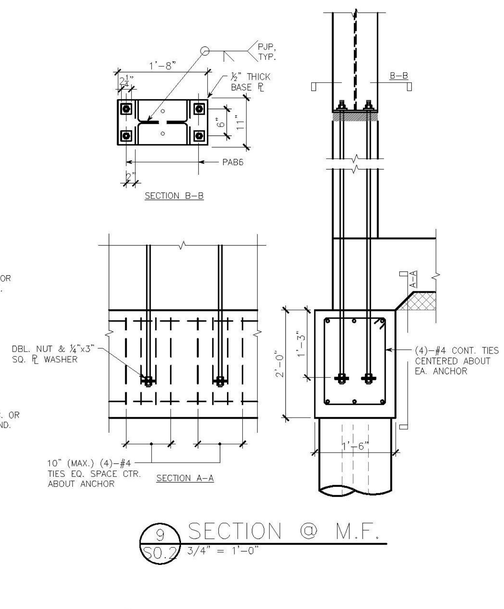
12/S0.2 H.D LOCATIONS
3/4" = 1'-0



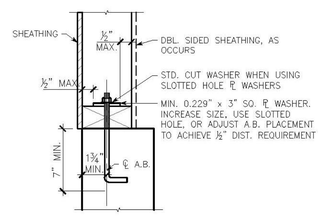
HOLDDOWN SCH.			
MARK	HOLDOWN (SIMPSON)	MIN. POST	ANCHOR
A	HDU5	4x	PAB5
B	HDQ8	4x	PAB7H[1]

NOTES:
1. PAB7H DENOTES HIGH STRENGTH ANCHOR (ASTM A449)

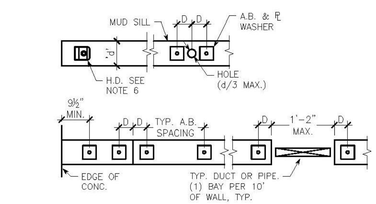
11/S0.2 HOLD DOWN DETAIL
3/4" = 1'-0



9/S0.2 SECTION @ M.F.
3/4" = 1'-0

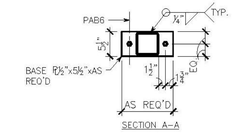


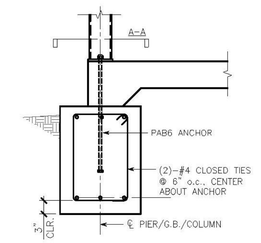
8/S0.2 PL WASHER PLACEMENT
1-1/2" = 1'-0



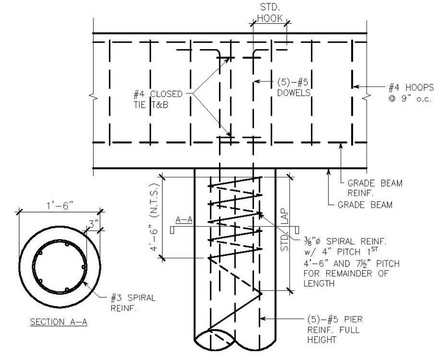
NOTES:
1. A.B. FOR ALL SHEAR AND BEARING WALLS TO BE ⅝"ø w/ 7" MIN. EMBED. @ 42" o.c. SEE SHEARWALL SCH. FOR TIGHTER SPACING. ALT.: USE ⅝"ø TITEN HD w/ 2¾" EMBED.
2. (2) BOLTS MIN. PER SILL PIECE. LOCATE BOLTS CLEAR OF POSTS
3. DRILLED BOLT HOLE DIA. = BOLT DIA. + 1/16" (MAX.)
4. USE SQ. PL WASHERS @ ALL SILL PL A.B. PER **8/S0.2**
5. 'D' DIMENSION SHALL BE 5" MIN. AND 12" MAX.
6. H.D. ANCHORS MAY SUBSTITUTE AN A.B. IF INSTALLED w/ ADDITIONAL NUT AND PL WASHER SNUG TIGHT TO THE MUD SILL
7. FOR A.B. NOT HOT-DIP GALVANIZED, APPLY A PROTECTIVE COAT OF CONSTRUCTION ADHESIVE OR CAULKING BETWEEN A.B. AND MUD SILL
8. ALL NAILS INTO P.T. MUD SILL SHALL BE HOT-DIP GALVANIZED

