SCENIC VISTA DRIVE RESIDENCE

20820 SCENIC VISTA DRIVE, SAN JOSE, CA

PROJECT DIRECTORY

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CIVIL	GREEN CIVIL ENGINEERING INC. 1900 S. NORFOLK STREET, STE. 350 SAN MATEO, CA 94403 HON-CHEONG LEE hlee@green-ce.com	650-888-5937
LANDSCAPE	ISAACSON, WOOD & ASSOCIATES 1961 THE ALAMEDA, SAN JOSE, CA 95126 JAY E. ISAACSON jay@isaacsonwood.com	408-838-2329

SITE MAP

SHEET INDEX

GENERAL NOTES

NEW SINGLE FAMILY DWELLING UNITS SHALL COMPLY WITH FREMONT MUNICIPAL CODE CHAPTER 15.67 (UNIVERSAL DESIGN).
THIS PROJECT IS LOCATED WITHIN THE CITY DESIGNATED HILL SIDE AND FIRE HAZARD AREAS (W.U.I. -WILD URBAN INTERFACE):
ADDITIONAL PROTECTION FOR BUILDING ENVELOPE AND PROJECTIONS ARE REQUIRED. PROVIDE ALL REQUIRED DETAILS TO SHOW HOW THE CODE REQUIREMENTS ARE MET. (CBC SEC. 701A.1, 704A, CRC R337)

A. ALL EXTERIOR FACES OF THE EXTERIOR WALLS SHALL BE OF AN ASSEMBLY QUALIFIED FOR EXTERIOR FACE OF RECOGNIZED ONE HOUR FIRE RESISTIVE ASSEMBLY. (CBC 7A.3.1.2 & CRC R337.7.3) COPY AND INCORPORATE UL WALL ASSEMBLY U355 ONTO THE PLAN SHEETS FOR REFERENCE. ALSO REVISE ENLARGE WALL SECTION DETAILS TO SHOW AND SPECIFY 5/8"TYPE 'X' GYPSUM BD. FOR THE INTERIOR FINISH.
B. ROOF COVERING SHALL HAVE AT LEAST CLASS A FIRE -RETARDANT ROOF. PLEASE INDICATE ON THE PLANS (CBC 705A.11, CRC R902.1.4, CRC R337.5, FMC 15.47.110). PROVIDE ROOFING MATERIAL ICC ESR REPORT # ON THE DRAWINGS.
C. ROOF COVERING AT RIDGES, EAVES AND VALLEYS SHALL HAVE PROFILES OF SUCH THAT DOES NOT ALLOW INTRUSION OF FLAMES OR AMBERS. AN ALTERNATIVE WILL BE TO PROVIDE ONE LAYER OF 72LB MINERAL SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING FOR MINIMUM OF 36 FROM EAVES AND EACH SIDE OF RIDGE/HIP AND VALLEYS. (CBC 705A.2.3 & CRC R337.5.2)
D. EAVES AND ARCHITECTURAL PROJECTIONS SHALL BE ENCLOSED WITH NONCOMBUSTIBLE MATERIALS. (CBC 707A.9 AND 707A.5 & CRC R337.7.5). PER R337.6.3, UNDERSIDE OF EAVE SHALL BE PROTECTED BY NONCOMBUSTIBLE MATERIAL, AND IF EAVE VENTS WERE TO BE PROVIDED, THEY SHALL MEET THE REQUIREMENT OF R337.6.2 OR BE SPECIALLY APPROVED FOR USE IN WUI AREA. INDICATE APPROVED FIRE RATED EAVE VENTS WITH BRAND NAME AND MODEL NUMBER ON THE DETAILS (BRANDS SUCH AS VULCAN, OHAGIN, BRANDGUARD, ETC. ARE OFTEN USED). REVISE VENTILATION CALCULATIONS CORRESPONDING TO THE VENTS USED.
E. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILING SHALL BE PROTECTED AS REQUIRED PER CRC R337.7.6.
F. ROOF VENTS SHALL MEET THE REQUIREMENTS OF (CBC SEC. 706A & CRC R337.6.2)
G. UNDERFLOOR VENTS SHALL MEET THE REQUIREMENTS OF (CBC SEC. 706A, CRC R337.6.2)
H. EXTERIOR WINDOWS, GLAZING IN DOORS: DETAIL/SPECIFY ON THE PLANS THAT ALL (INCLUDING GARAGES) GLAZING IS INSULATED GLASS WITH A MINIMUM OF ONE-TEMPERED PANE OF GLASS MEETING THE REQUIREMENTS OF CBC SECTION 2406 OR GLASS BLOCK OR BE 20-MINUTE RATED TESTED IN ACCORDANCE WITH NFPA 257OR LISTED UNDER SFM 12-7A-2. SPECIFY EACH WINDOW ON THE PLANS AS TEMPERED OR LISTED FOR USE IN WUI AREAS. (CBC 708A & CRC R337.8.2)
I. EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION; SOLID WOOD 1-3/8" THICK CONSTRUCTION OR SHALL HAVE FIRE RESISTANCE RATING OF NOT LESS THAN 20MIN. WHEN TESTED PER NFPA 252. (CBC 708.3 & CRC R337.8.3)
J. EXTERIOR DECKS SHALL BE CONSTRUCTED WITH IGNITION RESISTANT MATERIALS AND SHALL BE PROTECTED ON ALL EXPOSED SIDES, BELOW THE FLOOR LEVEL WITH MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION (CBC 709A & CRC R337.9)
K. ROOF GUTTERS SHALL HAVE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (CBC 705A.4, CRC R337.5.4)

CODES

CALIFORNIA FIRE CODE	2019 EDITION	#11-2019
CALIFORNIA BUILDING CODE	2019 EDITION	#12-2019
CALIFORNIA MECHANICAL CODE	2019 EDITION	#12-2019
CALIFORNIA PLUMBING CODE	2019 EDITION	#12-2019
CALIFORNIA ELECTRICAL CODE	2019 EDITION	#12-2019
CALIFORNIA RESIDENTIAL CODE	2019 EDITION	#12-2019
CALIFORNIA ENERGY CODE	2019 EDITION	#33-2007
CALIFORNIA GREEN BUILDING STANDARDS	2019 EDITION	#12-2019
WILDLAND URBAN INTERFACE AREA		
ENERGY EFFICIENCY STANDARDS		
CITY OF FREMONT MUNICIPAL CODE (FMC)		
ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS		

FIRE NOTES

.INSTALL AN N.F.P.A. 13-D FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS. RESIDENCE SPRINKLER HEADS SHALL BE USED IN THE DWELLING/GUEST PORTIONS OF THE BUILDING. THE SPRINKLER SYSTEM SHALL PROVIDE PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS GARAGES, CARPORTS, BATHROOMS, CONCEALED SPACES, WATER HEATER/FURNACE ROOMS, CLOSETS, LAUNDRY ROOMS, ATTIC SPACES, UNDER WALKS, OR OVERHANGS, BALCONIES OR DECK GREATER THAN FOUR FEET IN DEPTH, FLOOR LANDINGS IF WHOLLY OR PARTIAL ENCLOSED, COVERED GUEST CARPORTS OR OTHER AREAS AS REQUIRED. FIRE SPRINKLER TEST WATER MUST DRAIN TO AN APPROPRIATELY-SIZED LANDSCAPED AREA." PLANS SHOWING PIPING OF AFES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
.BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
.THIS PROJECT IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE AND MUST MEET THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL/BUILDING CODE AND THE FREMONT MUNICIPAL CODE.
.PROVIDE CLASS A ROOF COVERING. THE ROOF SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF" FLAME OR EMBERS UNDER ROOF COVERING.
.EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING: BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 72406 SAFETY GLAZING OR CONSTRUCTED OF GLASS BLOCK UNITS OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257 OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

PROJECT INFORMATION

SCOPE OF WORK:	TO BUILT A TWO STORY SINGLE RESIDENCE, WITH A 3-CAR ATTACHED GARAGE (685 S.F.)
COUNTY:	SANTA CLARA
PARCEL ID:	APN 701-28-017
LOT SQUARE FOOTAGE:	2.708 AC - 117,960 S.F. GROSS 2.342 AC - 102,017 S.F. NET
NUMBER OF STORIES:	2 (CBC TABLE 503)
OCCUPANCY GROUP: (SECTION 310.1)	R3 & U
CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRINKLERS	SPRINKLERED
AREA OF WORK:	4,416 S.F.

PROJECT ANALYSIS

LOT AREA:	102,017 SF
FIRST FLOOR LIVING AREA:	3,782 SF (NO GARAGE)
GARAGE:	685 SF
SECOND FLOOR LIVING AREA:	3,205 SF
TOTAL LIVING AREA:	6,987 SF
TOTAL FLOOR AREA:	7,672 SF (INCLUDING GARAGE)
FAR:	6,987 / 102,017 = 0.068 (OR 6.8%)
HARDSCAPE AREA:	12,216 SF (INCLUDES DRIVEWAY)
DRIVEWAY AREA:	2,631 SF
LANDSCAPE AREA:	1,800 SF
PERVIOUS AREA:	89,801 SF
TOTAL IMPERVIOUS AREA:	12,216 SF
PERCENTAGE COVERAGE AREA:	12,216 / 102,017 = 0.12 (OR 12%)

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RENEWAL DATE 1/31/23
STATE OF CALIFORNIA

Revisions:

KEY PLAN

SCENIC VISTA DR. RESIDENCE
20820 SCENIC VISTA DRIVE
SAN JOSE - CALIFORNIA

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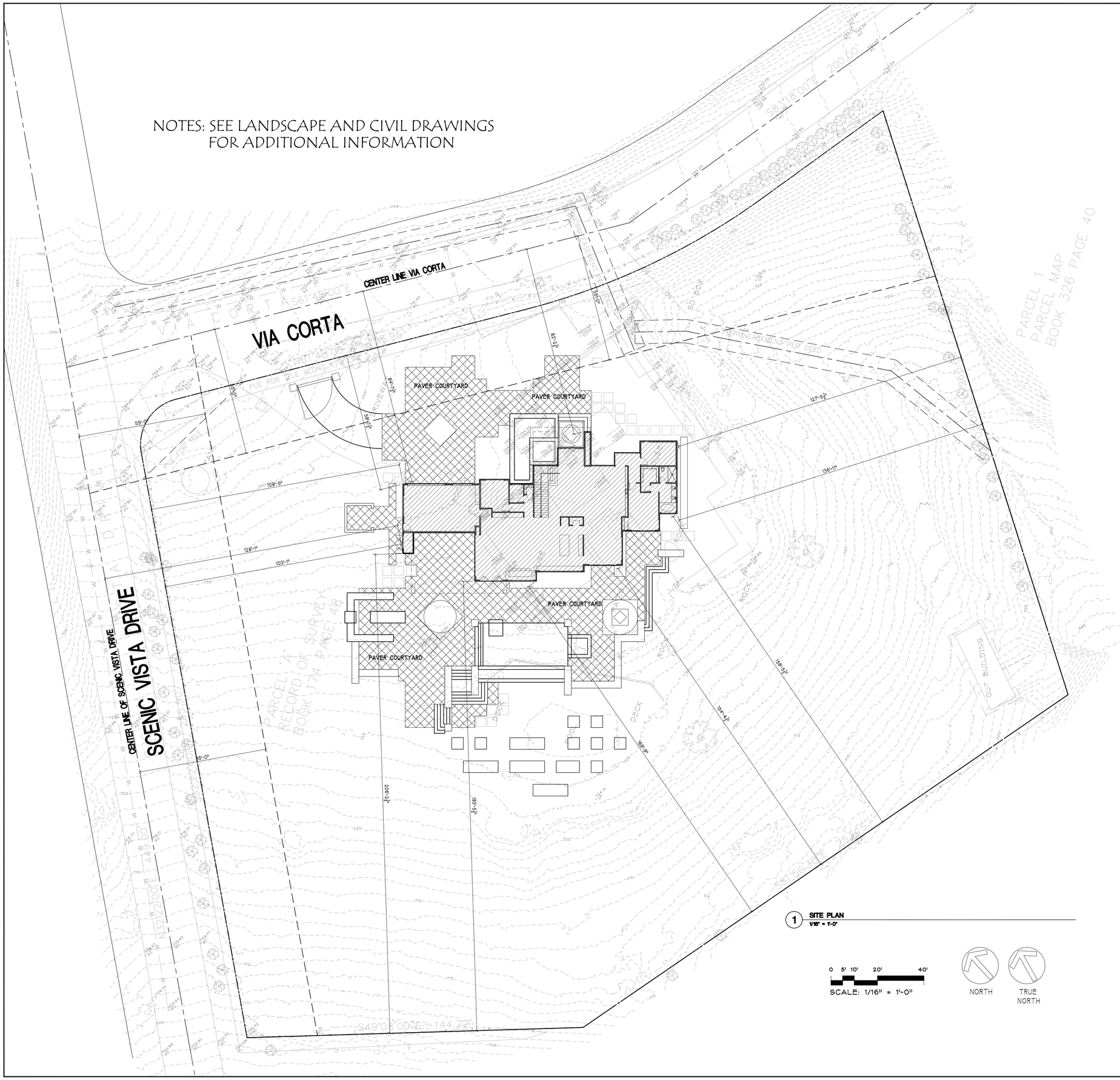
NOTES: SEE LANDSCAPE AND CIVIL DRAWINGS
FOR ADDITIONAL INFORMATION



