

JIA'S & QIN'S RESIDENCE

NEW SINGLE-FAMILY HOUSE

BLACK RD,LOS GATOS, CA 95033

PROJECT NAME, PROJECT ADDRESS

PROPERTY OWNER:

YAN JIA

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ARCHITECTURAL DESIGNER:

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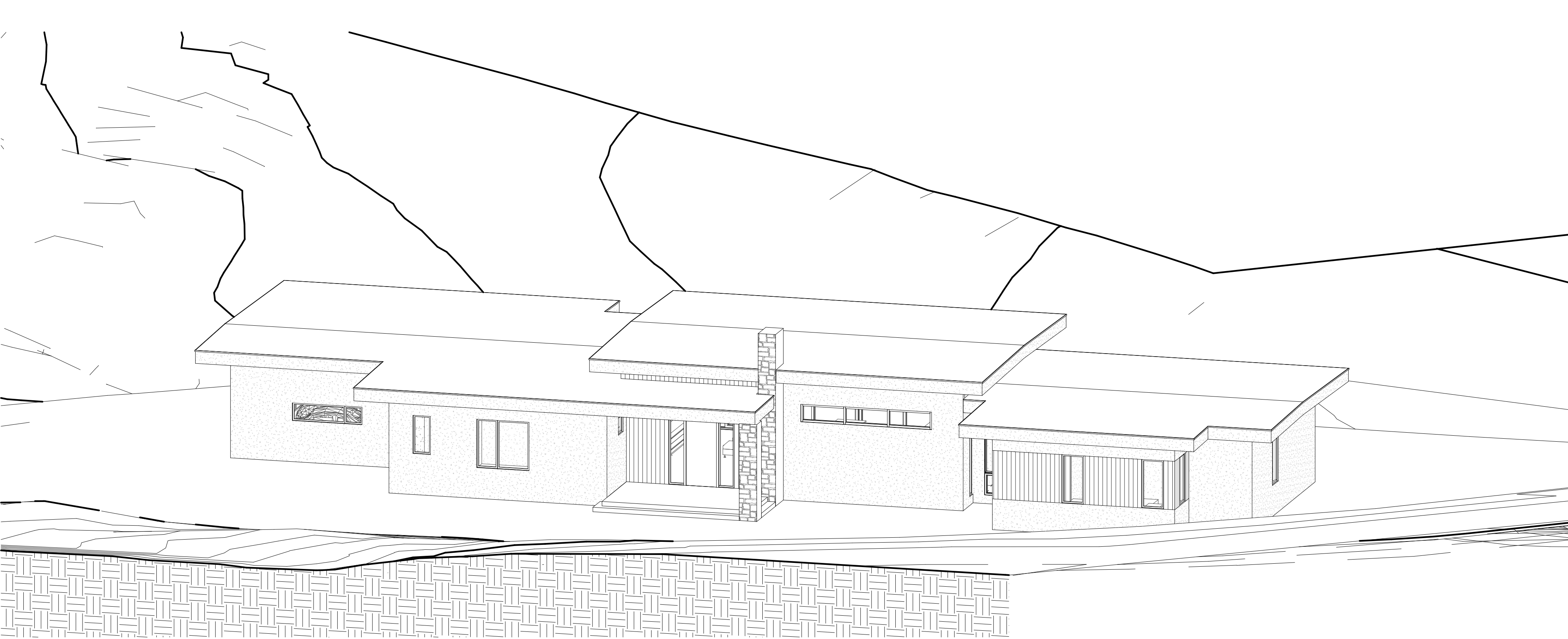
PROJECT TEAM

1. NEW CONTEMPORARY STYLE ONE-STORY SIGNLE FAMILY HOUSE 3,116 SQFT WITH THREE-CAR GARAGE 676 SQFT, NEW FRONT PORCH 202 SQFT.
2. NEW 200 AMP ELECTRICAL MAIN PANEL
3. NEW ELECTRICAL, NEW HVAC SYSTEM AND PLUMBING SYSTEM.

SCOPE OF WORK



VICINITY MAP



SITE PERSPECTIVE

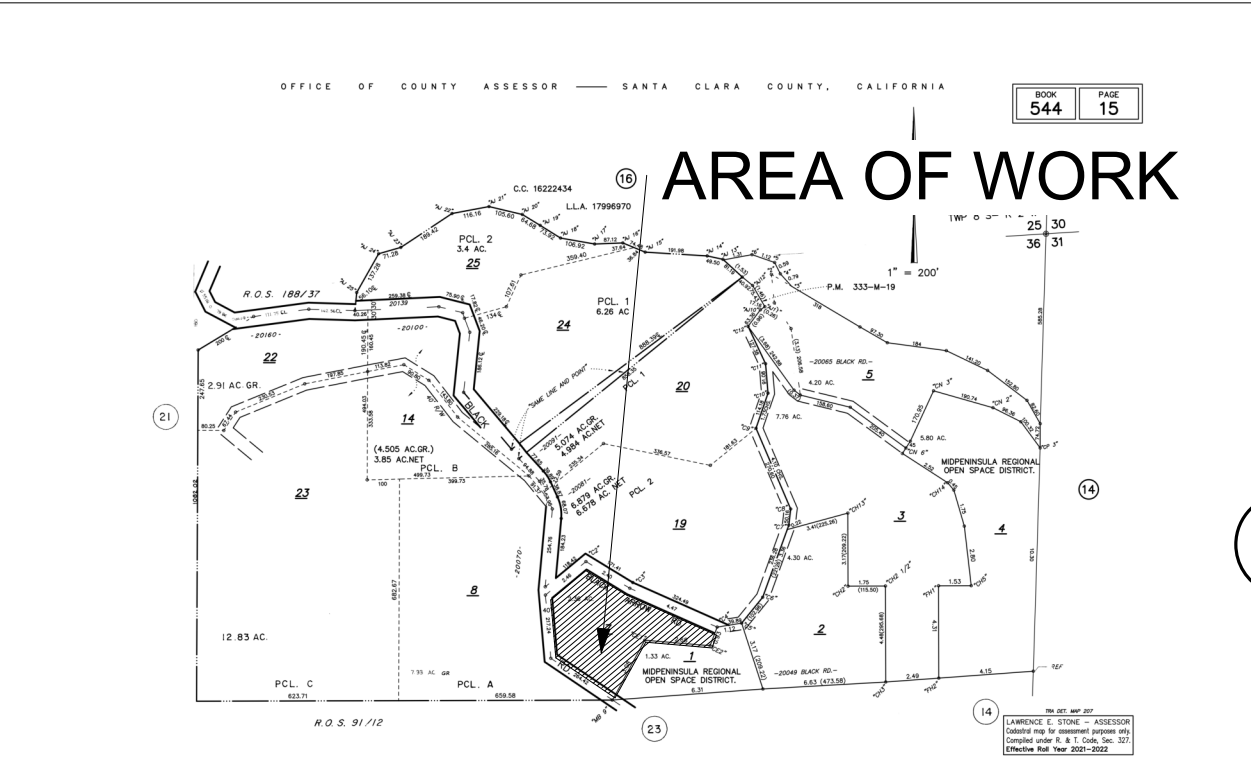
| | |
|--------------|---|
| A-0.0 | COVER SHEET |
| CIVIL | |
| 1 | TITLE SHEET |
| 2 | PRECISE GRADING PLAN |
| 3 | SECTIONS & DETAILS |
| 4 | EROSION CONTROL PLAN |
| BMP-1 | BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAILS |
| BMP-2 | BEST MANAGEMENT PRACTICES AND EROSION CONTROL DETAILS |
| ARCHITECTURE | |
| A-1.0 | PROPOSED SITE PLAN |
| A-1.1 | PROPOSED SITE PLAN |
| A-2.0 | PROPOSED FLOOR PLAN |
| A-2.1 | GENERAL NOTES |
| A-2.2 | PROPOSED ROOF PLAN |
| A-2.3 | FLOOR AREA CALCULATION DIAGRAM |
| A-3.0 | ELEVATIONS |
| A-3.1 | ELEVATIONS AND EXTERIOR MATERIAL MATRIX |

DRAWING INDEX

APPLICABLE CURRENT CODES AND REGULATIONS:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE (CEC)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CITY OF LOS GATOS MUNICIPAL CODE

TABULATION AND CODES



PARCEL MAP

APN NUMBER: 544-15-007

ZONING: HS -SR (HILLSIDE)

LOT AREA: 102,802 SF / 2.36 ACRES

TYPE OF CONSTRUCTION: V-B

OCC. GROUP: R3/U

OF NEW BATHROOMS: 5

OF NEW BEDROOMS: 4

| ZONING COMPLIANCE | | |
|-------------------|---|-------------|
| | PROPOSED | REQUIRED |
| FLOOR AREA | 3,116 SF | N/A |
| F.A.R. | 3,116 SF/ 95,003 SF=3% | N/A |
| LOT COVERAGE | 676 SF(GARAGE) +3,116 SF + 202 SF(COVERED PROCH) / 95,003 SF=4% | 15% |
| HEIGHT | 19'-6" | 35'-0" MAX. |
| SETBACK | | |
| FRONT | 30'-5" | 30'-0" |
| SIDE | 35'-3" | 30'-0" |
| REAR | 228'-11" | 30'-0" |

PROJECT DATA

FIRE SPRINKLER SYSTEM

DEFERRED SUBMITTAL

LADC

DESIGN • BUILD • MANAGEMENT

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PROJECT:

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NEW SINGLE-FAMILY HOUSE

BLACK RD,LOS GATOS, CA
95033

544-15-007

| REVISION | | |
|----------|------------|------------------------|
| # | DATE | DESCRIPTION |
| 0 | 09/27/2022 | 1ST PLANNING SUBMITTAL |
| 1 | 01/05/2024 | 2ND PLANNING SUBMITTAL |
| 2 | 02/08/2025 | 3RD PLANNING SUBMITTAL |
| | | |
| | | |

DATE : 06/08/2022

DRAEW BY : QL/ MZ/ NH

PROJECT NO. : J21-R037

SHEET TITLE:

COVER SHEET

SHEET OF:

A-0.0

GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY FOUNDATION ENGINEERING CONSULTANTS, INC. AND DATED JULY 21, 2021. 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.
- 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.
- 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.
- 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.
- DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
- 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.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
- 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.
- 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 (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION BB-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.
- ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

- 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.
- ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
- 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.
- 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

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE PAVEMENT.
- 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) 299-8668 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- 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.
- 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)

- EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
 - TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
 - FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.
- BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

- 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.
- SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING

- 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, IT SHALL BE STRIPPED OF ALL VEGETATION, TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL. THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 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.
- EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
- 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.
- NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
- THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- 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 |
|-----------------------|------------|-------------|-------------|
| RESIDENCE | 80 | 0 | 0.7 |
| ACCESSORY STRUCTURE | - | - | - |
| POOL/HARDSCAPE | 0 | 25 | 1.0' |
| LANDSCAPE | 0 | 40 | 0.5' |
| DRIVEWAY | - | 55 | - |
| OFF SITE IMPROVEMENTS | - | - | - |
| TOTAL | 80 | 120 | - |

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

- EXCESS MATERIAL SHALL BE HAULED AWAY TO A COUNTY APPROVED DUMP SITE.
- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
- ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
- THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
- ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
- 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.
- 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.
- GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
- TOTAL DISTURBED AREA FOR THE PROJECT 12,450 SF.
- WIDENING: N/A
- 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

- 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:
 - FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
 - THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
 - FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
 - 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.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACE AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
- SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

- 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).
- 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.
- THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
- 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.
- 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

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

SANITARY SEWER

- THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
- 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

- 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

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
- COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
- 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.
- 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.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- 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.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- 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.
- 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.
 - 15 MILES PER HOUR (MPH) SPEED LIMIT
 - 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
 - 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.
- ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
- ALL EXPOSED DISTURBED AREAS SHALL BE SEEDDED 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.
- ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
- ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS. E.G. SACKED CONCRETE RIP-RAP, ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
- PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDDED 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.
- 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.
- THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
- 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:
 - PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
 - PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
- 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 CONTAINMENTS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
- 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 SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

- 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-DWG.
- 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.
- 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.
- UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
- THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

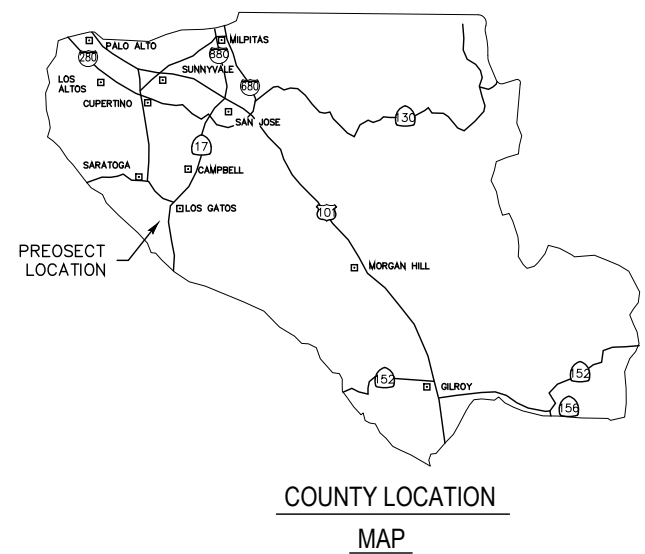
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (X). THERE () WERE () WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL .

DATE _____ SIGNATURE _____

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

GEOTECHNICAL ENGINEER OBSERVATION

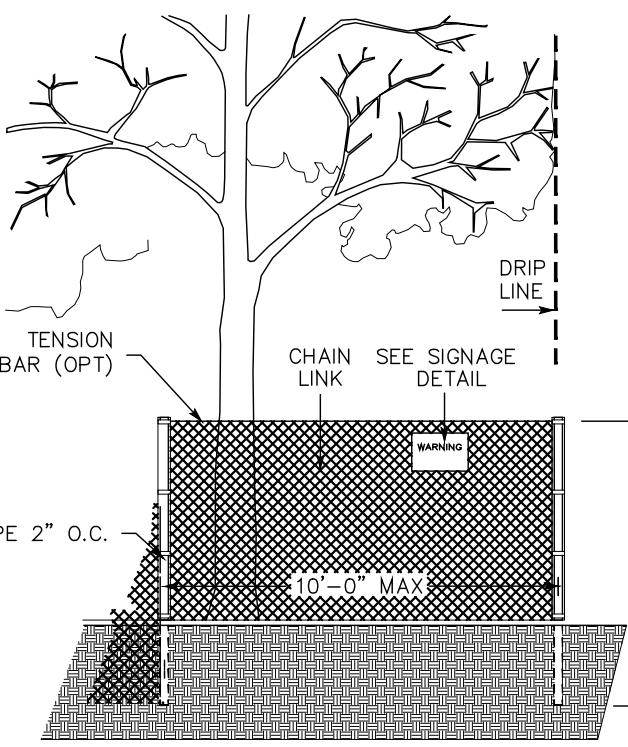
- A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



YAN'S PROPERTY
BLACK RD,
LOS GATOS, CA 95033

SCOPE OF WORK

- 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.
- CONSTRUCTION OF SINGLE FAMILY HOME
- STORM WATER FACILITIES
- SEPTIC SYSTEM WITH LEACHFIELD
- CONSTRUCT 12' WIDE DRIVE WAY



| DESCRIPTION | LEGEND | |
|----------------------|----------|----------|
| | PROPOSED | EXISTING |
| PROPERTY LINE | --- | --- |
| STREET CENTER LINE | --- | --- |
| EASEMENT | --- | --- |
| SETBACK | --- | --- |
| CONTOUR | 600 | 600 |
| HARDSCAPE | --- | --- |
| LANDSCAPE | --- | --- |
| FLOW LINE | --- | --- |
| SEWER | S | --- |
| STORM DRAIN | SD | --- |
| PROPOSED AC PAVEMENT | --- | --- |
| FINISHED FLOOR | FF | --- |
| FINISHED SURFACE | FS | --- |
| FINISHED GRADE | FG | --- |
| INVERT | INV | --- |
| TOP OF FOOTING | TF | --- |
| TOP OF GRATE | TG | --- |
| TOP OF WALL | TW | --- |

SHEET INDEX

| 1 | TITLE PAGE |
|-------|-----------------------------------|
| 2 | PRECISE GRADING AND DRAINAGE PLAN |
| 3 | SECTIONS AND DETAILS |
| 4 | EROSION CONTROL PLAN |
| BMP-1 | EROSION CONTROL DETAIL SHEET 1 |
| BMP-2 | EROSION CONTROL DETAIL SHEET 2 |

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

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

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT 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 PLAN AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. _____

DATE 2/5/2025
SIGNATURE _____
C-83487
R.C.E. NO. _____
03-31-2025
EXPIRATION DATE _____



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

DATE _____
R.C.E. NO. _____
EXPIRATION DATE _____

ENGINEER'S NAME: WAI LIN MAUNG CHEN
W.H. CIVIL, INC.
ADDRESS: 1590 OAKLAND RD., SUITE 112, SAN JOSE, CA 95131
548 WALD IRVINE, CA 92618
PHONE NO. 949-229-3357
EMAIL. info@whengineeringgroup.com



TITLE SHEET
BLACK RD,
LOS GATOS, CA 95033

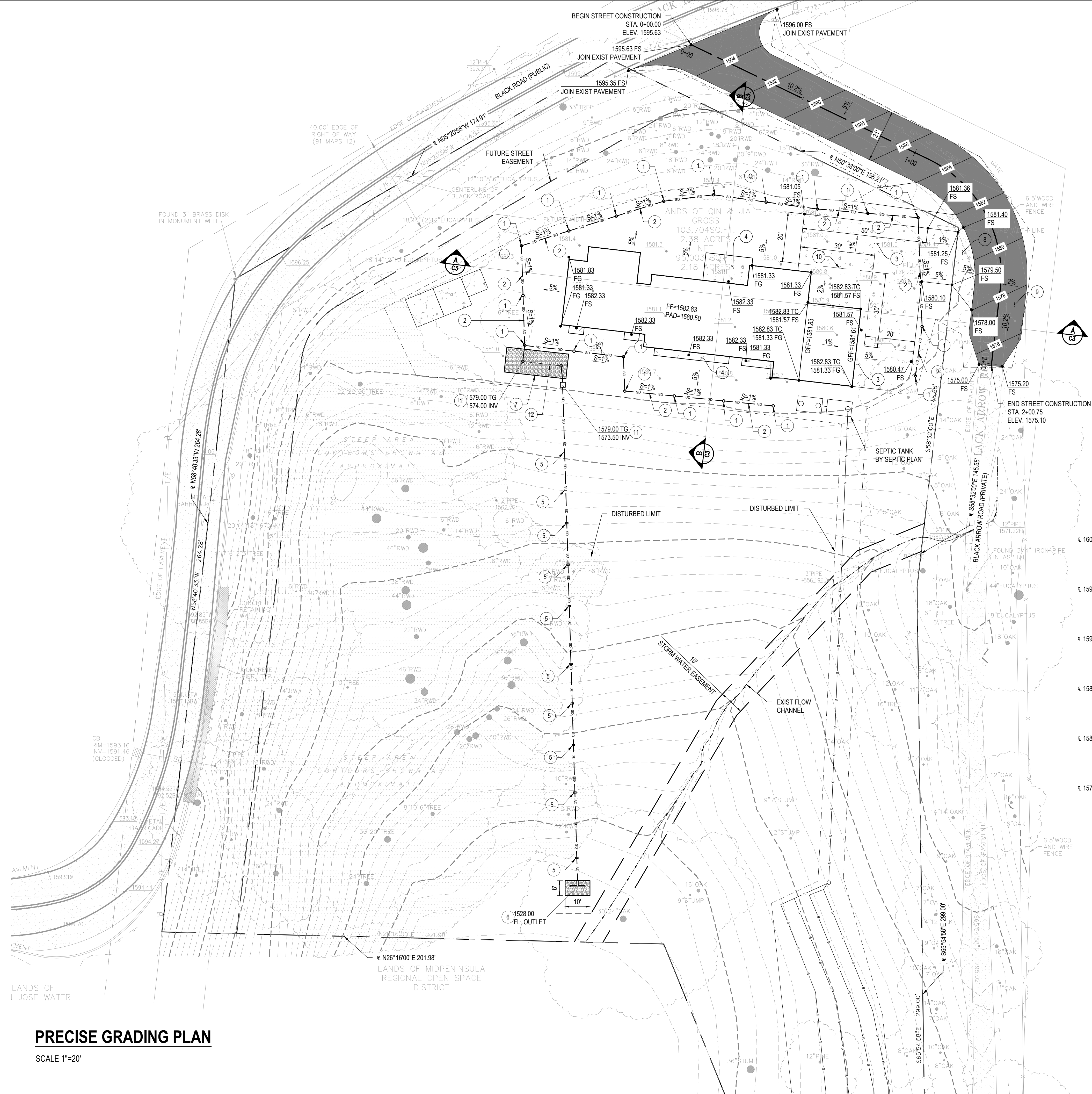
| Revision | 1 | Date | APN | 544-15-007 | Sheet 1 of 4 |
|----------|---|------|----------|------------|-----------------------|
| Revision | 2 | Date | Co. File | | |
| Revision | 3 | Date | | | |

