NEW CONSTRUCTION
2-STORY RESIDENCE

HERNANDEZ RESIDENCE

23781 MCKEAN RD., SAN JOSE CA 95141
APN: 742-11-015

PROPERTY OWNER

Marcos and Lena Hernandez

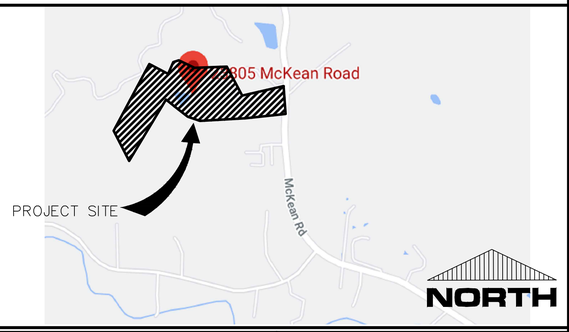
(510)449-6551

23781 MCKEAN RD.,
SAN JOSE CA., 95141

PROPOSED WORK

TO BUILD A NEW CONSTRUCTION 2-STORY RESIDENCE THE TOTAL OF 2,921 SQ.FT. AND A DETACHED ADU THE TOTAL OF 848 SQ.FT.

VICINITY MAP



DESIGNER

EMD DESIGNS LLC.
BUILDING DESIGNS • CONSTRUCTION DOCUMENTS
BUILDING PERMITS

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SEPTIC TANK/LEACH FIELD

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TOPO/SURVEY REPORT

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SOILS REPORT

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SYMBOLS

DETAIL REF. #
SHEET REF. #

SECTION REF.

ABBREVIATIONS

&	AND	E.J.	EXPANSION JOINT	MAX.	MAXIMUM	S.N.D.	SANITARY NAPKIN DISPENSER
<	ANGLE	EL.	ELEVATION	M.C.	MEDICINE CABINET	S.N.R.	SANITARY NAPKIN RECPTACLE
@	AT	ELEC.	ELECTRICAL	MECH.	MECHANICAL	SPEC.	SPECIFICATIONS
℄	CENTERLINE	ELEV.	ELEVATOR	MEMB.	MEMBRANE	SQ.	SQUARE
Ø	DIAMETER OR ROUND	EMER.	EMERGENCY	MET.	METAL	SST.	STAINLESS STEEL
⊥	PERPENDICULAR	ENCL.	ENCLOSURE	MFR.	MANUFACTURER	S.SK.	SERVICE SINK
#	POUND OR NUMBER	E.P.	ELECTRICAL PANELBOARD	MH.	MANHOLE	STA.	STATION
(E)	EXISTING	EQ.	EQUAL	MIN.	MINIMUM	STD.	STANDARD
ACOUST.	ACOUSTICAL	EQPT.	EQUIPMENT	MIR.	MIRROR	STL.	STEEL
A.D.	AREA DRAIN	E.W.C.	ELECTRIC WATER COOLER	MISC.	MISCELLANEOUS	STOR.	STORAGE
ADJ.	ADJUSTABLE	EXST.	EXISTING	M.O.	MASONRY OPENING	STRL.	STRUCTURAL
AGGR.	AGGREGATE	EXPO.	EXPOSED	MTD.	MOUNTED	SUSP.	SUSPENDED
AL.	ALUMINUM	EXP.	EXPANSION	MUL.	MULLION	SYM.	SYMMETRICAL
APPROX.	APPROXIMATE	EXT.	EXTERIOR	N.	NORTH	TRD.	TREAD
ARCH.	ARCHITECTURAL	F.A.	FIRE ALARM	N.I.C.	NOT IN CONTRACT	T.B.	TOWEL BAR
ASB.	ASBESTOS	F.B.	FLAT BAR	NO.	NUMBER	T.C.	TOP OF CURB
ASPH.	ASPHALT	FDN.	FOUNDATION	NOM.	NOMINAL	TEL.	TELEPHONE
BD.	BOARD	F.E.	FIRE EXTINGUISHER	N.T.S.	NOT TO SCALE	TER.	TERRAZZO
BITUM.	BITUMINOUS	F.E.C.	FIRE EXTINGUISHER CABINET	O.A.	OVERALL	T.&G.	TONGUE AND GROOVE
BLDG.	BUILDING	F.H.C.	FIRE HOSE	OBS.	OBSCURE	THK.	THICK
BLK.	BLOCK	FIN.	FINISH	O.C.	ON CENTER	T.P.	TOP OF PAVEMENT
BLKG.	BLOCKING	FL.	FLOOR	O.D.	OUTSIDE DIAMETER(DIM.)	T.P.D.	TOILET PAPER DISPENSER
BM.	BEAM	FLASH.	FLASHING	OFF.	OFFICE	T.V.	TELEVISION
BOT.	BOTTOM	FLUOR.	FLUORESCENT	OPNG.	OPENING	T.W.	TOP OF WALL
CAB.	CABINET	F.O.C.	FACE OF CONCRETE	OPP.	OPPOSITE	TYP.	TYPICAL
C.B.	CATCH BASIN	F.O.F.	FACE OF FINISH	PRCST.	PRECAST	UNF.	UNFINISHED
CEM.	CEMENT	F.O.S.	FACE OF STUDS	PL.	PLATE	U.O.N.	UNLESS OTHERWISE NOTED
CER.	CERRAMIC	FPRF.	FIREPROOF	P.LAM.	PLASTIC LAMINATE	UR.	URINAL
C.I.	CAST IRON	F.S.	FULL SIZE	PLAS.	PLASTER	VERT.	VERTICAL
CLG.	CEILING	FT.	FOOT OR FEET	PLYWD.	PLYWOOD	VEST.	VESTIBULE
CLKG.	CAULKING	FTG.	FOOTING	PR.	PAIR	W.	WEST
CLO.	CLOSET	FURR.	FURRING	PT.	POINT	W/	WITH
CLR.	CLEAR	FUT.	FUTURE	P.T.D.	PAPER TOWEL DISPENSER	W.C.	WATER CLOSET
COL.	COLUMN	GA.	GAUGE	P.T.D/R	PAPER TOWEL/RECEPTACLE	WD.	WOOD
CONC.	CONCRETE	GALV.	GALVANIZED	PTN.	PARTITION	W/O	WITHOUT
CONN.	CONNECTION	G.B.	GRAB BAR	Q.T.	QUARRY TILE	WP.	WATERPROOF
CONSTR.	CONSTRUCTION	GL.	GLASS	R.	RISER	WSCT.	WAINSCOT
CONT.	CONTINUOUS	GND.	GROUND	RAD.	RADIUS	WT.	WEIGHT
CORR.	CORRIDOR	GR.	GRADE	R.D.	ROOF DRAIN		
CTSK.	COUNTERSUNK	GYP.	GYPSUM	REF.	REFERENCE		
CNTR.	COUNTER	H.B.	HOSE BIB	REFR.	REFRIGERATOR		
CTR.	CENTER	H.C.	HOLLOW CORE	REGTR.	REGISTER		
DBL.	DOUBLE	HDWD.	HARDWOOD	REINF.	REINFORCED		
DEPT.	DEPARTMENT	HDWE.	HARDWARE	REQ.	REQUIRED		
D.F.	DRINKING FOUNTAIN	H.M.	HOLLOW METAL	RESIL.	RESILIENT		
DF.	DOUGLAS FIR	HORIZ.	HORIZONTAL	RM.	ROOM		
DET.	DETAIL	HR.	HOUR	R.O.	ROUGH OPENING		
DIA.	DIAMETER	HGT.	HEIGHT	RWD.	REDWOOD		
DIM.	DIMENSION	I.D.	INSIDE DIAMETER(DIM.)	R.W.L.	RAIN WATER LEADER		
DISP.	DISPENSER	INSUL.	INSULATION	S.	SOUTH		
DN.	DOWN	INT.	INTERIOR	S.C.	SOLID CORE		
D.O.	DOOR OPENING	JAN.	JANITOR	S.C.D.	SEAT COVER DISPENSER		
DR.	DOOR	JT.	JOINT	SCHED.	SCHEDULE		

GENERAL BUILDING NOTES

THIS STRUCTURE IS NOT EQUIPPED WITH A FIRE SPRINKLER SYSTEM, THEREFORE, NO SPRINKLERS SYSTEM REQUIRED.

GENERAL NOTES

1. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS
2. ALL WINDOWS SHALL BE DOUBLE GLAZED
3. SEE ELEVATIONS FOR MUNTINS BAR CONFIGURATION; IF APPLICABLE
4. ALL WINDOWS & SLIDING GLASS SHALL HAVE SECURITY LATCHES AT PRACTICAL OPENING POSITIONS.
5. ALL OPERABLE VENTS SHALL HAVE SCREENS TO MATCH.
6. FIELD MEASURE FOR ALL ROUGH OPENINGS FOR STANDARD AND NON-STANDARD WINDOW.

BUILDING CODES

BUILDING CODE REFERENCE

2016 CALIFORNIA BUILDING CODE - CCR TITLE 24 PART 2
2016 CALIFORNIA RESIDENTIAL CODE - CCR TITLE 24 PART 2.5
2016 CALIFORNIA ELECTRICAL CODE - CCR TITLE 24 PART 3
2016 CALIFORNIA MECHANICAL CODE - CCR TITLE 24 PART 4
2016 CALIFORNIA PLUMBING CODE - CCR TITLE 24 PART 5
2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS - CCR TITLE 24 PART 6
2016 CALIFORNIA HISTORICAL BUILDING CODE - CCR TITLE 24 PART 8
2016 CALIFORNIA EXISTING BUILDING CODE - CCR TITLE 24 PART 10
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - CCR TITLE 24 PART 11
2016 INTERNATIONAL EXISTING BUILDING CODE, APPENDIX CHAPTERS A2 AND A5
2016 CALIFORNIA FIRE CODE
CITY OF PALO ALTO ORDINANCE

REVISION BY

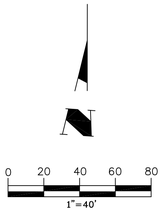
EMD DESIGNS LLC.
ENRIQUE M. DE LA CRUZ
emd@ownerslogic.com

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF EMD DESIGNS. REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE CONSENT OF EMD DESIGNS. COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED OR USED ON ANY OTHER SITES WITHOUT THE CONSENT OF EMD DESIGNS. ANY UNAUTHORIZED USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF EMD DESIGNS. ANY AND ALL ALTERATIONS MUST BE BROUGHT TO THE ATTENTION OF EMD DESIGNS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL PLANS AND DIMENSIONS. IN CASE OF DISCREPANCY WITH DIMENSIONS SHALL TAKE PERCEDENCE OVER SCALED DIMENSIONS.

TITLE SHEET

HERNANDEZ RESIDENCE
NEW CONSTRUCTION 2-STORY RESIDENCE
23781 MCKEAN RD., SAN JOSE CA 95141
APN: 742-11-015

Date: 09/18/20
Scale: AS SHOWN
Drawn by: EMD
Job: 23781 MCKEAN
Sheet: T1



NOTES

(1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR, EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

(2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

(3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

(4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.

(5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.

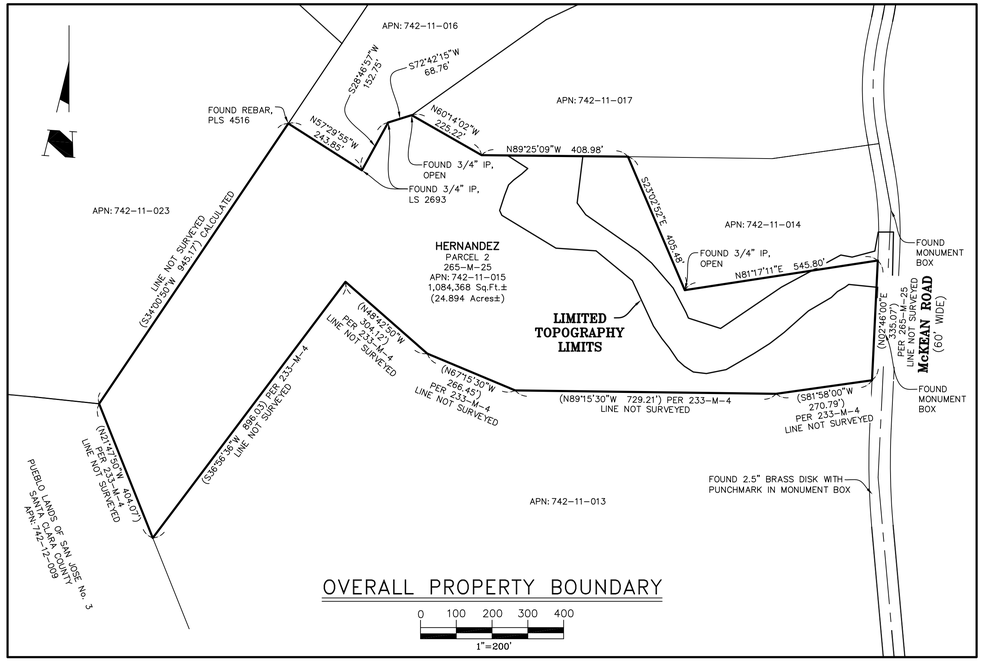
(6) AN OVERLAP EXISTS BETWEEN 903-M-4 & 265-M-25. ONLY A PARTIAL BOUNDARY SURVEY WAS PERFORMED AT THIS TIME. EXTENT OF OVERLAP WAS NOT INVESTIGATED OR RESOLVED PER THIS SURVEY.

LEGEND

———	PROPERTY BOUNDARY
———	LOT LINE
— — —	CENTER LINE
— — — —	PAVEMENT
— — — —	CONCRETE/LIP OF GUTTER
——— x ———	FENCE
— ·— ·—	FLOW LINE

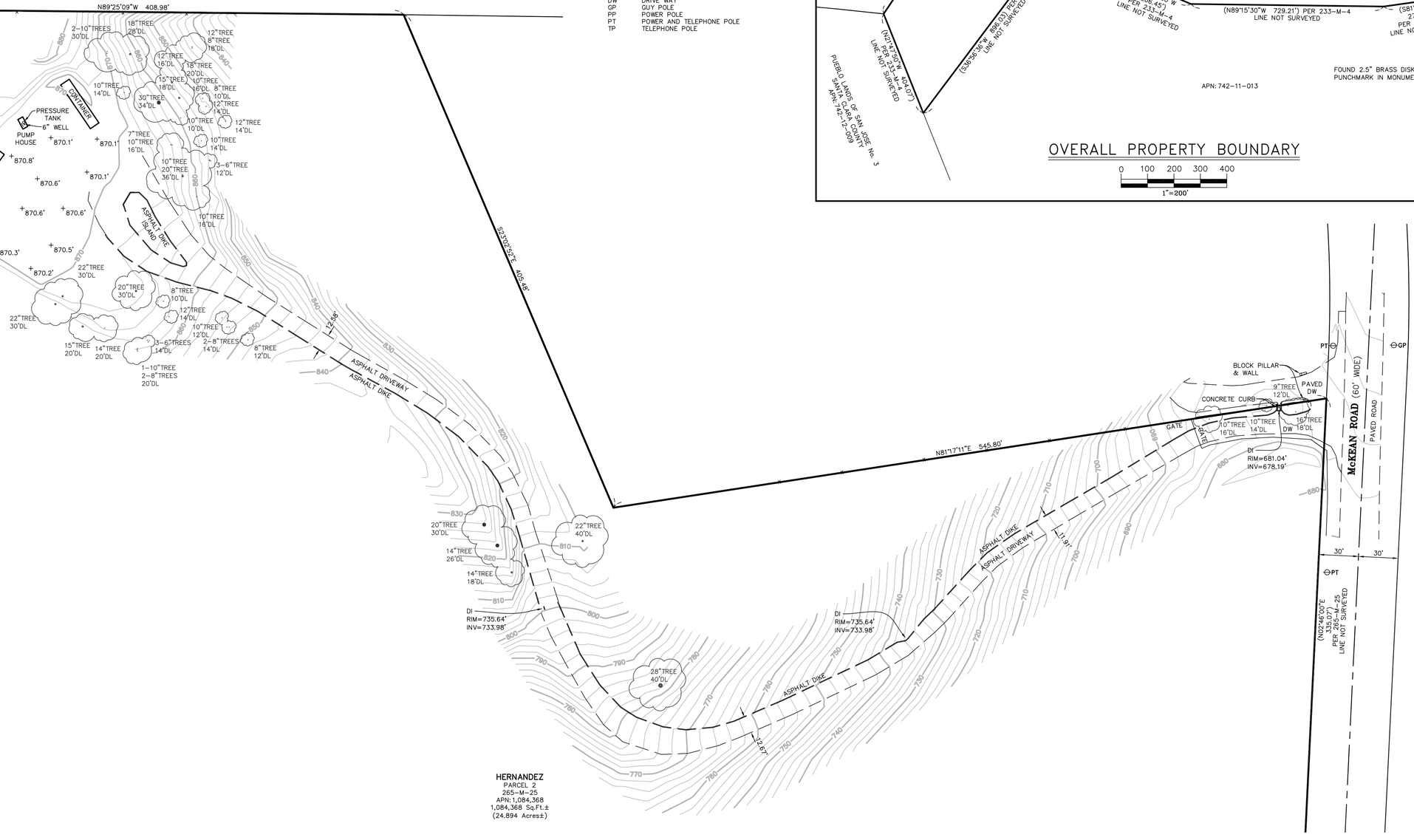
ABBREVIATIONS

DI	DRAIN INLET
DL	DRIP LINE
DW	DRIVE WAY
GP	GUY POLE
PP	POWER POLE
PT	POWER AND TELEPHONE POLE
TP	TELEPHONE POLE



OVERALL PROPERTY BOUNDARY

0 100 200 300 400
1"=200'



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No.	DATE	REVISION

LIMITED TOPOGRAPHIC MAP FOR MARCOS HERNANDEZ & LENA LIU-HERNANDEZ
23781 McKEAN ROAD
CITY OF SAN JOSE, CA.