7/S0.2 ANCHOR LOCATIONS
3/4" = 1'-0

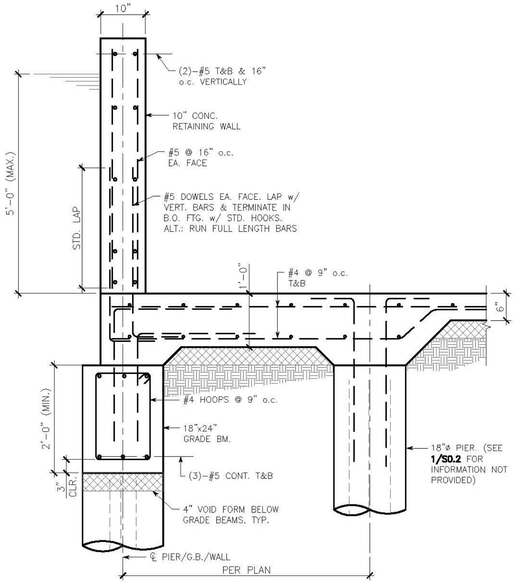




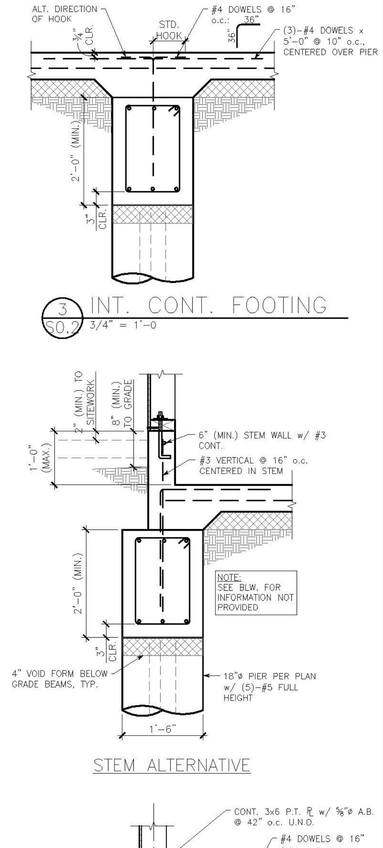
6/S0.2 HSS BASE PL
3/4" = 1'-0



5/S0.2 GRADE BM. TO PIER
3/4" = 1'-0

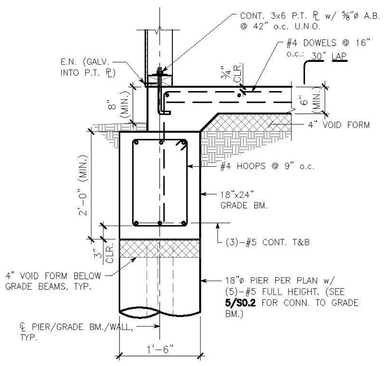


4/S0.2 RETAINING WALL
3/4" = 1'-0

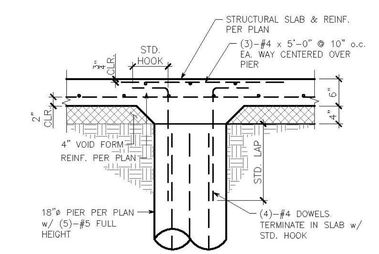


3/S0.2 INT. CONT. FOOTING
3/4" = 1'-0

STEM ALTERNATIVE



2/S0.2 EXT. CONT. FOOTING
3/4" = 1'-0



1/S0.2 CAISSON SLAB SUPPORT
3/4" = 1'-0

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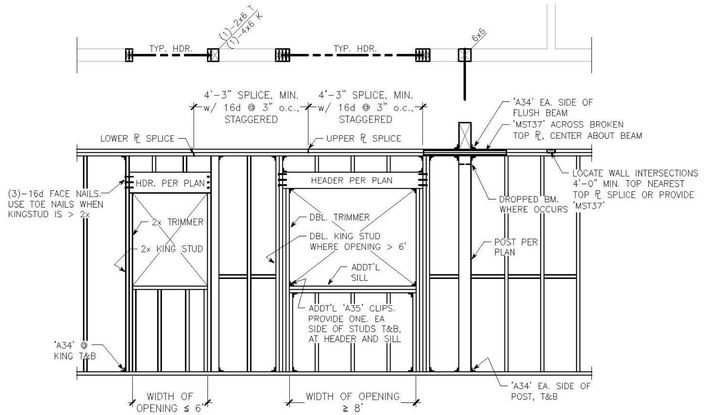
Typical Details

JAMIL POOL HOUSE
2700 Paseo Robles
San Martin, CA

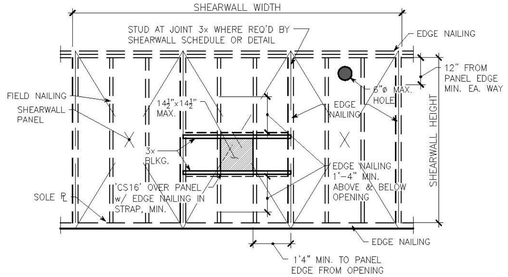
PROJECT #: 0452P

S0.2

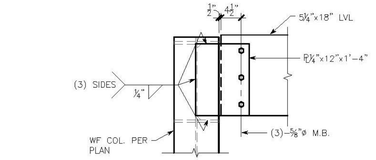
SHEET 2 OF 5



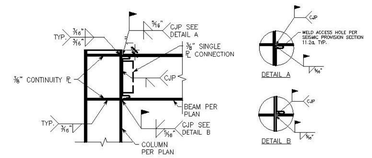
20 / SO.3 TYP. WALL FRAMING
3/8" = 1'-0



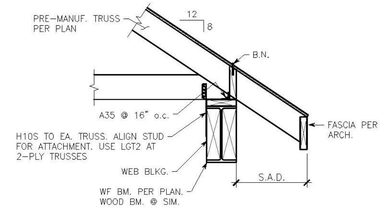
19 / SO.3 SHEARWALL PENETRATION
3/8" = 1'-0



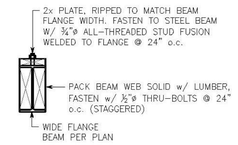
13 / SO.3 SECTION
3/4" = 1'-0



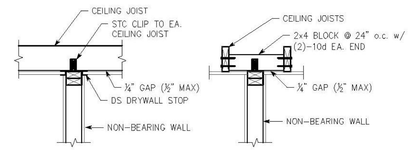
12 / SO.3 ORDINARY MOMENT FRAME
3/4" = 1'-0



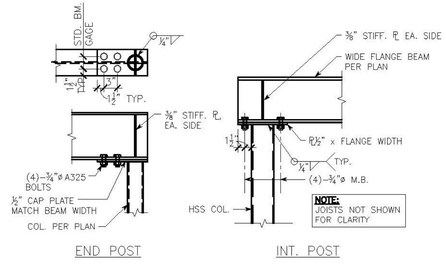
4 / SO.3 SECTION
3/4" = 1'-0



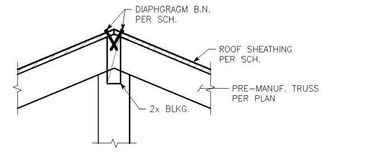
8 / SO.3 STEEL BEAM
3/4" = 1'-0"