PLOT DATE: 2/5/2025

APPLICANT:

ROAD:

COUNTY FILE NO.:

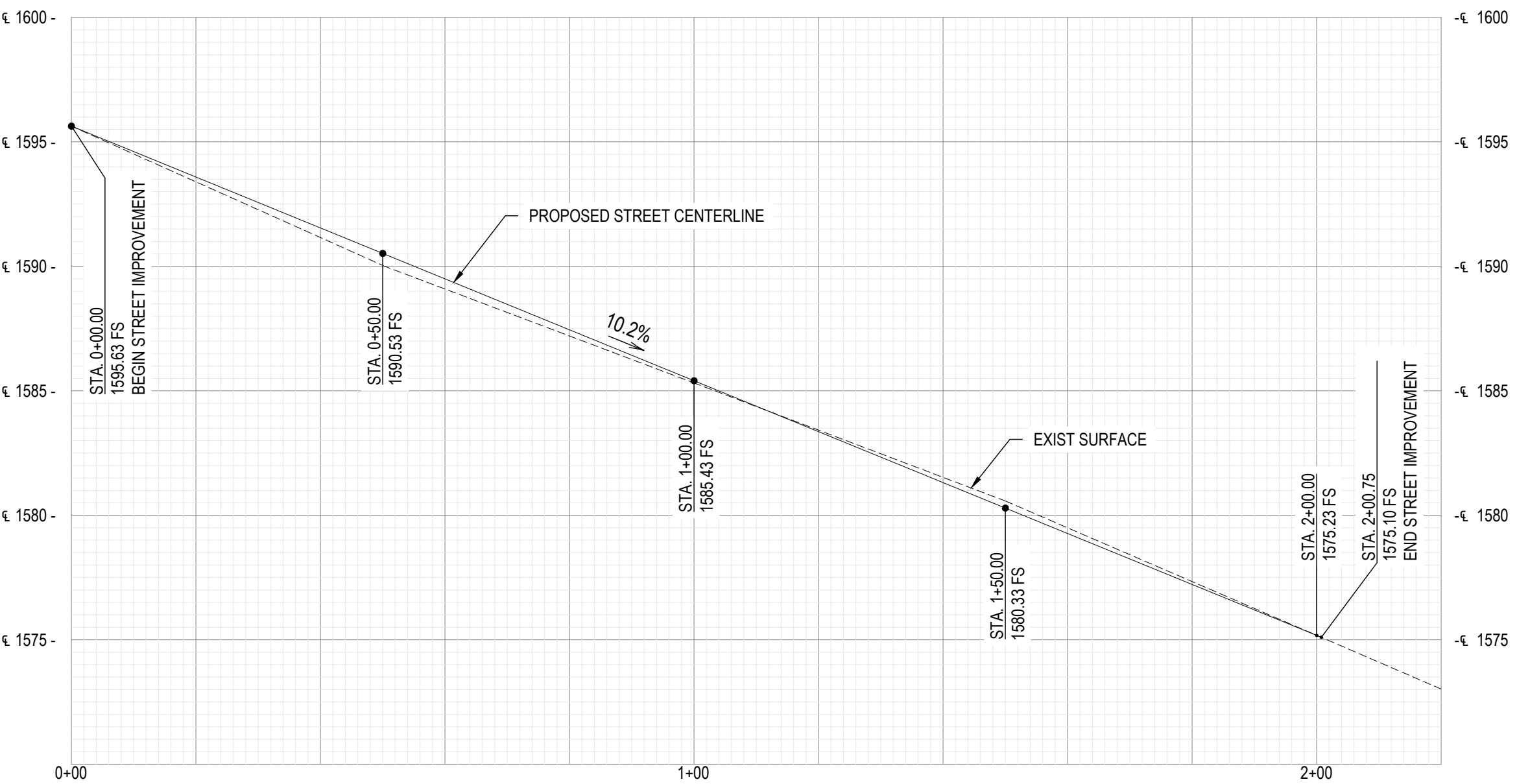


- CONSTRUCTION NOTE**
1. INSTALL 6" DIA. DRAIN NDS 40 WRISER AND ADAPTOR OR EQUAL.
 2. INSTALL 6" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
 3. CONSTRUCT CONCRETE DRIVEWAY.
 4. CONSTRUCT CONCRETE HARDSCAPE PER LANDSCAPING PLAN.
 5. INSTALL PIPE ANCHOR PER DETAIL.
 6. INSTALL ENERGY DISSIPATOR DISCHARGE PER DETAIL.
 7. CONSTRUCT 24" SQUARE STORM DRAIN OUTLET WITH FLOW CONTROL RISER AND OUTLET.
 8. CONSTRUCT DRIVEWAY APPROACH FOR SHARED DRIVEWAY PER COUNTY OF SANTA CLARA STANDARD SD4A.
 9. CONSTRUCT 2" ASPHALT OVER 4" AGGREGATE PRIVATE DRIVEWAY PER COUNTY OF SANTA CLARA STANDARD SD5.
 10. CONSTRUCT TURNAROUND "B" FIRE DEPARTMENT TURNAROUND PER CFMO SD16.
 11. CONSTRUCT SHALLOW GRAVEL BASIN.
 12. INSTALL 6" DIA. SCH.40 PERFORATED PVC PIPE.

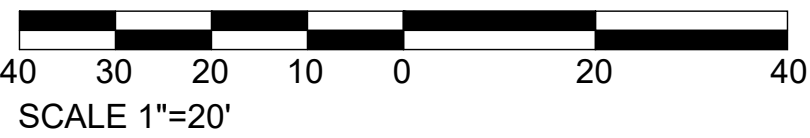
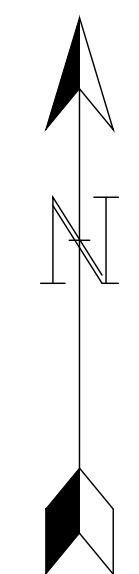
NOTE
THE BLACK ARROW ROAD (PRIVATE ROAD) IS DESIGNED TO SUPPORT MINIMUM 75,000 LB.

| PROJECT AREA SUMMARY | | |
|--------------------------|---------|-------|
| LOT AREA | 103,708 | SQ-FT |
| DISTURBED AREA | 31,350 | SQ-FT |
| EXISTING IMPERVIOUS AREA | 0 | SQ-FT |
| PROPOSED IMPERVIOUS AREA | 7,569 | SQ-FT |
| NET NEW IMPERVIOUS AREA | 7,569 | SQ-FT |

| DESCRIPTION | LEGEND | |
|----------------------|----------|----------|
| | PROPOSED | EXISTING |
| PROPERTY LINE | --- | --- |
| STREET CENTER LINE | --- | --- |
| EASEMENT | --- | --- |
| SETBACK | --- | --- |
| CONTOUR | --- | --- |
| HARDSCAPE | --- | --- |
| LANDSCAPE | --- | --- |
| FLOW LINE | --- | --- |
| SEWER | --- | --- |
| STORM DRAIN | --- | --- |
| PROPOSED AC PAVEMENT | --- | --- |
| FINISHED FLOOR | FF | |
| FINISHED SURFACE | FS | |
| FINISHED GRADE | FG | |
| INVERT | INV | |
| TOP OF FOOTING | TF | |
| TOP OF GRATE | TG | |
| TOP OF WALL | TW | |



SCALE:
HOR. 1" = 20'
VERT. 1" = 5'



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PHONE NO. 949-229-3357
EMAIL: info@whengineeringgroup.com



PRECISE GRADING PLAN
BLACK RD,
LOS GATOS, CA 95033

| | | | | |
|------------|------|----------|------------|-----------------------|
| Revision 1 | Date | APN | 544-15-007 | Sheet 2 of 4 |
| Revision 2 | Date | Co. File | | |
| Revision 3 | Date | | | |

PLOT DATE: 2/5/2025

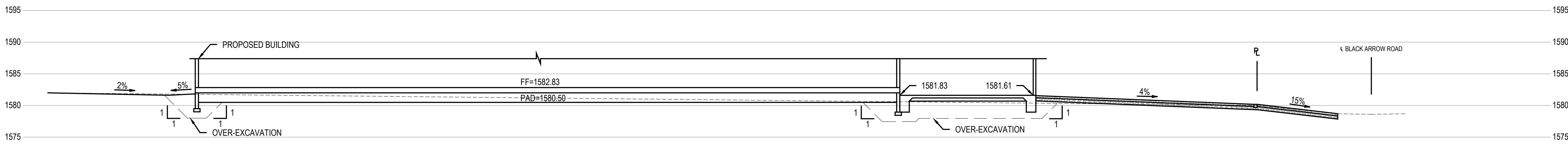
PRECISE GRADING PLAN

SCALE 1"=20'

APPLICANT:

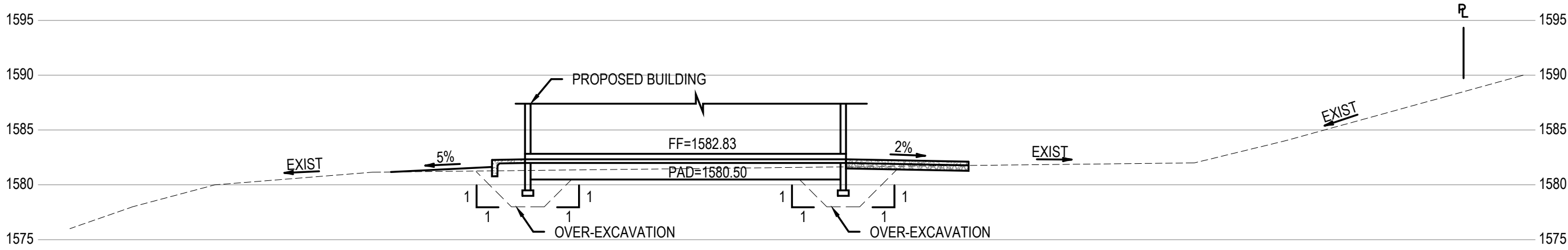
ROAD:

COUNTY FILE NO.:



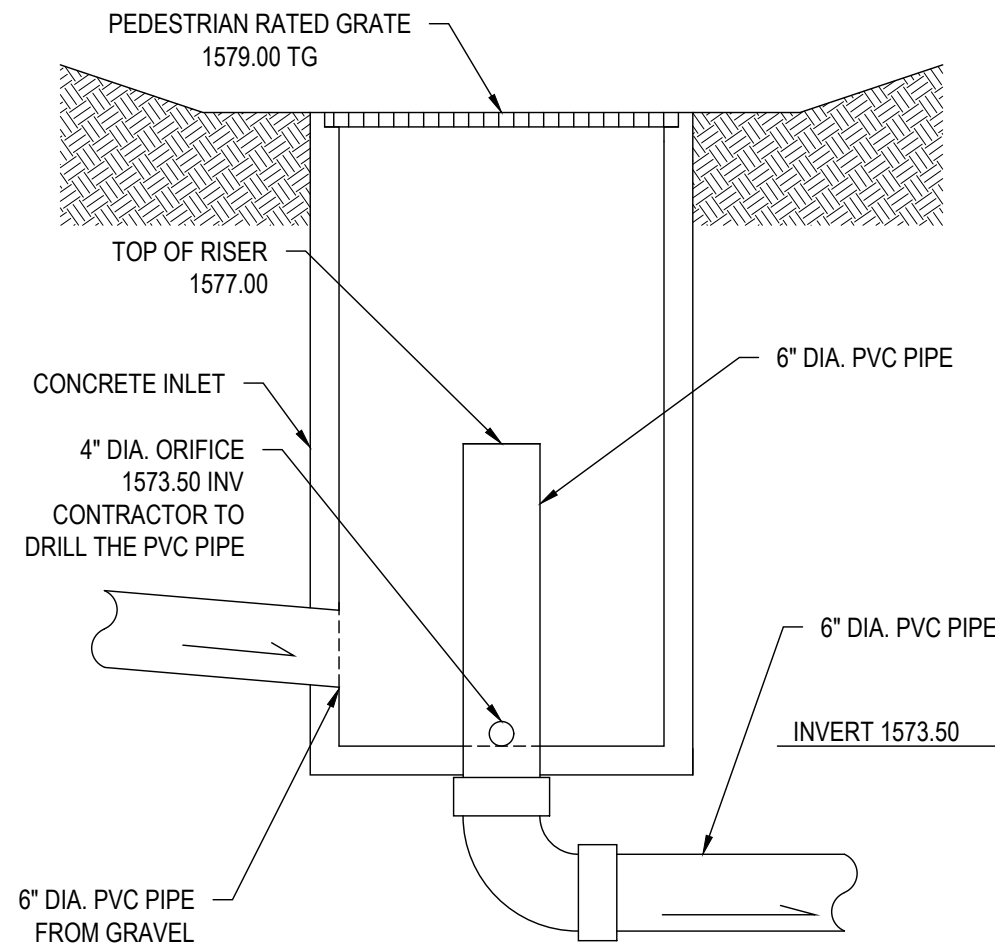
SECTION A-A

SCALE 1"=10'



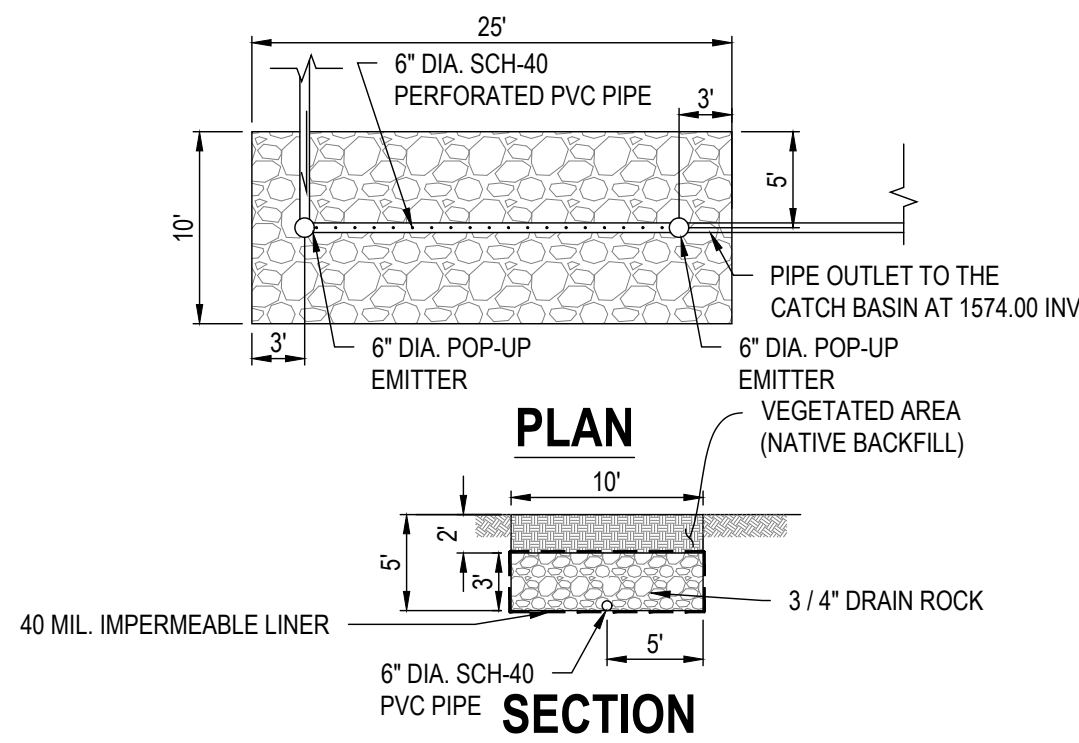
SECTION B-B

SCALE 1"=10'