PROFESSIONAL LAND SURVEYOR GARY D. CARNES No. 4516 STATE OF CALIFORNIA

SHEET 1 OF 1	DATE : 04-01-2021	SCALE : 1" = 40'	DRAWN BY : J.H.
Job No. 21028	PROJ. MANAGER : G.C.	DWG: HERNANDEZ TP	

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 UPP GEOTECHNOLOGY, 750 CAMDEN AVENUE, SUITE A, CAMPBELL, CALIFORNIA FILE No. 18055C-01R1 AND DATED SEPTEMBER 7TH, 2018 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 THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 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.

REVISED 11/26/14

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
DRIVEWAY	XXX	XXX	-X to X
SITE GRADING FOR LANDSCAPE/HARDSCAPE	XXX	XXX	-X to X
BUILDING PAD	XXX	XXX	-X to X
SLOPE REPAIR	XXX	XXX	-X to X
OTHER IMPROVEMENT	-	-	-
TOTAL	XXX	XXX	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

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: 30,200SF.
15. WDID NO.: N/A
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

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

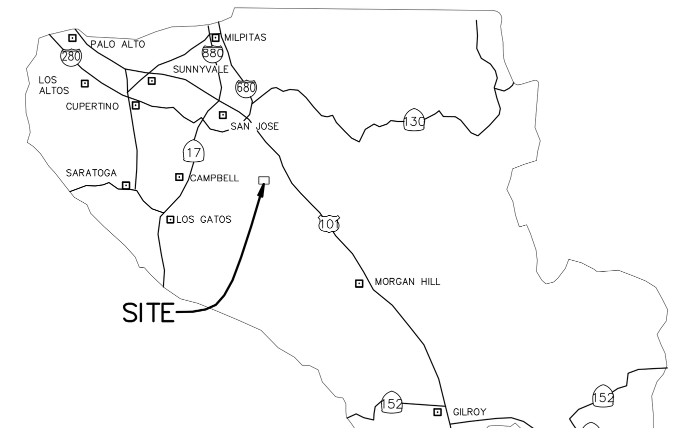
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE ____________ SIGNATURE ____________

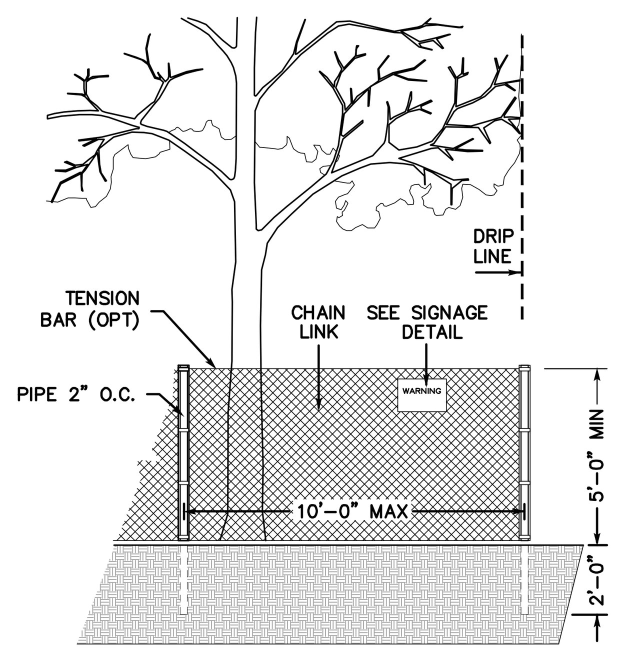
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTERCONSTRUCTION.

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



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 12/18/2019 FILE(S) NO. PLN18-11315

DATE OCTOBER 05,2020

SIGNATURE

REGISTERED PROFESSIONAL ENGINEER GEORGE K. MARINAKIS No. 77629 Exp. 6-30-2021 CIVIL STATE OF CALIFORNIA

77629
R.C.E. NO.

6-30-2021
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 ____________

CHRISTOPHER L. FREITAS, P.E.
42107 3/31/2024
R.C.E. NO. EXPIRATION DATE

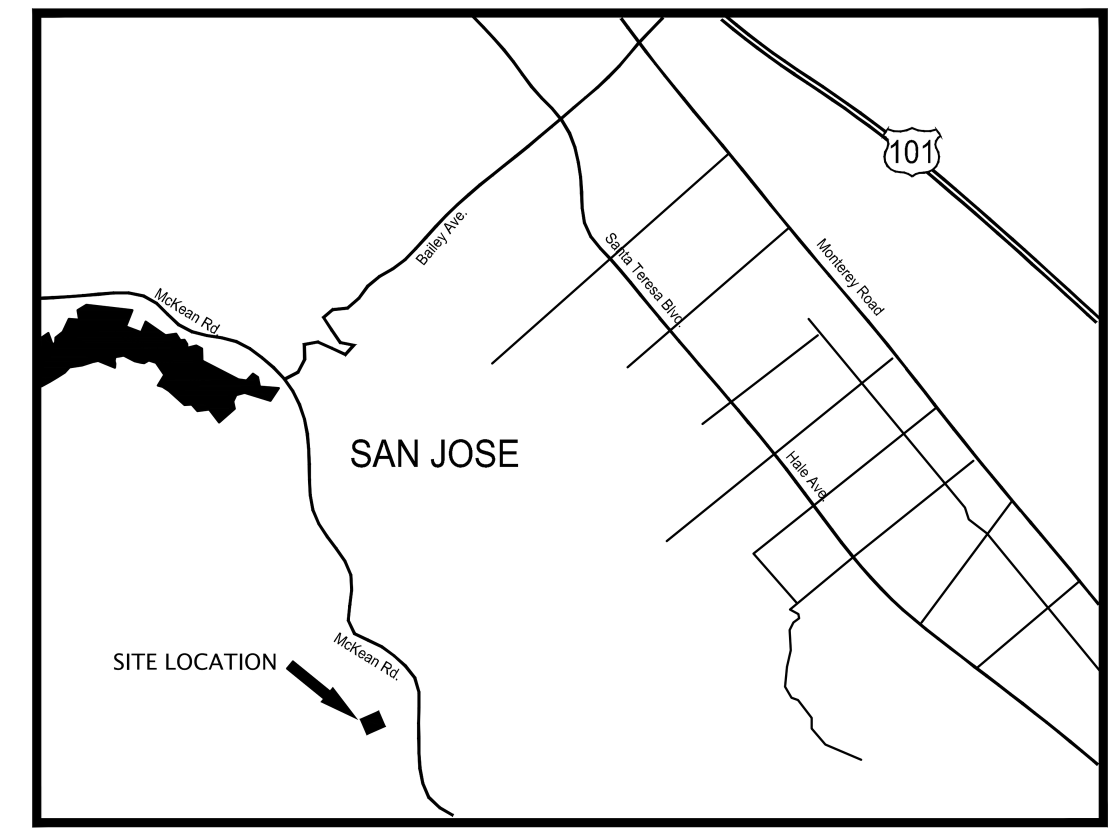
NEW SINGLE FAMILY RESIDENCE
23781 MCKEAN ROAD
SAN JOSE, CA

SCOPE OF WORK

1. PROPOSED GRADING AND DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF EROSION/SEDIMENT CONTROL BMPs DURING CONSTRUCTION..
2. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
3. AC DRIVE AISLE
4. PROPOSED DETENTION CULVERT SOUTH OF NEW RESIDENCE. PROPOSED HARDSCAPE TO DRAIN INTO VEGETATED AREAS BEFORE DRAINING INTO DETENTION SYSTEM.

FIRE SPRINKLER NOTE:

RESIDENTIAL FIRE SPRINKLERS WILL BE A "DEFERRED SUBMITTAL"



VICINITY MAP

BENCHMARK:

A TEMPORARY BENCHMARK WAS SET ON MAG NAIL IN ASPHALT ALONG PRIVATE DRIVEWAY.
ASSUMED ELEVATION 837.05 FEET

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

SHEET INDEX

C1.0	COVER SHEET	
C1.1	BEST MANAGEMENT PRACTICES	GKM
C1.2	CONSTRUCTION DETAILS	GKM
C2.0	TOPOGRAPHIC SURVEY	GKM
C3.0	GRADING AND DRAINAGE PLAN	GKM
C3.1	GRADING AND DRAINAGE PLAN & SECTIONS	GKM
C4.0	UTILITY PLAN	GKM
C5.0	EROSION CONTROL PLAN	GKM
BMP1	COUNTY BMP SHEET	CSC
BMP2	COUNTY BMP SHEET	CSC

ENGINEER'S NAME: GKM ENGINEERING
CIVIL ENGINEERING, SURVEYING, LAND PLANNING
ADDRESS: 16185 LOS GATOS BLVD. SUITE #205
LOS GATOS, CA 95032
PHONE NO. TEL. 408 656-5917
EMAIL: GEORGE@GKMENGINEERING.COM

GRADING PLAN

NEW SINGLE FAMILY HOME
23781 MCKEAN ROAD
SAN JOSE CALIFORNIA

LDE Resubmittal	04/11/22	Sheet C1.0 of 10
LDE 2ND Resubmittal		
LDE Permit Set		

APN: 742-11-015

APPLICANT: Hernandez ROAD NAME: McKean Road COUNTY FILE NO.:

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinsewater as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

  If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.

  Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of:
  grading equipment
  paving machines
  dump trucks
  concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.

  Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.

  Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade strom drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction Industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of a s hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant
(408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant
(408) 730-7270

Palo Alto Regional Water Quality Control Plant
(415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

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

PLAN # 10
SHEET C1.1 OF

REVISED 5-17-2010

REGISTERED PROFESSIONAL ENGINEER
GEORGE K. MARINAKIS
No. 77629
Exp. 6-30-2021
CIVIL
STATE OF CALIFORNIA

GEORGE MARINAKIS RCE 77629

APN: 742-11-015

GKM Engineering
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Los Gatos, California 95032 gkmengineering.com

BEST MANAGEMENT PRACTICES

NEW SINGLE FAMILY HOME

23781 MCKEAN ROAD

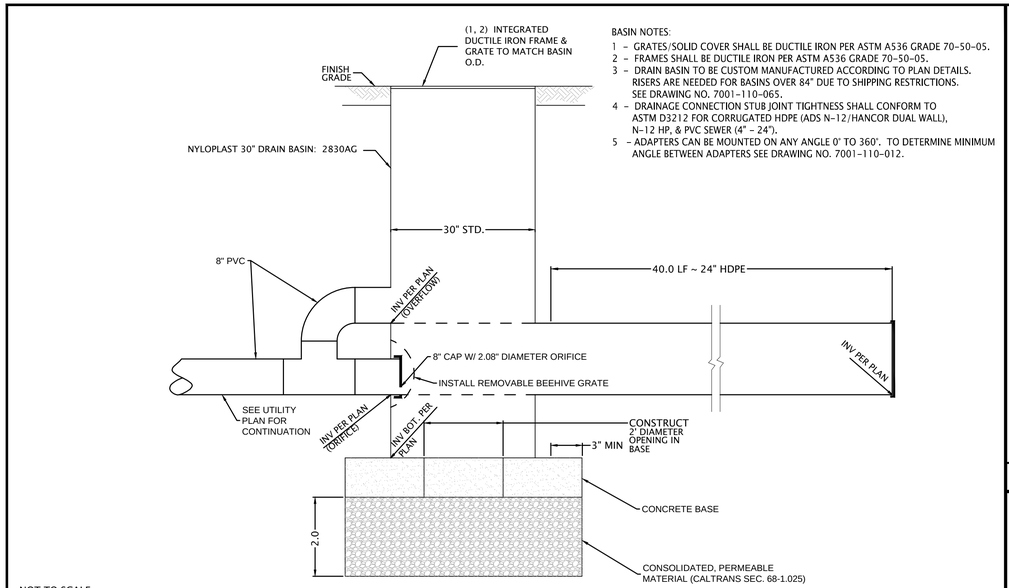
SANTA CLARA COUNTY CALIFORNIA

LDE Resubmittal 04/11/22	Sheet C1.1
LDE 2nd Resubmittal	of
LDE Permit Set	10

APPLICANT: Hernandez

ROAD NAME: McKean Road

COUNTY FILE NO.:



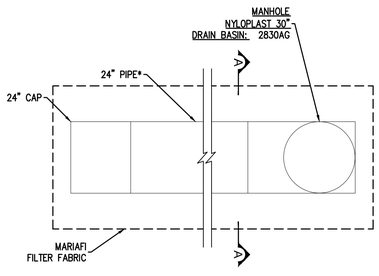
BASIN NOTES:

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

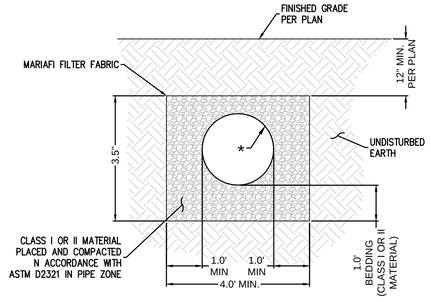
NOT TO SCALE

STORM DRAIN DETENTION SYSTEM OUTLET CONTROL | 12

* CULVERTS TO BE N-12 DUAL WALL - HDPE BY ADS OR APPROVED EQUAL.



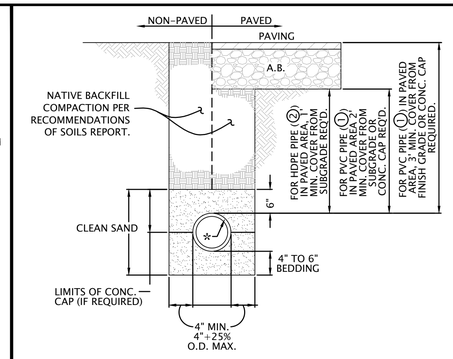
PLAN VIEW



SECTION A - A

NOT TO SCALE

DETENTION BEDDING DETAIL (PLASTIC PIPE) | 13



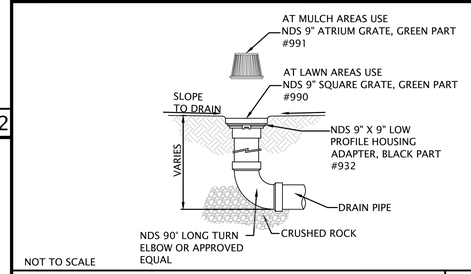
* PIPE MATERIAL SPECIFICATIONS ARE AS FOLLOWS:

(1) PVC PIPE PER ASTM 3034 SDR-35; J-M RING-TITE OR APPROVED EQUAL.

(2) HDPE (SMOOTH INTERIOR) PIPE PER ASTM D3212; HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL.