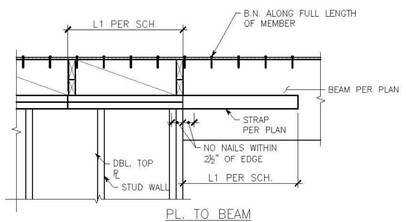
3 / SO.3 NON-BEARING WALL
3/4" = 1'-0



7 / SO.3 WF BM. TO PIPE COL
3/4" = 1'-0



2 / SO.3 SECTION
1-1/2" = 1'-0"

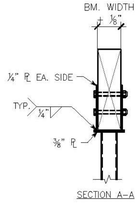


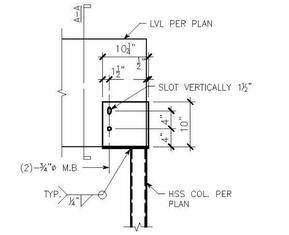
PL. TO BEAM

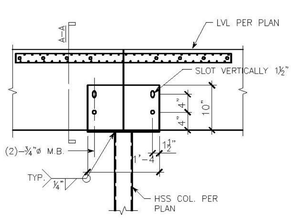
DRAG STRAP SCH.					
STRAP	CAPACITY	L1	L2[1]	NAILS[2]	BLKG.
CS14	2490	2'-0"	4'-0"	(18)-0.131"x2½"	2x -or- 1¾" LVL
CMSTC16	4585	2'-0"	4'-0"	(29)-0.148"x2½"	4x -or- 3½" LVL

NOTES:
1. MINIMUM LENGTH, U.N.O. ON PLANS
2. MINIMUM NAILS TO EA. CONNECTED PIECE

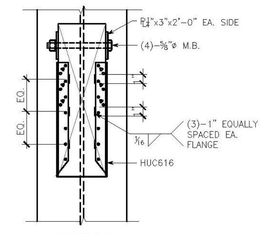
16 / SO.3 DRAG STRAP SCH.
3/4" = 1'-0

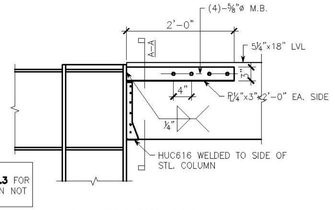




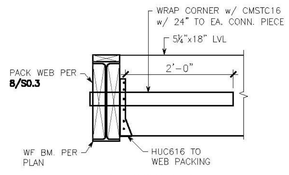


14 / SO.3 SECTION
3/4" = 1'-0

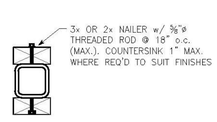




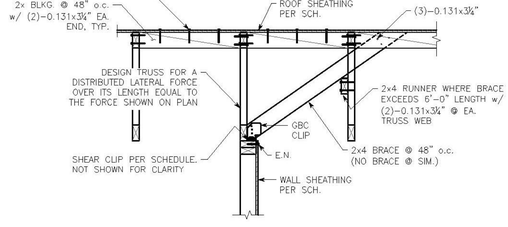
10 / SO.3 SECTION
3/4" = 1'-0



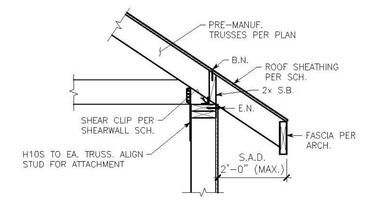
15 / SO.3 SECTION
3/4" = 1'-0



11 / SO.3 NAILER TO HSS
3/4" = 1'-0



6 / SO.3 TRUSS OVER SHEARWALL
3/4" = 1'-0



1 / SO.3 RAFTER @ EXT. WALL
3/4" = 1'-0

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ISSUE NO.	DATE	DESCRIPTION
1	7.19.23	FOR PERMIT