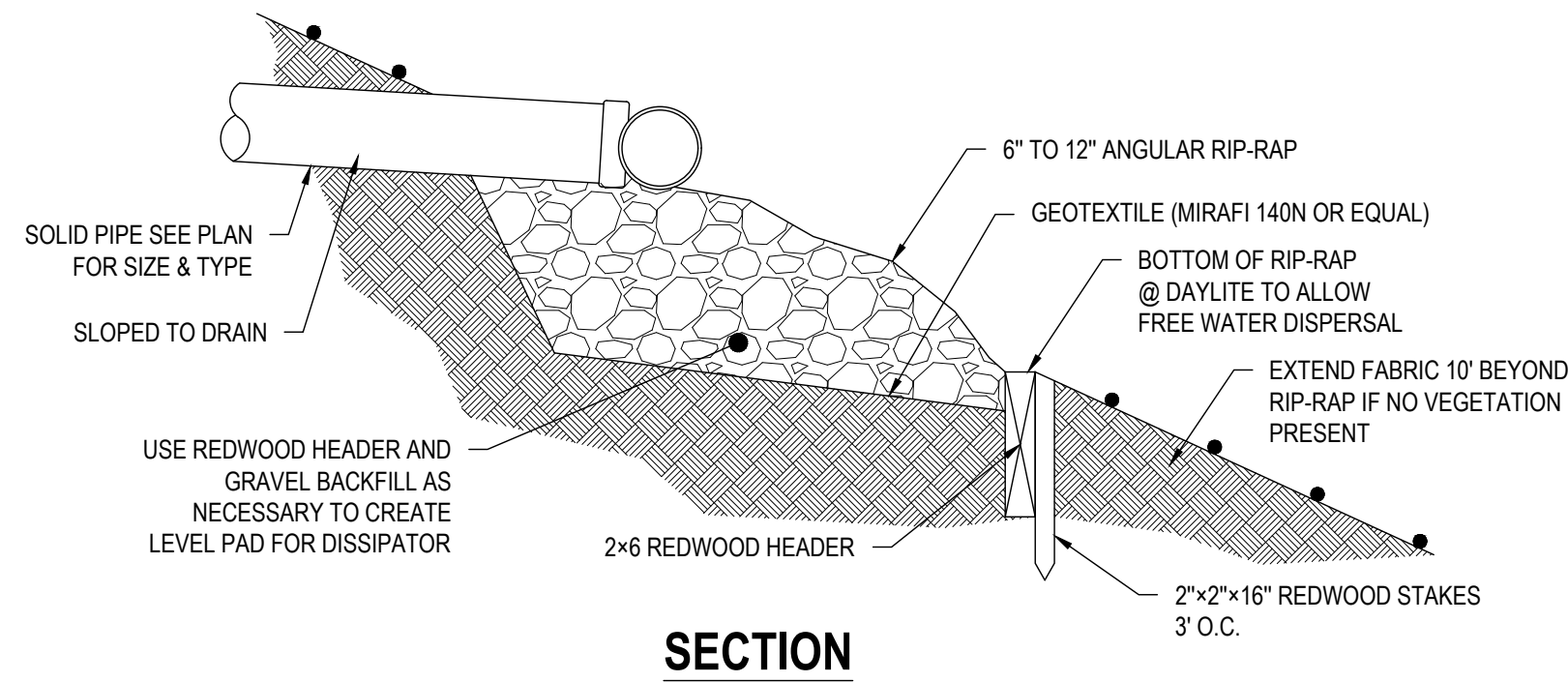
DETAIL
24" SQUARE INLET
NOT TO SCALE

7

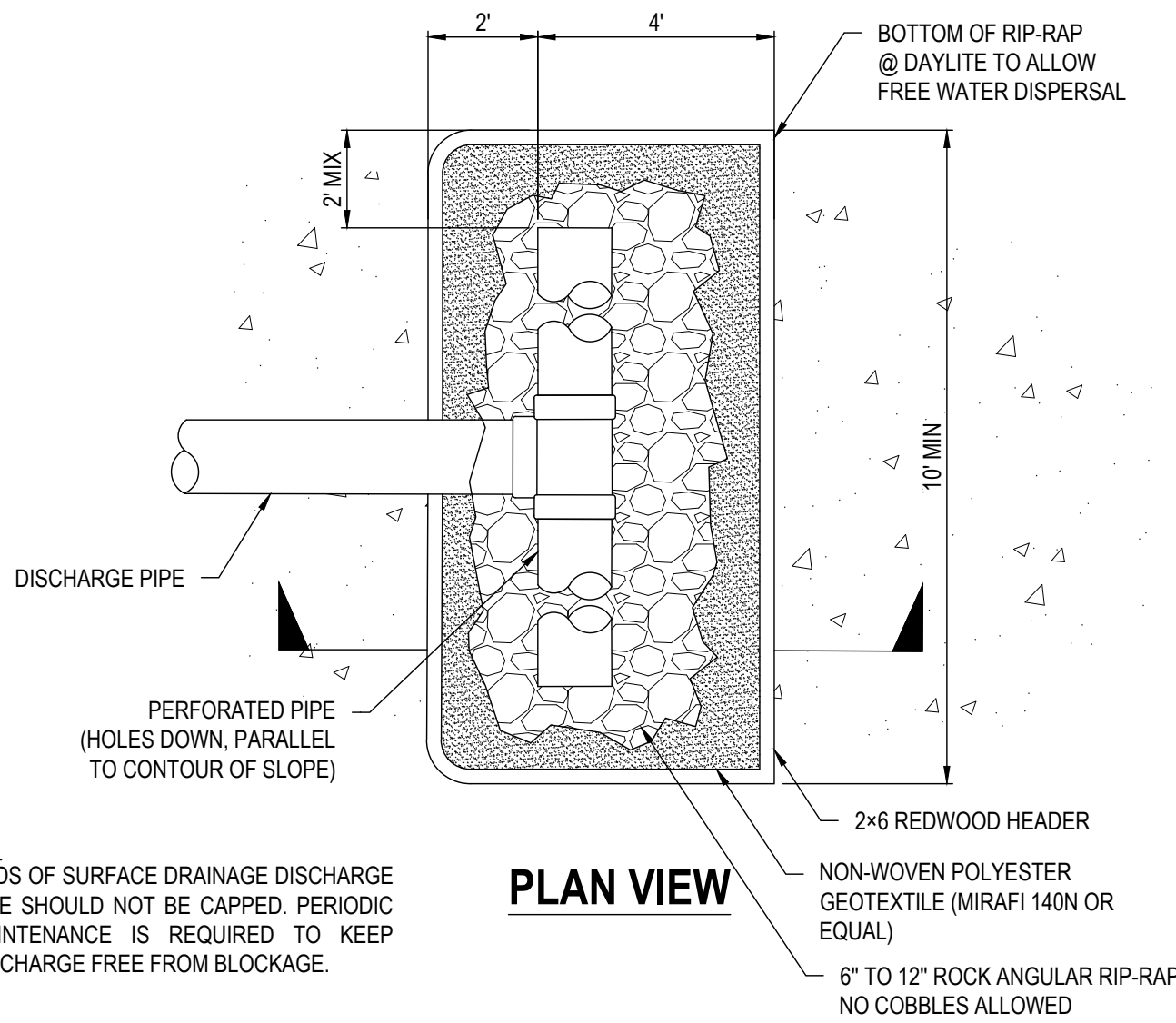


DETAIL
SHALLOW GRAVEL BASIN
NOT TO SCALE

11



SECTION

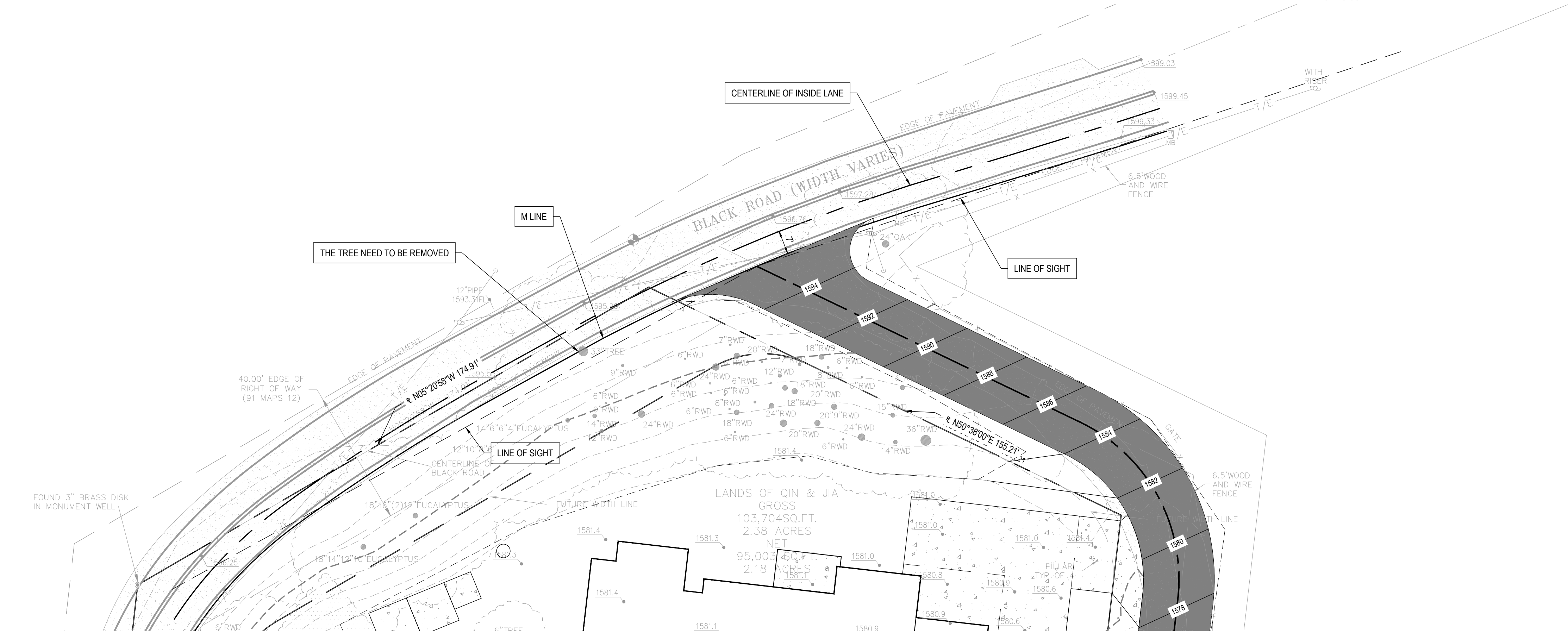


PLAN VIEW

NOTE:
ENDS OF SURFACE DRAINAGE DISCHARGE
PIPE SHOULD NOT BE CAPPED. PERIODIC
MAINTENANCE IS REQUIRED TO KEEP
DISCHARGE FREE FROM BLOCKAGE.

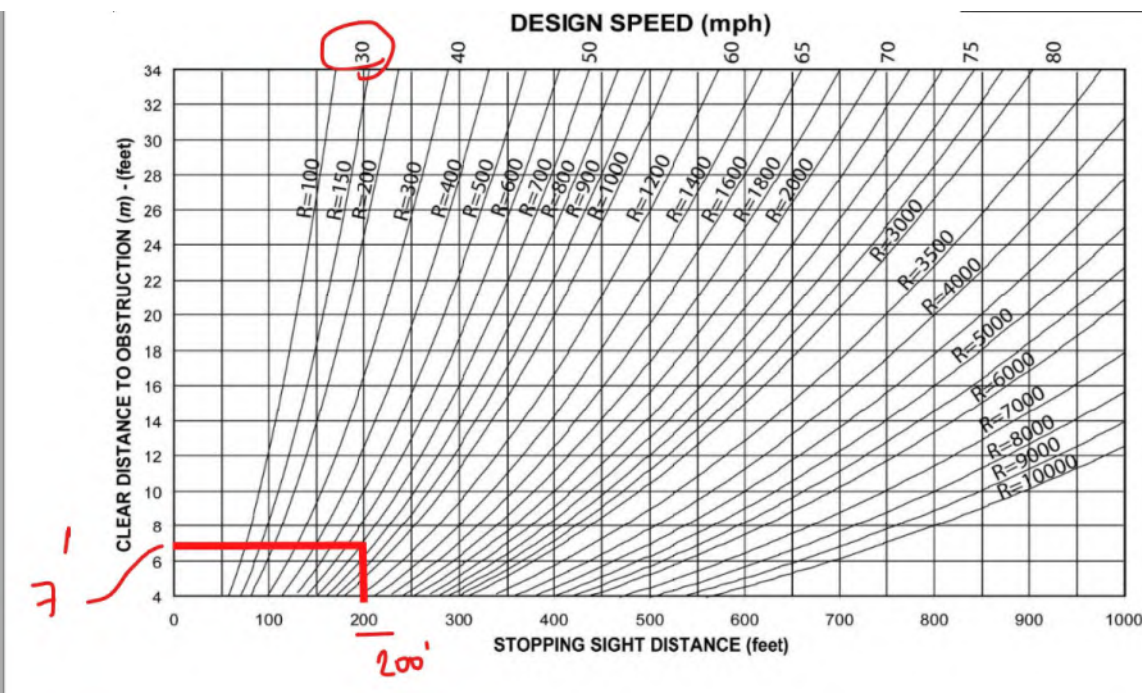
DETAIL
ENERGY DISSIPATER DISCHARGE
NOT TO SCALE

6



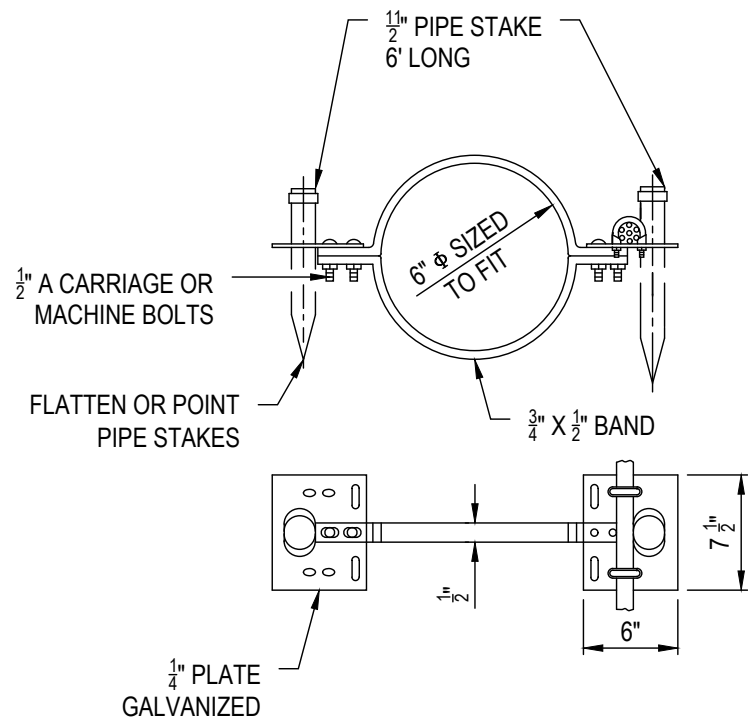
STOPPING SIGHT DISTANCE

SCALE 1"=10'



NOTE:

THE DESIGN SPEED FOR THE BALCK ROAD IS 30 MPH PER SANTA CLARA COUNTY ORDINANCE CODE CHAPTER 2 SECTION B12-35.
THE STOPPING SIGHT DISTANCE FOR THE HORIZONTAL CURVE RADIUS 700 FEET IS 200 FT PER HIGH WAY DESIGN MANUAL SECTION 200.



DETAIL
PIPE ANCHOR
NOT TO SCALE

5

ENGINEER'S NAME: WAI LIN MAUNG CHEN
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SECTIONS & DETAILS
BLACK RD,
LOS GATOS, CA 95033

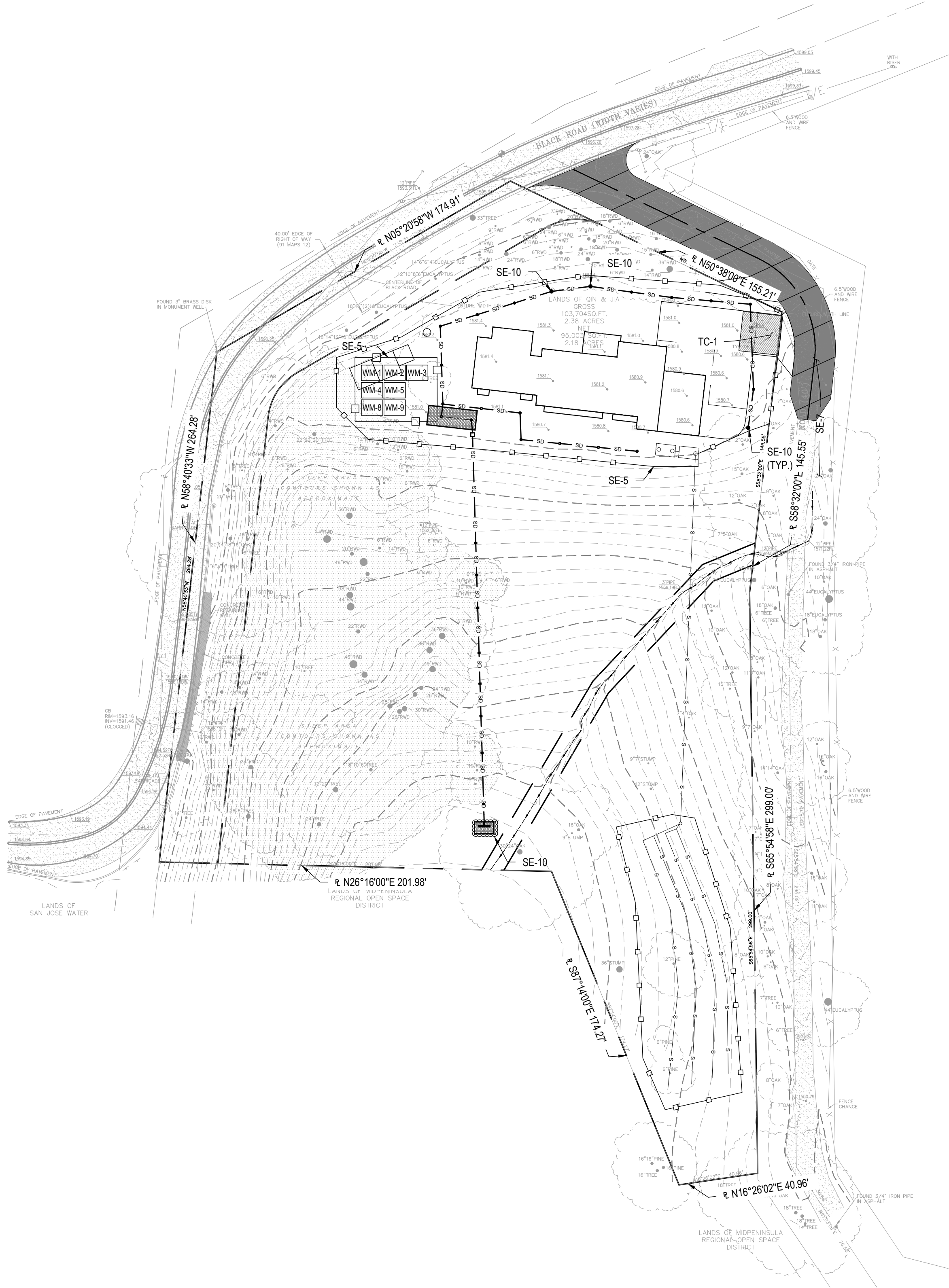
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| Revision 1 | Date | APN | 544-15-007 | Sheet |
| Revision 2 | Date | Co. File | | 3 |
| Revision 3 | Date | | | of |
| | | | | 4 |

PLOT DATE: 2/5/2025

APPLICANT:

ROAD:

COUNTY FILE NO.:



EROSION CONTROL PLAN

SCALE 1"=40'

APPLICANT:

ROAD:

COUNTY FILE NO.:

EROSION CONTROL BMPS

| | | |
|------|------------|---|
| EC-1 | SCHEDULING | SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION. |
|------|------------|---|

TEMPORARY SEDIMENT CONTROL

| | | |
|-------|-------------------------------|--|
| SE-1 | SILT FENCE | INSTALL SILT FENCES ALONG LEVEL CONTOURS BEYOND THE DISTURBED AREA LIMITS. |
| SE-2 | SEDIMENT BASIN | CONSTRUCT SEDIMENT BASINS WHERE SHOWN ON THE PLANS. BASIN WITHIN THE DEVELOPMENT LIMITS ARE TEMPORARY UNTIL PRECISE GRADING COMMENCES. |
| SE-5 | FIBER ROLLS | INSTALL WHERE SHOWN ON PLAN. |
| SE-6 | GRAVEL BAG BERM | INSTALL WHERE SHOWN ON PLAN. |
| SE-7 | STREET SWEEPING AND VACUUMING | STREET SHALL BE SWEEPED, SEDIMENT COLLECTED, AND DISPOSED OF OFF-SITE ON A DAILY BASIS. |
| SE-10 | STORM WATER INLET PROTECTION | ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVEL BAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM. |

WIND EROSION CONTROL BMPS

| | | |
|------|----------------------|--|
| WE-1 | WIND EROSION CONTROL | WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE ON THE ROUGH GRADED PADS AND ANY STOCKPILE AREAS. |
|------|----------------------|--|

TRACKING CONTROL

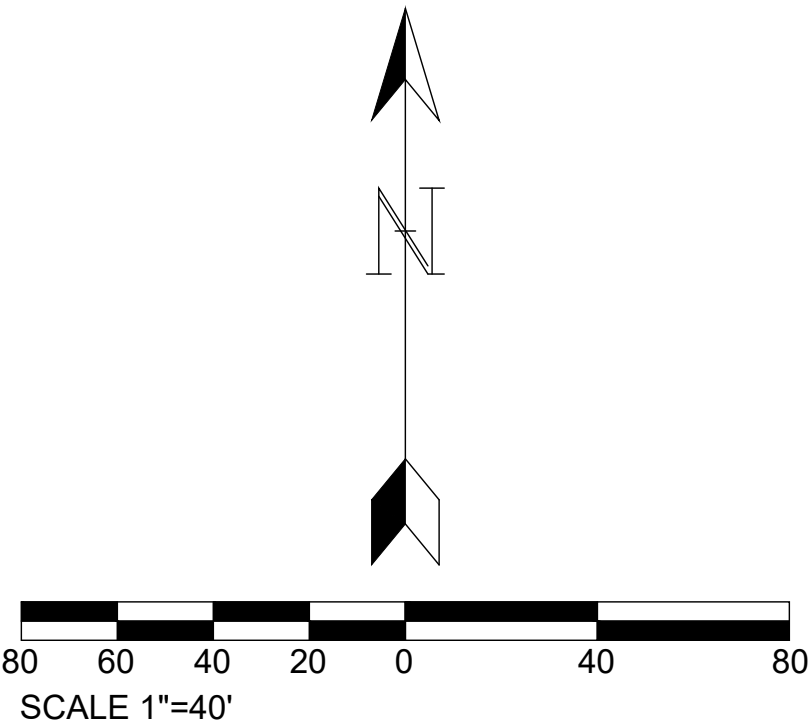
| | | |
|------|------------------------------|---|
| TC-1 | STABILIZED CONSTRUCTION EXIT | RUMBLE RACK SHALL BE PLACED ON THE DRIVEWAY TO ENSURE THAT ALL VEHICLES LEAVING THE SITE PASS OVER THE DEVICES BEFORE ENTERING THE PUBLIC STREET. |
|------|------------------------------|---|