1 **SITE PLAN**
1/16" = 1'-0"

0 5' 10' 20' 40'
SCALE: 1/16" = 1'-0"

NORTH TRUE NORTH

KEYNOTES

1. TRANSFORMER LOCATONS. SEE JOINT TRENCH DRAWINGS
2. FIRE HYDRANT LOCATION. SEE CIVIL DRAWINGS.
3. SEE CIVIL PLAN FOR PG&E ELEC. UTILITIES

LEGEND

INDICATES PROPERTY LINE

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR DETAILED GRADING INFORMATION
2. REFER TO CIVIL DRAWINGS FOR ALL LOCATIONS OF ADJACENT FIRE HYDRANTS, NEW AND EXISTING AVAILABLE TO SERVICE SITE
3. SEE CIVIL PLANS, JOINT TRENCH PLANS, LANDSCAPE PLAN AND PLUMBING PLANS TO COORDINATE ALL UTILITY ENTRANCE LOCATIONS

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SCENIC VISTA DR. RESIDENCE
20930 SCENIC VISTA DRIVE
SAN JOSE - CALFORNIA

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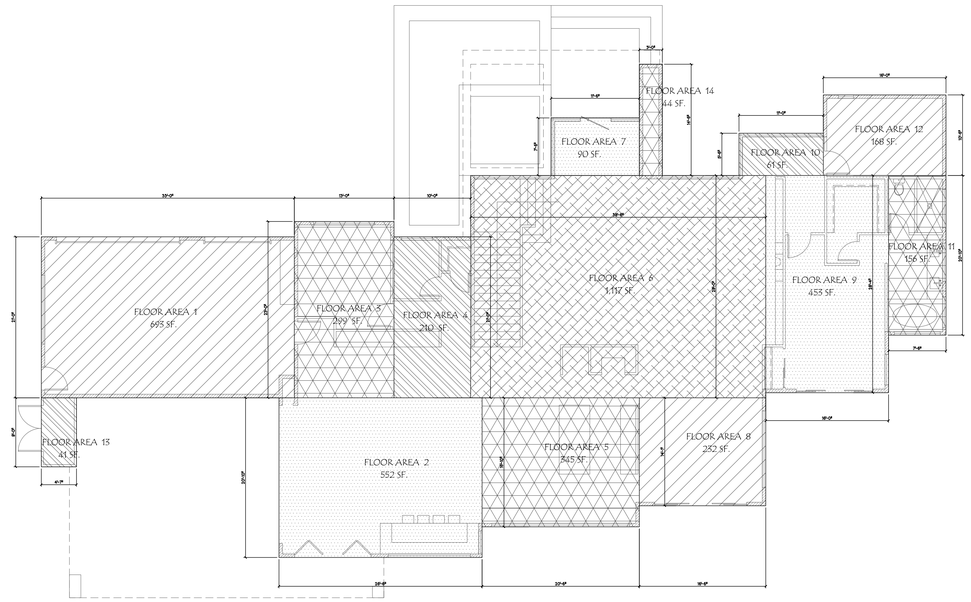


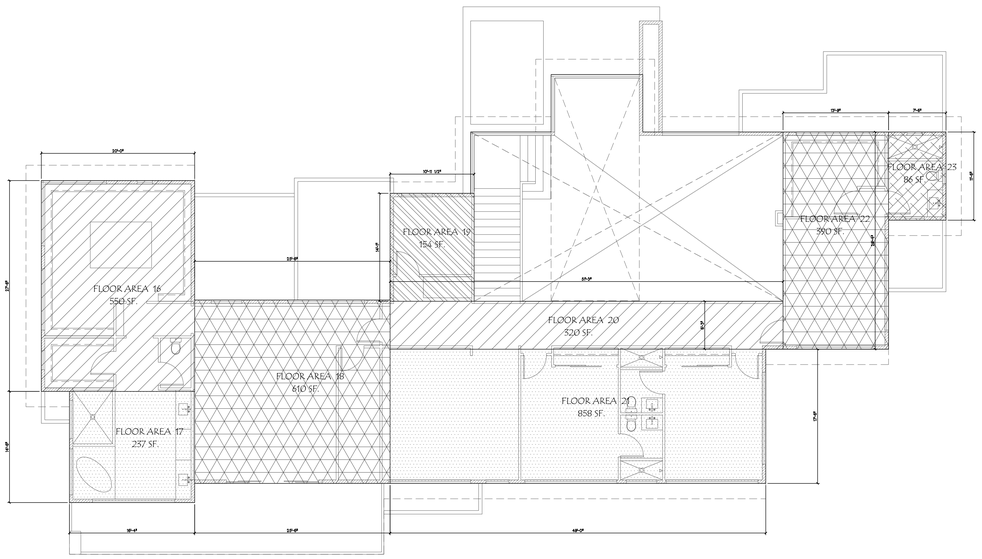
1 **FIRST FLOOR PLAN LIVING AREA**
1/8" = 1'-0"

LIVING AREA CHART		
FIRST FLOOR 4,461 SF	FLOOR AREA 1	693 SQFT.
	FLOOR AREA 2	562 SQFT.
	FLOOR AREA 3	298 SQFT.
	FLOOR AREA 4	210 SQFT.
	FLOOR AREA 5	345 SQFT.
	FLOOR AREA 6	1,117 SQFT.
	FLOOR AREA 7	86 SQFT.
	FLOOR AREA 8	232 SQFT.
	FLOOR AREA 9	453 SQFT.
	FLOOR AREA 10	61 SQFT.
	FLOOR AREA 11	156 SQFT.
	FLOOR AREA 12	168 SQFT.
	FLOOR AREA 13	41 SQFT.
	FLOOR AREA 14	44 SQFT.
SECOND FLOOR 3,205 SF	FLOOR AREA 16	550 SQFT.
	FLOOR AREA 17	237 SQFT.
	FLOOR AREA 18	610 SQFT.
	FLOOR AREA 19	154 SQFT.
	FLOOR AREA 20	320 SQFT.
	FLOOR AREA 21	858 SQFT.
	FLOOR AREA 22	390 SQFT.
	FLOOR AREA 23	86 SQFT.
TOTAL :		7,672 SQFT

TOTAL LIVING AREA:

TOTAL FIRST FLOOR AREA: 3,782 SF (NO 685 SF GARAGE INCLUDED)
TOTAL SECOND FLOOR AREA: 3,205

TOTAL : 3,782 + 3,205 = 6,987 SF



2 **SECOND FLOOR PLAN LIVING AREA**
1/8" = 1'-0"

TOTAL :

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20820 SCENIC VISTA DRIVE
SAN JOSE - CALIFORNIA

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AREA CALCULATIONS

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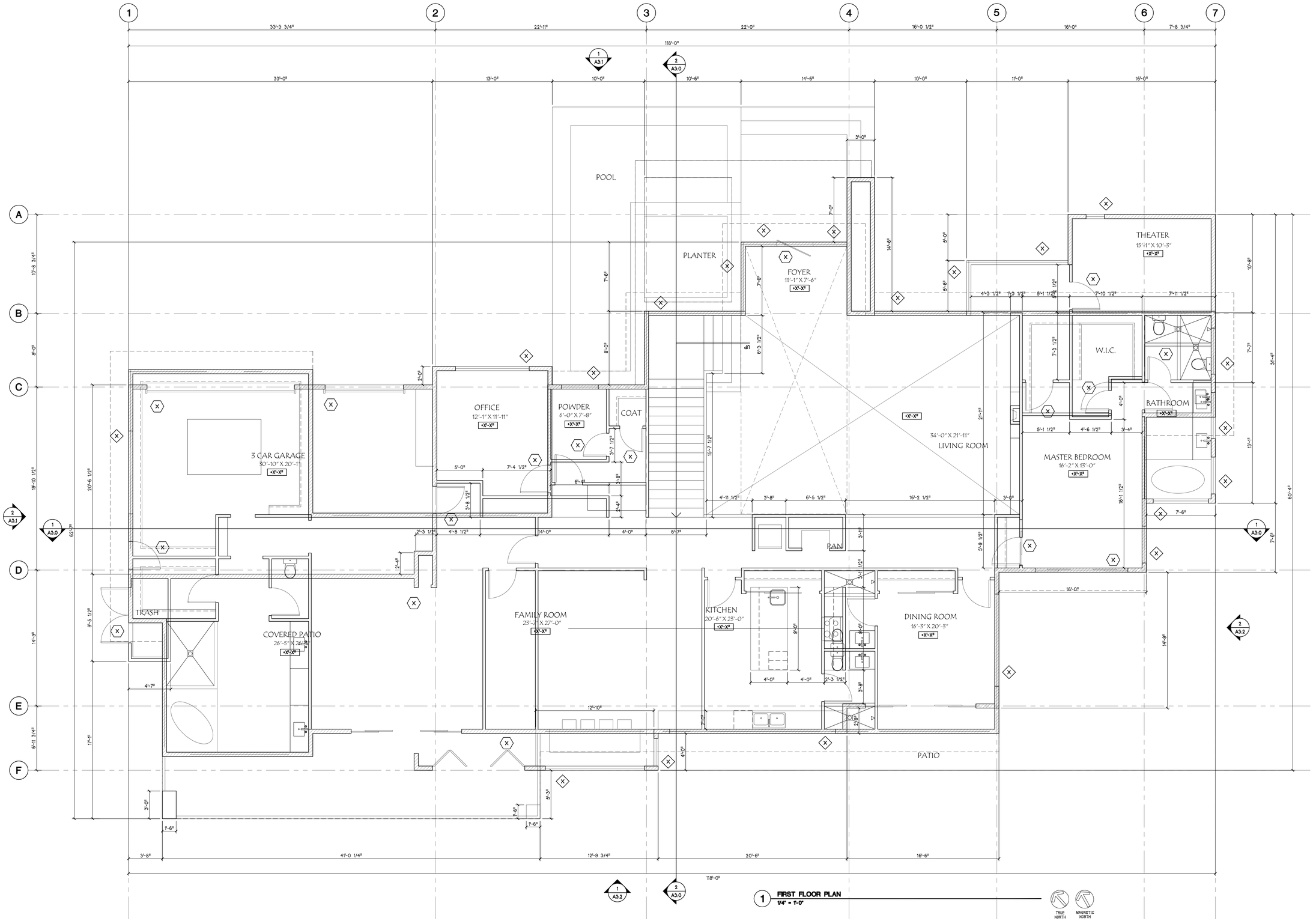