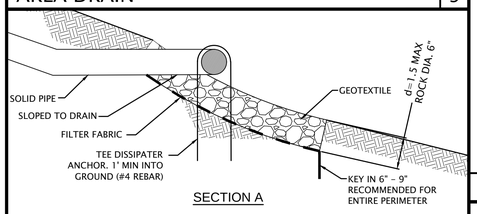
NOT TO SCALE

PIPE BEDDING DETAIL | 5

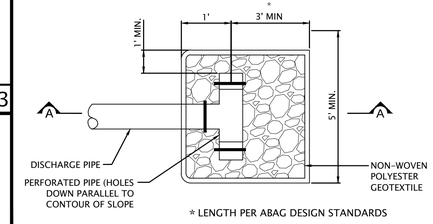


NOT TO SCALE

AREA DRAIN | 9



SECTION A

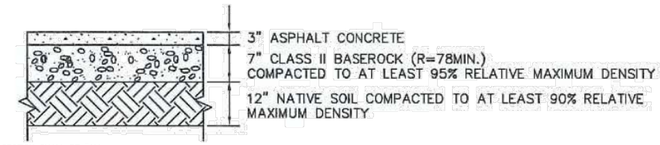


* LENGTH PER ABAG DESIGN STANDARDS

PLAN

NOT TO SCALE

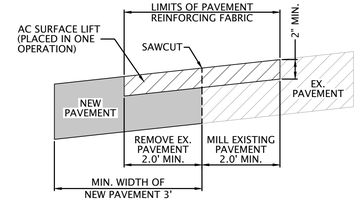
TEE ENERGY DISSIPATER DETAIL | 10



NOTE:
PAVEMENT SECTION SHALL BE "ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 LBS"

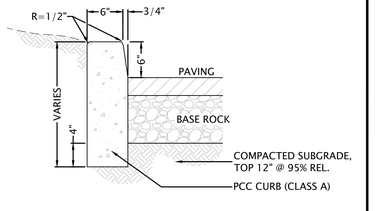
N.T.S.

DRIVEWAY AC PAVEMENT SECTION | 1



N.T.S.

AC CONFORM DETAIL | 4

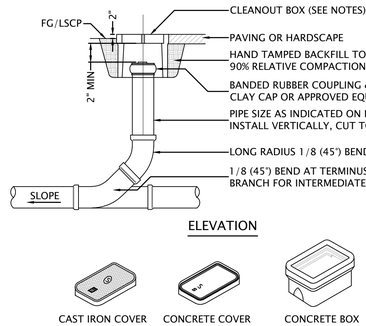


N.T.S.

KEYED VERTICAL CURB | 2

NOTES:

1. A RECTANGULAR BOX AS SHOWN ABOVE SHALL BE USED FOR CLEANOUTS THAT ARE CAPPED USING A BANDED RUBBER COUPLING.
2. CIRCULAR BOXES ARE PERMITTED FOR CLEANOUTS THAT ARE CAPPED WITH A SCREW TYPE CAP OR OTHER APPROVED TOP OPENING CAPS, TYPE AND MANUFACTURER SUBJECT TO APPROVAL BY ENGINEER.
3. CIRCULAR BOXES INSTALLED IN SIDEWALK AREAS SHALL HAVE A SOLID COVER WITHOUT HOLES.
4. APPROVED RECTANGULAR BOXES ARE:
   A) CHRISTY CONCRETE PRODUCT B3 BOX WITH A B3D CONCRETE LID OR A
   B3C METAL LID, OR
   B) BROOKS PRODUCTS, INC. NO.3 METER BOX WITH A NO.3 HEAVY DUTY
   CONCRETE LID OR A NO.3 CAST IRON TRAFFIC LID OR APPROVED EQUAL.
5. CONCRETE LIDS ARE ACCEPTABLE FOR USE IN NON VEHICULAR TRAFFIC AREAS, METAL, TRAFFIC RATED LIDS MUST BE USED IN TRAFFIC AREAS.
6. ALL CLEANOUT BOX LIDS SHALL BE MARKED WITH A LETTER "S" OR THE WORD "SEWER".
7. TERMINATE CLEANOUT AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

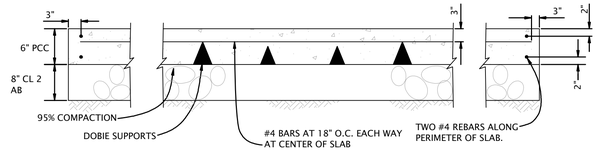


ELEVATION

RECTANGULAR BOXES

NOT TO SCALE

CLEANOUT TO GRADE | 3



NOT TO SCALE

CONCRETE PAD | 6

GEORGE MARINAKIS RCE 77629

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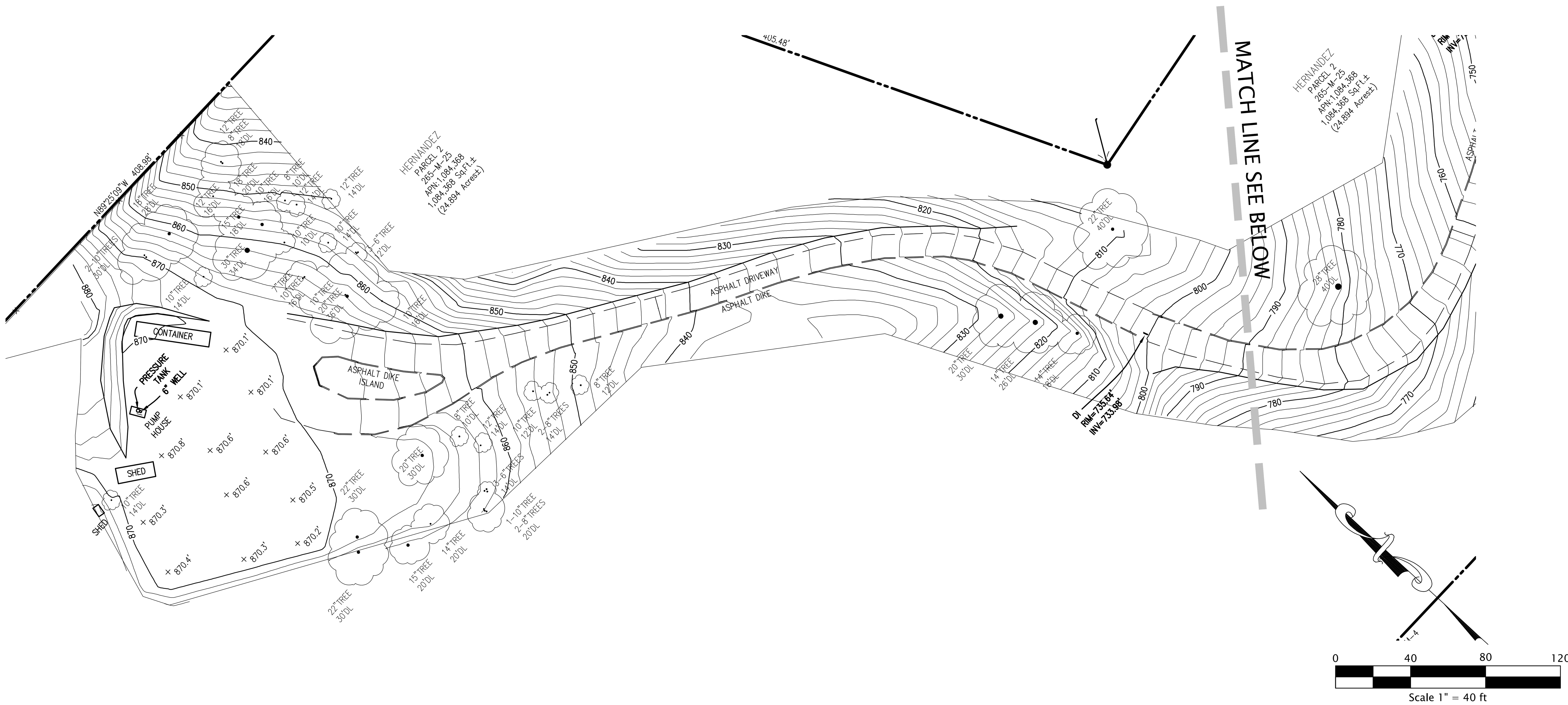
DETAILS

NEW SINGLE FAMILY HOME
23781 MCKEAN ROAD
SANTA CLARA COUNTY CALIFORNIA

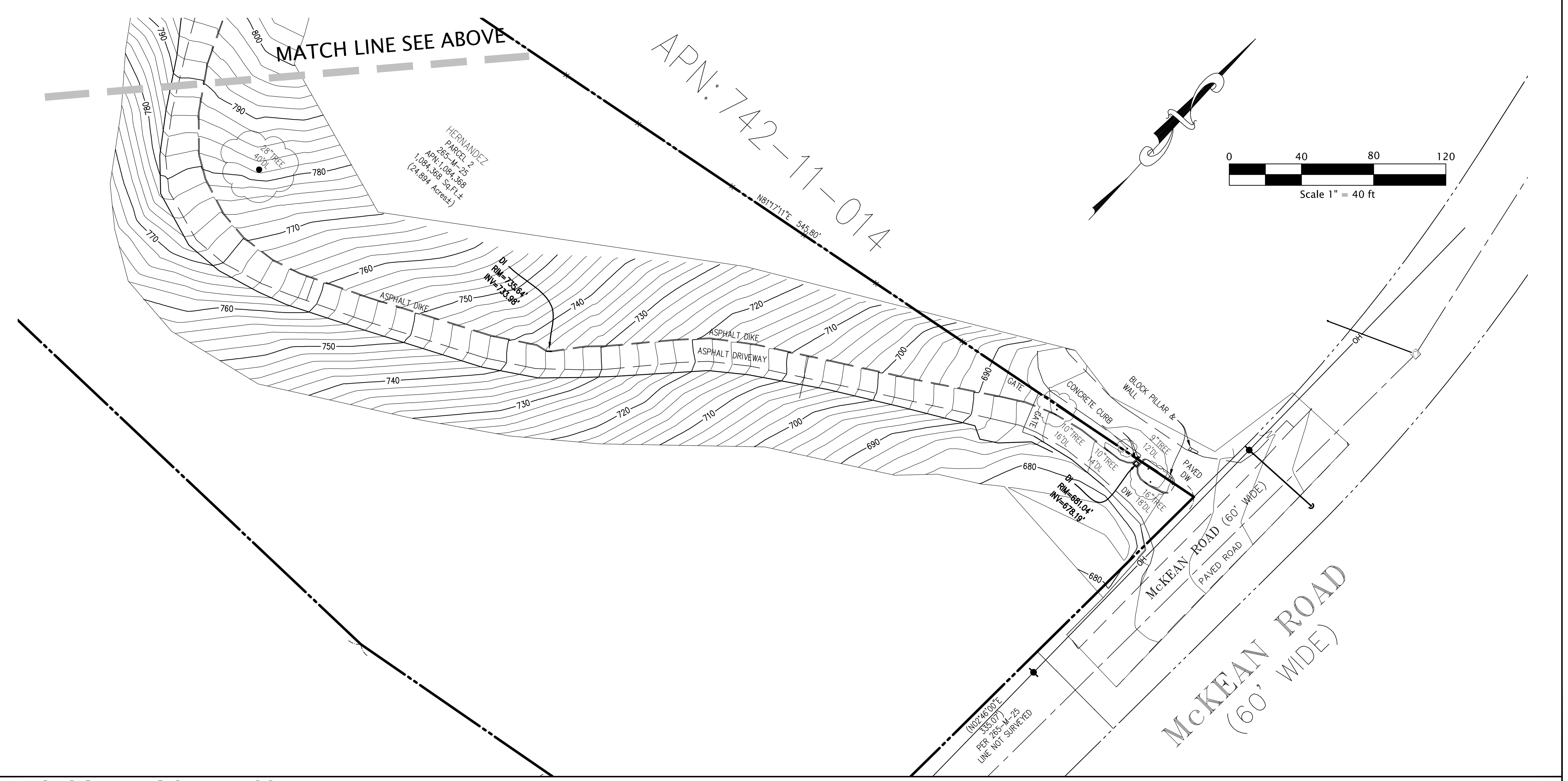
LDE Resubmittal 04/11/22	Sheet C1.2 of 10
LDE 2nd Resubmittal	
LDE Permit Set	

PLAN # 10
SHEET C1.2 OF
REVISED 3-17-2010

APPLICANT: Hernandez
ROAD NAME: McKean Road
COUNTY FILE NO.:



TOPOGRAPHIC SURVEY NORTH



TOPOGRAPHIC SURVEY SOUTH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE
- BUILDING LINE
- CATCH BASIN / DROP INLET
- UTILITY BOX (SIZE VARIES)
- TREE W/ SIZE AND ELEVATION
- SPOT ELEVATION — 100.00
- MAJOR CONTOUR — 10
- MINOR CONTOUR
- CURB
- EDGE OF ROADWAY
- FENCE — X
- SINGLE TREE W/DIAMETER AND DRIP LINW — 20"TREE 30'DL
- UTILITY POLE W/ GUY WIRE
- UTILITY POLE
- OVERHEAD — OH

ABBREVIATIONS

APN:	ASSESSORS PARCEL NUMBER
DI	DROP INLET
DW	DOMESTIC WATER
EP	EDGE OF PAVEMENT
IP	IRON PIPE
LS	LAND SURVEYOR
NO.	NUMBER
PLS	PROFESSIONAL LAND SURVEYOR

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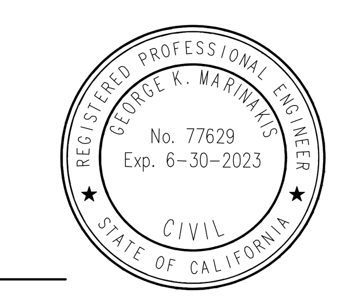
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERING



GEORGE MARINAKIS RCE 77629

SURVEY NOTE

THIS SURVEY WAS PREPARED BY:
CARNES & EKPARIAN, INC. LAND SURVEYORS
9505 SUGAR BABE DR. GILROY, CA 95020
TEL (408) 847-2013
RECEIVED 11/10/2021

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TOPOGRAPHIC SURVEY

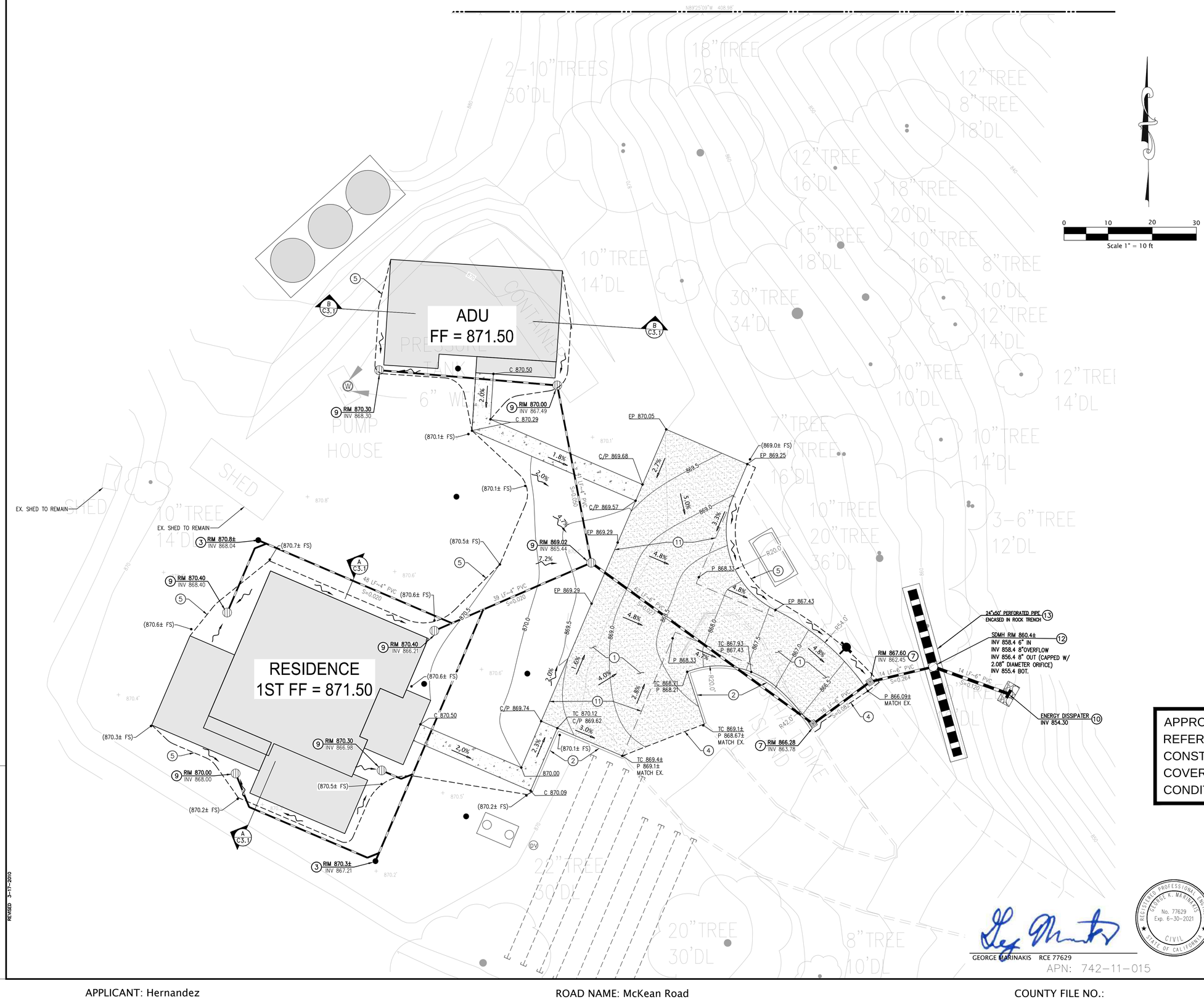
NEW SINGLE FAMILY HOME
23781 MCKEAN ROAD
SANTA CLARA COUNTY CALIFORNIA

LDE Resubmittal	04/11/22	Sheet C2.0 of 10
LDE 2nd Resubmittal		
LDE Permit Set		

APN: 742-11-015

PLAN # ______
SHEET C2.0 OF 10
REVISED 3-17-2010

APPLICANT: Hernandez ROAD NAME: McKean Road COUNTY FILE NO.:



CONSTRUCTION NOTES

1. DRIVEWAY AC PAVEMENT. SEE DETAIL 1/C1.2
2. CONSTRUCT CONCRETE CURB, SEE DETAIL 2/C1.2
3. PROVIDE STORM DRAIN CLEANOUT, SEE DETAIL 3/C1.2
4. SAWCUT AND CONFORM, SEE DETAIL 4/C1.2
5. LIMITS OF GRADING
7. PROVIDE DRAINAGE INLET. CHRISTY TYPE V12 W/STEEL GRATE.
8. PVC SDR–35 STORM DRAIN LINE. 2% MIN. SLOPE.
9. AREA DRAIN PER DETAIL 9/C1.2
10. CONSTRUCT STORM DRAIN ENERGY DISSIPATER TEE PER DETAIL 10/C1.2 AND DETAIL 4/BMP–1.
11. OUTLINE OF FIRE TRUCK TURNAROUND CFMO SD16 (TURNAROUND "A")
12. STORM DRAIN DETENTION OVERFLOW SEE DETAIL 12/C1.2
13. STORM DRAIN DETENTION SYSTEM SEE DETAIL 13/C1.2

LEGEND

- AC DRIVEWAY
- CONCRETE WALK
- GRADE BREAK (GB)
- RIDGE LINE (R)
- LIMITS OF GRADING
- SPOT GRADE (15.5)
- DIRECTION OF FLOW OVER HARDSCAPE
- DIRECTION OF FLOW OVER LANDSCAPE
- STORM DRAIN LINE

ABBREVIATIONS

IRR	IRRIGATION
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
NO.	NUMBER
O.C.	ON CENTER
RIM	RIM ELEVATION
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEAN OUT
TS	TOP OF TOP STEP
BS	BOTTOM OF BOTTOM STEP
TYP.	TYPICAL
W/	WITH
AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
CL	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
EX.	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GS	GROUND SURFACE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT ELEVATION

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GRADING AND DRAINAGE PLAN

NEW SINGLE FAMILY HOME
23781 MCKEAN ROAD

SANTA CLARA COUNTY CALIFORNIA

LDE Resubmittal 04/11/22	Sheet C3.0 of 10
LDE 2nd Resubmittal	
LDE Permit Set	

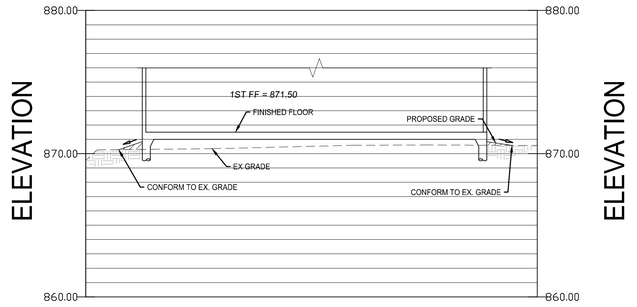
REGISTERED PROFESSIONAL ENGINEER GEORGE K. MARINAKIS No. 77629 Exp. 6-30-2021 CIVIL STATE OF CALIFORNIA

GEORGE MARINAKIS RCE 77629

APN: 742-11-015

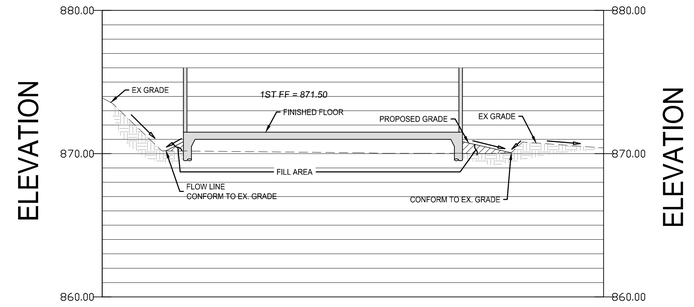
PLAN # 10
SHEET C3.0 OF 10
REVISED 5-17-2010

APPLICANT: Hernandez
ROAD NAME: McKean Road
COUNTY FILE NO.:



SECTION A

SCALE= H:1" = 10'
V:1" = 5'



SECTION B

SCALE= H:1" = 10'
V:1" = 5'

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GEORGE MARINAKIS RCE 77629

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APN: 742-11-015

PLAN # 10
SHEET C3.1 OF
REVISED 3-17-2010

APPLICANT: Hernandez

ROAD NAME: McKean Road

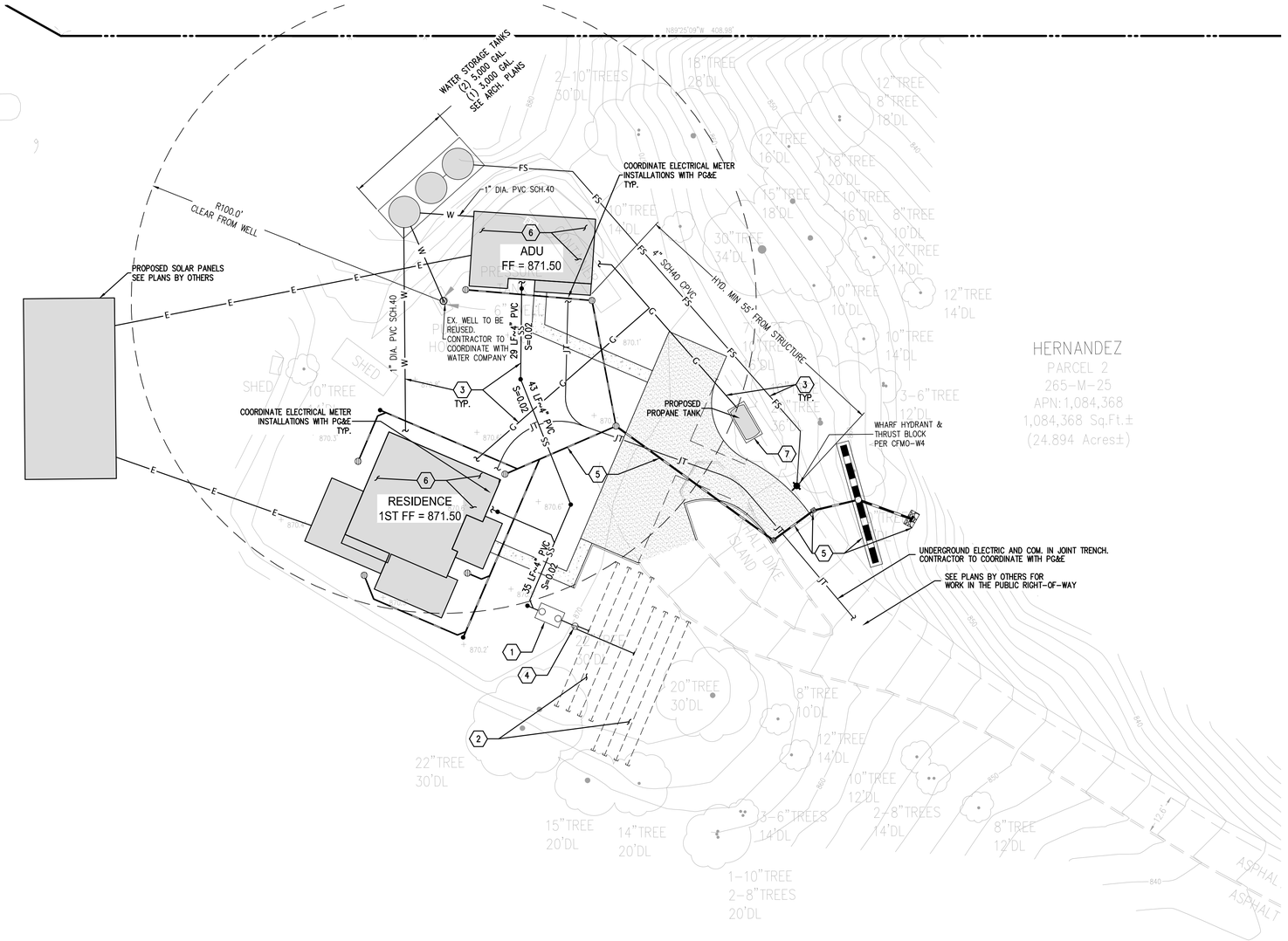
COUNTY FILE NO.:

GKM Engineering
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
16185 Los Gatos Blvd. Suite #205
Los Gatos, California 95032
(408) 656 5917
gkmengineering.com

SECTIONS

NEW SINGLE FAMILY HOME
23781 MCKEAN ROAD
SANTA CLARA COUNTY CALIFORNIA

LDE Resubmittal 04/11/22	Sheet C3.1 of 10
LDE 2nd Resubmittal	
LDE Permit Set	



LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
ADJACENT PROPERTY LINE		
CENTERLINE		
EASEMENT		
BENCHMARK		
UTILITY POLE		
VALVE		
CATCH BASIN		
AREA DRAIN		
CLEAN OUT		
WATER WELL		
BACK FLOW PREVENTER		
SIGN		
POST		
TREE		
SPOT ELEVATION		
AERIAL SPOT ELEVATION		
INDEX CONTOUR		
FENCE		
EDGE OF PAVEMENT/DIRT ROAD		
SANITARY SEWER	SS	
STORM DRAIN		
WATER	W	
GAS	G	
UNDERGROUND ELECTRIC	E	
FIRE SERVICE	FS	
JOINT TRENCH	JT	

UTILITY NOTES

1. 2,000 GAL. SEPTIC TANK AS PART OF A SEPARATE PERMIT.
2. LEACH SYSTEM. AS PART OF A SEPARATE PERMIT.
3. UTILITY TRENCH PER DETAIL 5/C1.2
4. PROVIDE DIVERSION VALVE WITH RISER TO GRADE.
5. SEE C3.0 FOR STORM DRAIN INFORMATION NOT SHOWN OR NOTED.
6. RAINWATER LEADER. COORDINATE LOCATION WITH ARCHITECTURAL PLANS
7. PROVIDE CONCRETE PAD FOR PROPOSED PROPANE TANK PER DETAIL 6/C1.2.

ABBREVIATIONS

ARCH	ARCHITECT
BW	BACK OF WALK
CLR	CLEAR
DTL.	DETAIL
EX.	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
GAL	GALLON
MAX.	MAXIMUM
MIN.	MINIMUM
NO.	NUMBER
PERF	PERFORATED
PVC	POLYVINYL CHLORIDE
RIM	RIM ELEVATION
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TOP	TOP OF SLOPE
WTR.	WATER
WV	WATER VALVE

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

NOTE:
SEPARATE PERMITS FROM THE FIRE MARSHAL'S OFFICE AND ENVIRONMENTAL HEALTH DEPARTMENT ARE REQUIRED PRIOR TO CONSTRUCTION OF WATER AND SEPTIC SYSTEM.

GEORGE MARINAKIS RCE 77629

APN: 742-11-015

GKM Engineering
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UTILITY PLAN
NEW SINGLE FAMILY HOME
23781 MCKEAN ROAD
SANTA CLARA COUNTY CALIFORNIA

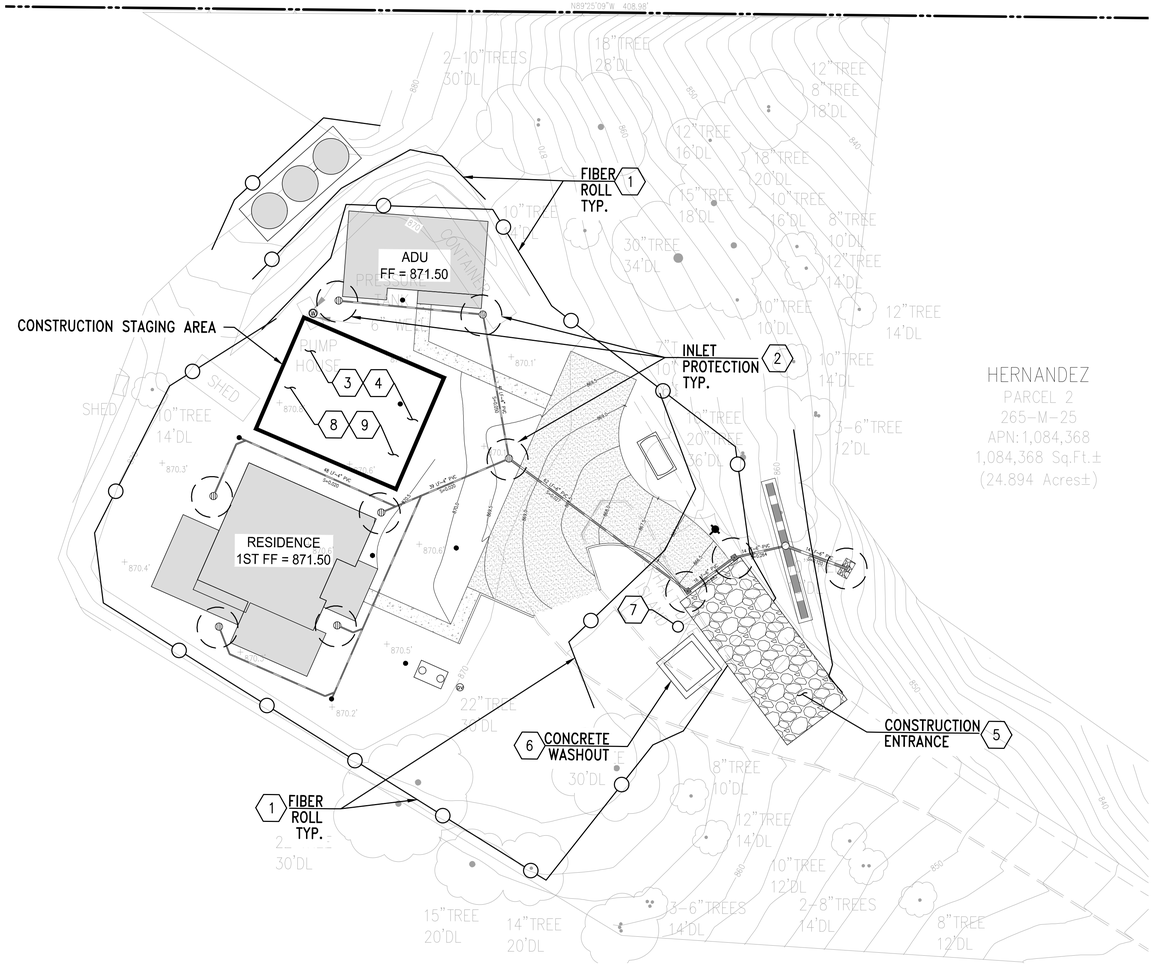
LDE Resubmittal 04/11/22	Sheet C4.0 of 10
LDE 2nd Resubmittal	
LDE Permit Set	

PLAN # 10
SHEET C4.0 OF 10
REVISED 3-17-2010

APPLICANT: Hernandez
ROAD NAME: McKean Road
COUNTY FILE NO.:

EROSION CONTROL NOTES

1. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE BY OCTOBER 15 AND SHALL CONTINUE IN EFFECT UNTIL APRIL 15, OR UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING AND PAVING.
2. CHANGES TO THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS AND DESCRIBED HEREIN TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
3. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE. THE CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (GREATER THAN 3" BUT SMALLER THAN 6" IN DIAMETER) AT LEAST TWELVE (12) INCHES THICK BY FIFTY (50) FEET LONG BY TWELVE (12) FEET WIDE AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
4. SEDIMENT TRAPS SHALL BE CONSTRUCTED AND MAINTAINED IN PLACE AROUND EACH STORM INLET AS INDICATED ON THE DEMOLITION PLAN. SEE THE "DRAIN INLET PROTECTION" DETAIL ON THIS SHEET. ALL INLETS WHICH ARE NOT PROTECTED BY SEDIMENT TRAPS SHALL BE COMPLETELY BLOCKED AS LONG AS THE EROSION CONTROL PLAN IS IN EFFECT.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM OR ADJACENT PROPERTIES.
6. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE REPAIRED IMMEDIATELY.
7. FOLLOWING EACH STORM, THE CONTRACTOR SHALL INSPECT EACH STORM INLET SEDIMENT TRAP TO ASSURE THE INTEGRITY OF THE BASIN AND OUTLET PIPE. ANY DAMAGE TO THESE OR OTHER EROSION CONTROL DEVICES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
8. AS SOON AS PRACTICABLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAP BASIN AND SHALL CLEAR THE OUTLET PIPE OF ANY BLOCKAGE.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.