NON-STORMWATER MANAGEMENT

| | | |
|-------|---------------------------------------|--|
| NS-1 | WATER CONSERVATION PRACTICES | MAINTAIN WATER EQUIPMENT TO PREVENT NON-STORMWATER DISCHARGES. |
| NS-3 | PAVING AND GRADING OPERATIONS | APPLY PARAMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGE. |
| NS-6 | ILLCIT CONNECTION / ILLEGAL DISCHARGE | CONTRACTOR SHALL REPORT ILLICIT CONNECTIONS OR ILLEGALLY DUMPED MATERIALS ON SITE TO THE RESIDENT ENGINEER IMMEDIATELY AND CONTRACTOR SHALL TAKE NO FURTHER ACTION UNTIL THE RESIDENT ENGINEER PROVIDE A RESPONSE/ |
| NS-7 | POTABLE WATER / IRRIGATION | EXCISE CARE DURING CONSTRUCTION TO PREVENT NON-STORMWATER DISCHARGES. |
| NS-8 | VEHICLE AND EQUIPMENT CLEANING | ALL VEHICLES AND EQUIPMENT WILL BE CLEANED OFF-SITE. |
| NS-9 | VEHICLE AND EQUIPMENT FUELING | ALL VEHICLES AND EQUIPMENT WILL BE FUELED OFF-SITE. |
| NS-10 | VEHICLE AND EQUIPMENT MAINTENANCE | ALL VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE. |
| NS-12 | CONCRETE CURING | APPLIES TO ALL CONCRETE CONSTRUCTION. |
| NS-13 | CONCRETE FINISHING | APPLIES TO ALL CONCRETE CONSTRUCTION. |

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

| | | |
|------|------------------------------------|---|
| WM-1 | MATERIAL DELIVERY AND STORAGE | MATERIALS SHALL BE STORED ON-SITE IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND. MATERIAL INVENTORY SHALL CONSIST OF SUPPLY REQUIRED FOR A FEW DAYS. |
| WM-2 | MATERIAL USE | MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTION. |
| WM-3 | STOCKPILE MANAGEMENT | MATERIALS STOCKPILES SHALL BE SURROUNDED BY A TEMPORARY SEDIMENT BARRIER AND COVERED TO MAINTAIN DUST CONTROL. |
| WM-4 | SPILL PREVENTION AND CONTROL | AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEE SHALL BE EDUCATED ON THE CLASSIFICATION OF SPILLS AND APPROPRIATE RESPONSES. |
| WM-5 | SOLID WASTE MANAGEMENT | SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY. |
| WM-8 | CONCRETE WASTE MANAGEMENT | AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENT OF THE CITY. |
| WM-9 | SANITARY / SEPTIC WASTE MANAGEMENT | ON-SITE FACILITY SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. |



| | |
|------------------|---|
| ENGINEER'S NAME: | WAI LIN MAUNG CHEN |
| | W.H. CIVIL, INC. |
| ADDRESS: | 1590 OAKLAND RD., SUITE 112, SAN JOSE, CA 95131 |
| | 548 WALD IRVINE, CA 92618 |
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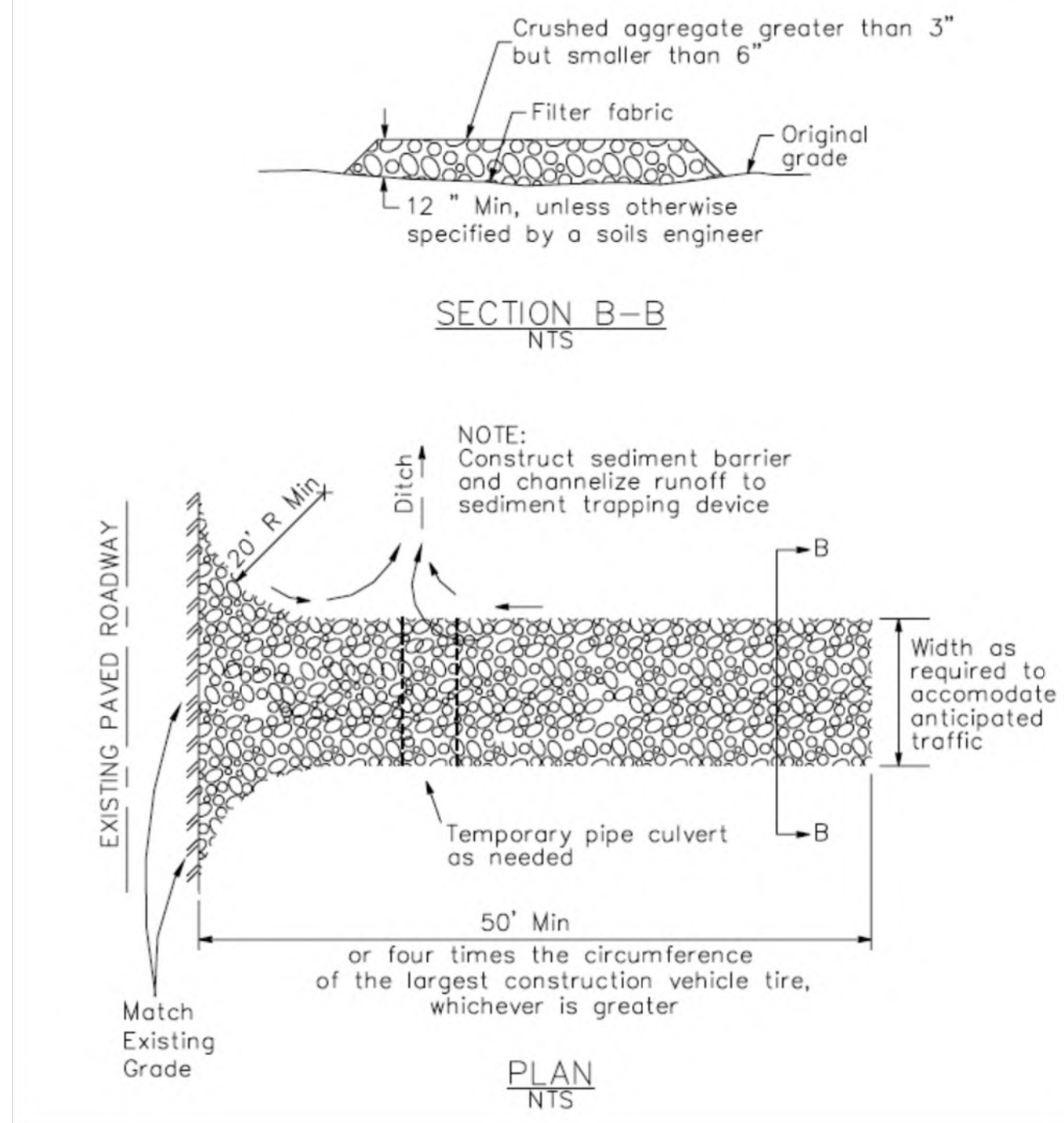
EROSION CONTROL PLAN
BLACK RD,
LOS GATOS, CA 95033

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| Revision 1 | Date | APN | 544-15-007 | Sheet |
| Revision 2 | Date | Co. File | | 4 |
| Revision 3 | Date | | | 4 |

PLOT DATE: 2/5/2025

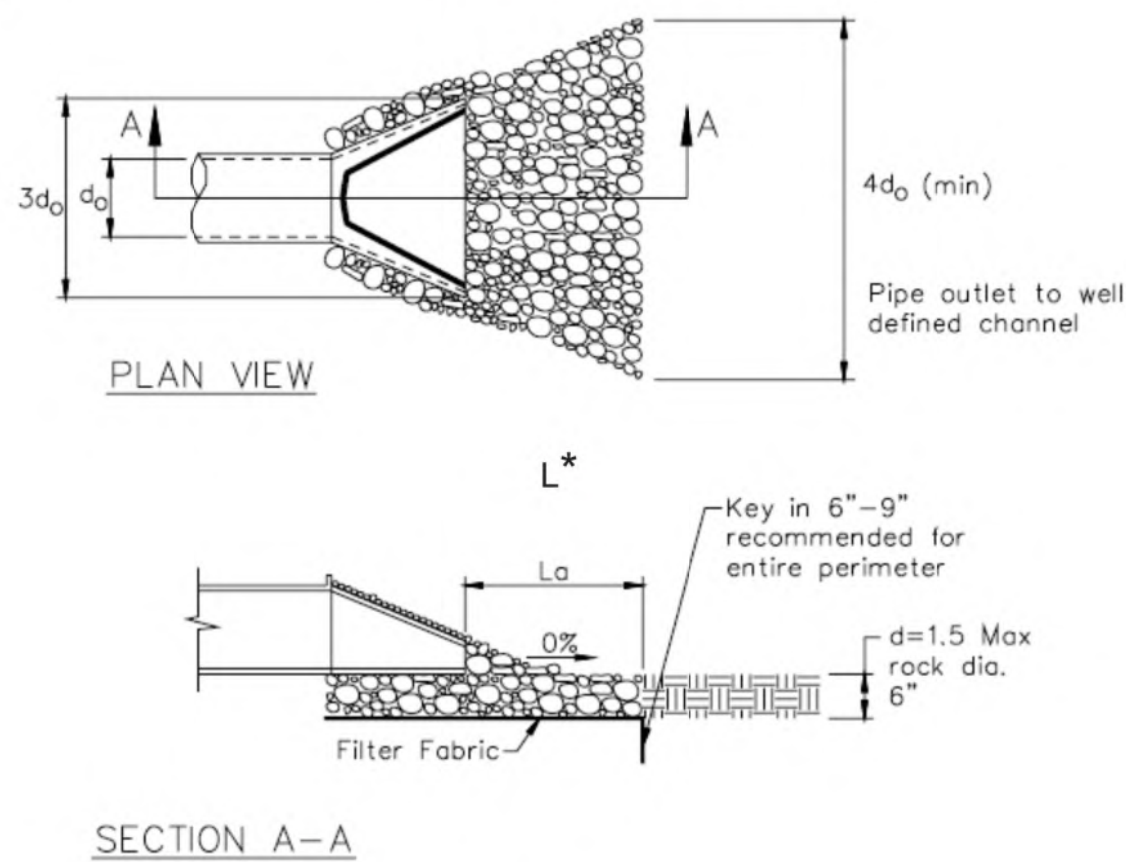
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

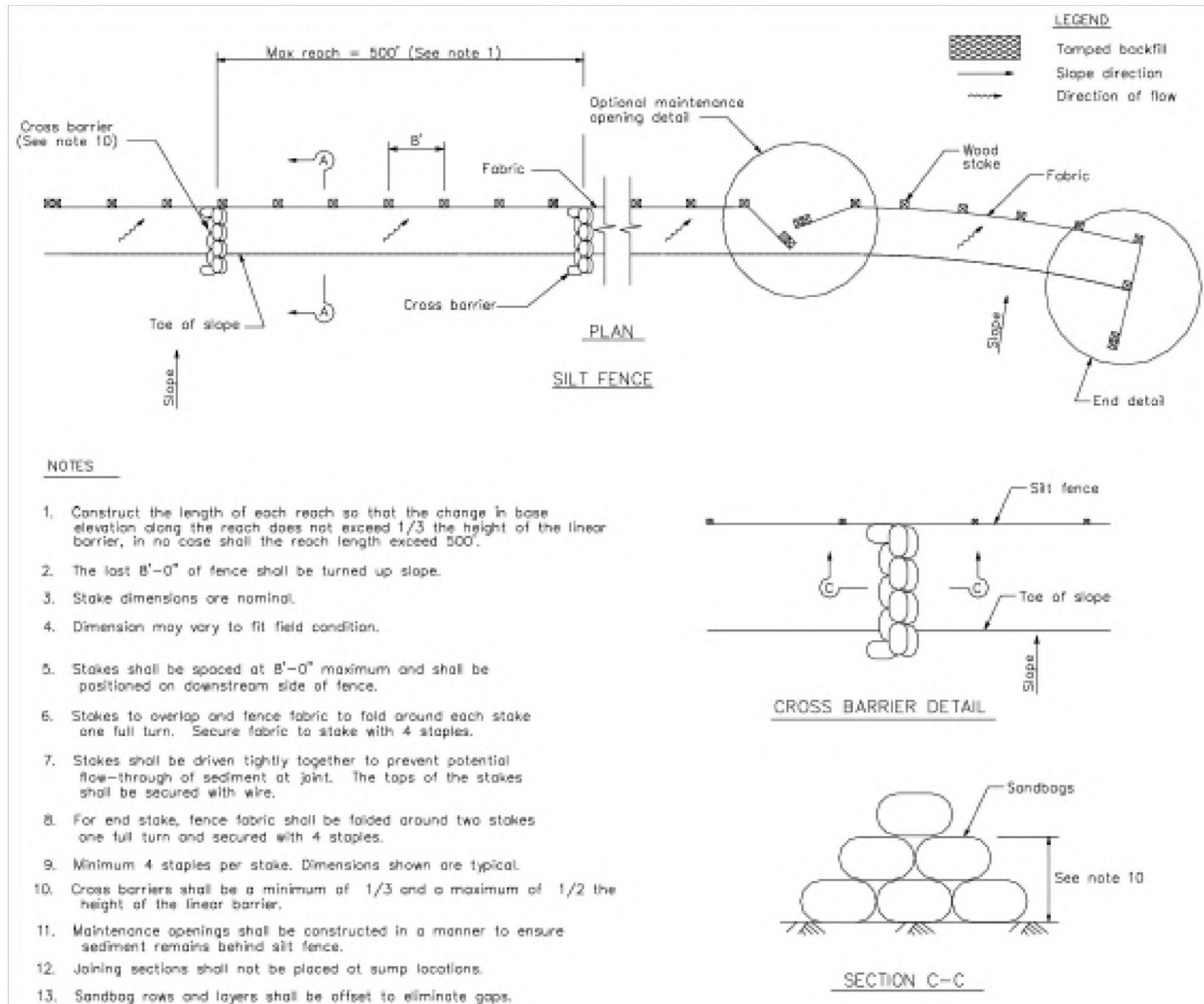


* Length per ABAG Design Standards

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

1 Silt Fence

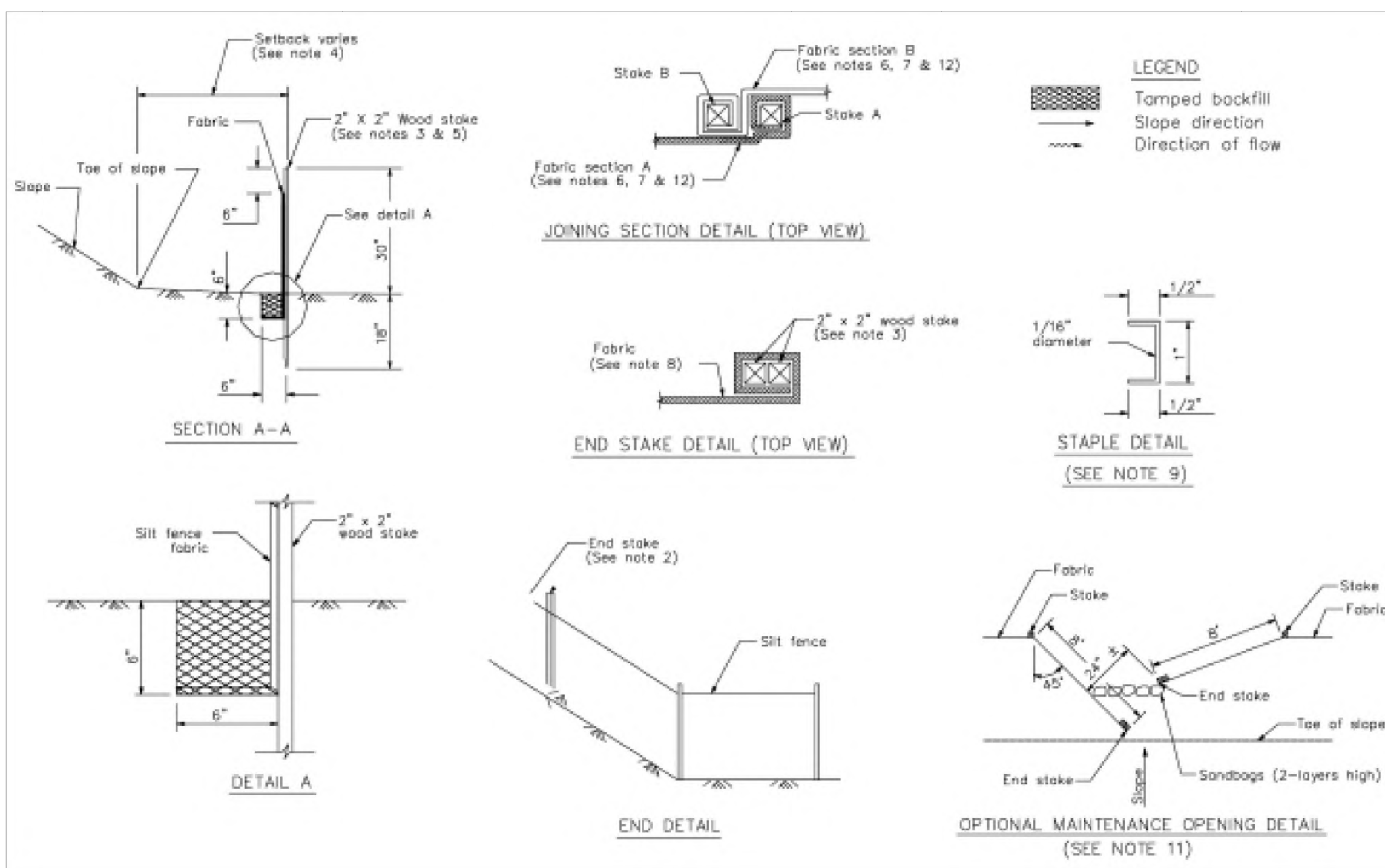
CASQA Detail SE-1



- NOTES
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
 2. The last B'-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 B'-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.

2 Silt Fence

CASQA Detail SE-1



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.