1 **FIRST FLOOR PLAN**
1/4" = 1'-0"

TRUE NORTH

MAGNETIC NORTH

KEYNOTES

1. REFRIGERATOR / PLUMB FOR ICEMAKER
2. 42" DOUBLE SINK W/GARBAGE DISPOSAL
3. 24" DISHWASHER
4. 30" SLIDE IN ELECTRIC RANGE/OVEN W/ MICRO HOOD ABOVE SEE MECHANCIAL PLANS FOR VENTILATION TO EXTERIOR
5. 2 X 6 FRAMED PLUMBING WALL BELOW COUNTERTOP
6. COUNTER EXTENSION AT 36" HIGH COUNTER HEIGHT. SEE PLAN.
7. 36" HIGH ISLAND COUNTER W/ CABINET FINISH ON ALL FOUR SIDES
8. 17" DEEP 5-SHELF PANTRY CABINET
9. WASHER/DRYER, SEE DETAIL XX/AX.X FOR RECESSED WASHING MACHINE OUTLET BOXES
10. MECHANICAL UNIT IN CEILING
11. SOFFIT FOR KITCHEN HOOD, BATH AND DRYER EXHAUST. SEE MECHANICAL PLANS FOR REQUIRED DEPTH. X'-XX" MAX. O.F.F. SEE DETAIL X/AX.X
12. 34"-36" HIGH METAL TREAD MOUNT HANDRAIL MEASURED FROM TOE OF TREAD. RAIL PICKETS TO BE MAX. 4" O. 1 1/2" - 2" MAX. OUTSIDE DIAMETER OF HANDRAIL
13. GAS DRYER (3-5,000 BTU) LOCATION. PROVIDE VENT TO EXTERIOR ROOF/WALL NOT TO EXCEED 14'-0" ON 4" VENT. MAX TWO 90 DEGREE ELBOWS PROVIDE BACKDRAFT DAMPER
14. LINE OF FLOOR ABOVE
15. TANKLESS GAS WATER HEATER
16. LINE OF LOWER FLOOR
17. AC UNIT LOCATION. SET ON CONCRETE PAD AT 10.66 FLOOD BASE
18. SINK AND VANITY. 36" TO SINK RIM
19. 24" TOWEL BAR. MOUNT 40" O.F.F. PROVIDE BACKING, SEE DET. 4/A9.4
20. TOILET PAPER HOLDER. MOUNT 24" O.F.F.
21. TOILET. MAINTAIN 36" X 48" CLEAR AT ACCESSIBLE TOILET LOCATIONS PROVIDE BACKING IN WALLS FOR FUTURE GRAB BAR INSTALLTIONS
22. MAINTAIN 30" WIDTH CLEAR WITH 24" CLEAR IN FRONT OF TOILET AT NON ACCESSIBLE TOILET LOCATIONS
23. 86" X 40" FIBERGLASS SHOWER WITH ROD. SHOWER HEAD 84" O.F.F. VERIFY WITH OWNER PATTERN OF FIBERGLASS SURROUND. SURROUND TO COME WITH INTEGRAL BACKING FOR FUTURE GRAB BAR INSTALL.
24. 84" X 44" FIBERGLASS SHOWER WITH ROD. SHOWER HEAD 84" O.F.F.
25. 66" X 34" FIBERGLASS SHOWER WITH ROD. SHOWER HEAD 84" O.F.F.
26. 88" X 66" FIBERGLASS SHOWER WITH ROD. SHOWER HEAD 84" O.F.F.

LEGEND

- 2X4 WOOD FRAMING WALL
- 2X6 WOOD FRAMING WALL
- DOOR
- WINDOW
- DOOR/ WINDOW CENTERLINE

GENERAL NOTES

1. INSULATE MASTER BEDROOM COMMON WALL
2. CLEANOUTS TO EXTEND TO EXTERIOR MIN. 20'-0" AWAY
3. SEE INTERIOR PLANS SET FOR COMPLETE SPECIFICATIONS ON FINISHES/ CABINETRY AND FIXTURE SELECTIONS
4. 5/8" GYP. BOARD TO BE USED THROUGHOUT THE RESIDENCE
5. 5/8" GYP. BOARD TYPE 'X' TO BE USED THROUGHOUT THE GARAGE

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Revisions:

KEY PLAN

SCENIC VISTA DR. RESIDENCE
20820 SCENIC VISTA DRIVE
SAN JOSE - CALIFORNIA

Project No: Date: 11/20/22

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FIRST FLOOR PLAN

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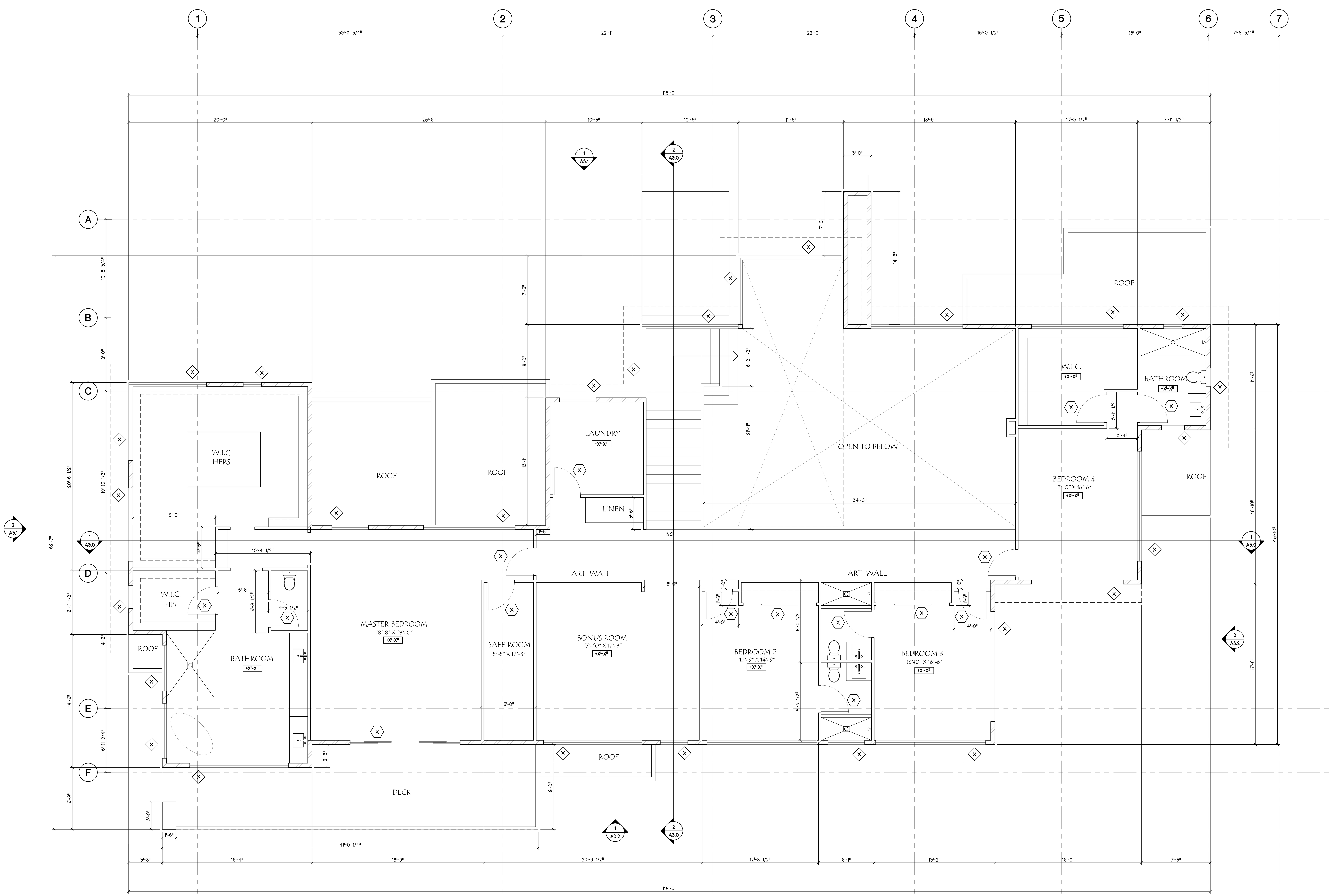

1 **SECOND FLOOR PLAN**
1/4" = 1'-0"

KEYNOTES

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2. 42" DOUBLE SINK W/GARBAGE DISPOSAL
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LEGEND

═	2X4 WOOD FRAMING WALL
▨	2X6 WOOD FRAMING WALL
⬡	DOOR
◇	WINDOW
— - —	DOOR/ WINDOW CENTERLINE

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Project No: Date: 11/20/22
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SECOND FLOOR PLAN

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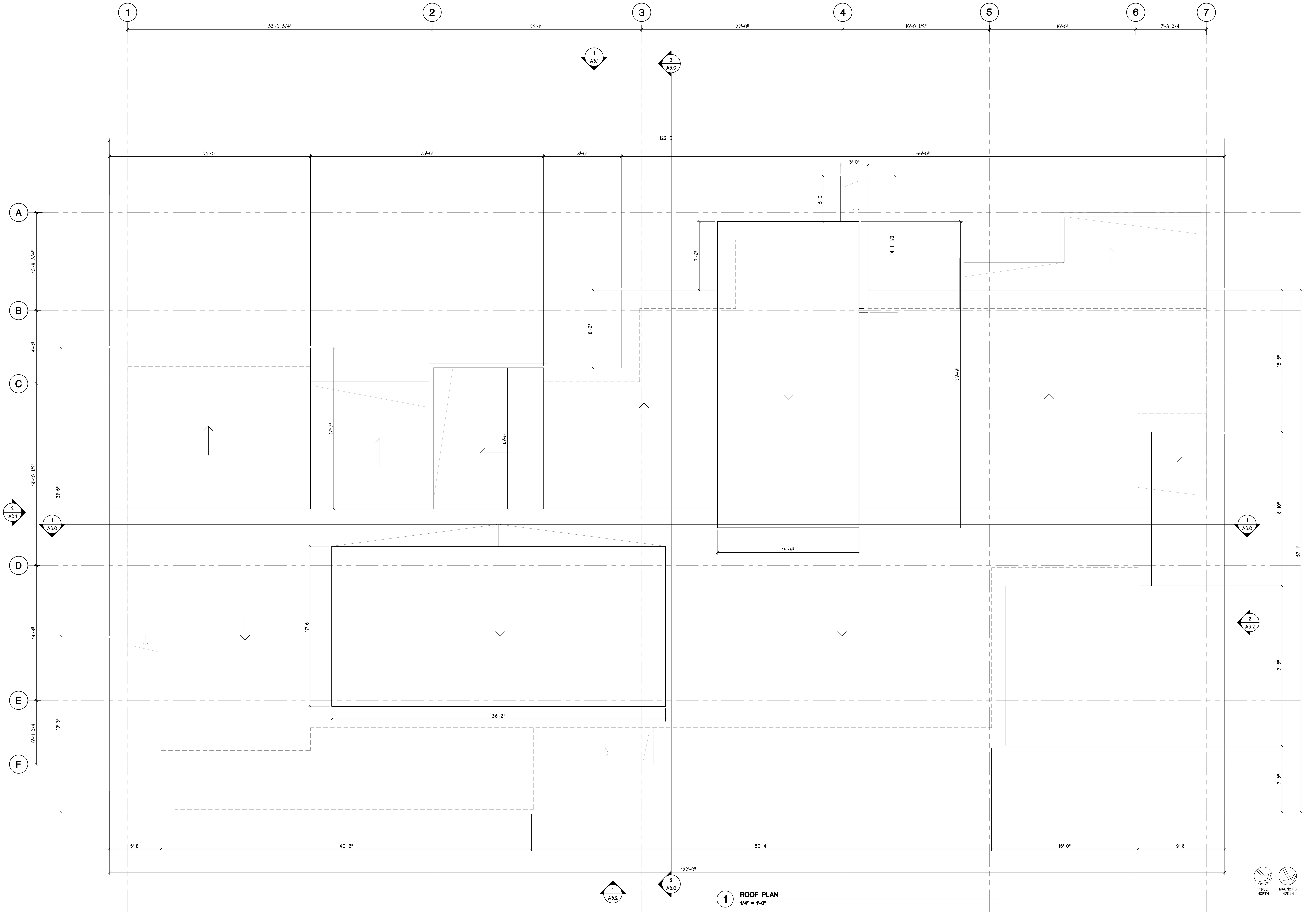