EROSION CONTROL NOTES

1. FIBER ROLL EROSION BARRIER PER DETAIL. 1/BMP-2
2. INLET SEDIMENT PROTECTION PER DETAIL 4 AND 6/BMP-2
3. CONSTRUCTION TRAILER AND PARKING AREA
4. CONTRACTOR TO PROVIDE DOUBLE CONTAINED PORT-O-LET OR EQUAL
5. PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3/BMP-1
6. PROVIDE CONCRETE WASHOUT BASIN PER DETAIL 2/BMP-2
7. CONTRACTOR TO PROVIDE WATER TO WASH DOWN TRUCKS LEAVING THE SITE.
8. CONTRACTOR TO PROVIDE MATERIAL STORAGE AND LAYDOWN AREA.
9. CONTRACTOR TO PROVIDE HAZARDOUS MATERIAL STORAGE AREA AS REQUIRED.

ABBREVIATIONS

ARCH	ARCHITECT
BW	BACK OF WALK
CLR	CLEAR
DTL.	DETAIL
EX.	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
GAL	GALLON
MAX.	MAXIMUM
MIN.	MINIMUM
NO.	NUMBER
PERF	PERFORATED
PVC	POLYVINYL CHLORIDE
RIM	RIM ELEVATION
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TOP	TOP OF SLOPE
WTR.	WATER
WV	WATER VALVE

LEGEND

- DETAIL CALLOUT (X)
- FIBER ROLL EROSION BARRIER
- GRAVEL BAG
- INLET SEDIMENT PROTECTION (OR)
- STABILIZED CONSTRUCTION ENTRANCE

0 20 40 60
Scale 1" = 20 ft

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

REGISTERED PROFESSIONAL ENGINEER
GEORGE K. MARINAKIS
No. 77629
Exp. 6-30-2021
CIVIL
STATE OF CALIFORNIA

GEORGE MARINAKIS RCE 77629

APN: 742-11-015

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EROSION CONTROL PLAN

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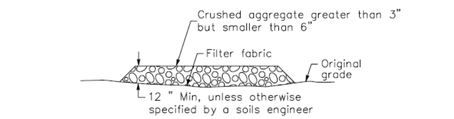
Sheet C5.0 of 10

PLAN # 10
SHEET C5.0 OF 10
REVISED 3-17-2010

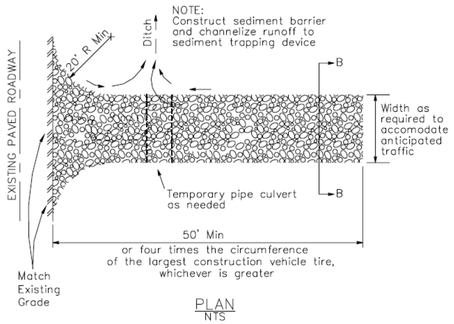
APPLICANT: Hernandez
ROAD NAME: McKean Road
COUNTY FILE NO.:

3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



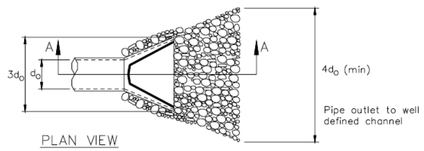
SECTION B–B
N.T.S.



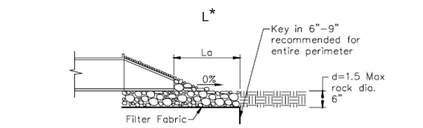
PLAN
N.T.S.

4 Velocity Dissipation Devices

CASQA Detail EC-10



PLAN VIEW

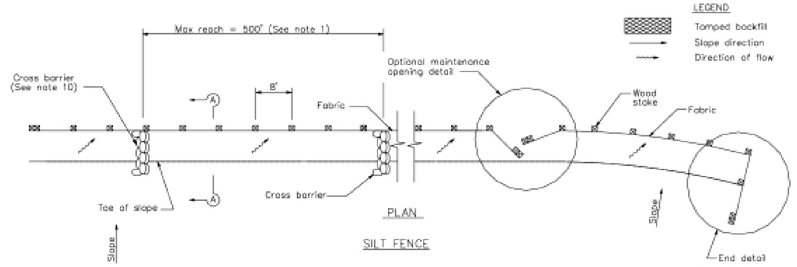


SECTION A–A

* Length per ABAG Design Standards

1 Silt Fence

CASQA Detail SE-1

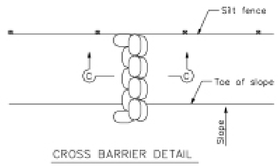


PLAN

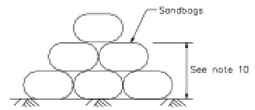
SILT FENCE

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.



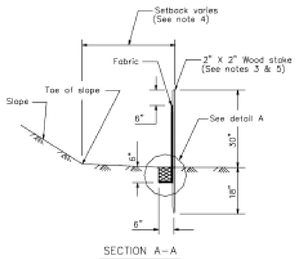
CROSS BARRIER DETAIL



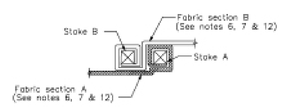
SECTION C–C

2 Silt Fence

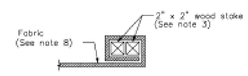
CASQA Detail SE-1



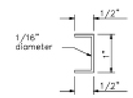
SECTION A–A



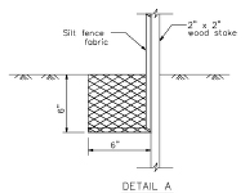
JOINING SECTION DETAIL (TOP VIEW)



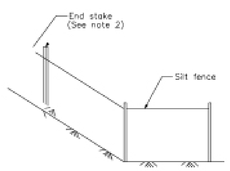
END STAKE DETAIL (TOP VIEW)



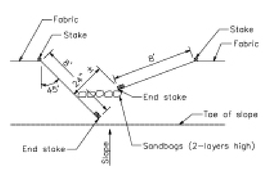
STAPLE DETAIL
(SEE NOTE 9)



DETAIL A



END DETAIL



OPTIONAL MAINTENANCE OPENING DETAIL
(SEE NOTE 11)

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

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
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.

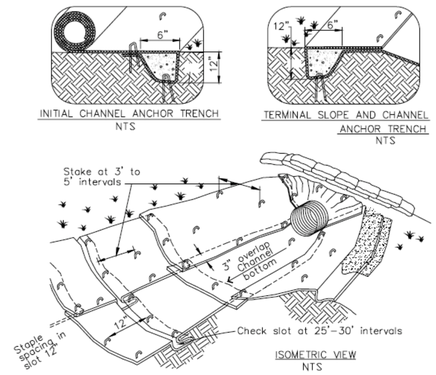
Project Information

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

BMP-1

7 Geotextiles and Mats

CASQA Detail EC-7

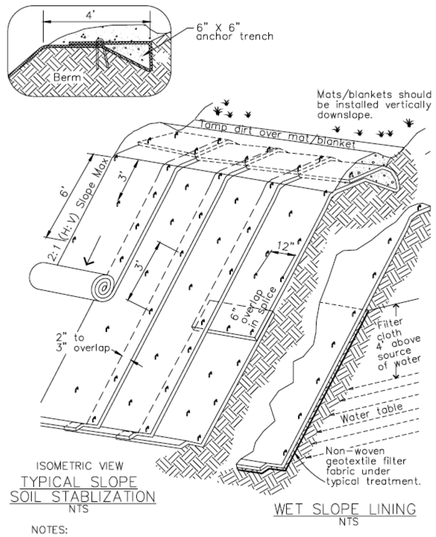


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

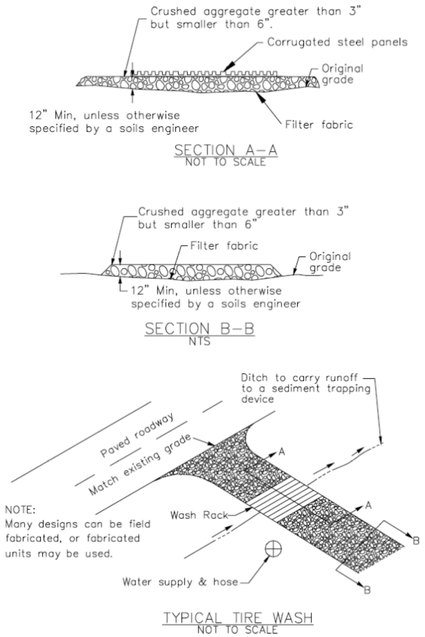


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

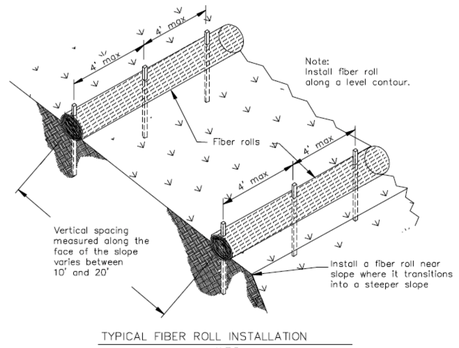
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



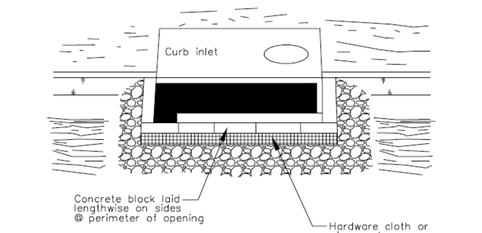
1 Fiber Rolls

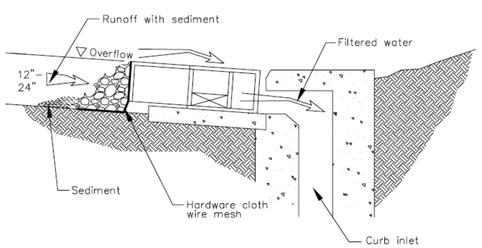
CASQA Detail SE-5



8 Storm Drain Inlet Protection

CASQA Detail SE-10

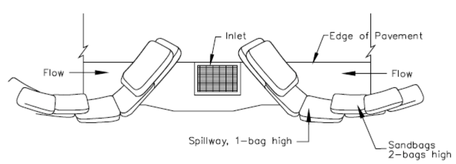




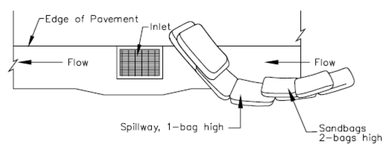
DI PROTECTION – TYPE 4
NOT TO SCALE

6 Storm Drain Inlet Protection

CASQA Detail SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



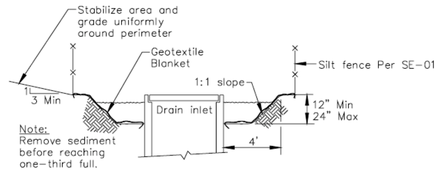
TYPICAL PROTECTION FOR INLET ON GRADE

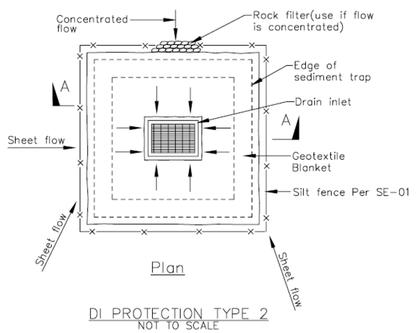
NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10



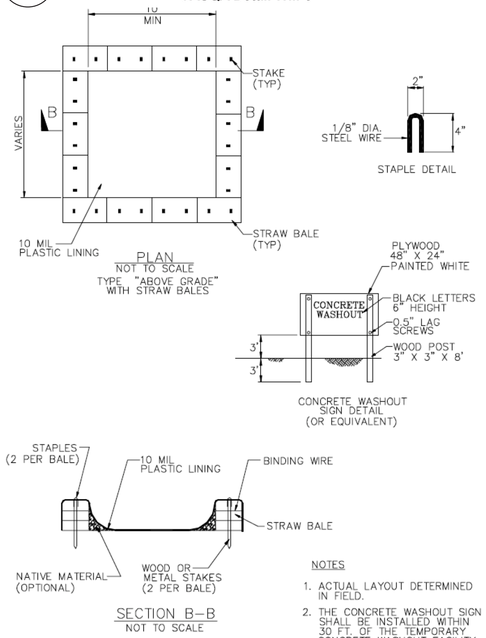


DI PROTECTION TYPE 2
NOT TO SCALE

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

2 Concrete Waste Management

CASQA Detail WM-8



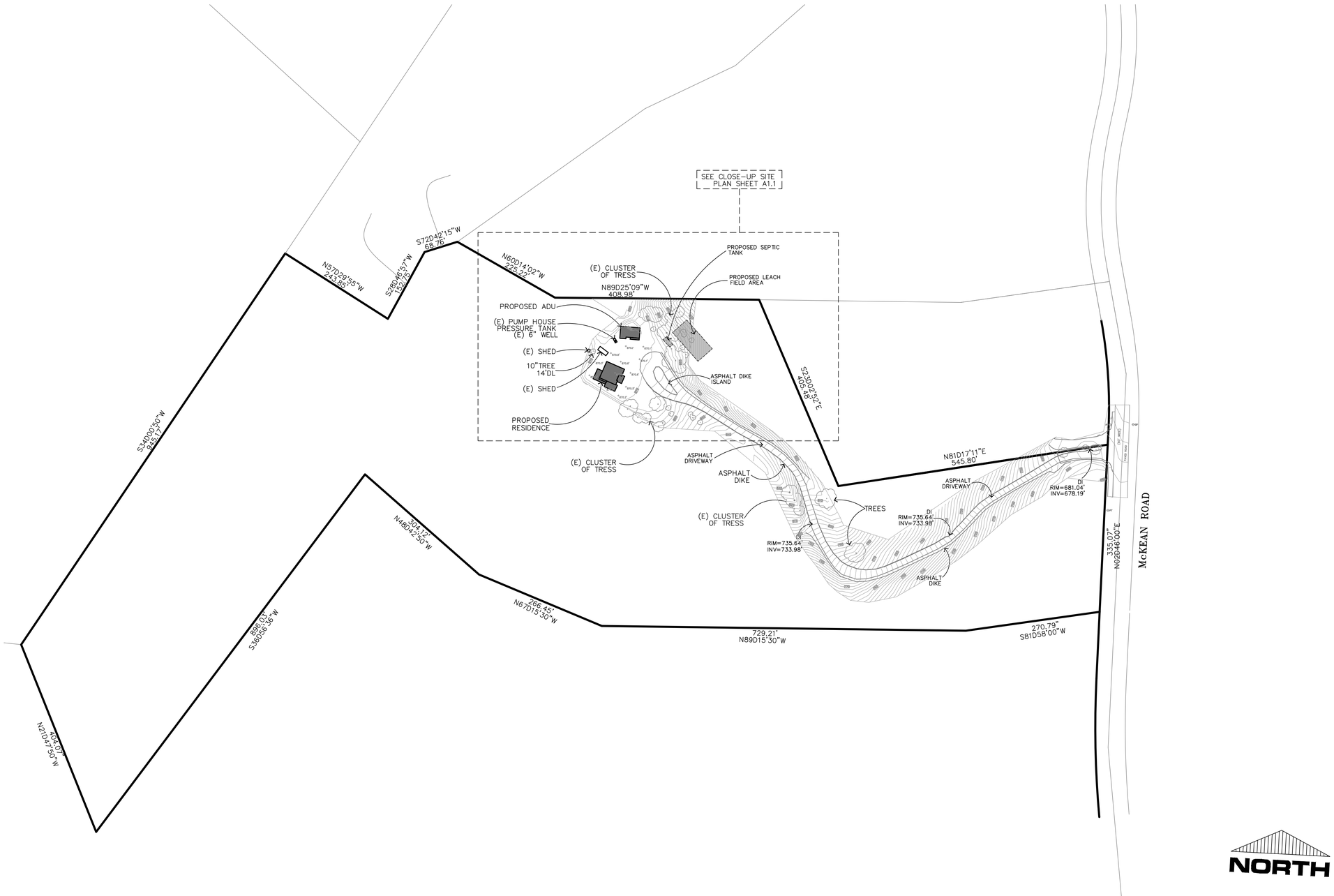
NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

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

Project Information

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

BMP-2



SITE PLAN (OVER-ALL)

SCALE: 1" = 100'-0"

SITE AND BUILDING ANALYSIS

SEE SHEET A1.1 FOR DETAILS

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SITE PLAN (OVER-ALL)

HERNANDEZ RESIDENCE
NEW CONSTRUCTION 2-STORY RESIDENCE
23781 MCKEAN RD., SAN JOSE CA 95141
APN: 742-11-015

Date: 09/18/20
Scale: AS SHOWN
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Job: 23781 MCKEAN
Sheet: A1

SITE PLAN

SCALE: 1" = 20'-0"

SITE AND BUILDING ANALYSIS

APN#	742-011-015
ZONING	R-1-8
OCCUPANCY GROUP	R-3/U
TYPE OF CONST.	V-B
SITE/LOT AREA	21.151 AC NET (965,944 SQ.FT.)