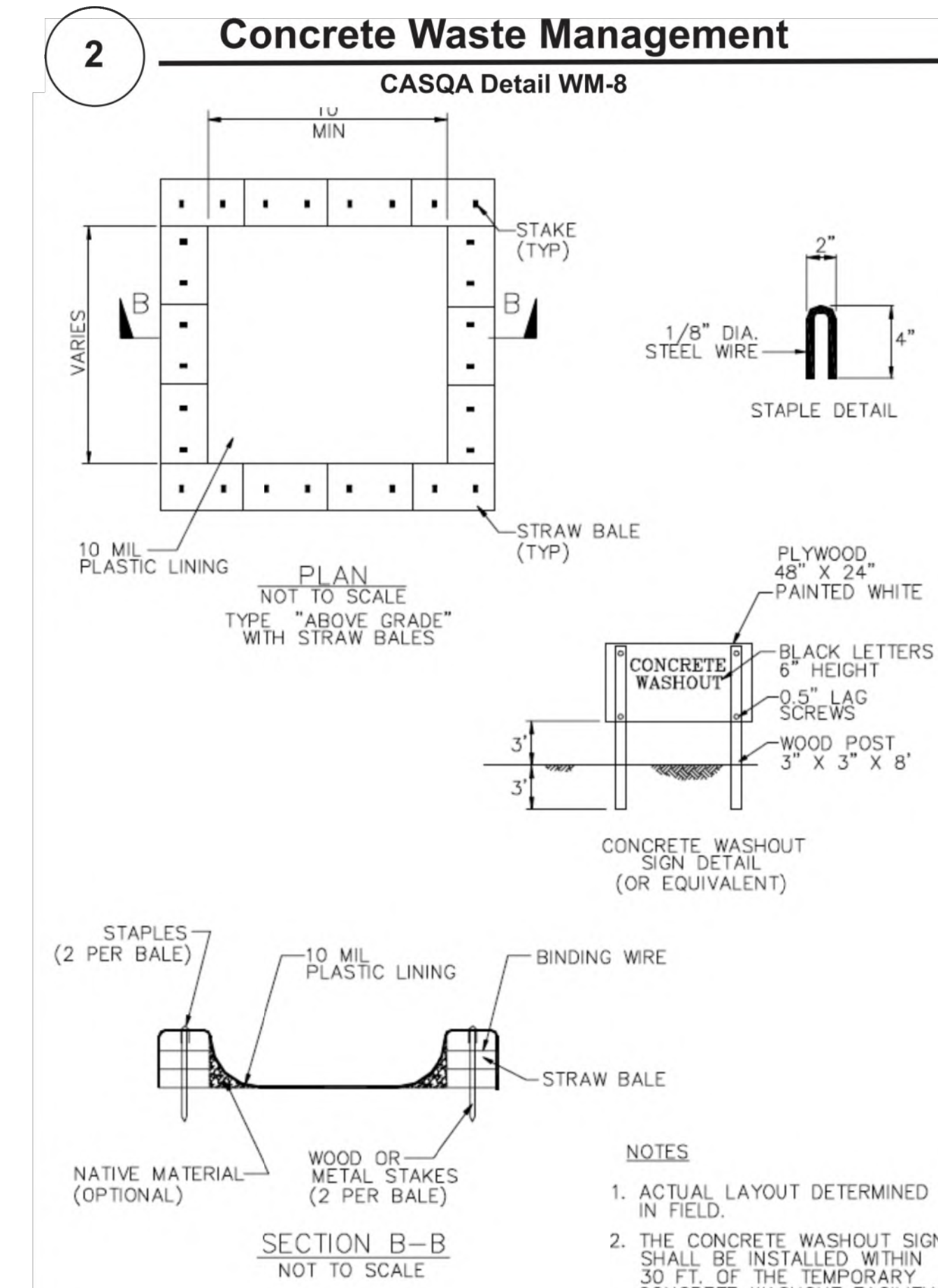
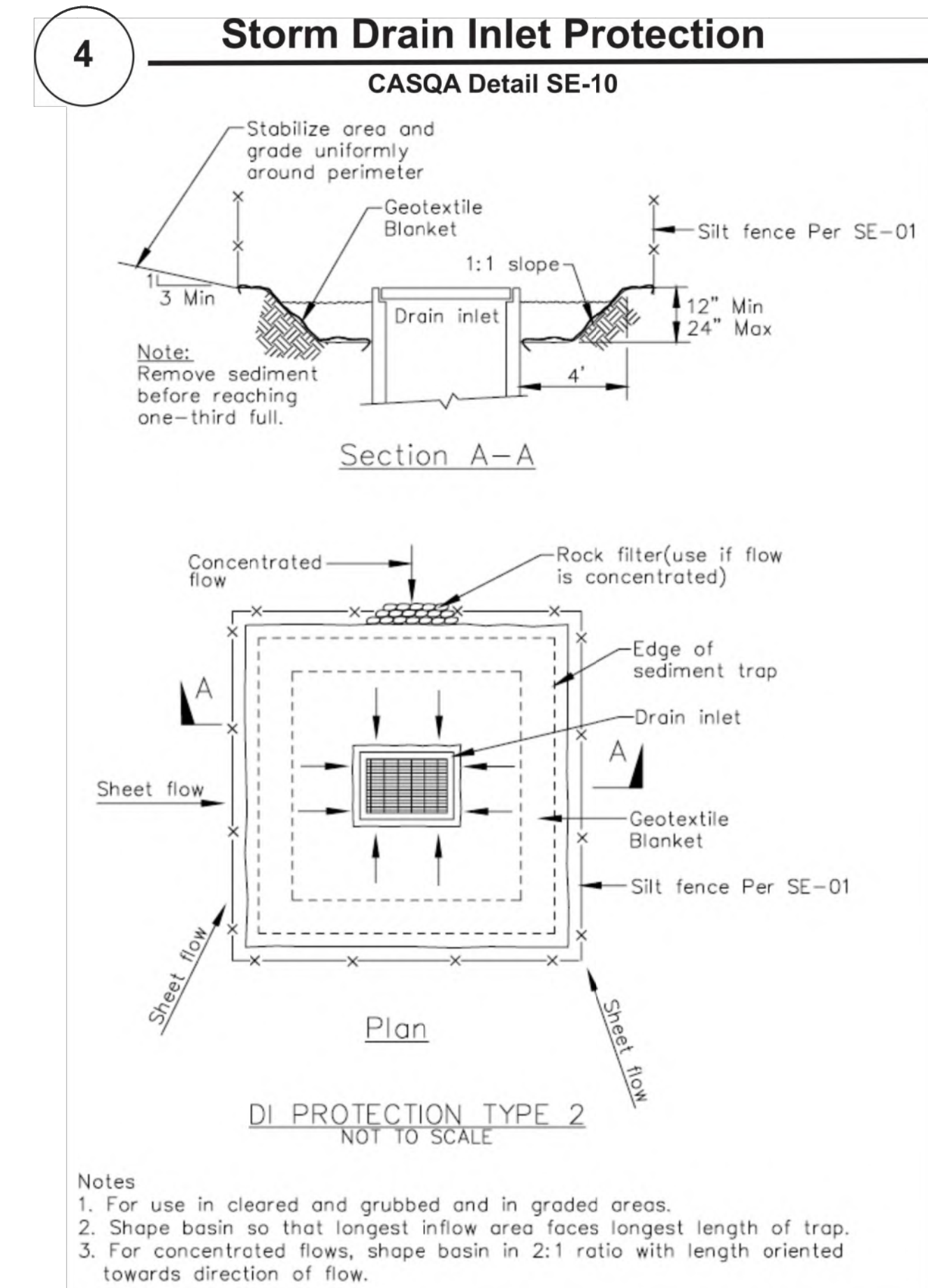
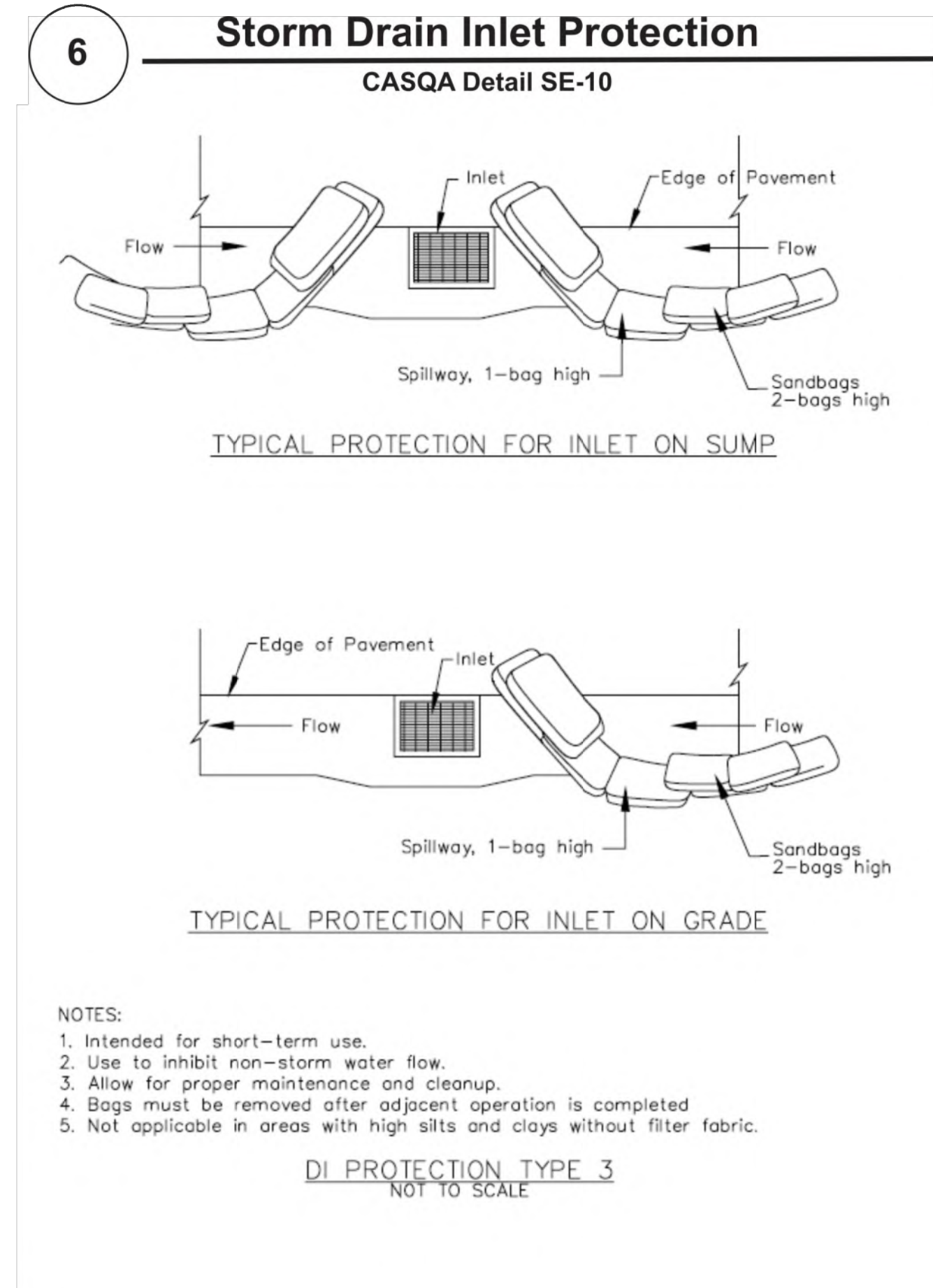
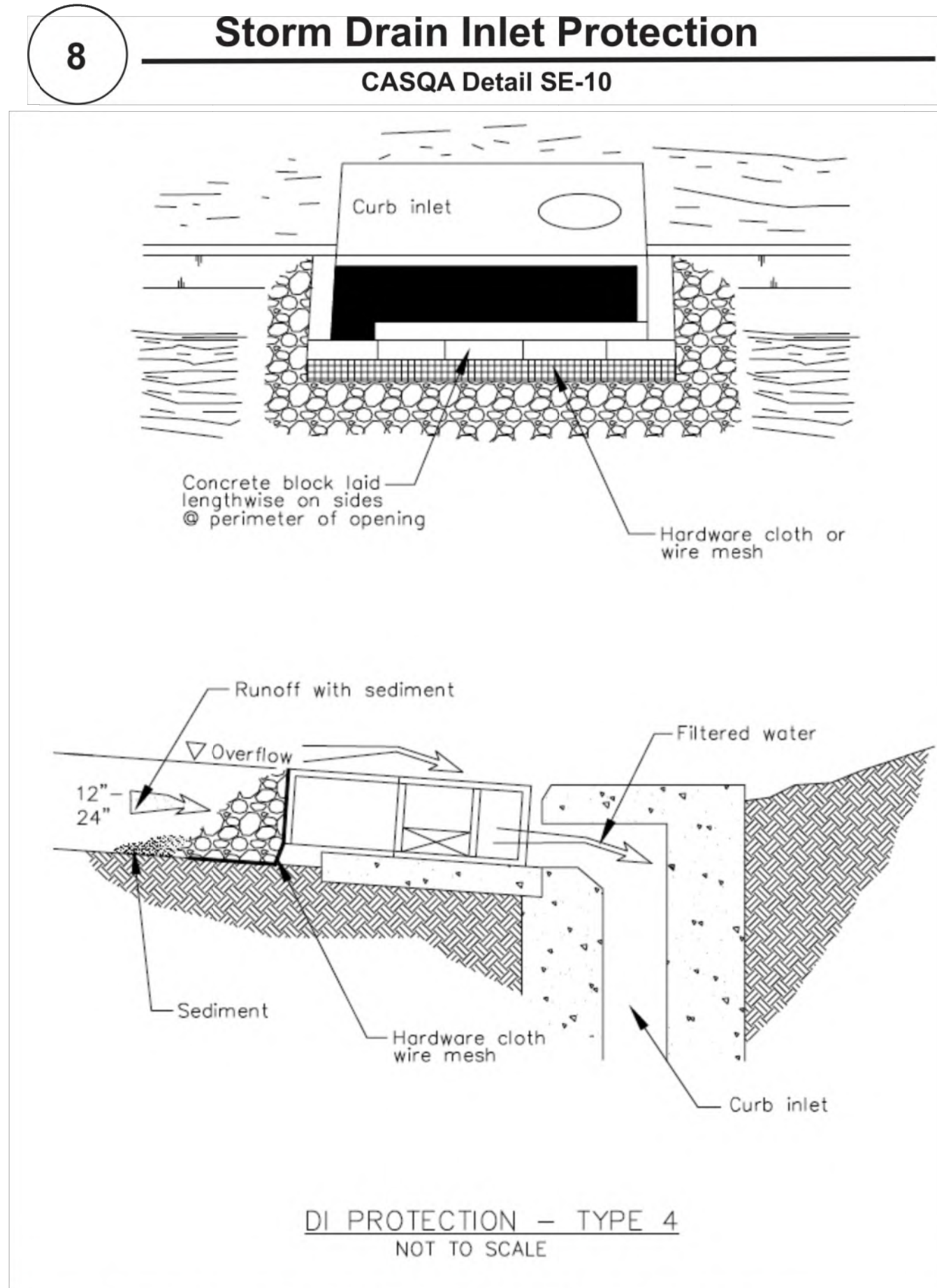
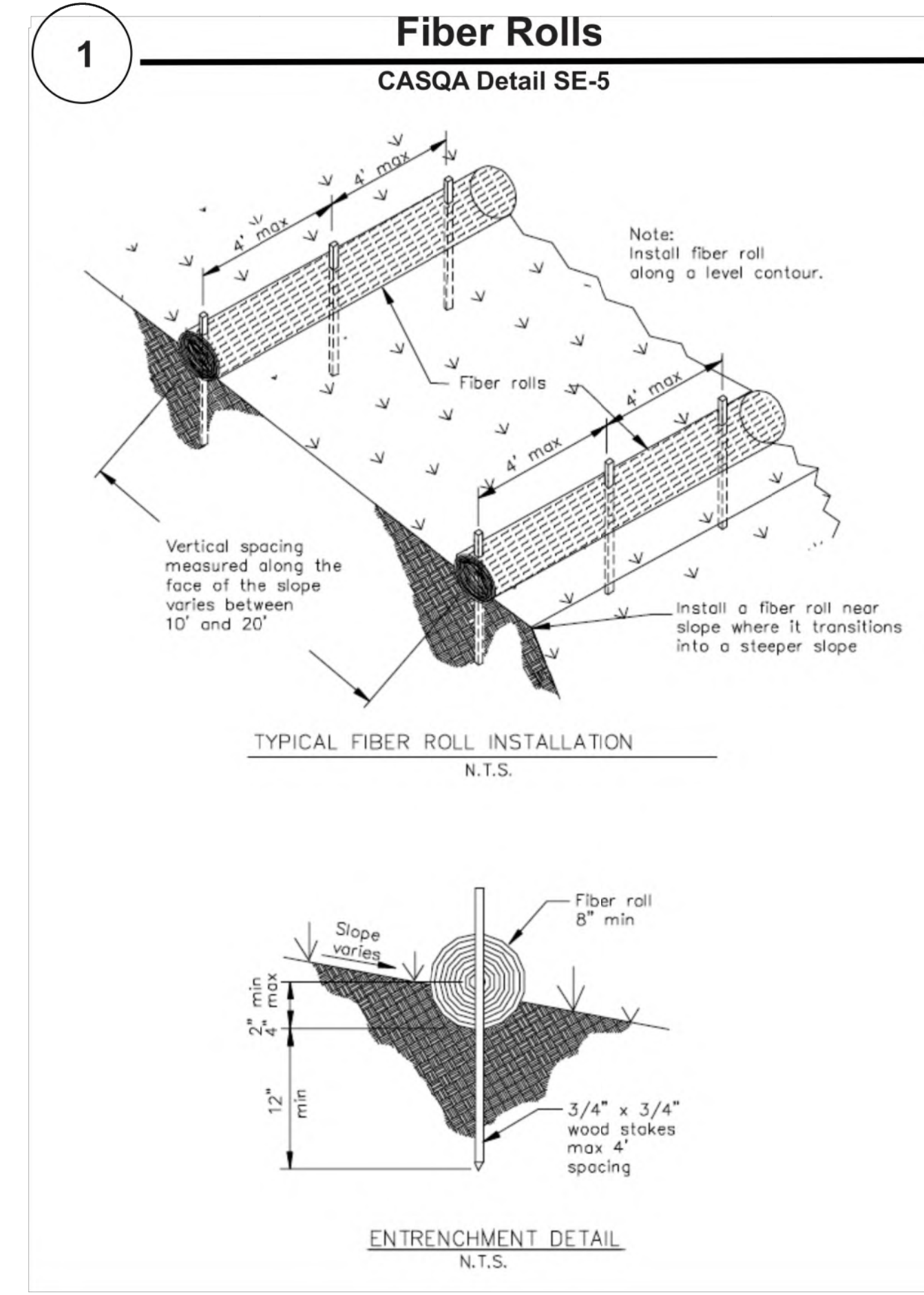
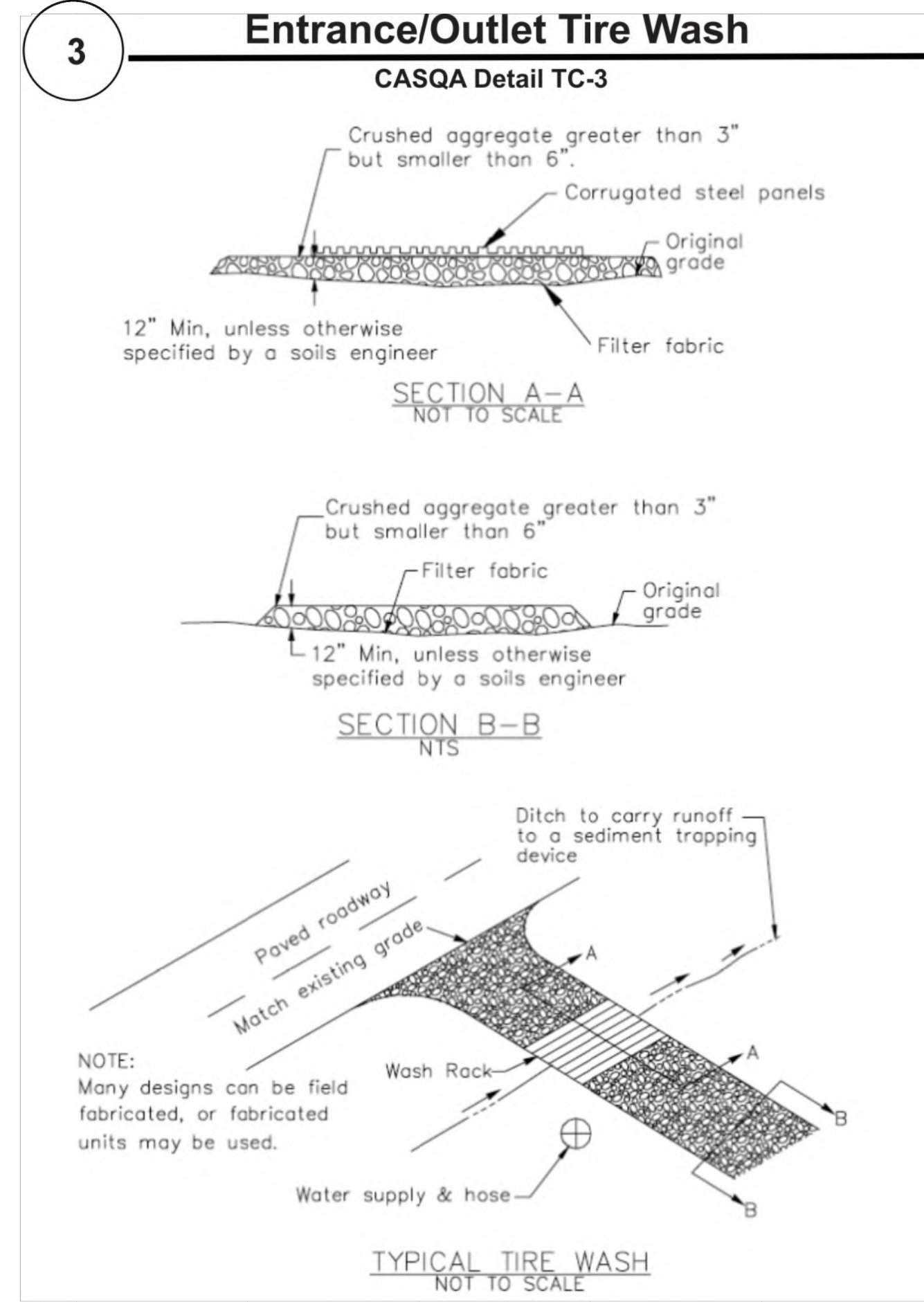
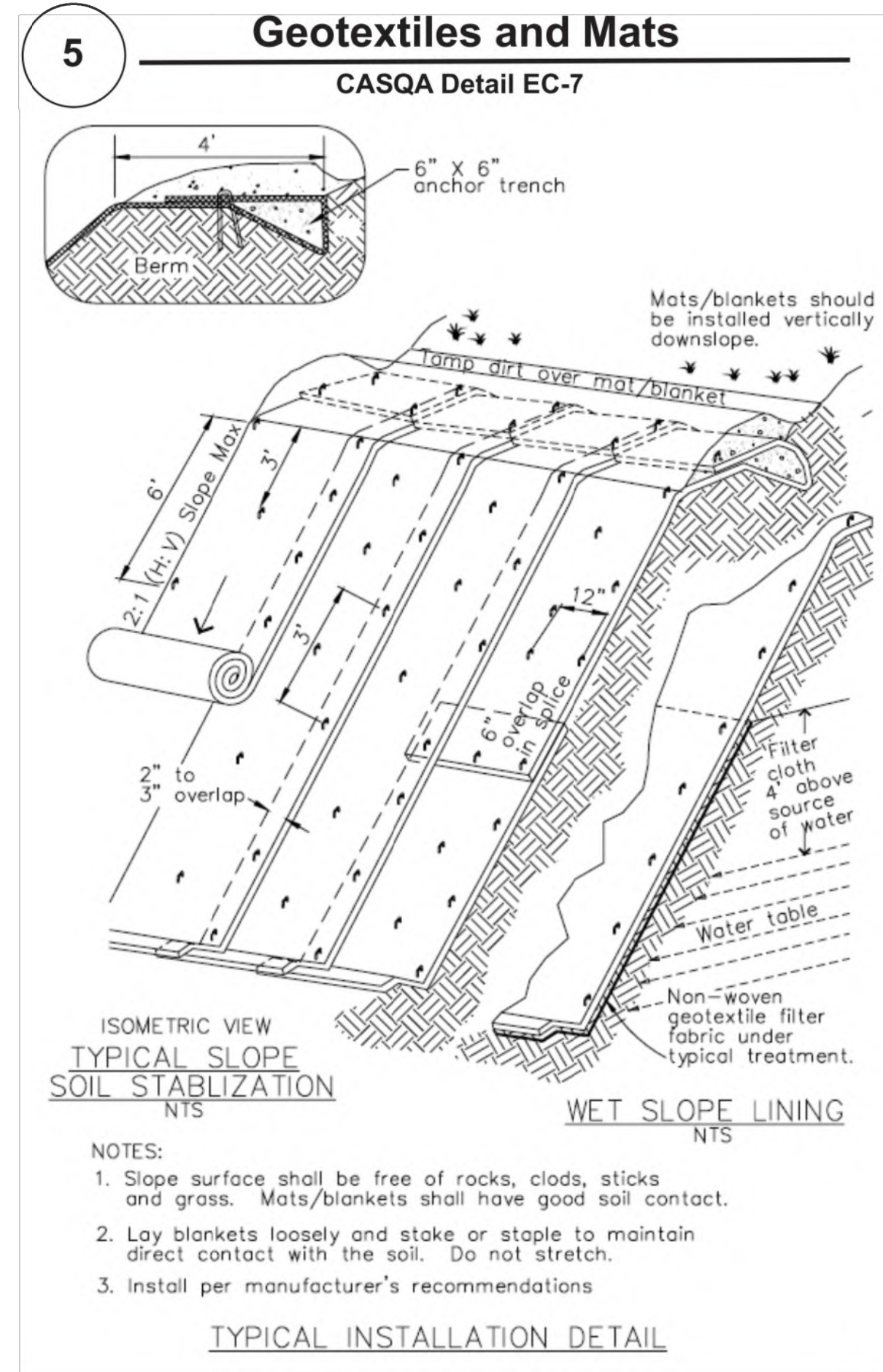
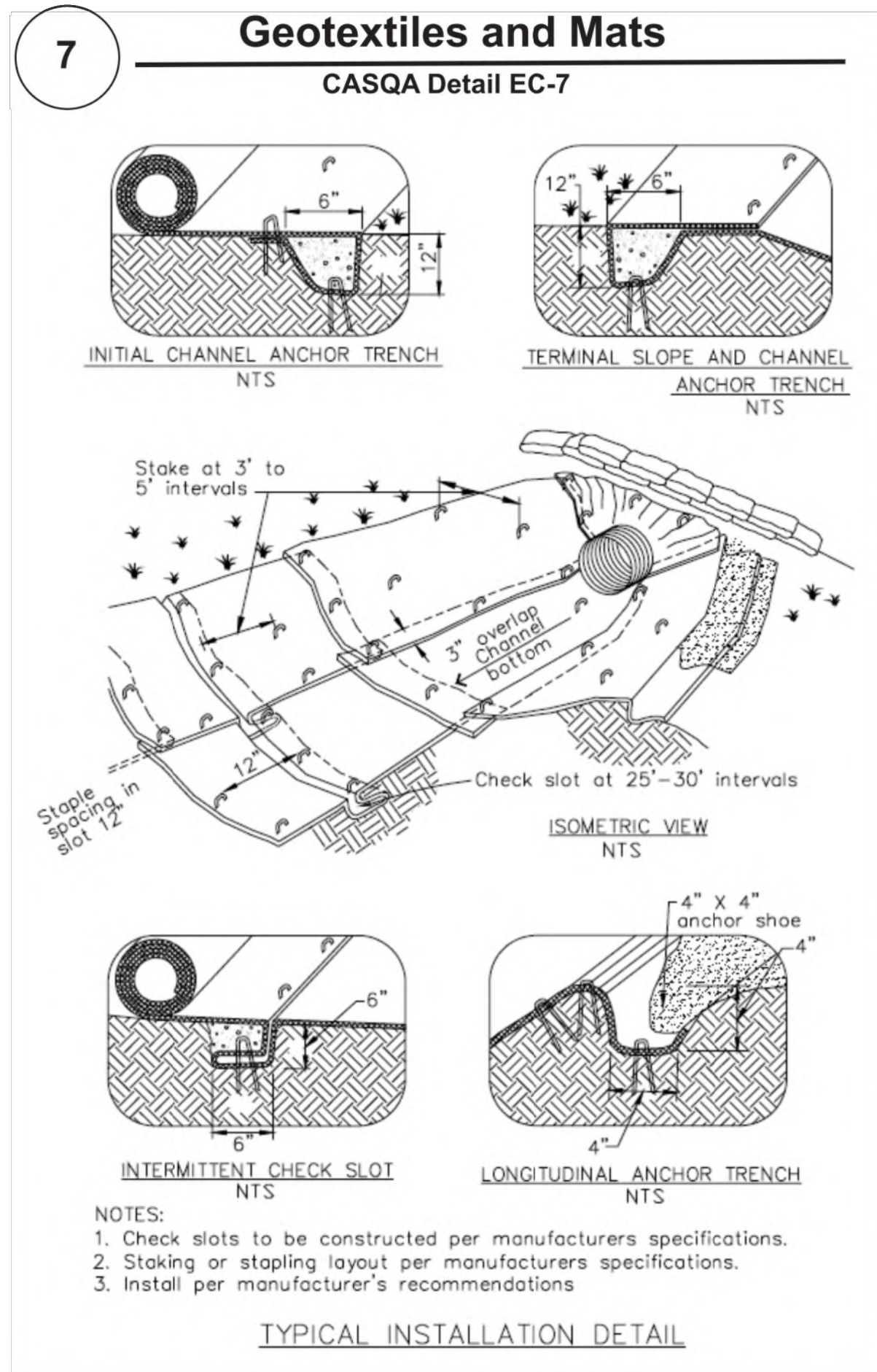
STANDARD EROSION CONTROL NOTES