1 ROOF PLAN
1/4" = 1'-0"

KEYNOTES

LEGEND

← DIRECTION OF SLOPE
1/2" : 1'-0" AT FLAT ROOF

GENERAL NOTES

1. 1/2" : 1'-0" AT FLAT ROOF (TPO)
2. ALL PLUMBING VENTS TO BE LOCATED A MINIMUM OF 3'-0" VERTICALLY AND 10' HORIZONTALY AWAY FROM ANY OPERABLE WINDOW OR SKYLIGHT

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20820 SCENIC VISTA DRIVE
SAN JOSE - CALIFORNIA

Project No: Date: 11/20/22
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ROOF PLAN

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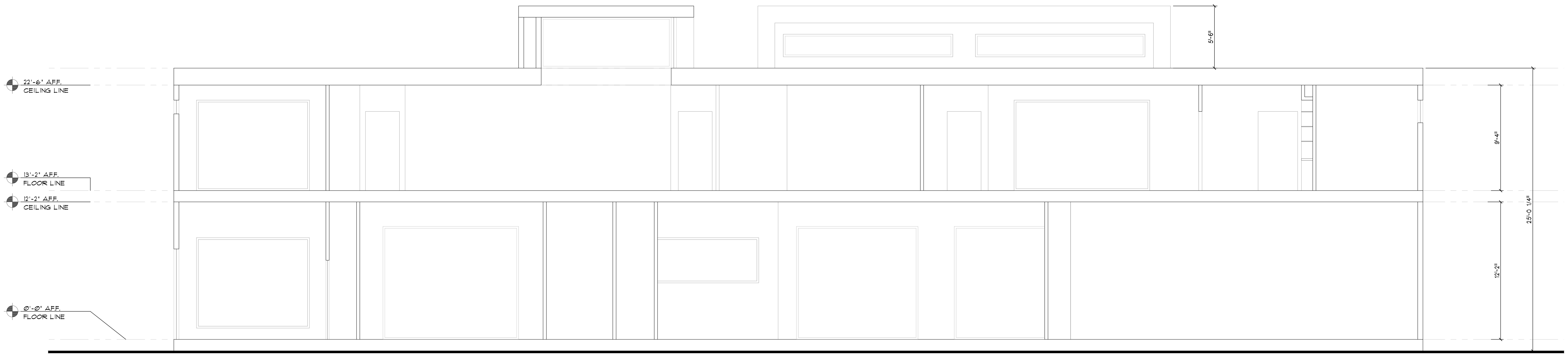
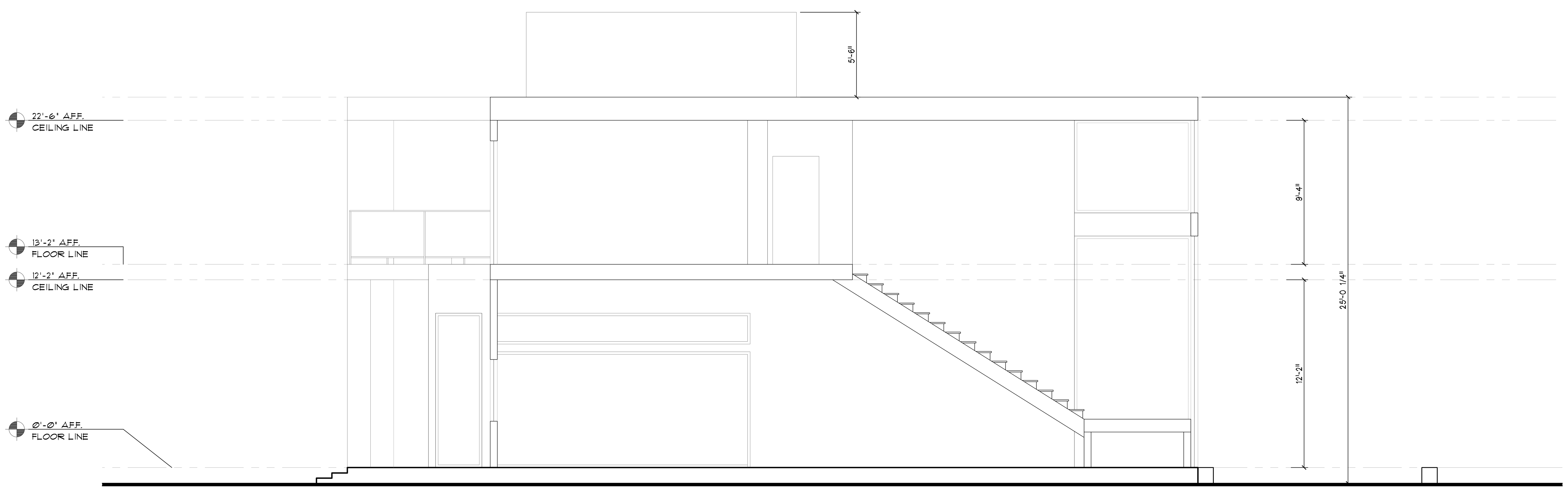


1 SECTION A-A
1/4" = 1'-0"



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

KEYNOTES	LEGEND	GENERAL NOTES

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Sheet Title:
SECTIONS

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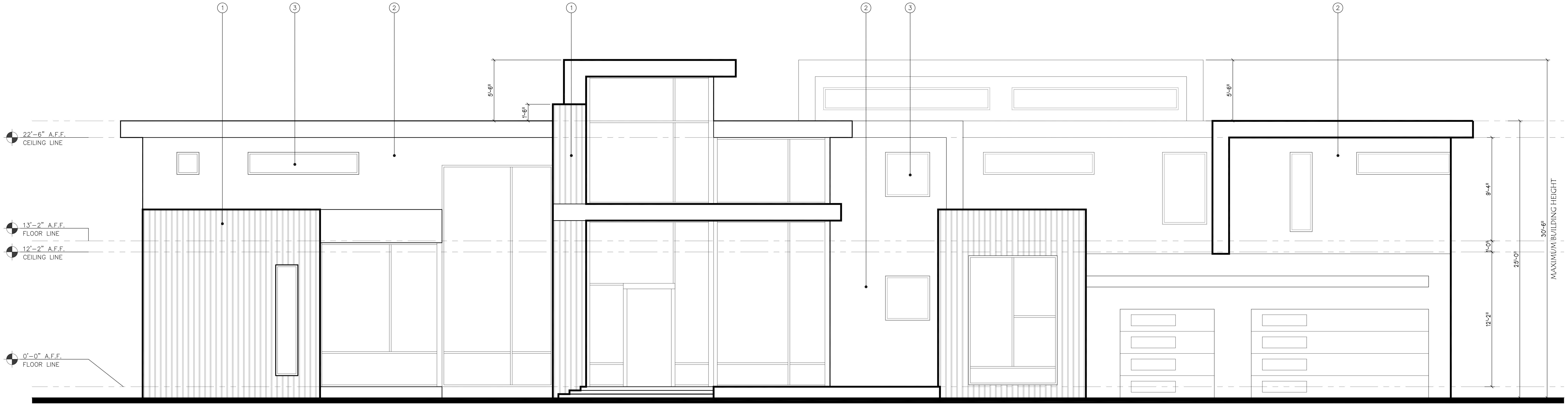
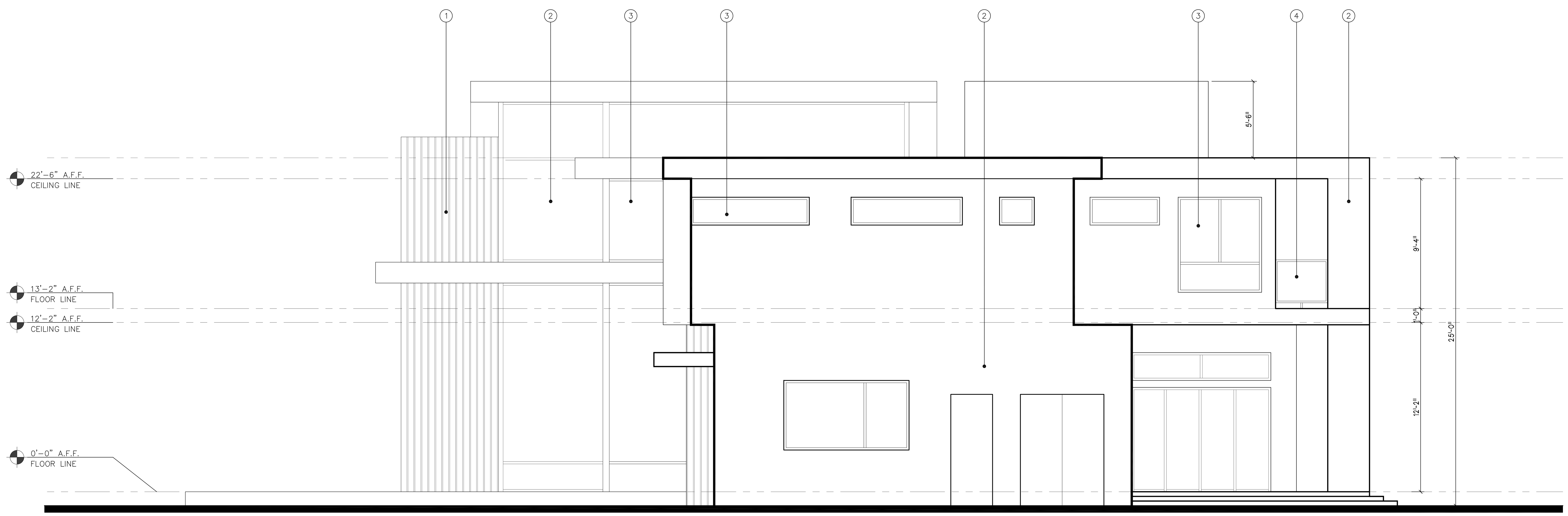


1 FRONT ELEVATION - NORTH/ EAST
1/4" = 1'-0"



2 RIGHT ELEVATION - NORTH/ WEST
1/4" = 1'-0"

KEYNOTES

1. WOOD VERTICAL SIDING
2. STUCCO FINISH
3. ALUMINUM WINDOW
4. GLASS RAILING
5. DOWNSPOUT
6. 26 GA. G.S.M. GUTTERS
7. CONCRETE PORCH STEPS. 6" MAXIMUM RISER TILE FINISH.
8. 7/8" THICK 3-COAT CEMENT PLASTER FINISH O/ TWO LAYERS OF GRADE 'D' PAPER
9. 26 GA. G.S.M. FLASHING AT ROOF TO WALL
10. 26 GA. G.S.M. WEEP SCREED
11. LANDSCAPE PLANTER
11. LANDSCAPE POOL
12. 26 GA. G.S.M. FLASHING
13. METAL AWNING
14. TPO ROOFING AT FLAT ROOF AREAS
15. EGRESS WINDOW/ DOOR
16.