Typical Details

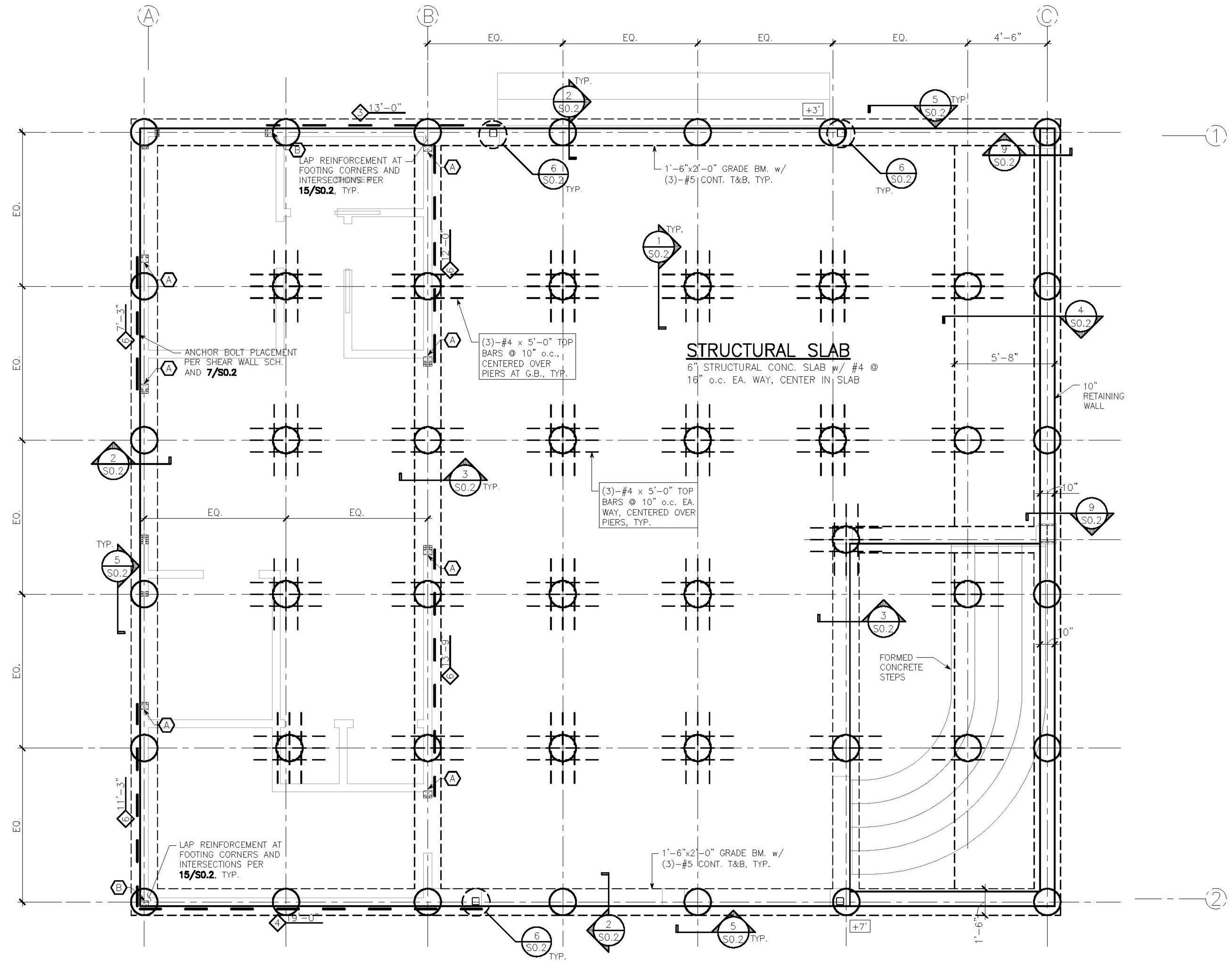
JAMIL POOL HOUSE
2700 Paseo Robles
San Martin, CA

PROFESSIONAL ENGINEER ADAM R. RENDER C 82770 REN: 6/30/24 CIVIL STATE OF CALIFORNIA

PROJECT #: 0452P

SO.3

SHEET 3 OF 5



FOUNDATION PLAN

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

FOUNDATION NOTES:

1. SEE SHEETS S0.1–S0.3 FOR TYPICAL DETAILS AND GENERAL NOTES
2. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PLANS
3. ⊠ POST OR COLUMN FROM ABV.
4. ◇4 8'-0" INDICATES SHEARWALL E.N. AND MINIMUM LENGTH – SEE SHEARWALL SCHEDULE
5. ⬡A HOLD DOWN PER **11/S0.2**
6. ▲ STEP IN TOP OF WALL
7. CONTRACTOR TO FIELD VERIFY GRADE WITH TOP OF WALL AND COORDINATE w/ ENGINEER.
8. FOR DRAINAGE DETAILS, SUMP PITS, DAMPROOFING, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT, STEPS, DIMENSIONS NOT SHOWN, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL
9. ◯ 18"ø DRILLED PIER w/ (5)-#5 BARS. PIERS SHALL PENETRATE 14' (MIN.) BELOW BOTTOM OF GRADE BEAMS
   +#' ← NUMBER OF ADDITIONAL FEET OF EMBEDMENT

FOUNDATION KEYNOTES:

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Foundation Plan

JAMIL POOL HOUSE

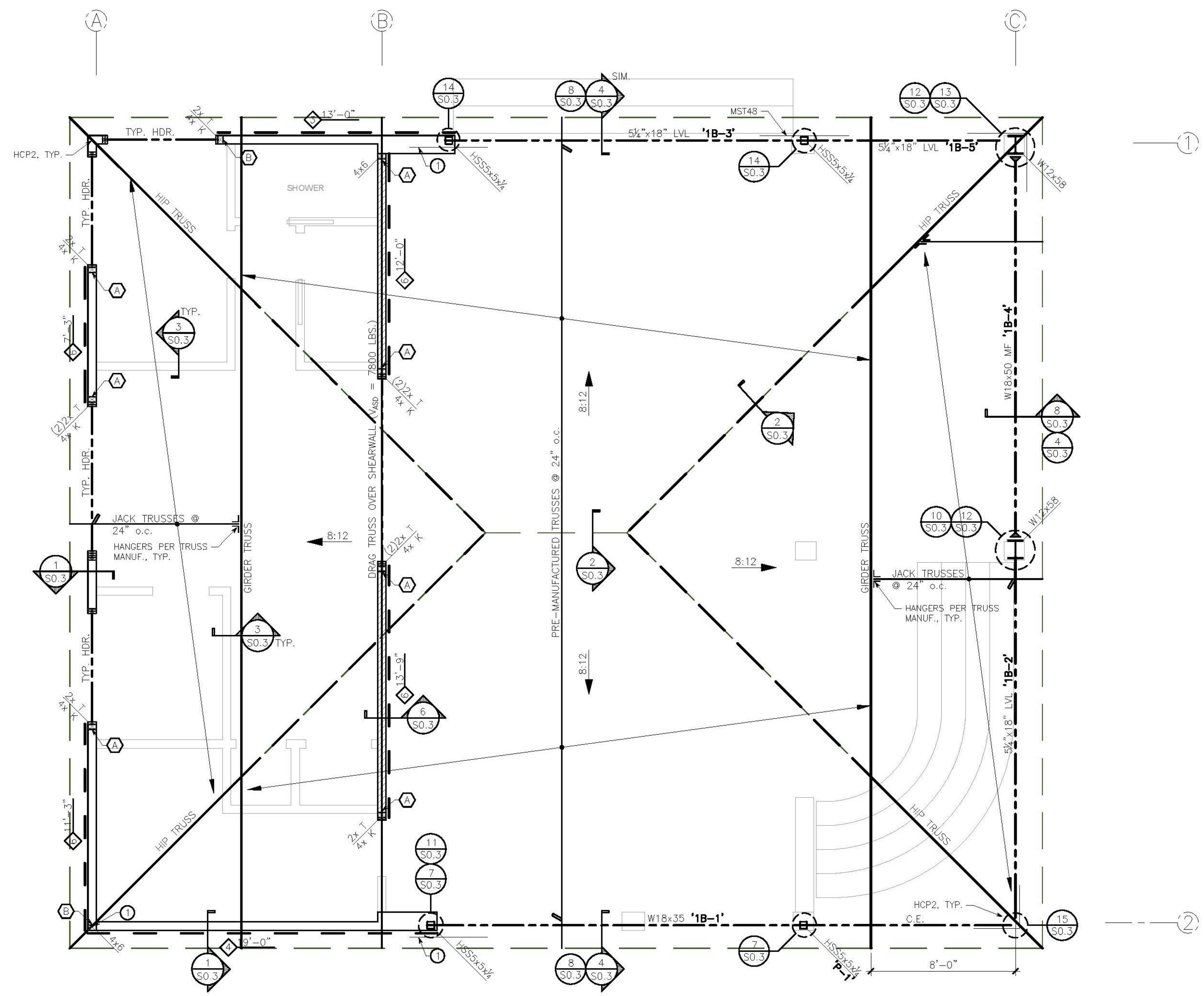
2700 Paseo Robles
San Martin, CA

PROFESSIONAL ENGINEER
ADAM R. RENDON
C 82770
EXP. 9/30/24
CIVIL
STATE OF CALIFORNIA

PROJECT #:
0452P

S1.0

SHEET 4 OF 5



ROOF FRAMING PLAN

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

PLAN NOTES:

1. SEE SHEETS S0.1–S0.3 FOR TYPICAL DETAILS AND GENERAL NOTES
2. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PLANS
3. PLANS SHOW FRAMING ON WALLS BELOW
4. SEE SCH. FOR ROOF SHEATHING TYPE AND NAILING.
5. EXTERIOR WALLS TO BE 2x6 @ 16" o.c., U.N.O. SHEATH ALL EXTERIOR WALLS
6. 'TYP. HDR.' TO BE 6x8 @ 6" NOMINAL WALLS AND 4x10 @ 4" NOMINAL WALLS
7. ▨ POST BELOW. PROVIDE (BM. WIDTH) x (WALL WIDTH) POSTS UNDER ALL BEAMS, U.N.O.
8. ▨ INTERIOR BEARING WALL
9. ◇4 8'-0" INDICATES SHEARWALL E.N. AND MINIMUM LENGTH – SEE SHEARWALL SCHEDULE
10. (A) HOLD DOWN OR STRAP TIE PER HOLD DOWN SCHEDULES
11. ALL GABLE END WALLS TO BE BALLOON FRAMED FROM FLOOR TO CEILING
12. PROVIDE H2.5 CLIPS AT THE SUPPORTS OF ALL TRUSSES AND RAFTERS
13. CEILING AND ITS SHEETROCK SHALL NOT BE INSTALLED BEFORE FULL DEAD LOAD IS INSTALLED
14. MECHANICAL, ELECTRICAL AND SHAFT OPENINGS PER DRAWINGS OTHER THAN STRUCTURAL
15. FOR DRAINAGE DETAILS, WATERPROOFING, UTILITIES, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL

FRAMING KEYNOTES:

(1) – FASTEN SIDE OF BM./NAILER TO SIDE OF DBL. TOP PL w/ MSTC16 PER **16/S0.3**

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Roof Framing Plan

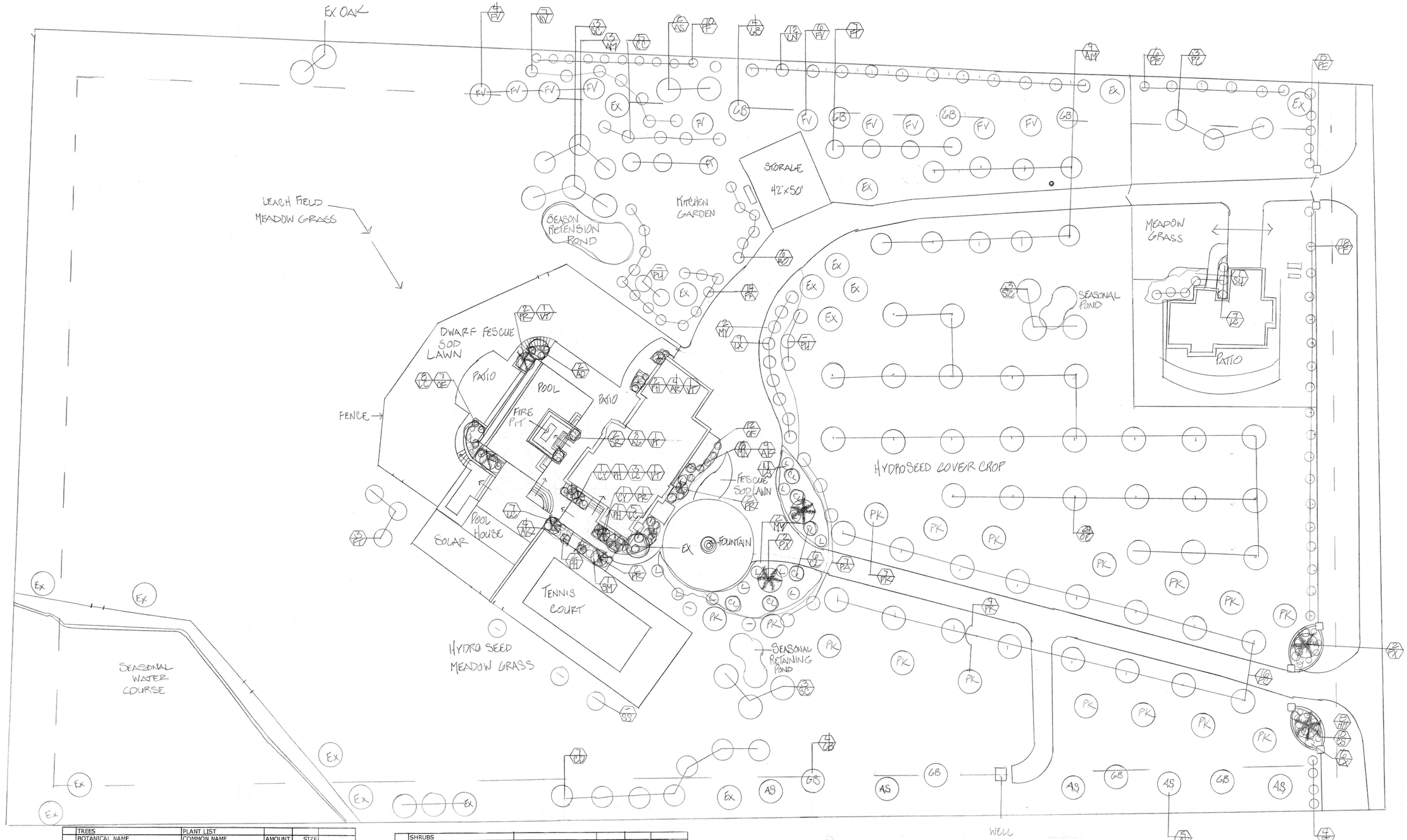
JAMIL POOL HOUSE
2700 Paseo Robles
San Martin, CA

PROFESSIONAL ENGINEER
ADAM R. RENDON
C 82770
EXP. 9/30/24
CIVIL
STATE OF CALIFORNIA

PROJECT #: 0452P

S2.0

SHEET 5 OF 5



	TREES	PLANT LIST		
	BOTANICAL NAME	COMMON NAME	AMOUNT	SIZE
AM	ACER RED SUNSET	MAPLE TREE	12	15 GAL
AH	ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE	EXISTING	MOVE
AS	ARBUTUS MARINA	ARBUTUS	7	15 GAL
AD	ARCTOSTAPHYLOS	DR. HURD	2	24" BOX
CD	CALOCEDRUS DECURRENS	INCENSE CEDAR	7	15 GAL
CY	CYCAS REVOLUTA	SAGO PALM	2	5 GAL
FV	FRAXINUS FAN TEX	FAN TEX ASH	10	15 GAL
FT	FRUIT TREES SEMI DWARF	OWNERS CHOICE	10	15 GAL
GB	GINKO BILOBA FRUITLESS!	SARATOGA GINKO	8	15 GAL
OE	OLEA EUROPEA	FRUITING	24	BR RT
PX	PHOENIX CANARIENSIS CANARY ISL	AND DATE PALM	4	36" BOX
PR	PHOENIX ROEBELENII	PYGMY DATE PALM	7	15 GAL
SC	SCHINUS MOLLE	CALIFORNIA PEPPER	9	24" BOX
PC	PISTACIA CHINENSIS	CHINESE PISTACHE	19	15 GAL
PK	PRUNUS S. KWANZAN	FLOWERING CHERRY	16	15 GAL
PU	PUNICA GRANATUM	POMEGRANATE	EXISTING	MOVE
SS	SEQUOIA SEMPERVIRENS	SOQUEL REDWOOD	EXISTING	MOVE

	SHRUBS			
AK	ABELLIA KALEIDOSCOPE	DWF VARIEGTED ABELLIA	13	1 GSL
AG	AGAPANTHUS PETER PAN	DWARF LILY OF THE NILE	8	1 GAL
AR	ANIGOZANTHOS HYBRID	RED RANGER	4	1 GAL
CL	CEANOTHUS CENTENNIAL	GROUNDCOVER CA LILAC	6	5 GAL
CC	CEANOTHUS YANKEE POINT	DWARF CEANOTHUS	5	5 GAL
CS	CISTUS SUNSET	GROUND ROCKROSE	10	1 GAL
HH	HEMEROCALIS HYBRID YELLOW	EVERGREEN DAYLILY	8	1 GAL
LS	LANTANA NEW GOLD	YELLOW LANTANA	11	1 GAL
LN	LAURUS NOBILIS	SARATOGA BAY LAUREL	12	15 GAL
LX	LAVENDULA GROSO BLEU	FRAGRANT LAVENDER	15	1 GAL
LC	LOROPETALUM CHINENSE	DARUMA DWARF	27	5 GAL
MY	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	4	FLATS
PH	PHORMIUM TENAX JESTER	VARIEGATED FLAX	6	5 GAL
PF	PHOTINIA FRASERI	PHOTINIA	43	5 GAL
PA	PLUMBAGO AURICULATA	CAPE PLUMBAGO	21	5 GAL
RV	RIBES VIBURNIFOLIUM	CATALINA PERFUME	7	5 GAL
SR	STRELITZIA REGINAE	BIRD OF PARADISE	2	5 GAL