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.

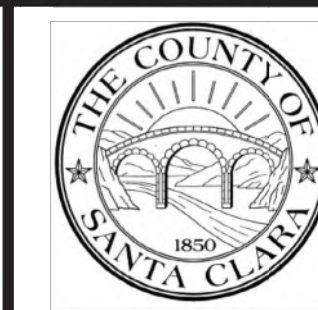
Project Information

BLACK RD, LOS GATOS, CA 95033





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

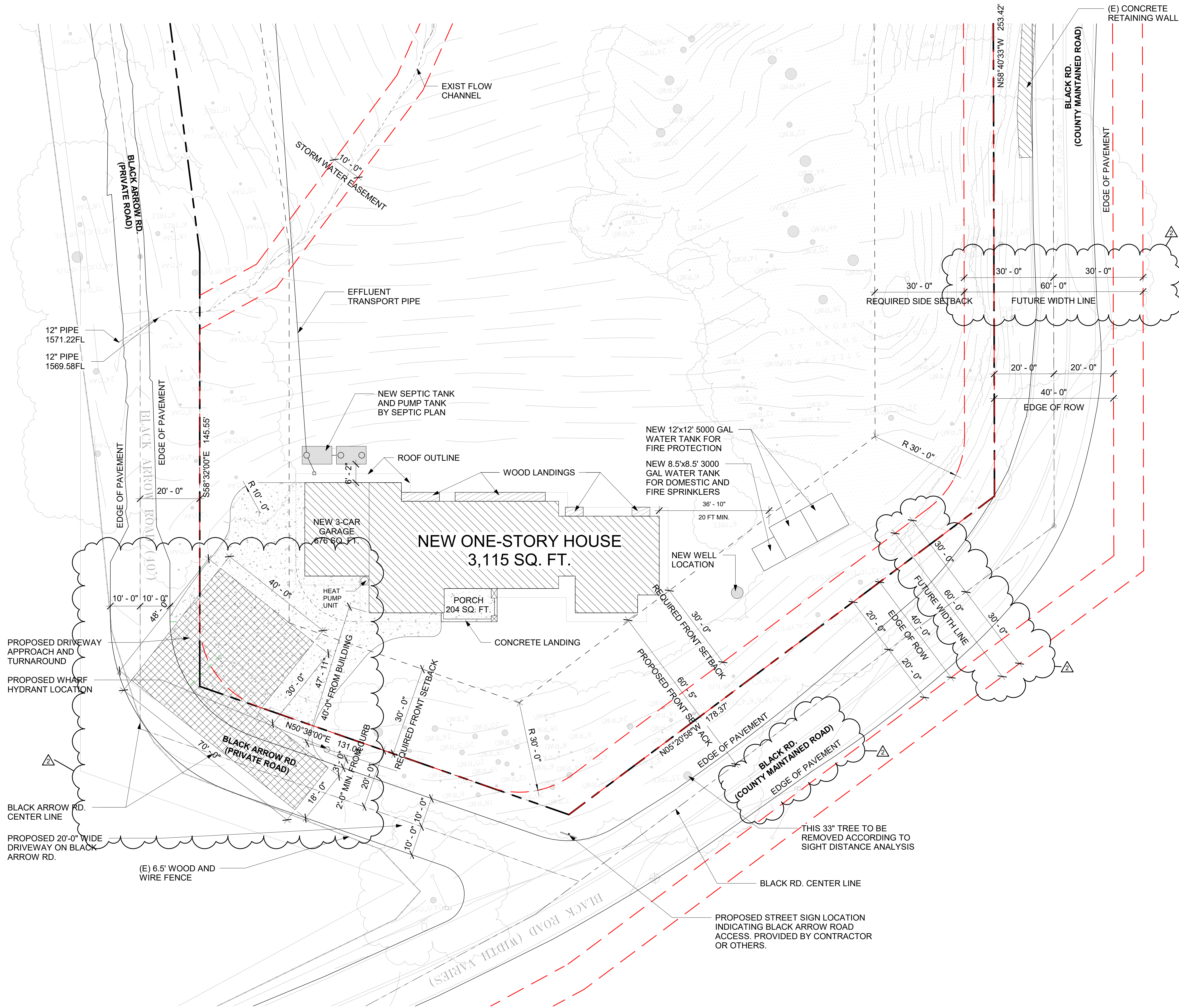


LEGEND

- BUILDING FOOTPRINT
CONCRETE DRIVEWAY OR LANDING
WOOD LANDING
FIRE TURNAROUND
EASEMENTS
SETBACK LINES

NOTES

- LOCATIONS OF SEPTIC TANKS AND WATER WELLS WILL PROVIDE IN CIVIL DRAWINGS, AND WILL UPDATE ON THE SITE PLAN ACCORDINGLY.
- NO LANDSCAPING PROPOSED.
- NO TREE WILL BE REMOVED.
- DRIVEWAY TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.
- SLOPE OF FIRE DEPARTMENT ACCESS NOT EXCEEDING 15%.



SITE PLAN

1/16" 1

LADC

DESIGN • BUILD • MANAGEMENT

LADC CONSULTING INC.
1630 OAKLAND RD., STE B212
SAN JOSE, CA 95131

OFFICE: (408) 642 - 1628
FAX: (408) 642 - 1539

DESIGNER:

QING LI
(408) 901-8777
INFO@LADC-ARCH.COM

CLIENT:

YAN JIA
BLACK RD, LOS GATOS, CA
95033

TEL: (703) 935-9813

PROJECT:

JIA'S & QIN'S RESIDENCE
NEW SINGLE-FAMILY HOUSE
BLACK RD, LOS GATOS, CA
95033
544-15-007

ISSUANCE

| # | DATE | DESCRIPTION |
|---|------------|------------------------|
| 0 | 09/27/2022 | 1ST PLANNING SUBMITTAL |
| 1 | 01/05/2024 | 2ND PLANNING SUBMITTAL |
| 2 | 02/08/2025 | 3RD PLANNING SUBMITTAL |

DATE : 06/08/2022
DRAEW BY : QL/ MZ/ DC
PROJECT NO. : J21-R037

SHEET TITLE:

PROPOSED SITE PLAN

SHEET OF:

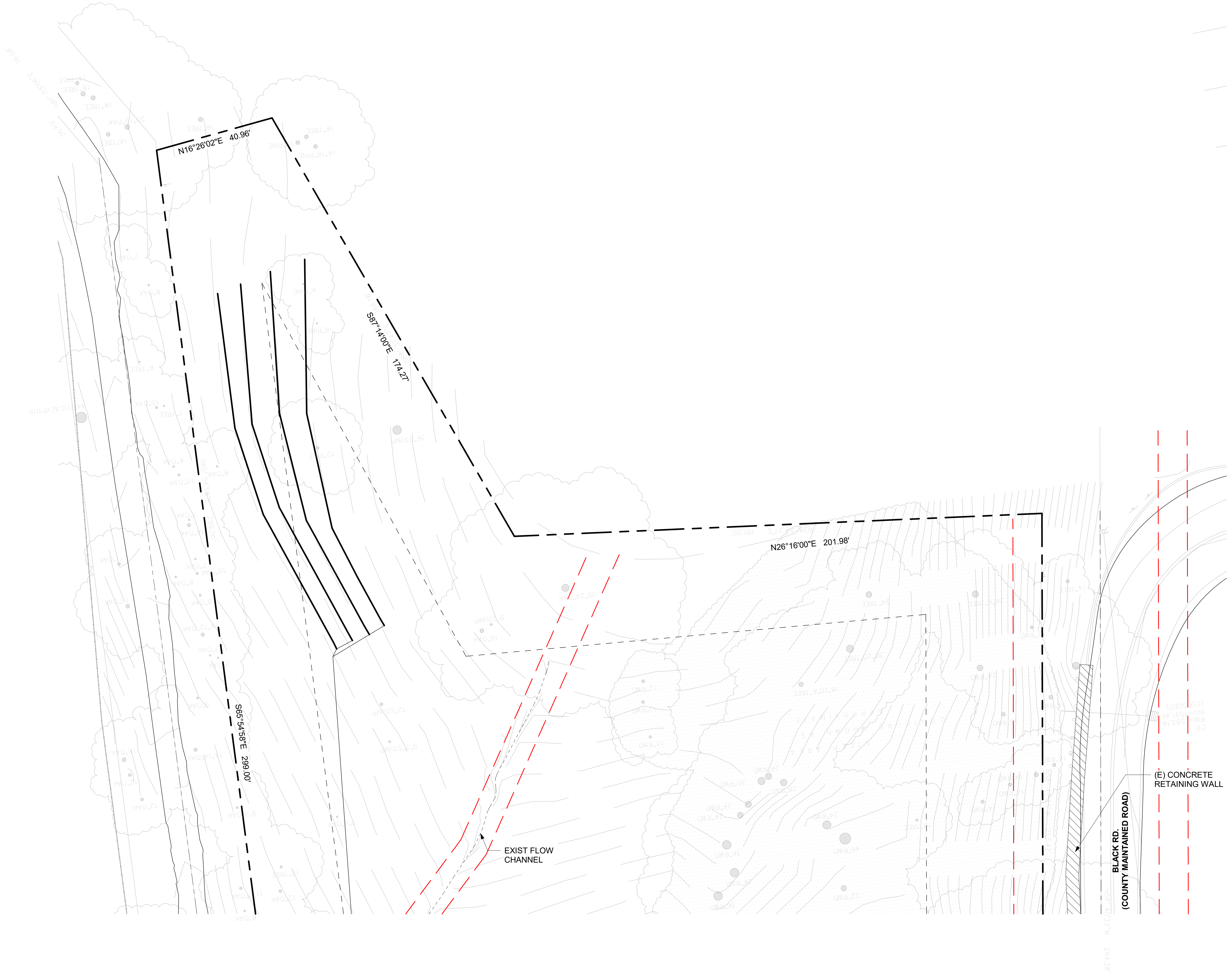
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ISSUANCE

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DATE : 06/08/2022
DRAEW BY : QL/ MZ/ DC
PROJECT NO. : J21-R037

SHEET TITLE:

PROPOSED SITE
PLAN

SHEET OF:

A-1.1

JIA'S & QIN'S RESIDENCE
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BLACK RD, LOS GATOS, CA
95033
544-15-007