FLOOR AREA RATIO

SITE/LOT AREA:	21.151 AC NET (965,944 SQ.FT.)
(N) PRIMARY RESIDENCE AREA:	2,921 FT.
- BOTTOM FLOOR	1,583 SQ.FT.
- UPPER FLOOR	1,338 SQ.FT.
(N) ADU AREA:	848 FT.
TOTAL LIVING AREA:	3,769 SQ.FT.
LIVING FLOOR AREA RATIO:	3,769/956,944 SQ.FT. = .003% FLOOR AREA
(N) FRONT PORCH:	169 SQ.FT.
(N) REAR PATIO COVER:	350 SQ.FT.

STREET ADDRESS NOTES

THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE ADDRESS NEEDS TO BE 4" HIGH AND ½" THICK.

VENT NOTES

CONTRACTOR TO MAKE SURE THAT THERE ARE NO AIR VENTS, OPERABLE WINDOWS AND ENTRY DOORS TO HABITABLE SPACES BETWEEN A RECTANGULAR AREA EXTENDING 18" BEYOND EITHER SIDE OF AND 10' ABOVE THE SERVICE REGULAR VENT (PG&E GREEN BOOK SECTION 2.4..2 AND FIGURE 2-10)

STORM WATER NOTES

- NO WATER SHALL NOT RUN OFF TO ADJACENT NEIGHBORS.
- SCOPE OF WORK IS FOCUSED ON THE REAR OF PROPERTY AND NO STORM WATER WILL BE CONVEYED TO THE PUBLIC DRAINAGE SYSTEM
- STORM WATER WILL BE RETAINED AT THE REAR OF PROPERTY USING STRAW WATTLES 9" DIA X 25' LONG

STRAW WATTLES 9" DIA. X 25' LONG

STOCKPILE AREA (SEPARATE TIMES WILL BE USED FOR DIFFERENT DEBRIS OR DUG UP SOIL)

5% SL — 5% SLOPE AWAY FROM FOOTING WITH-IN FIRST 10'

(E) 2% DRAINAGE — (E) SITE DRAINAGE DIRECTION

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CLOSE-UP SITE PLAN

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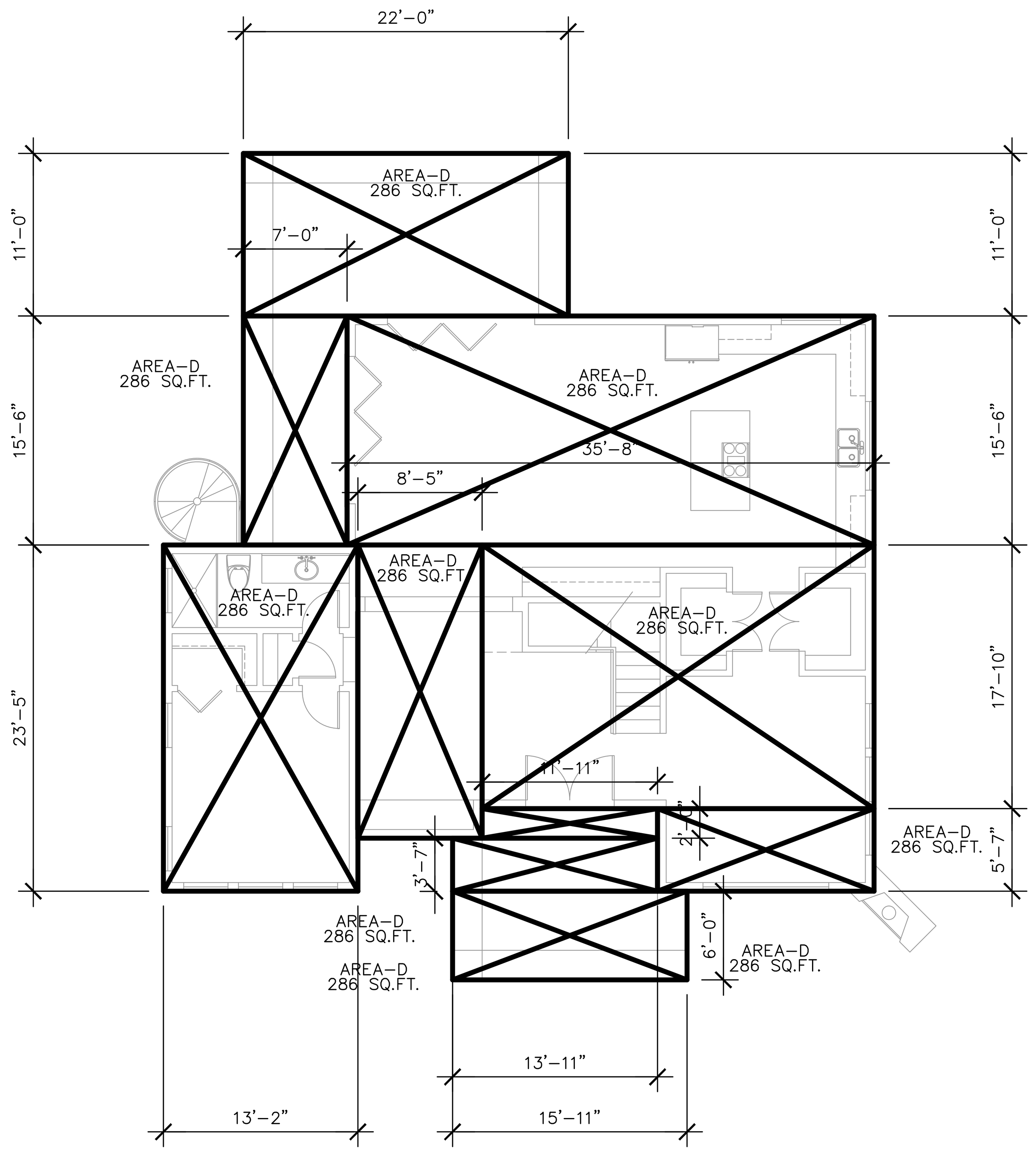
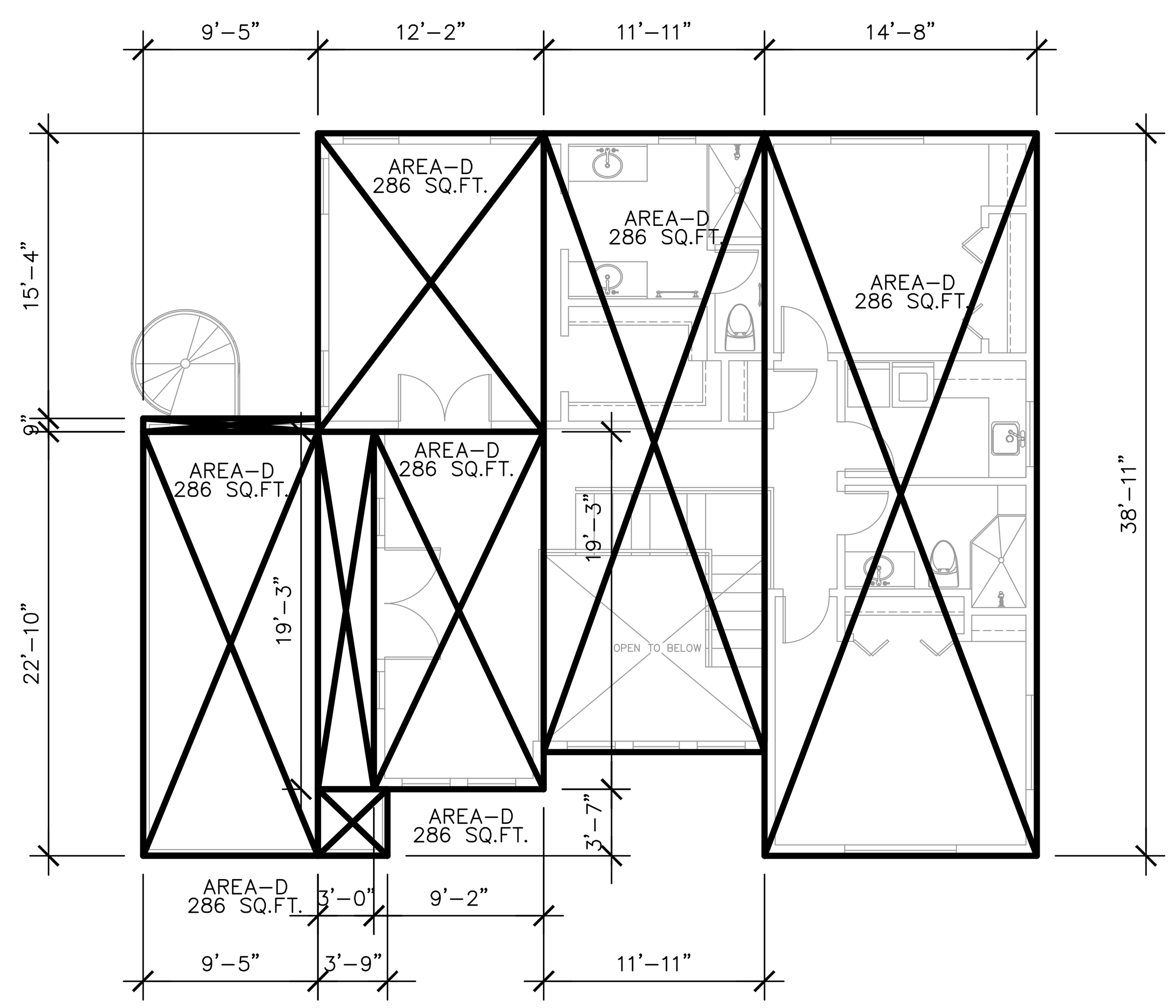
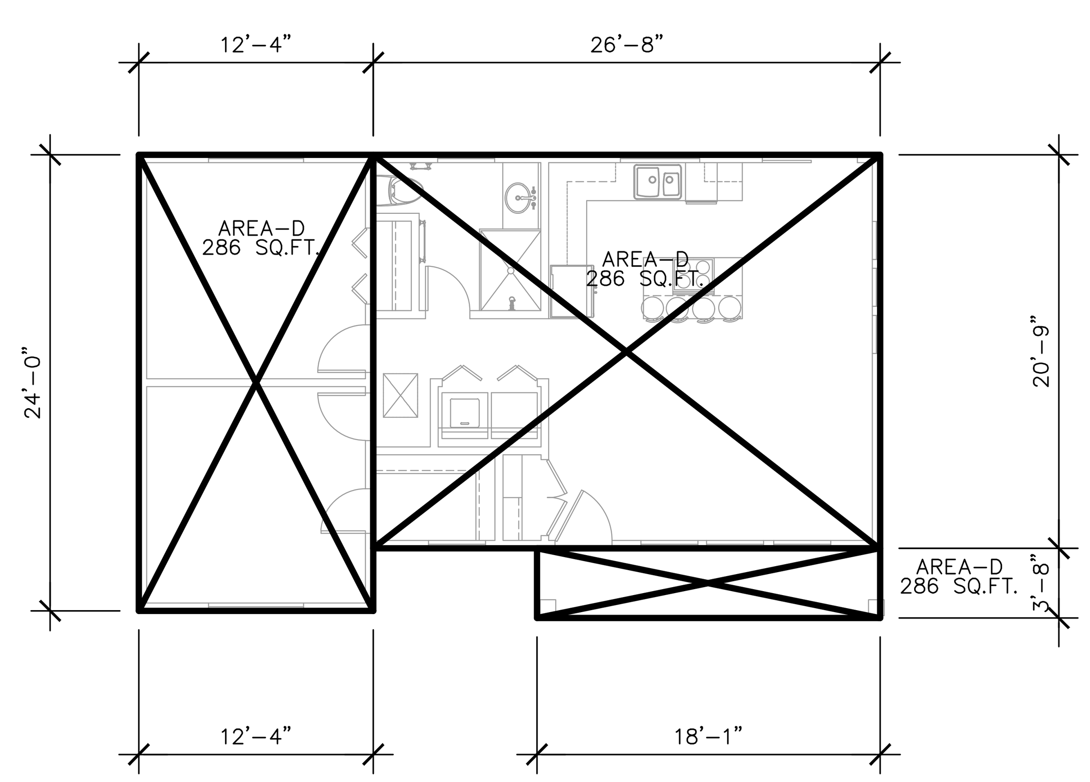
Sheet: A1.1



FLOOR AREA DIAGRAM (BOTTOM FLOOR-RESIDENCE) SCALE: 1/8" = 1'-0"



FLOOR AREA DIAGRAM (TOP FLOOR-RESIDENCE) SCALE: 1/8" = 1'-0"



FLOOR AREA DIAGRAM (ADU) SCALE: 1/8" = 1'-0"

FLOOR AREA BREAKDOWN

	AREA	SIZE	USE/LOCATION
	A	572 SQ.FT.	(E) MASTER SUITE
	B	875 SQ.FT.	(E) KITCHEN, (E) DINING AND GUEST BEDROOM
	C	196 SQ.FT.	(E) AREA (COMMON/OPEN)
	D	286 SQ.FT.	(E) LIVING RM
	E	10 SQ.FT.	(E) CHIMNEY
NON-LIVING SPACE →	F	373 SQ.FT.	(E) 2-CAR GARAGE
NON-LIVING SPACE →	G	51 SQ.FT.	(N) FRONT PORCH
	H	572 SQ.FT.	(E) TOP FLOOR (BDRMS., BATH, MUSIC RM.)
	I	313 SQ.FT.	(N) TOP FLOOR (BEDRM, W.I.C., BA., LAUNDRY)
	J	40 SQ.FT.	(N) TOP FLOOR (PART OF STAIRS)
NON-LIVING SPACE →	K	124 SQ.FT.	(N) TOP FLOOR BALCONY
	L	200 SQ.FT.	(N) TOP FLOOR (LOFT)
	M	256 SQ.FT.	(N) TOP FLOOR (BEDRM, W.I.C., BA.,)
	TOTAL LIVING	3,318 SQ.FT.	
NON-LIVING SPACE →	TOTAL NON-LIVING	548 SQ.FT.	