LEGEND

GENERAL NOTES

LPMD Architects
1288 Kifer Road, Unit 206,
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

SOUTH MAIN PLAZA LLC
470 S. MARKET STREET
SAN JOSE, CA

LICENSED ARCHITECT
THUYEN Q. NGUYENPHUC
C–011442
RENEWAL DATE 1/31/21
STATE OF CALIFORNIA

[illegible]

Revisions:

KEY PLAN

SCENIC VISTA DR. RESIDENCE
20820 SCENIC VISTA DRIVE
SAN JOSE - CALIFORNIA

Project No: Date: 11/20/22
Sheet Title:

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Review by: ☐
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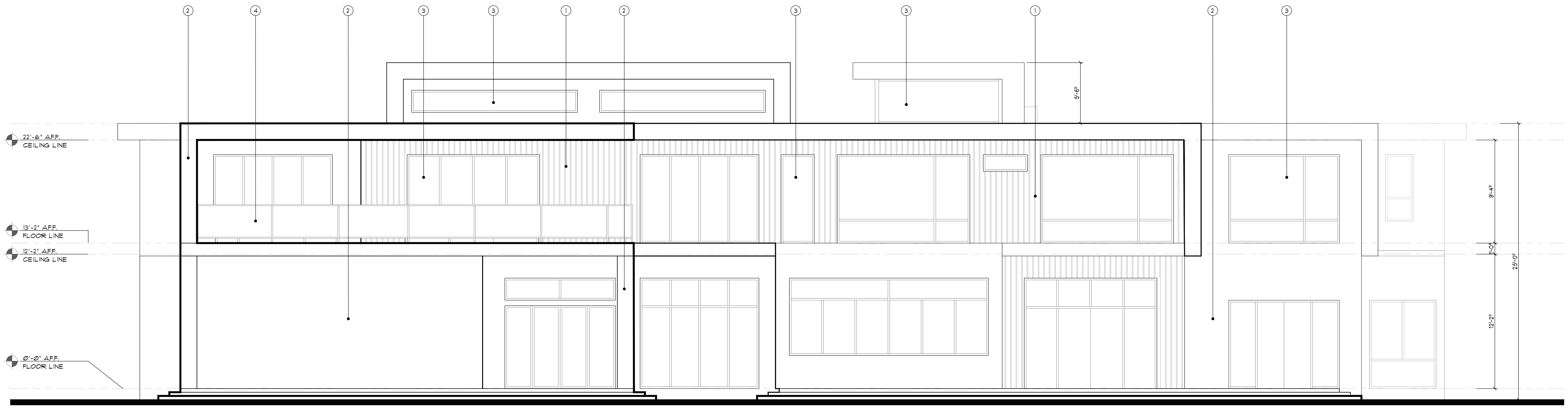
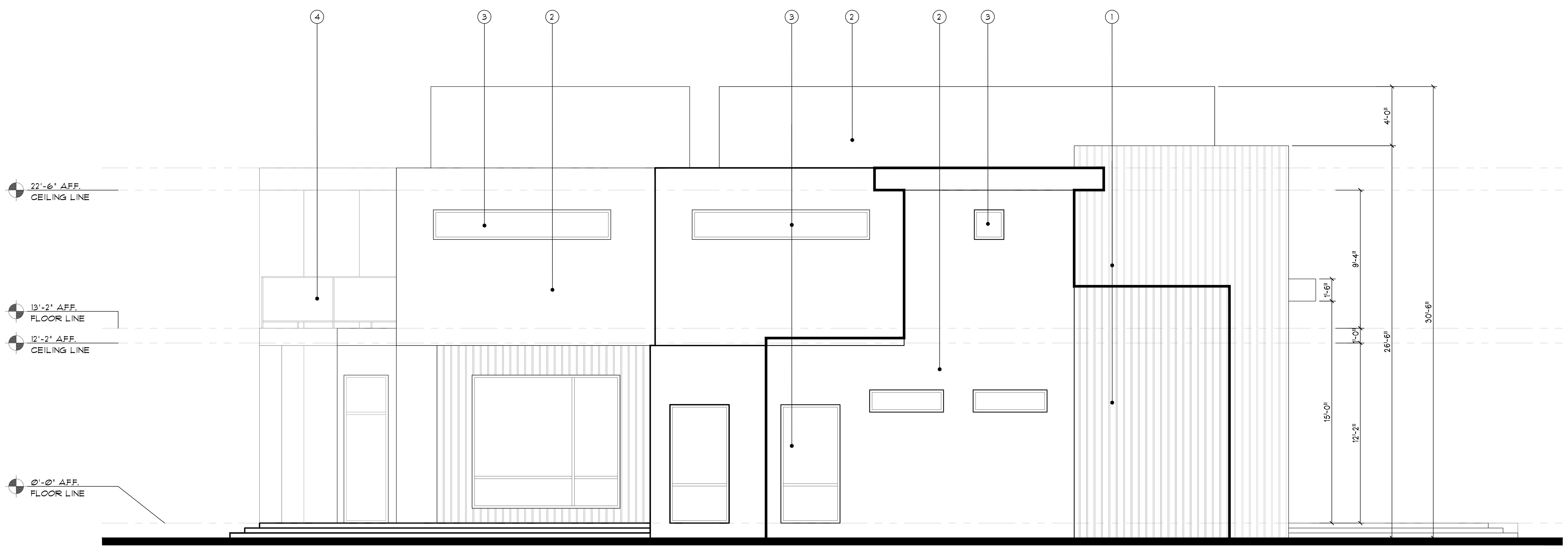


1 BACK ELEVATION - SOUTH/ WEST
1/4" = 1'-0"



2 LEFT ELEVATION - SOUTH/ EAST
1/4" = 1'-0"

KEYNOTES

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SAN JOSE - CALIFORNIA

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of Sheets

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 AMERICAN SOIL TESTING,INC AND DATED JUNE 1ST,2015. 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 4/24/2015

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 3 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 3 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	10	22	1.83'
GARAGE	60	0	4'
HARDSCAPE	200	510	7.5'
LANDSCAPE	260	134	5.0'
DRIVEWAY	230	0	4.67'
POOL	50	4	4.0'
OFF SITE IMPROVEMENTS	–	–	–
TOTAL	810	670	

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 8,200 SF.
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

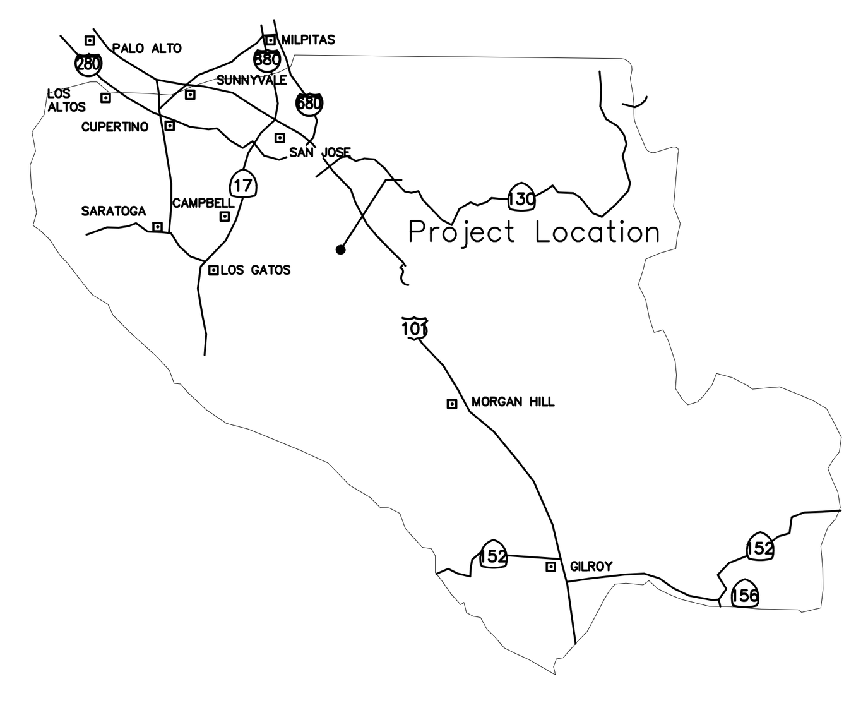
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL △.

DATE ____________ SIGNATURE ____________

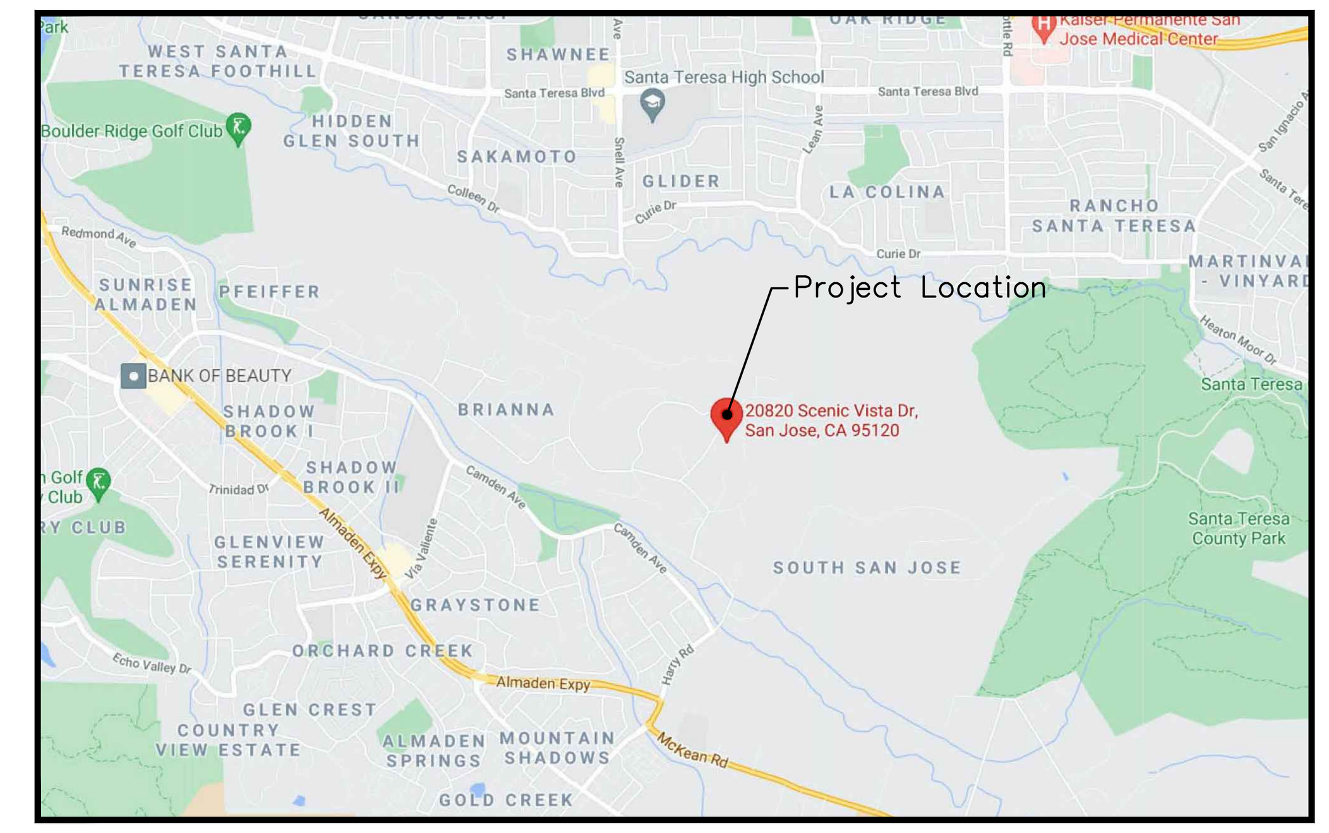
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTERCONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