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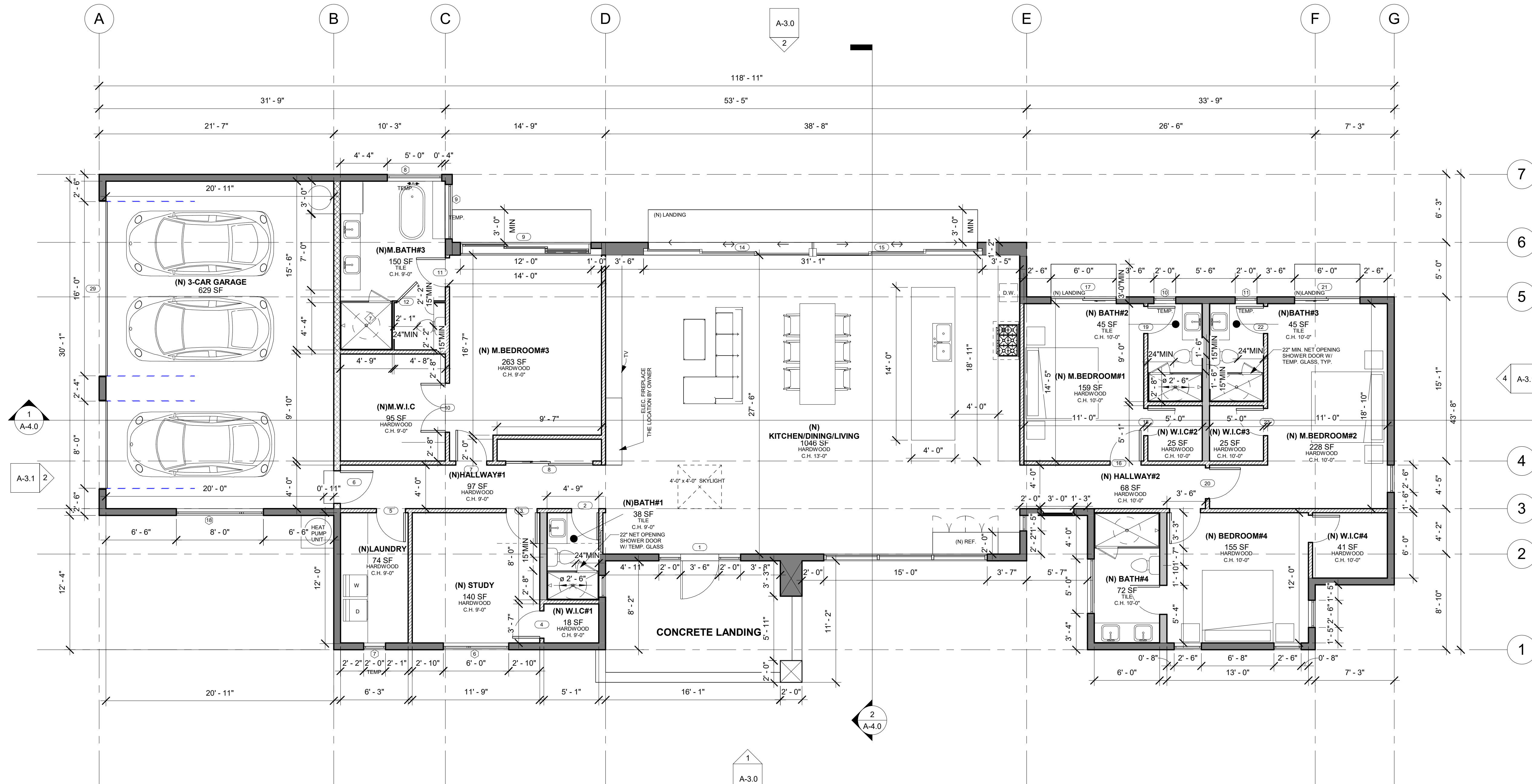
**PROPOSED
FLOOR PLAN**

SHEET OF:

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NORTH



GENERAL NOTES:

- ◇ ALL INTERIOR FINISH MATERIALS, KITCHEN EQUIPMENTS, PLUMBING FIXTURES AND ELEC. FIXTURES SHALL BE SELECTED BY OWNERS. PROVIDE INTERCOM, SECURITY & VACUUM AT OWNER'S OPTION.
- ◇ EXTERIOR WALL & PLUMBING WALL: 2X6 @ 16"O.C., TYP.
- ◇ KITCHEN NOTES:

A. COOK TOP WITH EXHAUST AIR TO EXTERIOR WALL.

B. HOME CENTER WITH UPPER CABINET AND LIGHT.

C. DISH-WASHER, GARBAGE DISPOSAL, MICRO-WAVE, OVEN AND OTHER EQUIPMENTS SHALL BE SELECTED BY OWNER BEFORE CONSTRUCTION.

D. PROVIDE GFCI PROTECTED OUTLETS AT COUNTER TOP.

E. PROVIDE 2 MIN. SEPARATE 20 AMP CIRCUITS FOR SMALL KITCHEN APPLANCES.

F. TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.

G. EVERY COUNTER SPACE 12" OR WIDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS.

H. ALL COUNTER RECEPTACLES MUST BE GFCI PROTECTED.

I. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.

J. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.

K. IF GAS LINE IS ALTERED OR MOVED SHOW EXISTING AND PROPOSED LOCATION, PIPE SIZE, AND BTU'S OF APPLIANCES BEING SERVED, SHOW GAS METER LOCATION. LEAVE EXPOSED FOR INSPECTION.

L. GARAGE TO KITCHEN OPENINGS -1/2" SHEETROCK ON GARAGE SIDE -DOOR TO GARAGE REQUIRED TO BE A MINIMUM 1-3/8" SOLID CORE OR 20 MINUTE RATED, SELF CLOSING/SELF LATCHING DOOR.

M. SKYLIGHTS -OPERABLE SKYLIGHTS MUST BE 10 FEET FROM PLUMBING VENTS OR THREE FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER.
- ◇ PROVIDE 18"X24" UNDERFLOOR ACCESS
- ◇ PROVIDE 22"X30" ATTIC ACCESS, MIN. 30" HEADROOM CLEARANCE.
- ◇ SELF-CLOSING & SELF-LATCHING SOLID CORE DOOR 1-3/8" THICK WITH 20 MINUTES RATED. (BY: CAL-DOOR CO. OR APPROVED EQUAL.)
- ◇ WATER HEATER & FURNACE SHOULD HAVE SEISMIC RESTRANT STRAP & ELEVATE PILOT HEIGHTS 18" MIN. ABOVE FLOOR, COVER WITH SHEET METAL. PER CPC & CMC.
- ◇ BATH TUB AND SHOWER NOTES:

A. FINISHED WALL W/ NONABSORBENT SURFACE UP TO 72" ABOVE FLOOR

B. TEMPERED GLASS ENCLOSURE, (22" MIN. OPENING)

C. PROVIDE FIBER-REINFORCED GYPSUM BACKERS (OR APPR. EQ.)

D. ALL BATHTUB AND SHOW. SHOULD COMPLY WITH CRC R307.2 AND R702.4.2. TYP.

E. PROVIDE W/8" GYP. BD. @ 16" O.C. AROUND SHOWER, TUBS PER UBC CHAPTER 25

F. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE UP TO 72" ABOVE THE DRAIN INLET AT TUB/SHOWER.

G. PROVIDE TEMPERED GLAZING FOR ALL NEW WINDOWS WITHIN 24" FROM THE ARC OPENING OF THE DOORS AND WITHIN 60" FROM THE WET SURFACE OF TUB/ SHOWER.

H. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

I. ALL ELECTRICAL RECEPTACLES SHALL BE GFCI PROTECTED.

J. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND/OR UTILITY ROOMS MUST BE HIGH EFFICACY, OR

K. MUST BE CONTROLLED BY A MANUAL-ON OCCUPANCY SENSOR.

L. TOILET CLEARANCE -24" IN FRONT OF TOILET AND 15" ON EACH SIDE MEASURED FROM CENTER OF TOILET.

M. SKYLIGHTS -OPERABLE SKYLIGHTS NEED TO BE 10-FEET FROM PLUMBING VENTS OR 3- FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER. SHOWER COMPARTMENT MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQUARE INCHES AND SHALL ENCOMPASS A MINIMUM THIRTY-INCH CIRCLE.

N. SHOWER AND TUB/SHOWER SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (I.E., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. W.R. GYP.) TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET.

O. PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE REQUIRED FOR SHOWER AND SHOWER TUB COMBINATIONS, MAXIMUM MIXING WATER TEMP OF 120°F.

P. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC.

Q. SAFETY GLAZING IS REQUIRED ON WINDOWS WITHIN TUB OR SHOWER AREA WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- ◇ CUSTOM TUB WITH CERAMIC TILE SHELF AND EDGE, PROVIDE ACCESS PANEL AT MOTOR SIDE. THE PANEL SHALL BE LARGE ENOUGH FOR LARGEST EQUIPMENT.
- ◇ ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE WITH WEATHER STRIP.
- ◇ GARAGE & UTILITY ROOM CONSTRUCTION: (ONE HOUR RATED) 5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. (SEE FIRE SEPARATION NOTS FOR MORE INFO.) FIRE SEPARATION WALL UP TO ROOF FRAMING, SEE FIRE SEPARATION NOTES FOR INFORMATION.
- ◇ PROVIDE 4" DRYER VENT. DRYER SHALL BE A LISTED & APPROVED PRODUCT TESTED BY A RECOGNIZED TESTING AGENCY. IF THE VENT MORE THAN 14' LONG.
- ◇ 7.75" MAX. FOR IN-SWINGING DOORS & 1/2" MAX. FOR OUT-SWINGING DOORS FROM THE TOP OF THE THRESHOLD TO THE LANDING AT THE EXTERIOR DOORS.
- ◇ THE CLOTHES DRYER'S SHALL BE VENTED TO THE OUTSIDE WITH A MIN. 4" EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. C.M.C. SECTION 504.3.1. THE DRYER TERMINATES TO THE OUTSIDE OF BLDG TO BE MIN. 3' FROM OPENING. MAX. LENGTH OF THE DRYER SHALL NOT EXCEED 14' W/ (2)-90 DEGREE ELBOWS EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. CMC 504.3.2.2.
- ◇ EXHAUST DUCT TO ROOF OR THRU WALL. PER 510.5.2 OF 2019 CPC.
- ◇ PROVIDE A 100 SQ.IN. LOUVER IN THE DOOR FOR MAKEUP AIR. (CMC 504.3.1.)
- ◇ PROVIDE AC CONDENSER UNITS SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3" ABOVE THE GROUND LEVEL. CMC 1106.2.
- ◇ VENTILATION @ LAUNDRY & WATER CLOSET ROOM TO COMPLY WITH 2019 CMC TABLE 402.1 & 504.6.
- ◇ FURNACE COMBUSTION AIR TO COMPLY WITH 602 CMC
- ◇ R-15 INSULATION ON WALL OF UTILITY & LAUNDRY ROOMS.
- ◇ T& P VALVE DRAIN LINE TO DISCHARGE TO THE EXTERIOR W/ 2% SLOPE.

GENERAL PLUMBING NOTES:

1. CONTRACTOR VERIFY ALL(E) PLUMBING SIZE AND LOCATION. ALL NEW WATER AND DRAINAGE SHALL MATCH EXISTING
2. ALL DRAINAGE PIPE SHALL HAVE MINIMUM 4% DOWN GRADE SLOPE.
3. ALL (N) TAP WATER (HOT & COLD) PIPE SHOULD BE COPPER PIPE, ALL (N) DRAINAGE PIPE SHOULD BE POLYETHYLENE PIPE.
4. PRIOR TO INSTALLATION, ALL PLUMBING ELEMENTS SHALL BE LOCATED AND INSTALLED AS PER CODE (2019 CPC)
5. WATER SAVING PLUMBING FIXTURES ARE REQUIRED THROUGHOUT THE HOUSE
6. THE MAX. FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDING SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
7. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDING SHALL DELIVER 0.2 GALLONS PER CYCLE.
8. THE MAX. FLOW RATE OF KITCHEN SHALL NOT EXCEED 1.8 GPM AT 60 PSI.
9. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALL AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
10. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS, SIZES, AND ELEVATIONS OF ALL ITEMS SHOWN AS EXISTING PRIOR TO DEMOLITION OR THE INSTALLATION OF ANY NEW WORK.
11. WHEN PLACING NEW PLUMBING FIXTURES, CONTRACTOR SHALL VERIFY LOCATIONS OF PLUMBING VENTS, OFFSET VENTS THAT TERMINATE WITHIN 10 FEET OF HVAC UNITS OUTDOOR AIR INTAKES, CONTRACTOR SHALL FIELD VERIFY PRIOR TO BID WHERE THE INTERFERENCES ARE AND PRICE ACCORDINGLY OR MAKE ALLOWANCE IN BID.
12. THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTING OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT THE JOB SITE AND SHALL HAVE THE APPROVAL OF THE ARCHITECT BEFORE BEING INSTALLED.
13. OBTAIN RECORD DRAWINGS (IF THERE IS ANY) OF THE EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS.
14. ALL VALVES SHOWN SHALL BE FULL LINE SIZE UNLESS OTHERWISE NOTED.
15. USE CAUTION WHEN SAW-CUTTING THROUGH EXISTING CONCRETE FLOOR OR WALL CONSTRUCTION FOR THE INSTALLATION OF MECHANICAL/PLUMBING SYSTEMS TO AVOID CUTTING (E) REBAR AT EDGE OF OPENING.LEAVE SUFFICIENT REBAR EXPOSED TO THE NEW REINFORCING FOR REPLACEMENT CONCRETE AND/OR OTHER STRUCTURAL ATTACHMENTS FOR NEW CONSTRUCTION.
16. CLOSELY COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO TRENCHING, DEMOLITION OR INSTALLATION OF NEW. IDENTIFY SIZE AND LOCATIONS OF ALL PENETRATIONS THROUGH FOUNDATIONS, WALLS, OR ROOFS PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS.
17. REFER TO ARCHITECTURAL DESCRIPTION OF CONSTRUCTION PHASING. PROVIDE SEQUENCED DEMOLITION TEMPORARY SERVES AND SEQUENCED CONSTRUCTION IN ORDER TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.
18. AFTER DEMOLITION OF EXISTING EQUIPMENT AND ACCESSORIES, PATCH ALL SURFACES THAT WILL REMAIN TO MATCH WITH EXISTING ADJACENT SURFACES.
19. OFFSET ALL RISERS AND DROPS TO AVOID PENETRATIONS AT TOP PLATES.
20. RESET ALL EXISTING FLOOR CLEANOUTS AND FLOOR DRAIN TOPS WHERE NEW FLOORING IS INSTALLED.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS, TRANSITIONS, OFFSETS, ETC., TO AVOID DUCTWORK, PIPING, EQUIPMENT OR STRUCTURE AND TO MAKE A COMPLETE AND FUNCTIONING SYSTEM.
22. INSTALL ALL WORK TO CLEAR ARCHITECTURAL, STRUCTURAL MEMBERS AND MECHANICAL SYSTEMS. ADJUST PIPING AS NECESSARY, NO ITEM SUCH AS PIPE, ETC., SHALL BE IN CONTACT WITH ANY EQUIPMENT. INSTALL ALL PIPING AS HIGH AS POSSIBLE OR AS SPECIFIED ON DRAWINGS TO MAINTAIN MAXIMUM ACCESSIBILITY.
23. ALL NEW SANITARY WASTE PIPING SHOWN SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED ON PLANS. WHERE SLOPES LESS THAN 1/4" PER FOOT ARE INDICATED, CONTRACTOR SHALL SLOPE NEW PIPING UNIFORMLY BETWEEN UPPER TERMINAL OF PIPE AND THE POINT OF CONNECTION TO THE SITE PIPING (AS INDICATED ON CIVIL PLANS) TO ACHIEVE THE MAXIMUM SLOPE POSSIBLE, BUT IN NO CASE SHALL THE PIPING BE SLOPED AT LESS THAN THE MINIMUM SLOPE INDICATED.
24. PENETRATION OF PIPES, CONDUIT, ETC., IN WALLS AND/OR FLOORS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. MATERIALS SHALL BE A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHAL.
25. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR CUTTING THROUGH STRUCTURAL SYSTEM. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT BEFORE MAKING PENETRATIONS THAT ARE NOT DETAILED ON THE CONSTRUCTION DOCUMENTS.
26. AT THE TIME OF THE DESIGN PHASE, IN MOST AREAS THERE WERE NO AVAILABLE DRAWINGS TO USE AS REFERENCE IN LOCATING EXISTING WASTE, VENT, AND COLD WATER PIPING. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITY SERVICE PRIOR TO INSTALLATION OF NEW PIPING.
27. WHERE NEW FLOORING IS INSTALLED, REPLACE FLOOR DRAIN FLOOR GRATES. REFER TO ARCHITECTURAL PLANS FOR AREAS OF NEW FLOORING.
28. REFER TO SPECIFICATIONS FOR CURRENT CODES AND STANDARDS.
29. WHEN PROVIDING A NEW FIXTURE IN PLACE OF AN EXISTING, THE NEW FIXTURE SHALL CONNECT TO EXISTING DOMESTIC WASTER, WASTE AND VENT SYSTEMS. ALL NEW HARDWARE (INCLUDING FIXTURE SUPPORT CARRIER), MATERIALS AND FITTINGS AS REQUIRED TO CONNECT TO EXISTING SYSTEMS SHALL BE PROVIDED. EXTEND (E) PLUMBING SERVICES AS REQUIRED TO MAKE NEW CONNECTIONS. ALL PIPING SHALL BE BEHIND FINISHED SURFACES.

GENERAL BATHROOM REQUIREMENTS:

BUILDING:

1. WATER RESISTANT BACKING BOARD (GREEN BOARD) SHALL NOT BE PERMITTED FOR USE WITHIN SHOWER COMPARTMENTS OR AROUND TUB/SHOWER FOR GLUE-ON TILE APPLICATION. "DUROCK" OR "WONDERBOARD" MUST BE USED IN SUCH APPLICATIONS (LOCAL POLICY).
2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATH TUB AND SHOWER WHERE ANY PORTION OF THE BOTTOM EXPOSED GLAZING IS LESS THAN 60" FROM STANDING SURFACE SHALL BE SAFETY GLAZING.
3. MIN. DISTANCE FROM CENTERLINE OF WATER CLOSETS TO WALL OR BARRIER IS 15 INCHES EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET.
4. MIN. SHOWER PAN DIMENSIONS IS 1024 SQ IN AND THE MIN FINISH DIMENSION IN ANY DIRECTION IS 30 INCHES. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS.
5. SAFETY GLAZING IS REQUIRED AT FOLLOWING LOCATIONS: WALLS FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

ELECTRICAL:

1. ALL RECEPTACLES SHALL BE GFCI PROTECTED (CEC210.8 (A) (1)) ANY EXISTING, NEW, AND ADDITIONAL RECEPTACLES SHALL BE CONNECTED TO A DEDICATED 20 AMP CIRCUIT.
2. IN ALL AREA SPECIFIED IN SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPPER-RESISTANT RECEPTACLES. (CEC 406.11)
3. WHIRLPOOL BATHTUB SHALL HAVE MOTOR ACCESS AND BE TESTED (CEC 680.70). ALL METAL CABLES, FITTINGS, PIPING OR OTHER METAL SURFACES WITHIN 5' OF THE INSIDE WALLS OF THE WHIRLPOOL BATHTUB SHALL BE PROPERLY BONDED (CEC 680.43-D).
4. LIGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8" VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
5. LIGHTING SHALL BE HIGH EFFICIENCY (I.E. FLUORESCENT) OR BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR, WHERE AT LEAST ONE FIXTURE IS FLUORESCENT. DIMMERS ARE NOT ALLOWED IN BATHROOMS (2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS).