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FLOOR AREA DIAGRAM

HERNANDEZ RESIDENCE

NEW CONSTRUCTION 2-STORY RESIDENCE

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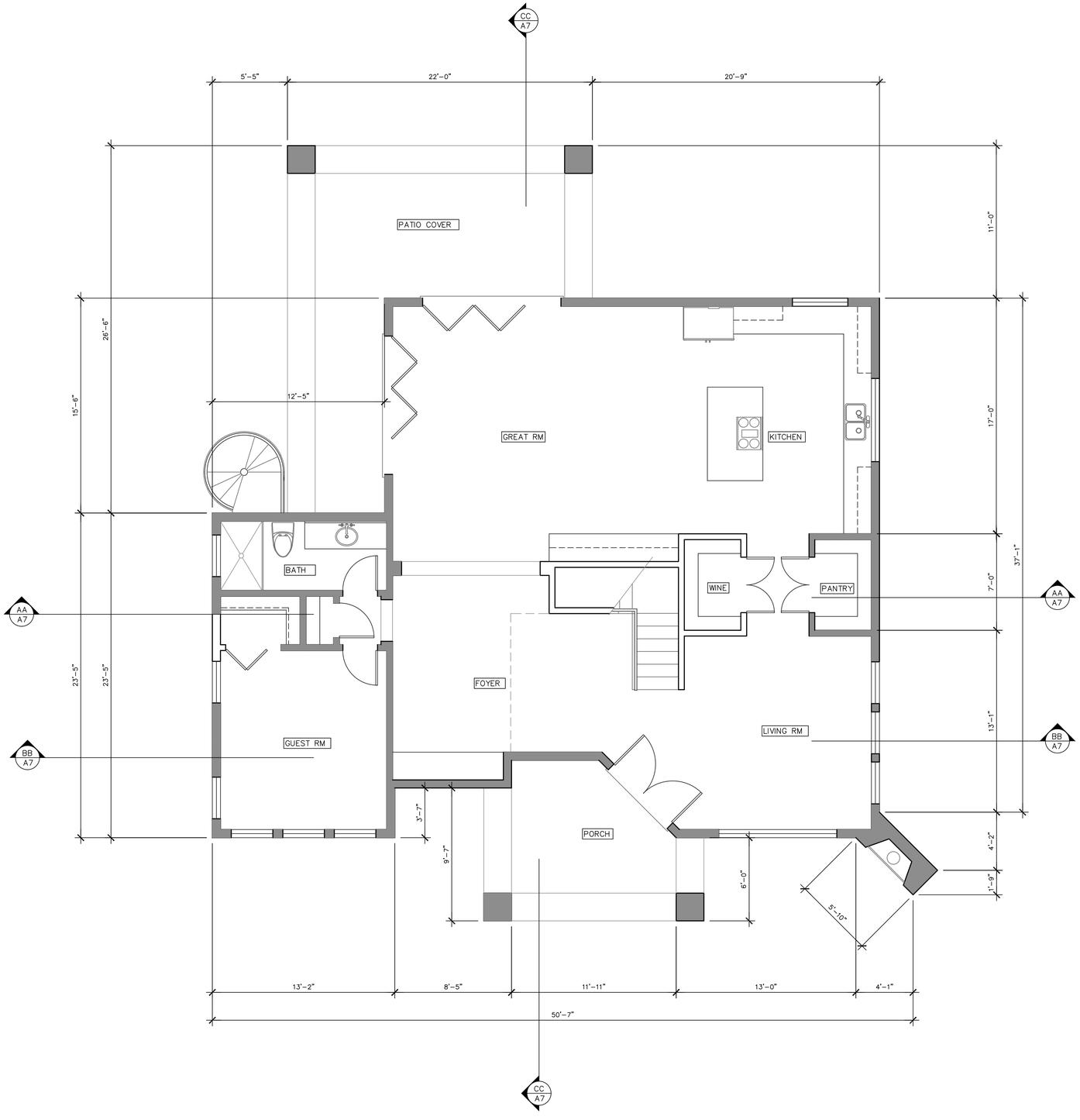

NORTH

BOTTOM FLOOR PLAN

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

FLOOR PLAN LEGEND

- BLDG. SECTION / SHEET NO.
- GLASS / GLAZING (WINDOW)
- (N) WALL PARTITION (2X4 STUDS @ 16" O.C.)
- (E) WALL PARTITION (2X4 STUDS @ 16" O.C.)
- MAN DOOR

FLOOR PLAN/GENERAL NOTES

1. ALL WORK SHOULD BE IN ACCORDANCE WITH THE LATEST ADOPTED ADDITIONS OF THE UNIFORM BUILDING CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND ANY OTHER LOCAL CODE OR APPLICABLE ORDINANCE.
2. WALL CONSTRUCTION SHALL COMPLY WITH CBC TABLE 23-IV-B
3. NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-II-B-1 (SEE CROSS SECTION PG.)
4. ALL WINDOWS SHOULD BE DOUBLE GLAZED UNLESS OTHERWISE NOTED ON THEPLANS.
5. GLAZING WITH 18" OF A FINISHED FLOOR OR WITHIN 24" OF A DOOR SHALL BE TEMPERED GLASS, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC OF A SHATTER RESISTANT TYPE. GLAZING FOR DOORS AND PANELS IN SHOWERS AND GLAZING WITHIN 30" OF TUB/SHOWER SHALL BE TEMPERED GLASS, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC AS ABOVE. A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EA. LIGHT OF SAFETY GALZING.
6. APPLY SHEAR WALL PLYWOOD PRIOR TO ALL BOX-OUTS, FUR-OUTS, SOFFITS OR ANY OTHER FRAMING THAT MAY INTERUPT CONTINUITY OF THE PLYWOOD.
7. ALL PASSAGE DOORS SHALL BE AT LEAST 32" WIDE ON ACCESSIBLE FLOOR.
8. PROVIDE AN +8'-0" PLATE HEIGHT
9. ALL WALLS O/ 11'-0" TALL & ALL PLUMBING WALLS SHALL BE 2X6 OR LARGER STUDS @ 16" O.C. TYP. U.O.N.
10. 36" LANDINGS @ EXTERIOR DOORS W/ 1-1/2" MAX STEP DOWN FROM INTERIOR FLOOR FOR ALL DOORS, 7-3/4" MAX. STEP DOWN FOR INWARD SWING AND SLIDERS. WIDTH OF LANDING SHALL NOT NE LESS THAN THE LANDING.
11. ALL BEDROOM WINDOWS SHALL HAVE AN DEGREES AT NO MORE THAN 44" FROM FINISHED FLOOR TO BOTTOM OF CLEAR OPENING.

DOOR LANDINGS

A LANDING OR FLOOR IS REQUIRED ON EACH SIDE OF EACH EXTERIOR DOORS. THE LANDING WIDTH SHALL BE EQUAL OR GREATER THAN THE DOOR WIDTH AND 36" MINIMUM IN DEPTH. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING.
THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).
. CRC R311.3.1 AND R311.3.2

GREEN BUILDING

ALL APPLIANCES SHALL BE ELECTRICAL RAN ONLY
THIS PROJECT DOES NOT PROPOSE ANY GAS APPLIANCES AND NO GAS LINE SHALL BE ON PROPERTY, ONLY ELECTRICAL SOURCE

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BOTTOM FLOOR PLAN (RESIDENCE)

HERNANDEZ RESIDENCE
NEW CONSTRUCTION 2-STORY RESIDENCE
23781 MCKEAN RD., SAN JOSE CA 95141
APN: 742-11-015

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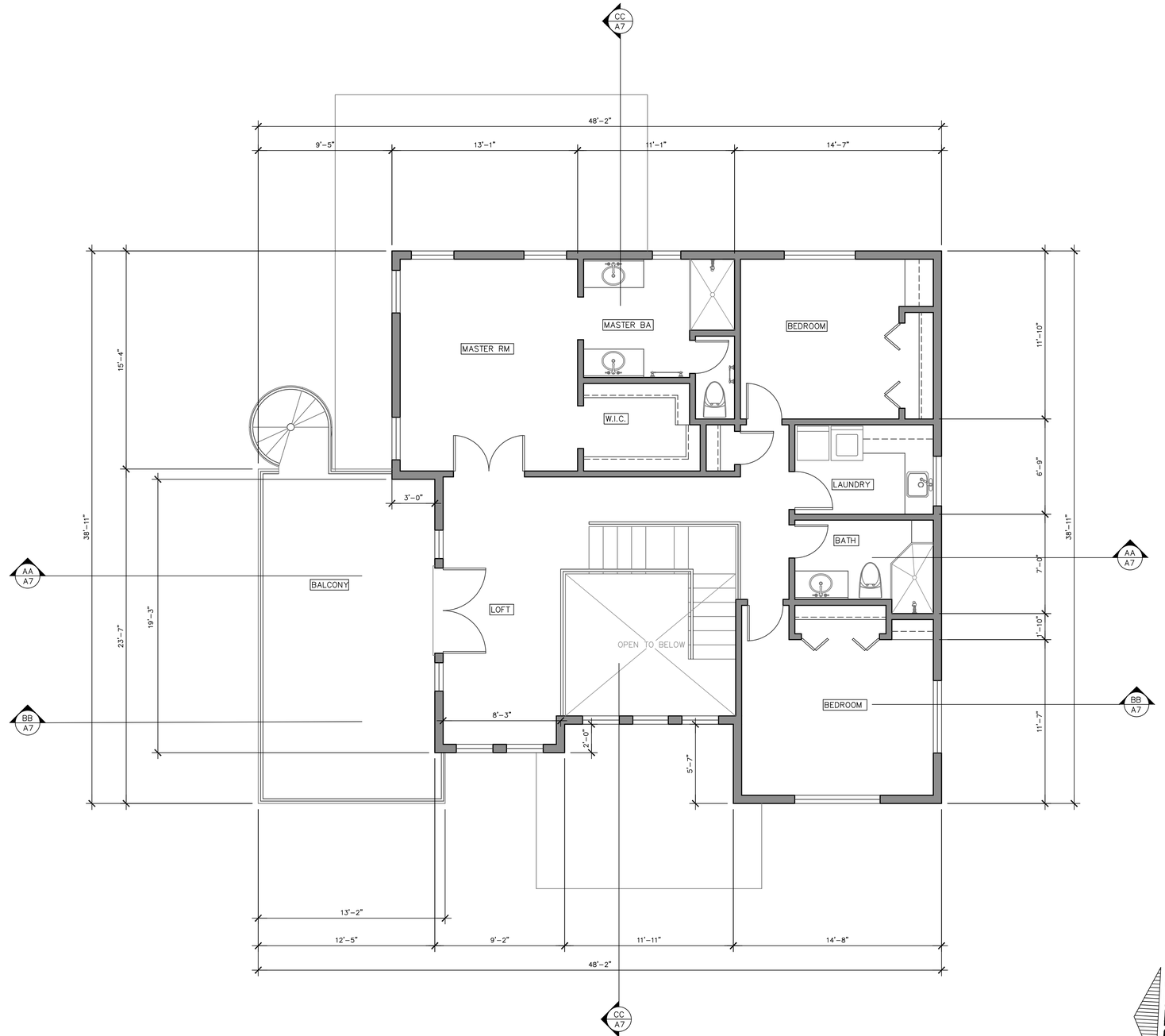

TOP FLOOR PLAN

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

FLOOR PLAN LEGEND

- BLDG. SECTION / SHEET NO.
- GLASS / GLAZING (WINDOW)
- (N) WALL PARTITION (2X4 STUDS @ 16" O.C.)
- (E) WALL PARTITION (2X4 STUDS @ 16" O.C.)
- MAN DOOR

FLOOR PLAN/GENERAL NOTES

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6. APPLY SHEAR WALL PLYWOOD PRIOR TO ALL BOX-OUTS, FUR-OUTS, SOFFITS OR ANY OTHER FRAMING THAT MAY INTERUPT CONTINUITY OF THE PLYWOOD.
7. ALL PASSAGE DOORS SHALL BE AT LEAST 32" WIDE ON ACCESSIBLE FLOOR.
8. PROVIDE AN +8'-0" PLATE HEIGHT
9. ALL WALLS O/ 11'-0" TALL & ALL PLUMBING WALLS SHALL BE 2X6 OR LARGER STUDS @ 16" O.C. TYP. U.O.N.
10. 36" LANDINGS @ EXTERIOR DOORS W/ 1-1/2" MAX STEP DOWN FROM INTERIOR FLOOR FOR ALL DOORS, 7-3/4" MAX. STEP DOWN FOR INWARD SWING AND SLIDERS. WIDTH OF LANDING SHALL NOT NE LESS THAN THE LANDING.
11. ALL BEDROOM WINDOWS SHALL HAVE AN DEGREES AT NO MORE THAN 44" FROM FINISHED FLOOR TO BOTTOM OF CLEAR OPENING.

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. CRC R311.3.1 AND R311.3.2

GREEN BUILDING

ALL APPLIANCES SHALL BE ELECTRICAL RAN ONLY
THIS PROJECT DOES NOT PROPOSE ANY GAS APPLIANCES AND NO GAS LINE SHALL BE ON PROPERTY, ONLY ELECTRICAL SOURCE

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TOP FLOOR PLAN (RESIDENCE)

HERNANDEZ RESIDENCE

NEW CONSTRUCTION 2-STORY RESIDENCE

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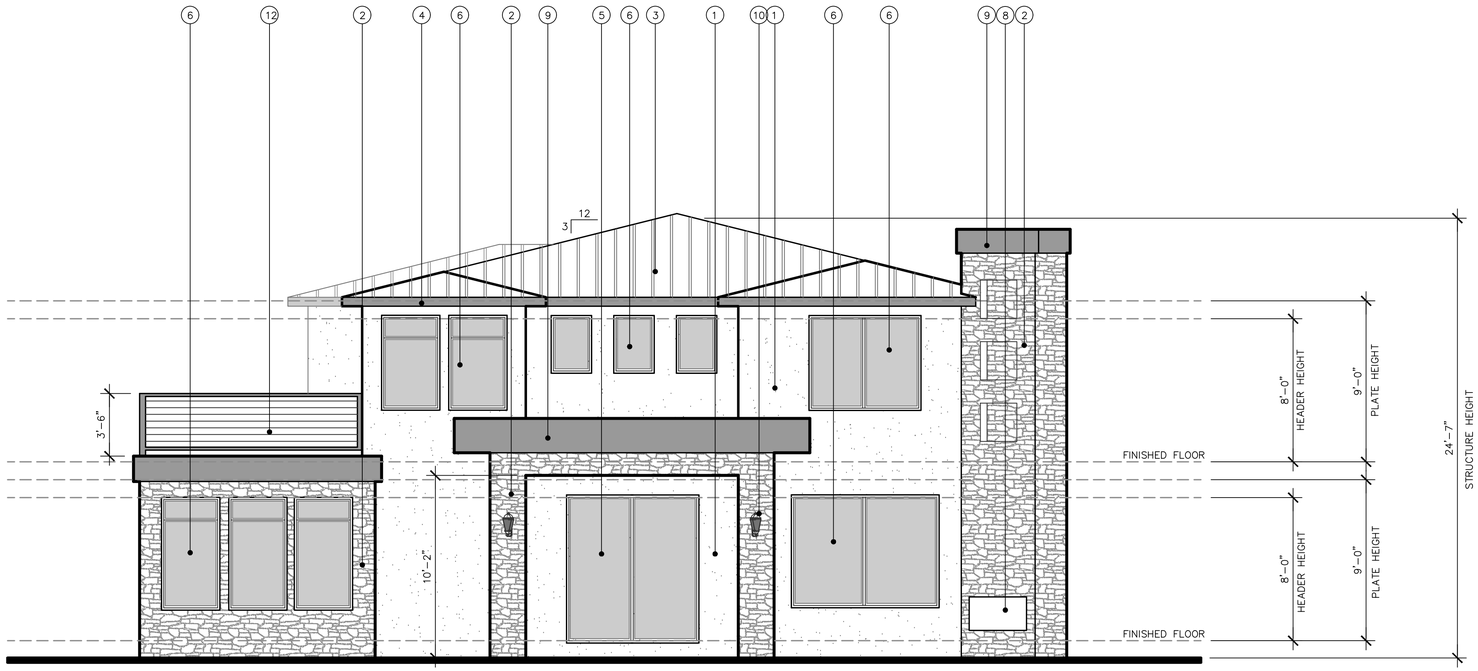
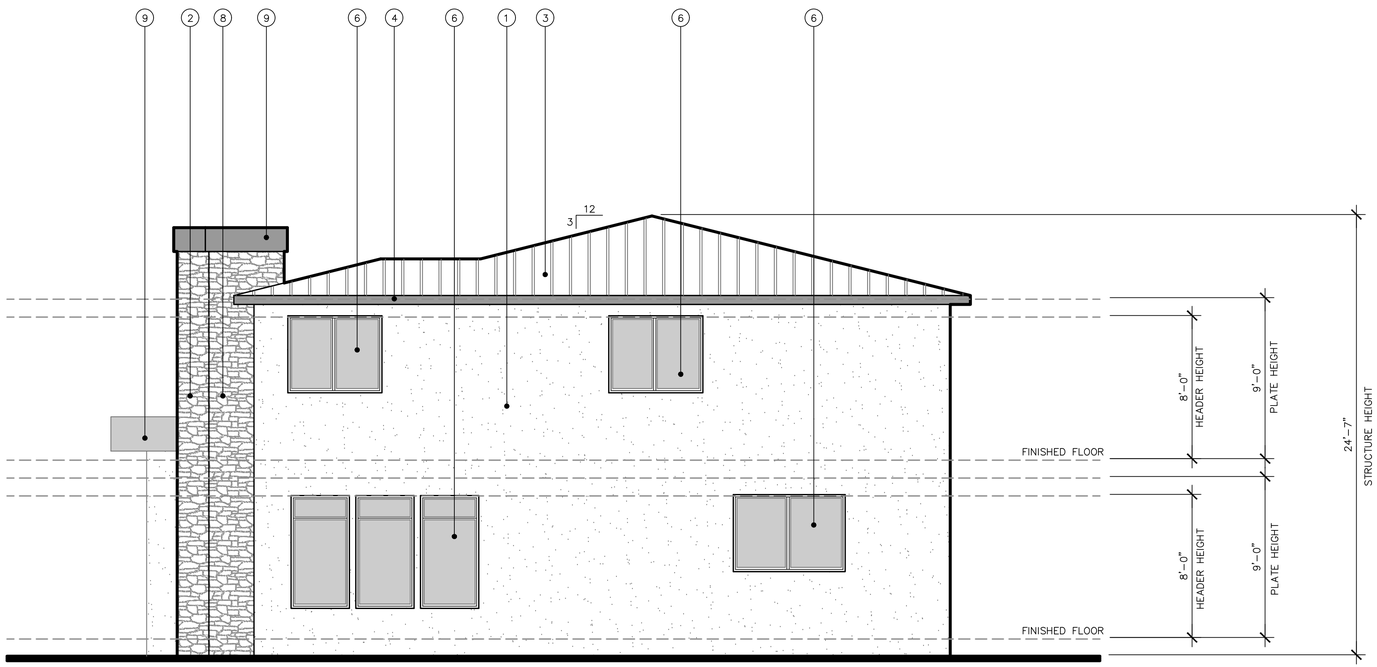