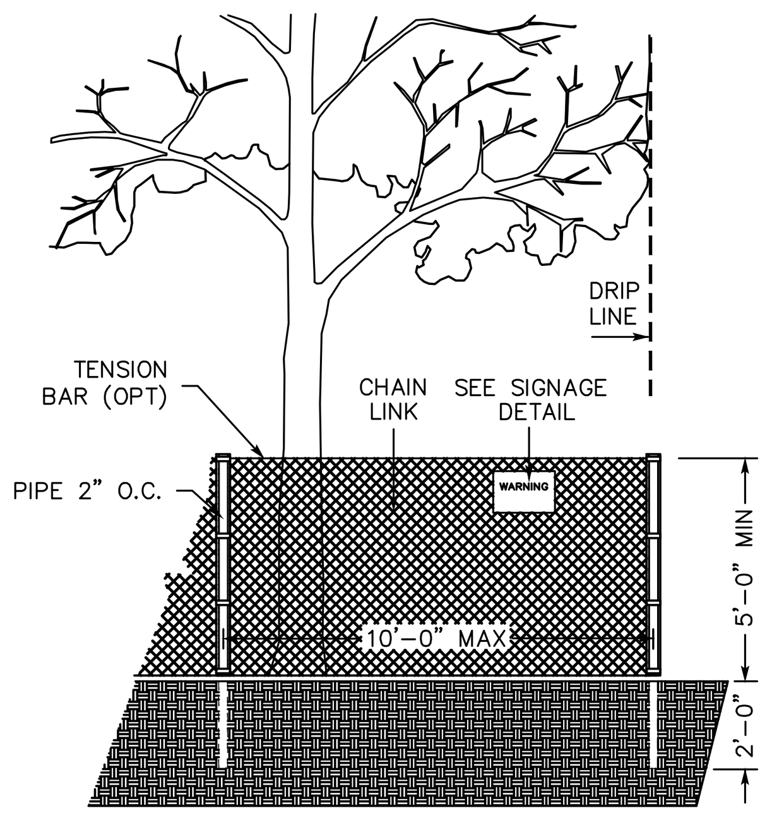
1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



COUNTY LOCATION MAP



VICINITY MAP



EXISTING TREE PROTECTION DETAILS

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

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

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

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS

DATE 4/5/22 ____________ SIGNATURE

68629
R.C.E. NO.

9/30/2023
EXPIRATION DATE

REGISTERED PROFESSIONAL ENGINEER HON-CHEONG LEE No. 68629 Exp. 9/30/2023 CIVIL STATE OF CALIFORNIA

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.

C042107
R.C.E. NO.

3/31/2024
EXPIRATION DATE

SURVEY MONUMENT PRESERVATION

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

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

COUNTY SANITATION DISTRICT 2-3
ENGINEER'S SIGNATURE
APPROVED BY: ____________ DATE: ____________

LANDS OF ZAFIRIS

SCOPE OF WORK

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

2. CONSTRUCTION OF A 17.5' DRIVEWAY
3. STORM WATER FACILITIES
4. UTILITY TRENCHING

* ALL RETAINING WALL DESIGN WILL BE PERMITTED WITH A SEPARATE BUILDING PERMIT

◉ INDICATES FOUND IRON PIPE AS NOTED

○ INDICATES IRON PIPE TO BE SET

LEGEND

DESCRIPTION	PROPSED	EXISTING
FLOW DIRECTION	← 1%	
ELECTRIC LINE	——E——	—— E ——
GAS LINE	——G——	—— G ——
SANITARY SEWER	——SS——	——SS——
WATER LINE	——W——	—— W ——
STORM DRAIN PIPE	▬ ▬ ▬ ▬	
STORM DRAIN INLET	⊜	
CLEANOUT	●	
SILT FENCE	——SF——	
STRAW ROLL	——SR——	
TREE PROTECTION	◌	

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

SHEET INDEX

ENGINEER'S NAME: HON-CHEONG LEE, P.E.

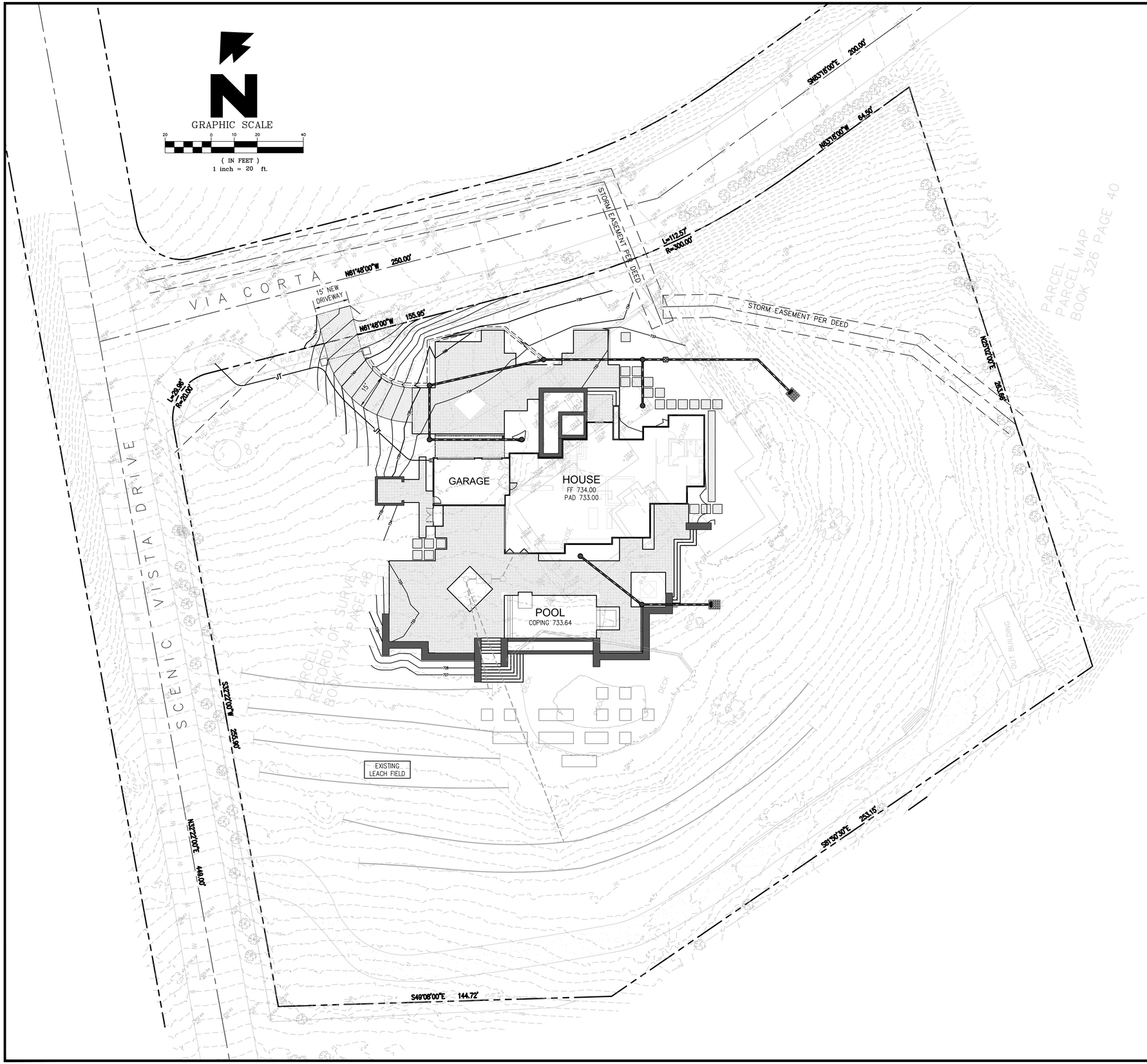
ADDRESS: 1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

PHONE NO. (650) 931-2514
FAX NO. N/A

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

Revision 1	–	APN XXX-XX-XXX	Sheet 1 of 8
Revision 2	–	Co. File	
Revision 3	–		

APPLICANT: SAFIRIS ROAD: SCENIC VISTA DR COUNTY FILE NO.: XXXXX-XXXX



GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS. PERMITS AS NECESSARY TO PERFORM UTILITY WORK IN ROW.
10. UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH COUNTY UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.
11. SLOPE SHALL NOT EXCEED MAXIMUM SLOPE OF 2:1

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- 735 = CONTOUR
- + 50.0 = EX. SPOT ELEVATION
- 1% = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = STORM DRAIN INLET
- = AREA INLET
- = STORM DRAIN PIPE
- PATIO HARDSCAPE (SEE ARCH. PLANS)
- DRIVEWAY
- DOWNSPOUT WITH SPLASH BLOCK

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	101,879 SF	101,879 SF
	2.339 ACRE	2.339 ACRE
TOTAL LAND DISTURBANCE		36,000 SF
HOUSE (ROOF)	7,584	4,371
SHED/STORAGE STRUCTURE	765	667
PATIO/HARDSCAPE	2,364	8,793
DECK	2,211	N/A
DRIVEWAY	5,189	692
TOTAL IMPERVIOUS AREA	18,113	14,523
NET IMPERVIOUS AREA INCREASED:		3,590
POOL	686	860
PLANTER	N/A	1,800
PERVIOUS AREA	88,269	84,696
TOTAL PERVIOUS AREA	88,955	87,356