	GROUND COVER			
OF	OSTEOSPERMUM FRUTICOSUM PURPLE DAISY GROUND COVER		18	1 GAL
RO	ROSMARINUS PROSTRATUS	ILOW ROSEMARY	6	1 GAL
SM	SCAEVOLA MAUVE CLUSTER	SCAEVOLA	1	FLAT
SC	SUTERA CORDATA SNOWSTORM	WHITE BACOPA	1	FLAT
VT	VERBENA TAPIEN	PURPLE VERBENA	4	FLATS

LANDSCAPE NOTES

ON ALL PLANTS USE DRIP SPRAY, PLACING HEADS BETWEEN 3-4 PLANTS
USE PVC SCH 40 FOR ALL MAINLINE AND LATERAL LINES. BURY MAINLINE TO 18", LATERAL LINE TO 12".
DRIP ½" AND ¼" LINE WITH DRIP SPRAY EMITTER. INSTALL ALL EQUIPMENT IN ACORDANCE WITH MANUFACTURES INSTRUCTIONS, SPECIFICATIONS AND CITY REGULATIONS
REVIEW DRAINS WITH HOMEOWNERS, CONNECTING DOWNSPOUTS TO DRAIN AWAY FROM HOME
DO NOT DISTURB EXISTING DRAINS, GRADE AWAY FROM HOME.

WHEN PLANTING USE ORGANIC COMPOST REAPPLY FALL AND SPRING, LYNGSO ORGANC DIESTEL COMPOST WITH ORGANIC COMPOST MIXED WITH NATIVE SOIL, LYNGSO 650-364-1730 OR USE KELLOGGS GARDEN SOIL 3 CUFT BAG, OR GARDEN AND BLOOM SOIL BUILDING COMPOST 3 CUFT BAG

ADD WEED BLOCK AND MULCH TO BARE AREAS, SUGGEST SMALL CEDAR BARK CHIPS,
OR KELLOGGS GARDEN SOIL 3 CUFT BAG
AT TREES REVIEW USING 3' OR 4' X 24" PERFORATED PIPE WITH ROCK TO ENCOURAGE DEEP ROOTS
MAKE NO SUBSTITUTIONS ON PLANTS WITHOUT OWNER APPROVAL
USE FX UPLIGHTS ON TREES, AND SHRUBS, REVIEW PLACEMENT
REVIEW THE NEED FOR GOPHER BASKETS ON PLANTS

REVISIONS	BY

JUDY HESS
LANDSCAPE DESIGN
408-829-9692

JAMIL RESIDENCE

2700 PASEO ROBLES AVE.
SAN MARTIN, CALIFORNIA 95046

Date	OCT 2024
Scale	1"=30'
Drawn	JH
Job	JAMIL
Sheet	1
Of	Sheets

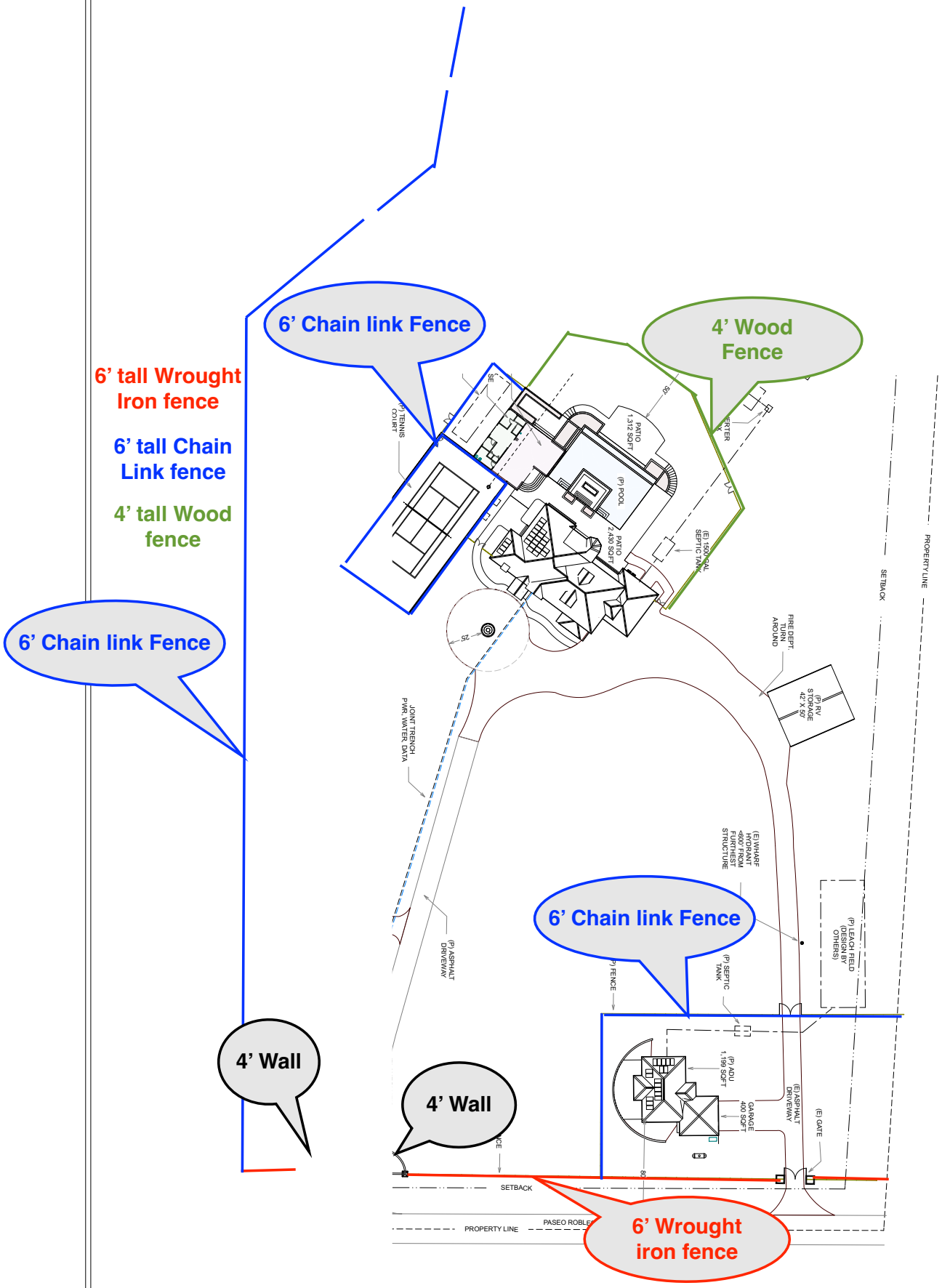
Attachment E

Fence Details

PLOT PLAN

NOTE- PROPERTY LINES NOT SURVEYED.