NORTH ELEVATION

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



WEST ELEVATION

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

ELEVATION NOTES

1. SMOOTH STUCCO FINISH
2. NATURAL STONE FINISH
3. STANDING SEAM METAL ROOFING
4. 5" GUTTER (PRIMERED AND PAINTED)
5. DOOR
6. WINDOW
7. GLASS SLIDING DOOR
8. GAS FIRE PLACE (FALSE CHIMNEY CHASE)
9. METAL FLASHING (PRIMERED AND PAINTED)
10. EXTERIOR LIGHT FICTURE
11. METAL SPIRAL STAIR CASE
12. CABLE GUARDRAIL

ELEVATION NOTES

1.) EXTERIOR STUCCO TO BE 3-COAT MINIMUM ⅞" THICK, TWO LAYERS OF GRADE-D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING AND HAS 26 GAUGE GALVANIZED WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING) AND SHALL BE A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

REVISION BY

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EXTERIOR ELEVATIONS (RESIDENCE)

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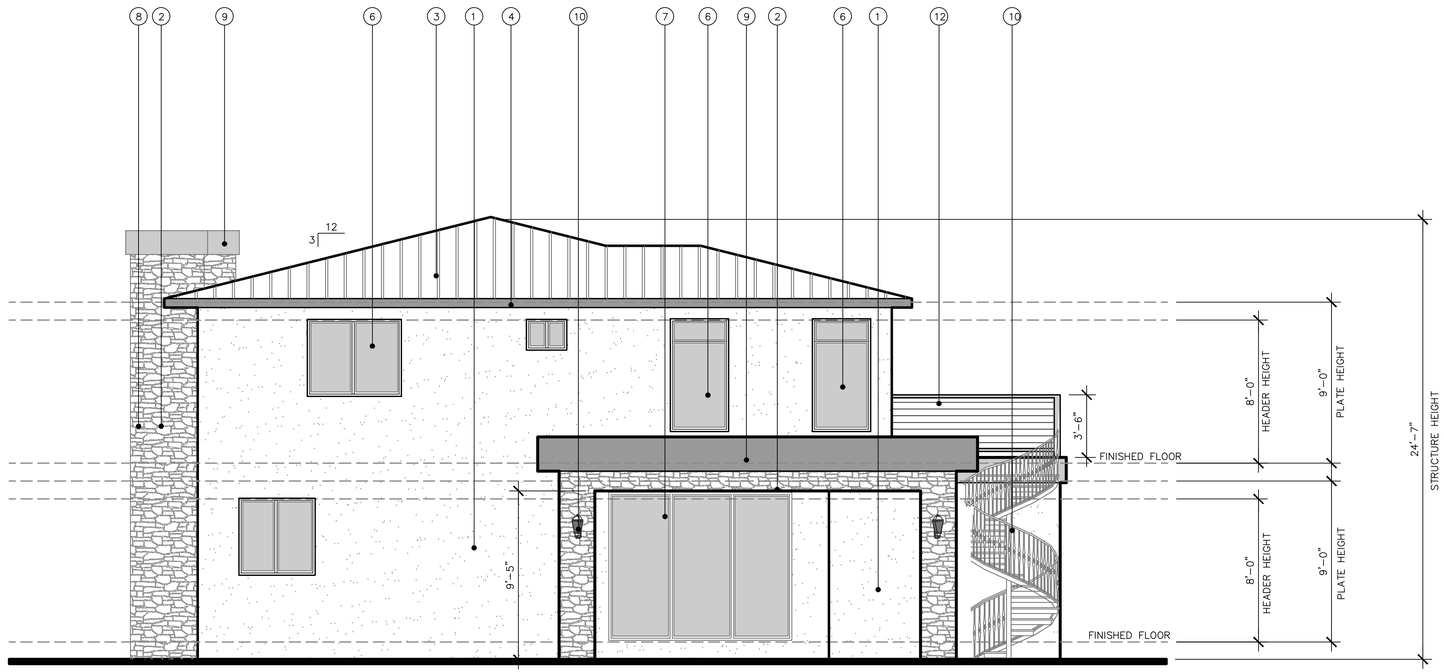
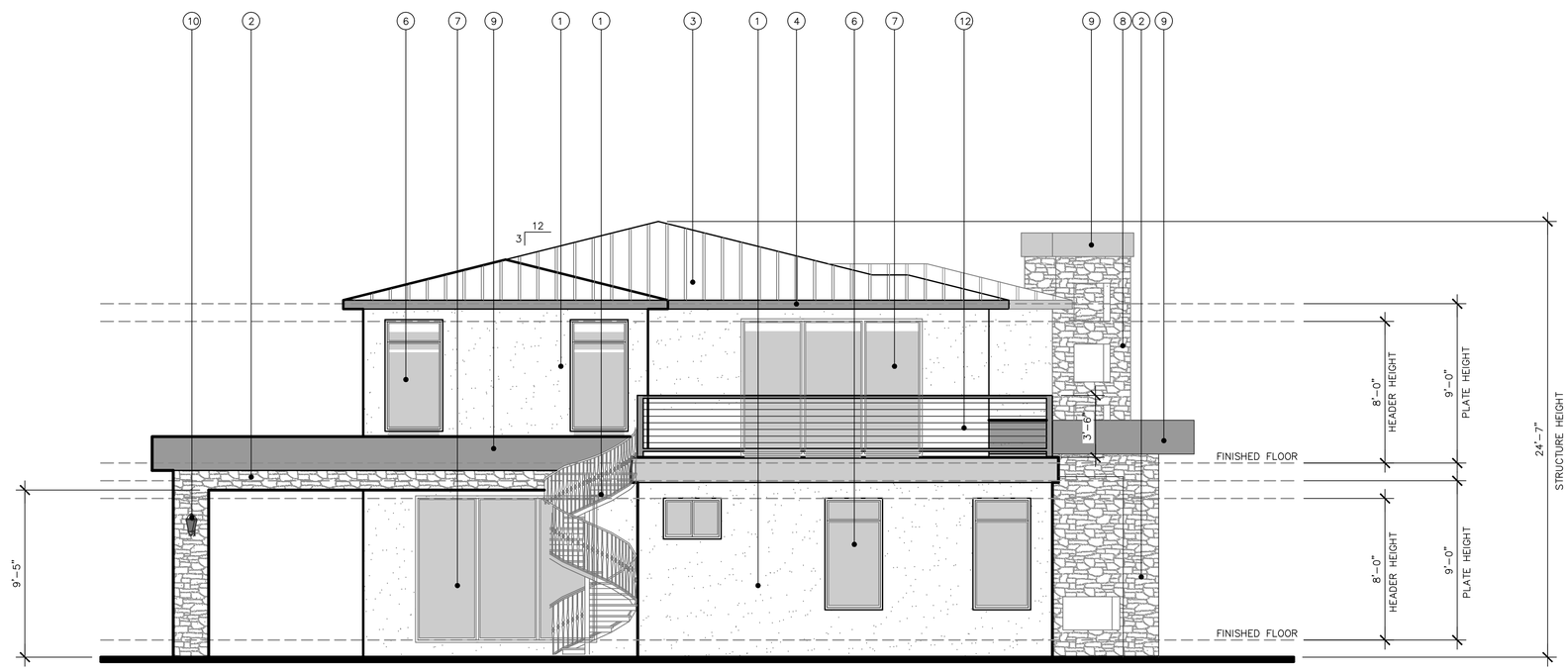


NORTH ELEVATION

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



WEST ELEVATION

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

ELEVATION NOTES

1. SMOOTH STUCCO FINISH
2. NATURAL STONE FINISH
3. STANDING SEAM METAL ROOFING
4. 5" GUTTER (PRIMERED AND PAINTED)
5. DOOR
6. WINDOW
7. GLASS SLIDING DOOR
8. GAS FIRE PLACE (FALSE CHIMNEY CHASE)
9. METAL FLASHING (PRIMERED AND PAINTED)
10. EXTERIOR LIGHT FICTURE
11. METAL SPIRAL STAIR CASE
12. CABLE GUARDRAIL

ELEVATION NOTES

1.) EXTERIOR STUCCO TO BE 3-COAT MINIMUM 7/8" THICK, TWO LAYERS OF GRADE-D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING AND HAS 26 GAUGE GALVANIZED WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING) AND SHALL BE A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

REVISION BY

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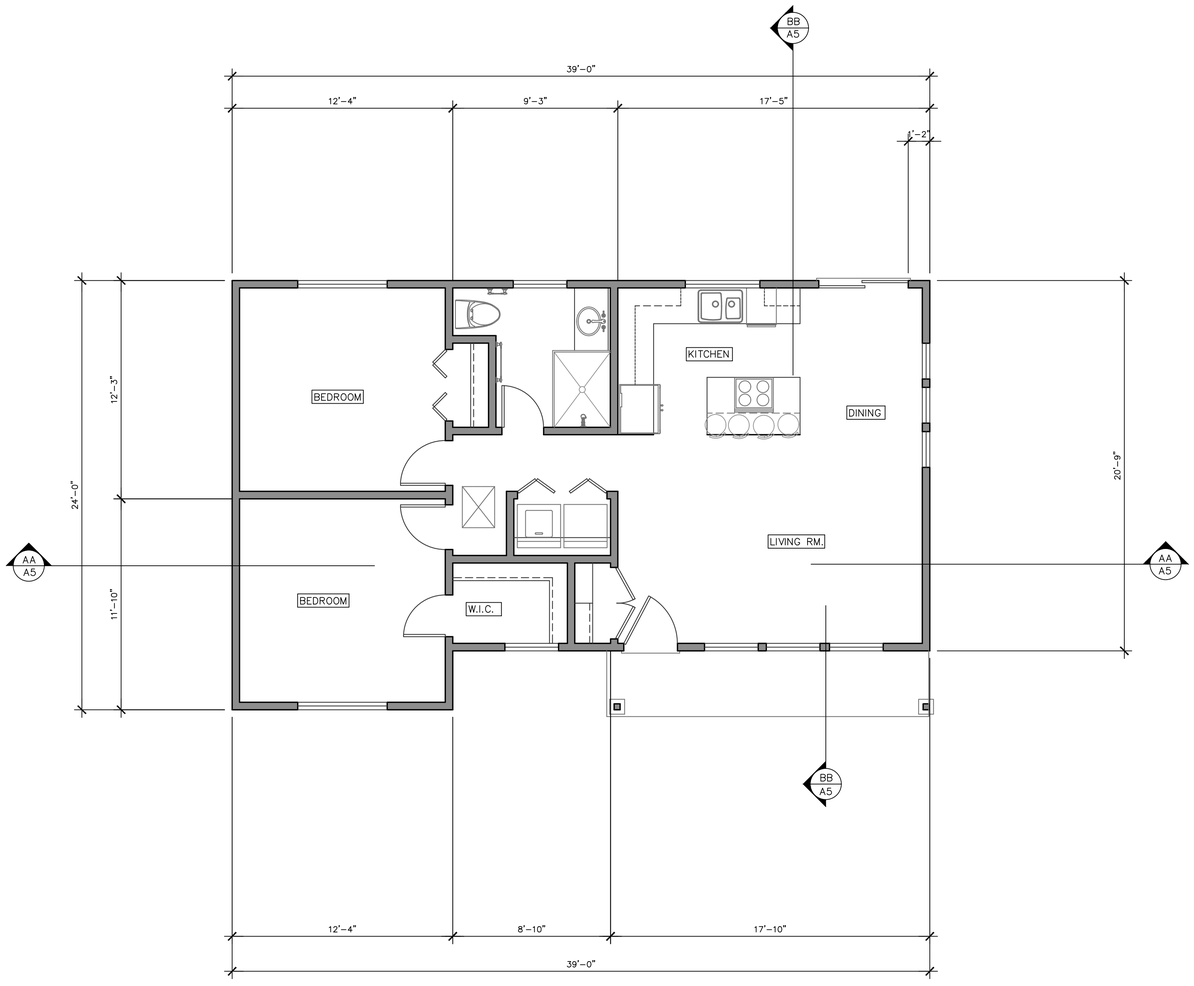
EXTERIOR ELEVATIONS (RESIDENCE)

HERNANDEZ RESIDENCE

NEW CONSTRUCTION 2-STORY RESIDENCE

23781 MCKEAN RD., SAN JOSE CA 95141
APN: 742-11-015

Date: 09/18/20
Scale: AS SHOWN
Drawn by: EMD
Job: 23781 MCKEAN
Sheet: A5



NORTH

FLOOR PLAN LEGEND

- BLDG. SECTION / SHEET NO.
- GLASS / GLAZING (WINDOW)
- (N) WALL PARTITION (2X4 STUDS @ 16" O.C.)
- (E) WALL PARTITION (2X4 STUDS @ 16" O.C.)
- MAN DOOR

FLOOR PLAN/GENERAL NOTES

1. ALL WORK SHOULD BE IN ACCORDANCE WITH THE LATEST ADOPTED ADDITIONS OF THE UNIFORM BUILDING CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND ANY OTHER LOCAL CODE OR APPLICABLE ORDINANCE.
2. WALL CONSTRUCTION SHALL COMPLY WITH 2019 CBC
3. NAILING TO BE IN COMPLIANCE WITH 2019 CBC
4. ALL WINDOWS SHOULD BE DOUBLE GLAZED UNLESS OTHERWISE NOTED ON THEPLANS.
5. GLAZING WITH 18" OF A FINISHED FLOOR OR WITHIN 24" OF A DOOR SHALL BE TEMPERED GLASS, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC OF A SHATTER RESISTANT TYPE. GLAZING FOR DOOES AND PANELS IN SHOWERS AND GLAZING WITHIN 30" OF TUB/SHOWER SHALL BE TEMPERED GLASS, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC AS ABOVE. A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EA. LIGHT OF SAFETY GALZING.
6. APPLY SHEAR WALL PLYWOOD PRIOR TO ALL BOX-OUTS, FUR-OUTS, SOFFITS OR ANY OTHER FRAMING THAT MAY INTERUPT CONTINUITY OF THE PLYWOOD.
7. ALL PASSAGE DOORS SHALL BE AT LEAST 32" WIDE ON ACCESSIBLE FLOOR.
8. PROVIDE AN 9'-0" PLATE HEIGHT
9. 36" LANDINGS @ EXTERIOR DOORS W/ 1-1/2" MAX STEP DOWN FROM INTERIOR FLOOR FOR ALL DOORS, 7-3/4" MAX. STEP DOWN FOR INWARD SWING AND SLIDERS. WIDTH OF LANDING SHALL NOT NE LESS THAN THE LANDING.
10. ALL BEDROOM WINDOWS SHALL HAVE AN DEGREES AT NO MORE THAN 44" FROM FINISHED FLOOR TO BOTTOM OF CLEAR OPENING.

DOOR LANDINGS

THERE SHALL BE A FLOOR LANDING ON EACH SIDE OF ALL DOORS. THE FLOOR OR LANDING SHALL BE LEVEL, EXCEPT FOR EXTERIOR LANDINGS WICH MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL LANDING NOT MORE THAN 1" (25mm) LOWER THAN THE THRESHOLD OF THE DOORWAY. HOWEVER, IN PRIVATE DWELLINGS A DOOR MAY OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS OR AT A LANDING, PROVIDED THE DOOR DEOSE NOT SWING OVER THAT TOP STEP OR LANDING (EXCEPT THAT SCREN DOORS AND STORM DOORS MAY) AND THE LANDING IS NOT MORE THAN 8" (203mm) BELOW THE FLOOR LEVEL. THE LANDING SHALL A WIDHT NOT LESS THAN THE WIDHT OF THE STAIRWAY OR THE WIDTH OF THE DOOR WICH EVER IS GREATER. THE LANDING SHALL HAVE A LENGHT MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" (914mm) (SECS. 1003.3.1.6 AND 1003.3.1.7)

SPECIFIC JOB NOTES

1. ALL EXTERIOR WALLS SHALL BE 2X6 STUDS @ 16" O.C.
2. ALL EXTERIOR WALLS SHALL BE EQUIPPED WITH R/21 INSULATION
3. ALL INTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C.

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FLOOR PLAN (ADU)

HERNANDEZ RESIDENCE

NEW CONSTRUCTION 2-STORY RESIDENCE

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