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

REV.	DATE	DESCRIPTION
1	-	-

OVERALL CIVIL SITE PLAN
ZAFIRIS RESIDENCE
20820 SCENIC VISTA DRIVE
SAN JOSE, CA 95120

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

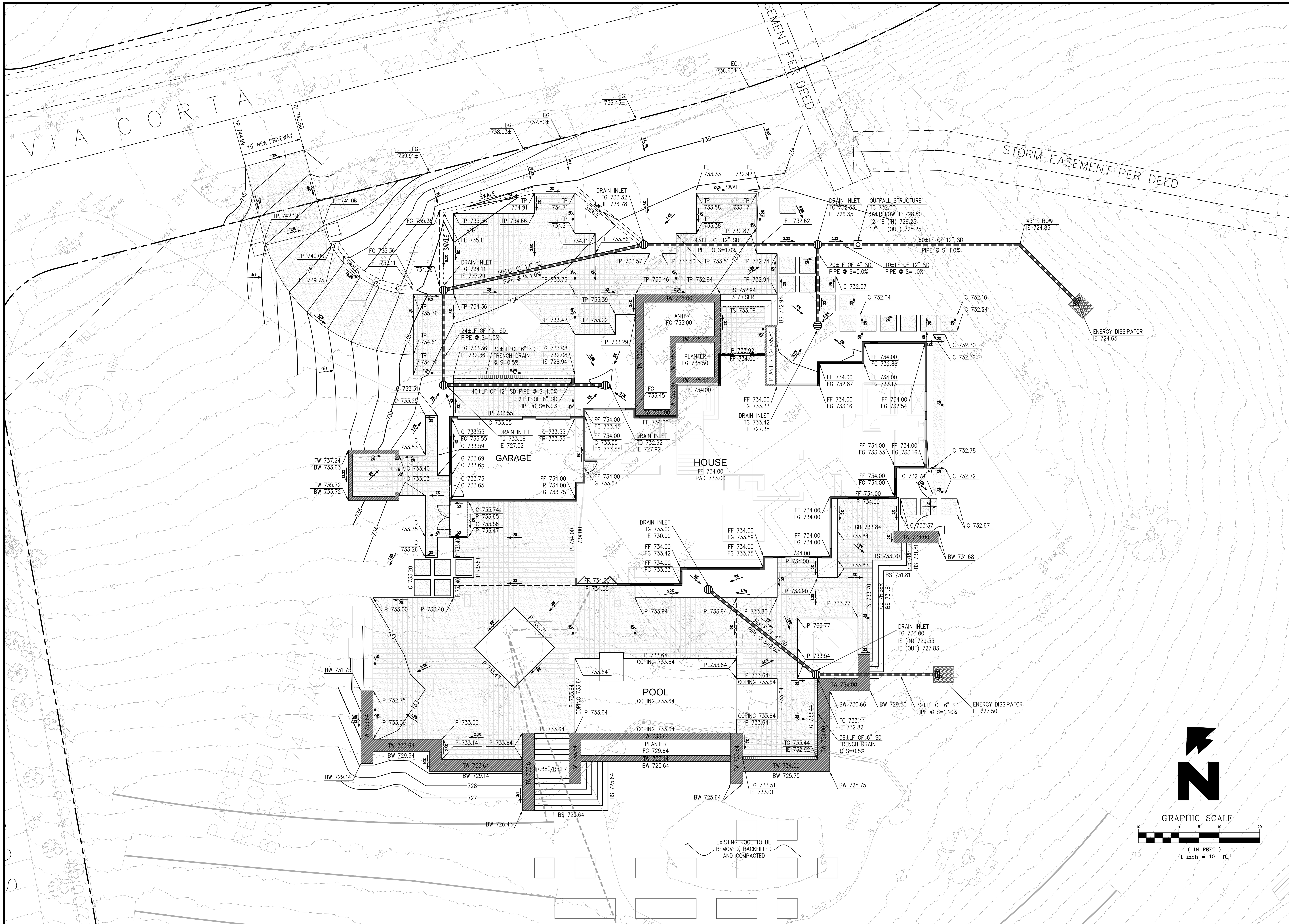
REGISTERED PROFESSIONAL ENGINEER
HSIN-CHEONG LEE
No. 83629
Exp. 9/30/2023
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	12/27/21
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	19250045

SHEET
C2.0
2 OF 8 SHEET

APPLICANT: ZAFIRIS ROAD: SCENIC VISTA DR COUNTY FILE NO.: –



REV.	DATE	DESCRIPTION
△	–	–

GRADING & DRAINAGE PLAN
ZAFIRIS RESIDENCE
20820 SCENIC VISTA DRIVE
SAN JOSE, CA 95120

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
HON-CHEONG LEE
[illegible]
No. 68629
Exp. 9/30/2023
CIVIL
STATE OF CALIFORNIA

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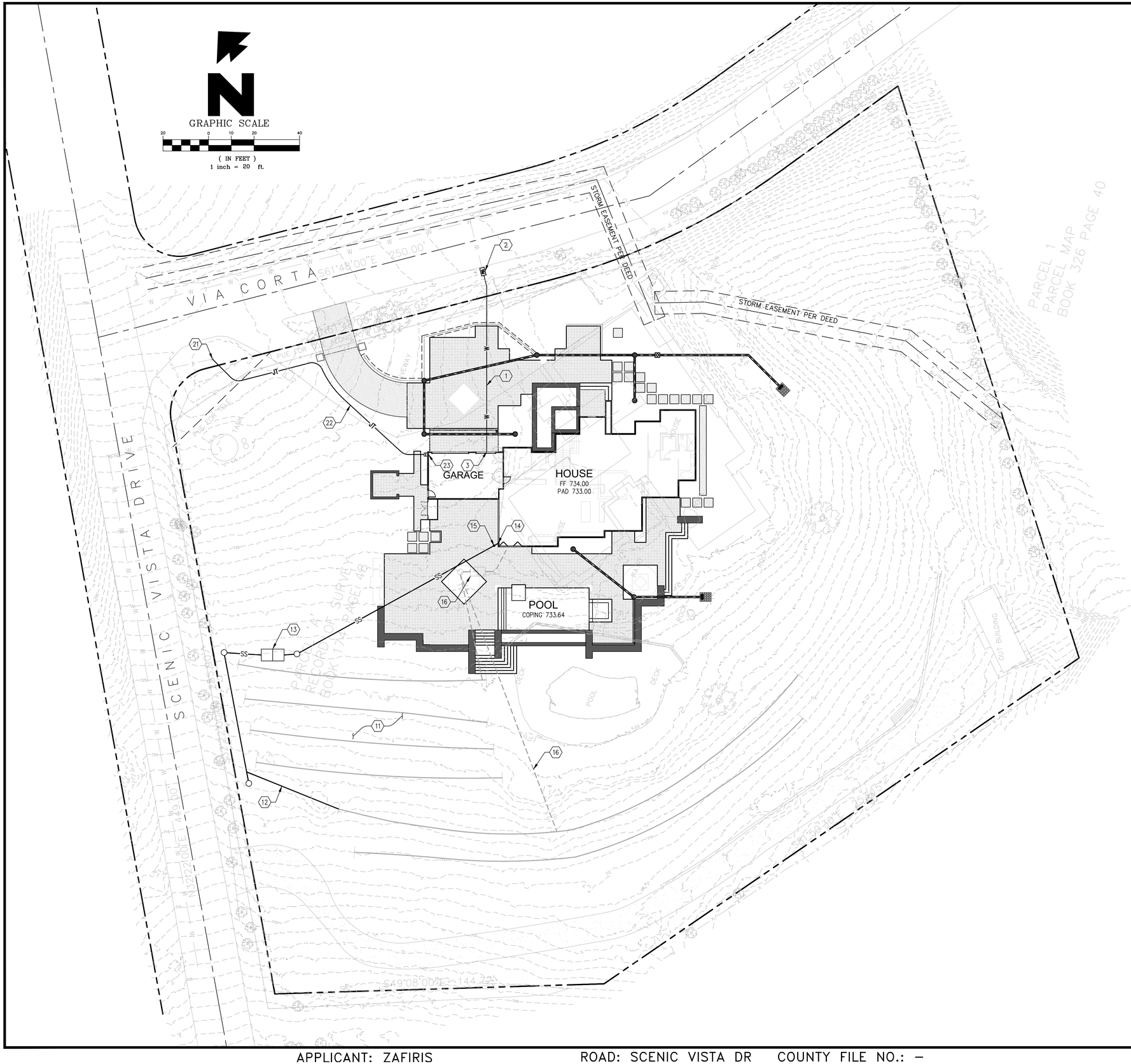
SHEET
C2.1

APPLICANT: ZAFIRIS   ROAD: SCENIC VISTA DR   COUNTY FILE NO.: –



GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS. PERMITS AS NECESSARY TO PERFORM UTILITY WORK IN ROW.
10. UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH COUNTY UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.

LEGEND

- G = EX. GAS LINE
- SS = EX. SEWER LINE
- W = EX. WATER LINE
- E = UNDERGROUND ELECTRICAL LINE
- JT = NEW JOINT TRENCH
- SS = NEW SEWER LINE
- W = NEW WATER LINE
- = STORM DRAIN PIPE

ABBREVIATIONS:

BS	= BOTTOM OF STEP	G	= GARAGE	R.O.W.	= RIGHT-OF-WAY
BOW	= BACK OF WALK	GB	= GRADE BREAK	S	= SLOPE
BW	= BOTTOM OF WALL	IE	= INVERT ELEVATION	SD	= STORM DRAIN
C	= CONCRETE	L	= LAWN	SR	= STRAW ROLL
DWY	= DRIVEWAY	LF	= LINEAL FOOT	TC	= TOP OF CURB
EG	= EXISTING GRADE	LP	= LOW POINT	TG	= TOP OF GRATE
EX	= EXISTING	N	= NEW	TP	= TOP OF PAVEMENT
FF	= FINISHED FLOOR	P	= PATIO OR PORCH	TS	= TOP OF STEP
FG	= FINISHED GRADE	PUE	= PUBLIC UTILITY EASEMENT	TW	= TOP OF WALL
FL	= FLOW LINE			TYP	= TYPICAL

UTILITY NOTES:

1. INSTALL NEW WATER LINE FROM EXISTING WATER MAIN TO NEW BUILDING. SEE ARCH. PLANS FOR EXACT LOCATION. CONTRACTOR SHALL VERIFY WITH LOCAL WATER COMPANY THE EXACT WATER MAIN LOCATION.
2. INSTALL NEW WATER METER
3. WATER SERVICE ENTRY. SEE ARCH PLANS FOR EXACT LOCATION.
11. EXISTING LEACH FIELD. SEE LEACH FIELD EXPANSION PLANS BY OTHERS
12. NEW SEWER LEACH LINE EXPANSION. PLANS BY OTHERS
13. NEW SEPTIC TANK. PLANS BY OTHERS.
14. SANITARY SEWER SERVICE ENTRY. SEE ARCH PLANS FOR EXACT LOCATION AND INVERT ELEVATION. PROVIDE 2% MINIMUM SLOPE. PLANS BY OTHERS.
15. SANITARY SEWER CLEANOUT 2' OUTSIDE OF BUILDING. PLANS BY OTHERS.
16. EXISTING SANITARY SEWER SEPTIC TANK AND SYSTEM TO BE REMOVED. PLANS BY OTHERS.
21. CONNECTION TO EXISTING UTILITY POLE. CONTRACTOR SHALL VERIFY WITH PG&E PRIOR TO ANY CONSTRUCTION
22. PROVIDE DRY UTILITY JOINT TRENCH TO NEW BUILDING
23. ELECTRIC, TELEPHONE AND CABLE SERVICE ENTRY. SEE ARCH. PLANS FOR EXACT LOCATION

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

REV.	DATE	DESCRIPTION
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UTILITY PLAN
ZAFIRIS RESIDENCE
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SAN JOSE, CA 95120