MECHANICAL:

1. ROOM CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODES
2. NATURAL VENTILATION SHALL BE PERMITTED IN LIEU OF OR IN CONJUNCTION WITH MECHANICAL SYSTEMS, NET OPERABLE MINIMUM SHALL AT 4% OF THE NET OCCUPIED FLOOR AREA IF VENTILATED DIRECTLY TO THE OUTDOORS, IF VENTILATED THROUGH AN ADJOURNING ROOM, NET OPERABLE AREA SHALL BE AT MINIMUM 8% OF THE NET OCCUPIED FLOOR AREA OR NOT LESS THAN 25 SQ FT.
3. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%

GENERAL NOTES

NTS

1



DESIGN • BUILD • MANAGEMENT

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CLIENT:

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TEL: (703)935-9813

PROJECT:

JIA'S & QIN'S RESIDENCE
NEW SINGLE-FAMILY HOUSE
BLACK RD,LOS GATOS, CA
95033
544-15-007

ISSUANCE

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DATE : 06/08/2022
DRAEW BY : QLMZ/DC
PROJECT NO. : J21-R037

SHEET TITLE:

GENERAL NOTES

SHEET OF:

A-2.1

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ISSUANCE

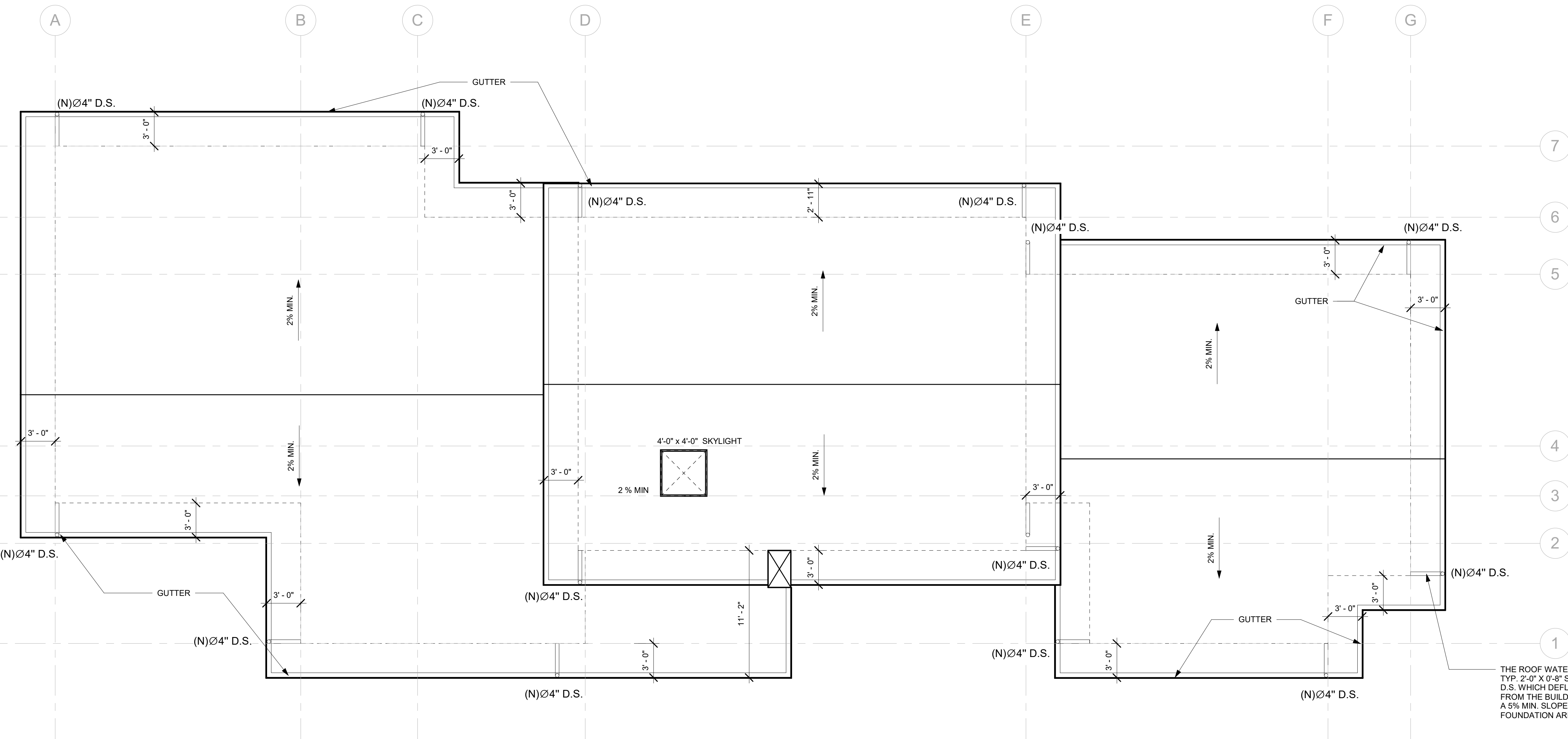
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DATE : 06/08/2022
DRAEW BY : QL/MZ/DC
PROJECT NO. : J21-R037

SHEET TITLE:

**PROPOSED ROOF
PLAN**

SHEET OF:

A-2.2

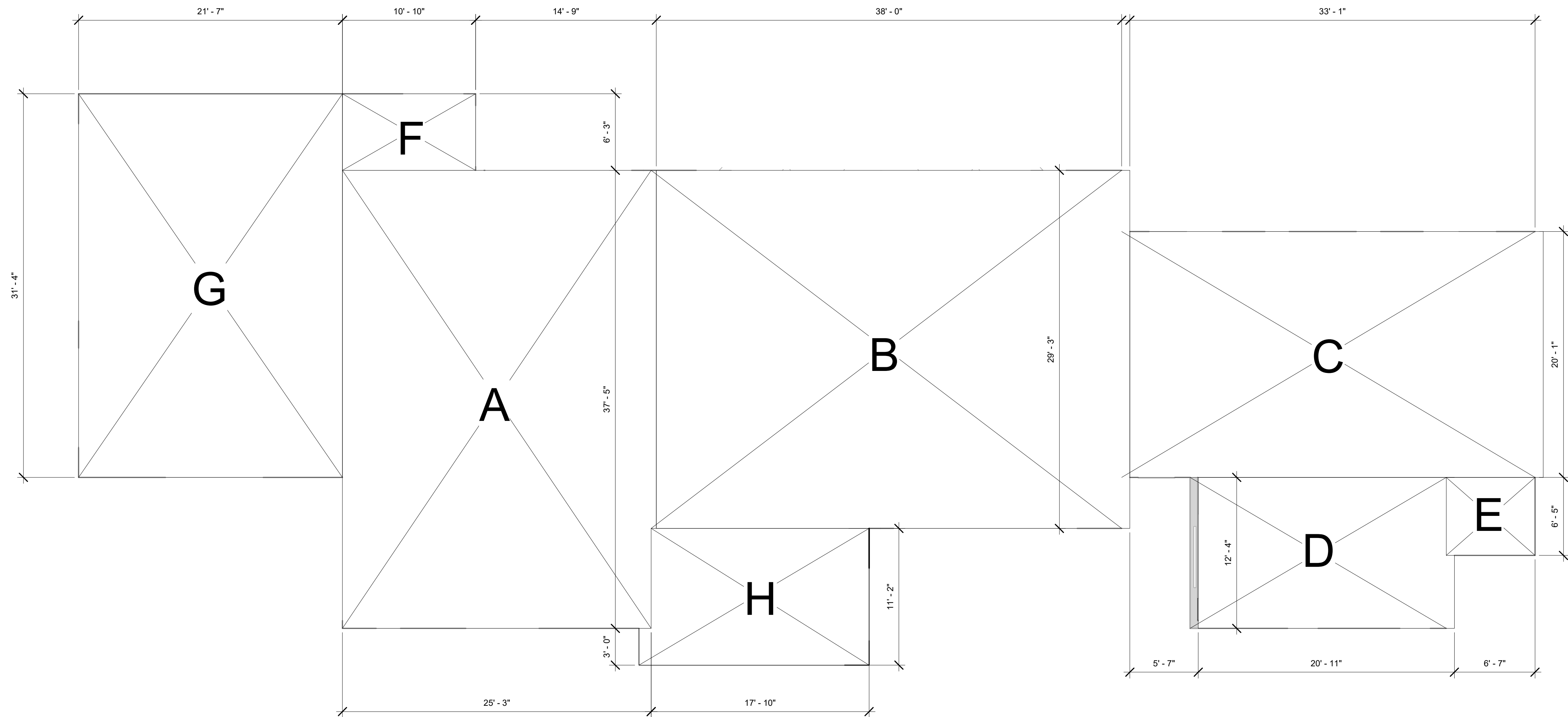
THE ROOF WATER LEADERS LEAD TO
TYP. 2'-0" X 0'-8" SPLASH BLOCK @ ALL
D.S. WHICH DEFLECTS WATER AWAY
FROM THE BUILDING. THERE IS TO BE
A 5% MIN. SLOPE AWAY FROM THE
FOUNDATION AREA, TYP.

ROOF NOTES:

- DOWN SPOUTS TO BE CONNECTED TO APPROVED DRAIN SYSTEM OR SPLASH BLOCK PER COUNTY OF SANTA CLARA.
- FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R806.2.5.
- ROOFING MATERIALS SHALL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTANCE AND THERMAL EMITTANCE OR A MINIMUM SOLAR REFLECTANCE INDEX(SRI) EQUAL TO OR GRATER THAN THE VALUES SPECIFIED IN TABLE A4.106.5.1.(2)
- 3'-0" CANTILEVERED ROOF OVERHANGS UNLESS NOTED OTHERWISE.
- THE ENCLOSED RAFTER SPACES AT THE ROOFS ARE UNVENTED IN ACCORDANCE WITH CRC R806.5.



NORTH



| FLOOR AREA CALCULATION | | | |
|------------------------|------------------|--------------------------|---------------|
| AREA | DIMENSIONS | SQ.FT. | REMARKS |
| A | 25'-3" X 37'-5" | 943 | |
| B | 38'-5" X 29'-3" | 1,123 | |
| C | 33'-9" X 20'-1" | 678 | |
| D | 20'-11" X 12'-4" | 258 | |
| E | 7'-3" X 6'-5" | 46 | |
| F | 10'-10" X 6'-3" | 68 | |
| SUBTOTAL | | 3,116 | |
| G | 21'-7" X 31'-4" | 676 | GARAGE |
| H | 17'-10" X 11'-2" | 202 | COVERED PORCH |
| TOTAL | | 3,994 | |
| PROPOSED FAR | | 3,116 SF / 95,003 SF =3% | |
| PROPOSED LOT COVERAGE | | 3,994 SF / 95,003 SF =4% | |



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DRAEW BY : QL/MZ/DC
PROJECT NO. : J21-R037

SHEET TITLE:

**FLOOR AREA
CALCULATION
DIAGRAM**

SHEET OF:

A-2.3

DESIGNER:

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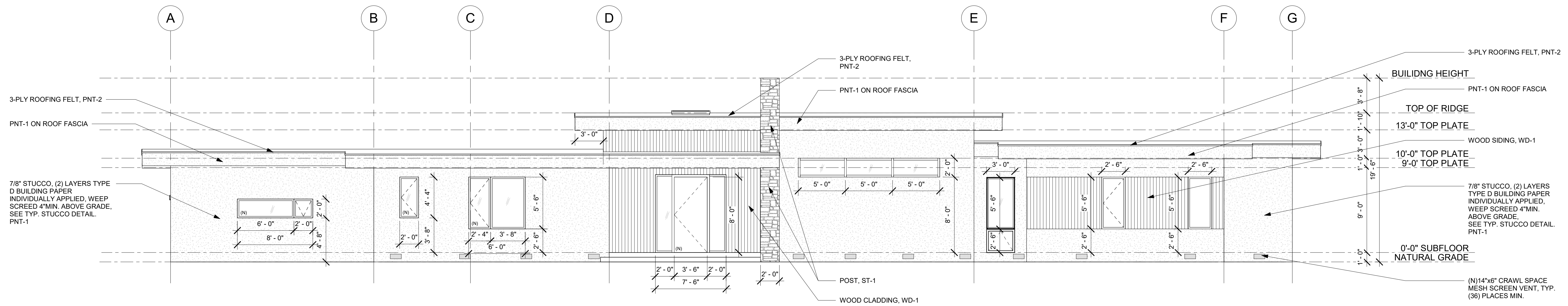
DATE : 06/08/2022
DRAEW BY : QL/ MZ/ DC
PROJECT NO. : J21-R037

SHEET TITLE:

ELEVATIONS

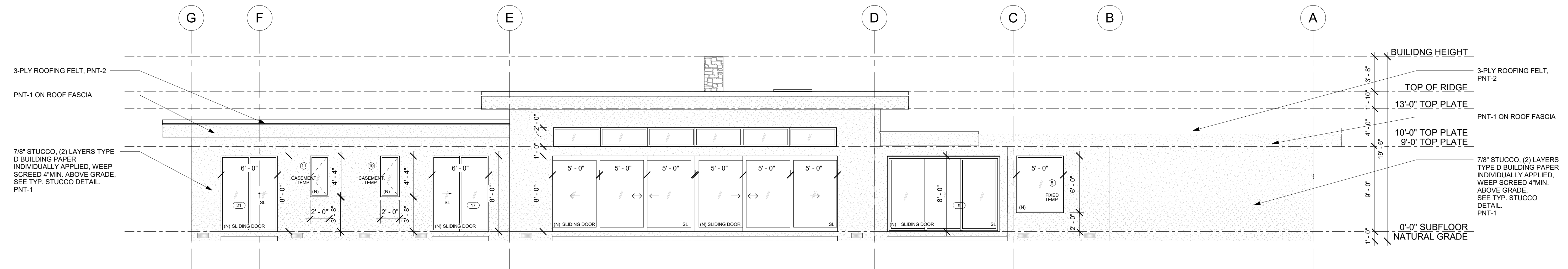
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A-3.0



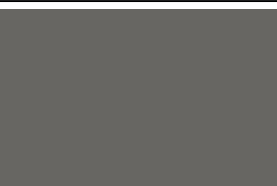

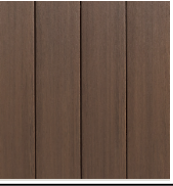
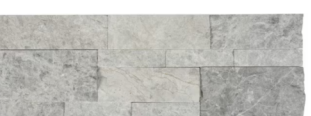
PROPOSED FRONT ELEVATION

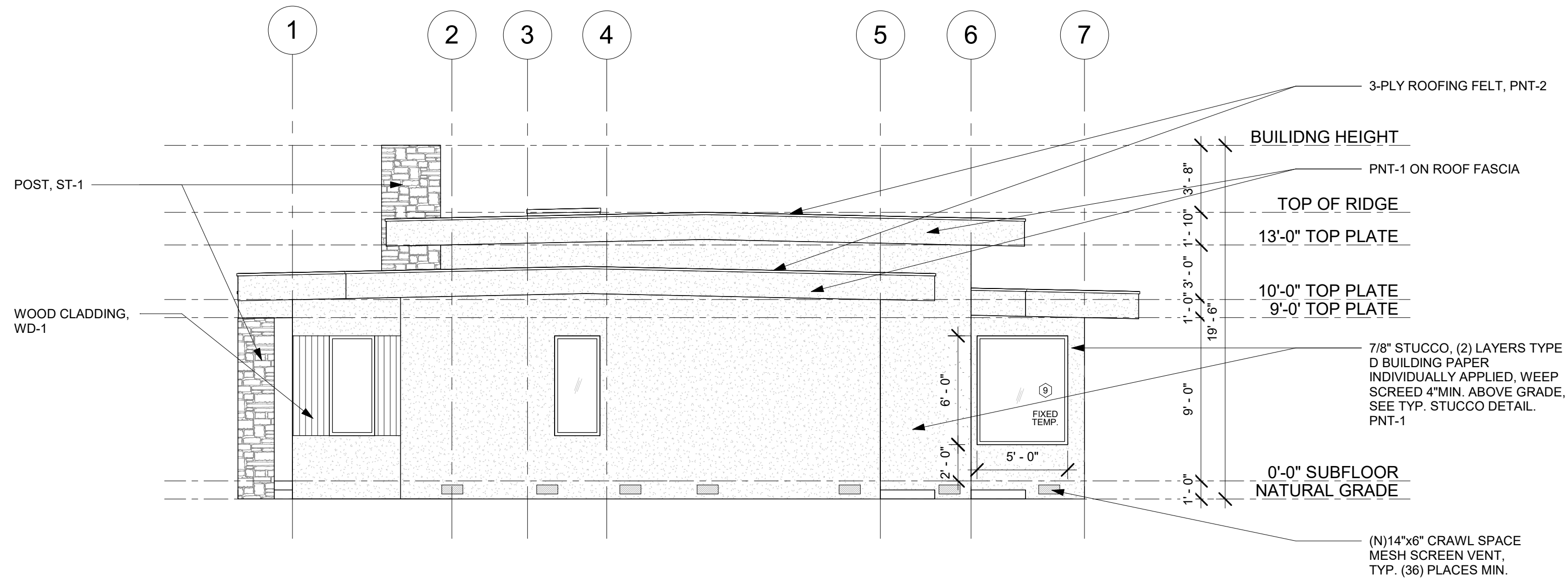
3/16" 2



PROPOSED REAR ELEVATION

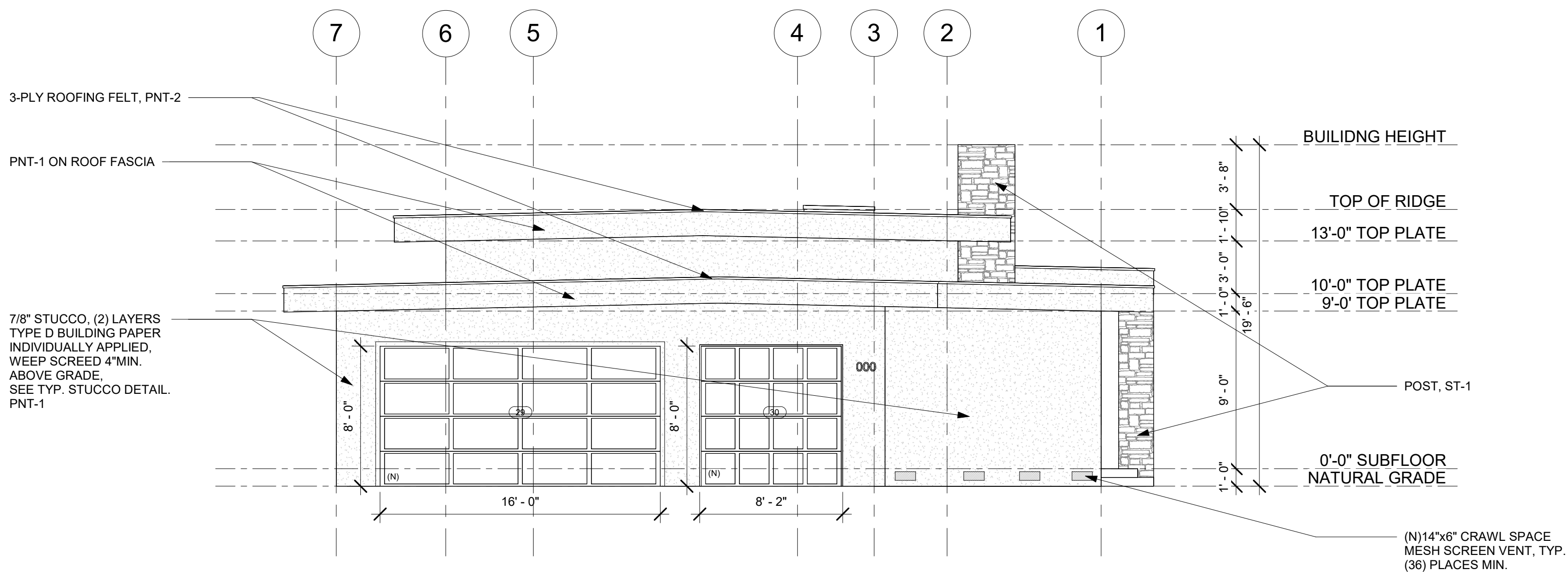
3/16" 1

| EXTERIOR MATERIAL MATRIX | | | | |
|--------------------------|---------------|---|--|---|
| MATERIAL MARK | DESCRIPTION | BASIS OF DESIGN - MODEL NO. / STYLE / PATTERN (OR APPROVED EQUAL) | FINISH / COLOR | REMARK |
| PNT-1 | Paint - Wall | Benjamin Moore, HC-166 | Stucco Texture Color: Kendall Charcoal Light Reflectance Value(LRV)=14.6 |  |
| PNT-2 | Paint - Roof | BEHR Multi-Surface Exterior Roof Paint, #ppu18-20 | Color: Braodway Light Reflectance Value(LRV)=10<60 |  |
| WD-1 | Wood Cladding | Azek Timber Tech Advanced PVC Cladding | Color: English Walnut Light Reflectance Value(LRV)=21.6 |  |
| ST-1 | Stone Veneer | Satori Stacked Stone Veneer | Color: Tundra Breeze Light Reflectance Value(LRV)=57 |  |



PROPOSED RIGHT ELEVATION

3/16" 2



PROPOSED LEFT ELEVATION

3/16" 1



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SHEET TITLE:

ELEVATIONS AND
EXTERIOR
MATERIAL
MATRIX

SHEET OF:

A-3.1