SCALE 1"=8'



MONTEREY BUILDING DESIGN

REV. #	DATE	NOTE	REV. #	DATE	NOTE

JAMIL - SITE IMPROVEMENTS

2700 PASEO ROBLES
SAN MARTIN,CA 95046
AP# 825-29-008

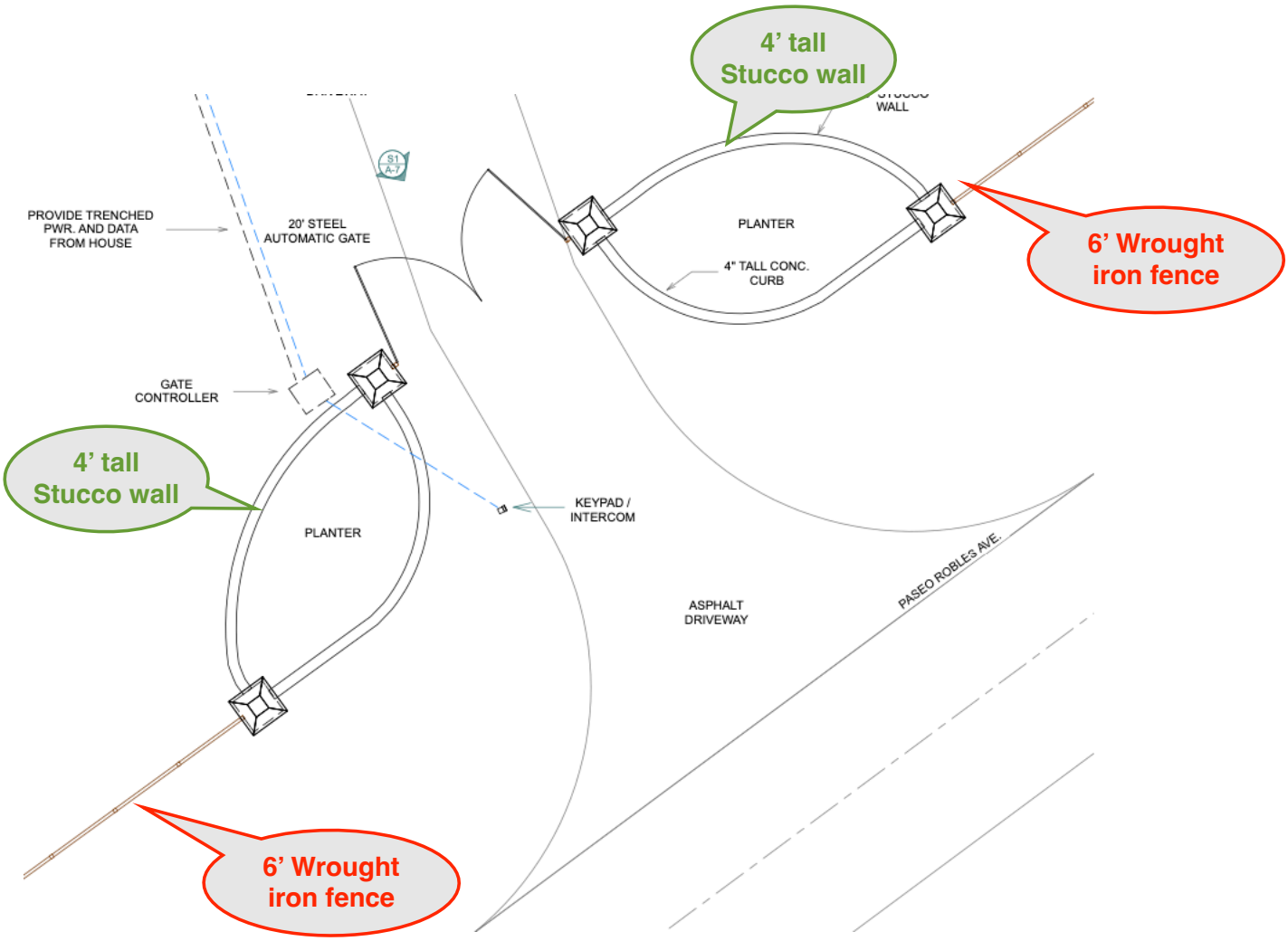
PLOT PLAN

PLANNING APPLICATION PLAN SET

DATE: 9/15/2022

VERSION: 1.3

A-4


4’ tall
Stucco wall
6’ Wrought
iron fence
4’ tall
Stucco wall
6’ Wrought
iron fence
PROVIDE TRENCHED
PWR. AND DATA
FROM HOUSE
20’ STEEL
AUTOMATIC GATE
GATE
CONTROLLER
KEYPAD /
INTERCOM
PLANTER
4" TALL CONC.
CURB
PLANTER
ASPHALT
DRIVEWAY
PASEO ROBLES AVE.
S1
A-7


6' chain
link


6' wrought
iron fence


gate example
w/ 4' stucco


gate example
w/ 4' stucco