GREEN
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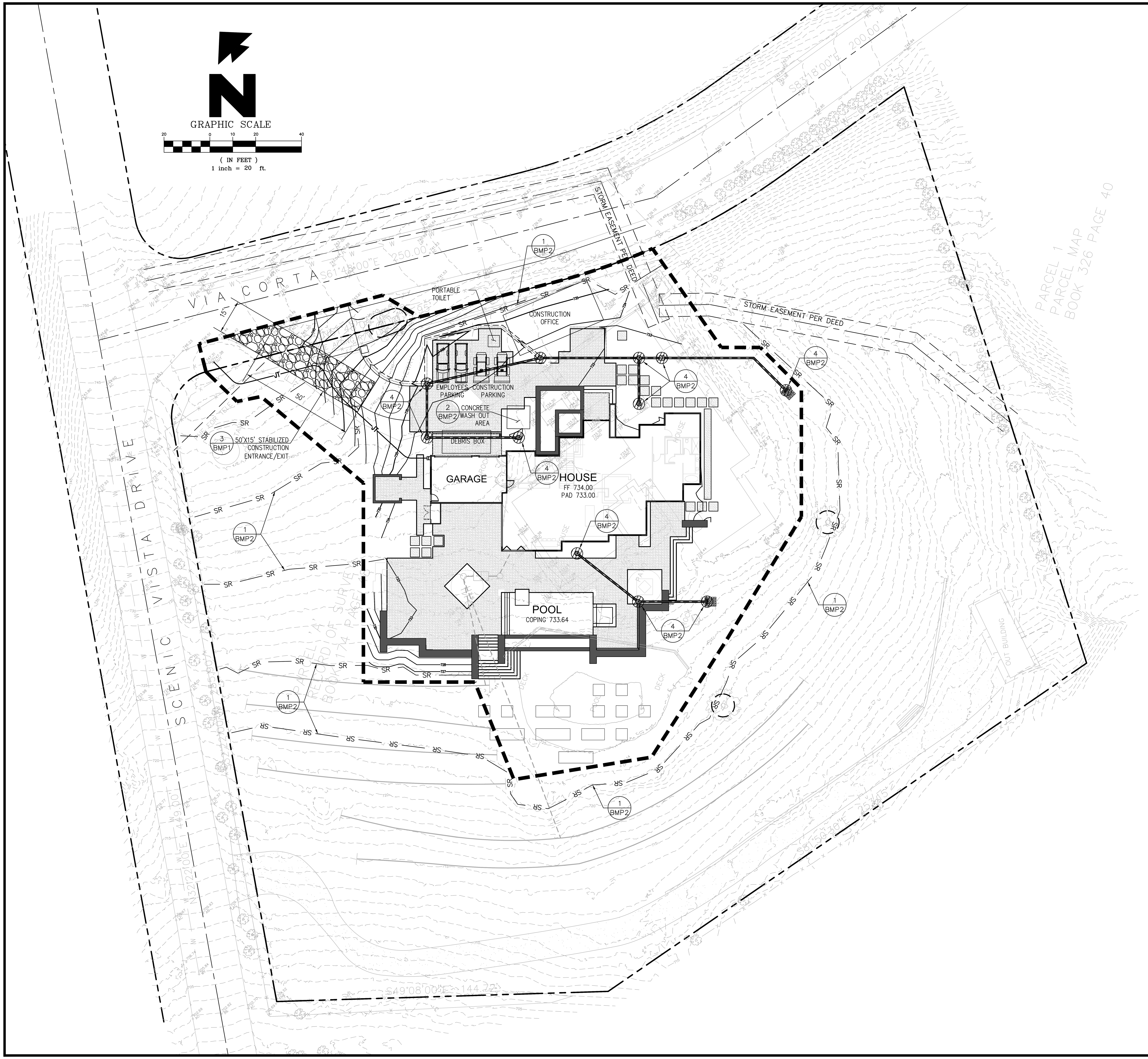
APPLICANT: ZAFIRIS ROAD: SCENIC VISTA DR COUNTY FILE NO.: –



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES:

1. GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF **SANTA CLARA COUNTY** GRADING OFFICIAL. REFER TO **COUNTY**'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.

   A. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN **SANTA CLARA COUNTY** ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WE USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:

      i. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
      ii. PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
      III. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.

   B. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER 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, LAY DOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE **SANTA CLARA COUNTY** ROAD RIGHT OF WAY AND ANY PORTION OF THIS SITE WHERE STORM WATER RUN-OFF IS CORRECTLY FOLLOWING INTO **SANTA CLARA COUNTY** ROAD RIGHT OF WAY.

2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
4. IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT **SANTA CLARA COUNTY** FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
5. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
8. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
10. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
11. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
12. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
13. DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
14. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
15. WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.

LEGEND

▬ ▬ ▬ ▬	LIMIT OF CONSTRUCTION/DISTURBED AREA. ABOUT 36,000 SF OR 0.83± ACRES
——SR——	STRAW ROLL 1/BMP2
▨	INLET PROTECTION 4/BMP2
▩	GRAVEL STABILIZED ENTRANCE/EXIT 3/BMP1
◌	TREE PROTECTION

ABBREVIATIONS:
SF = SILT FENCE
SR = STRAW ROLL
TYP = TYPICAL

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

REV.	DATE	DESCRIPTION
△	-	-

EROSION CONTROL PLAN
ZAFIRIS RESIDENCE
20820 SCENIC VISTA DRIVE
SAN JOSE, CA 95120

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

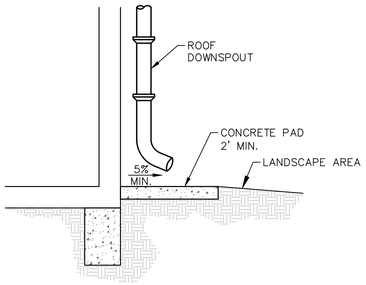
REGISTERED PROFESSIONAL ENGINEER
HON-CHEONG LEE
[illegible]
No. 68629
Exp. 9/30/2023
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

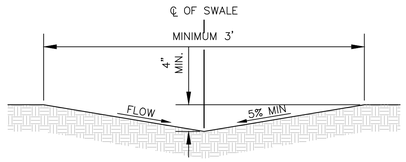
DATE:	12/27/21
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	19250045

SHEET
C4.0
5 OF 8 SHEET

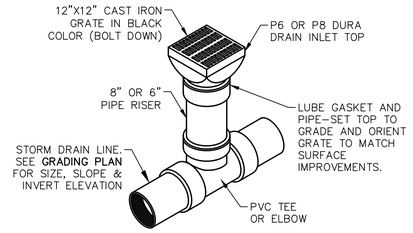
APPLICANT: ZAFIRIS ROAD: SCENIC VISTA DR COUNTY FILE NO.: –



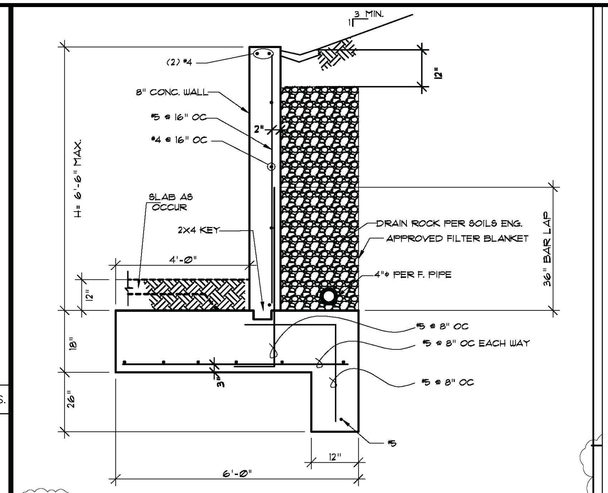
1A | CONCRETE SPLASH PAD | N.T.S.



2B | SWALE @ UNPAVED AREA | N.T.S.

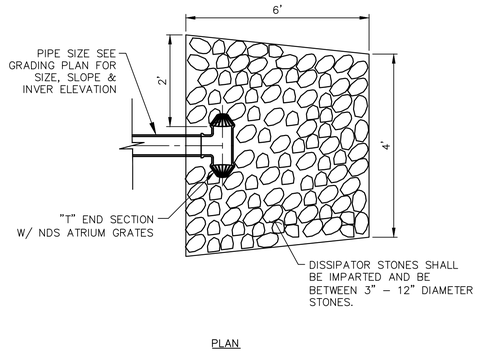


3A | 12"X12" LANDSCAPE AREA DRAIN | N.T.S.

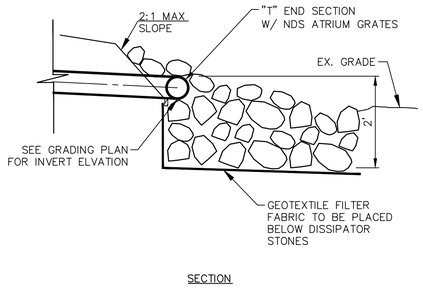


11 | SITE RETAINING WALL WITH SLOPING BACKFILL | N.T.S.

PRELIMINARY RETAINING WALL DETAIL. TO BE PROVIDED BY STRUCTURAL ENGINEER IN BUILDING PERMIT PHASE

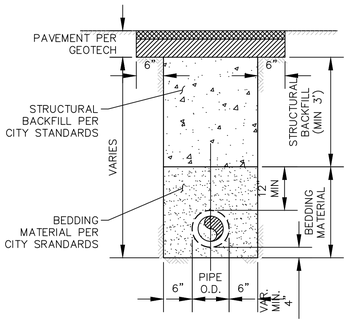


PLAN



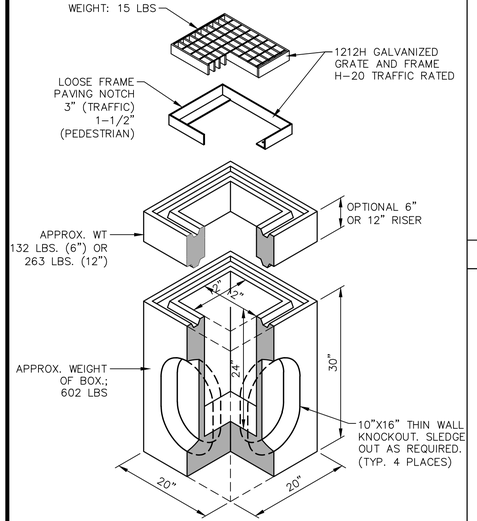
SECTION

4E | ENERGY DISSIPATOR | N.T.S.



NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

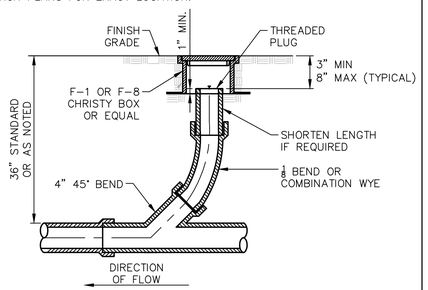
11 | TRENCH DETAIL | N.T.S.



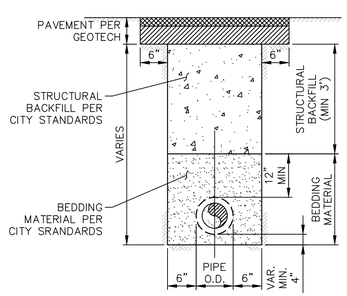
1212-HDI
12" LONG X 12" WIDE X 24" HIGH
DROP INLET WITH
ADJUSTABLE FRAME & GRATE

6A | 12"X12" DROP INLET BY JENSEN PRECAST | N.T.S.

NOTES:
1. COVERS SHALL BE C.I. FOR DRIVES, OTHERWISE CONCRETE FOR NON-TRAFFIC USE.
2. FOR SUBDRAIN SYSTEM, REFER TO ARCH PLANS FOR EXACT LOCATION.

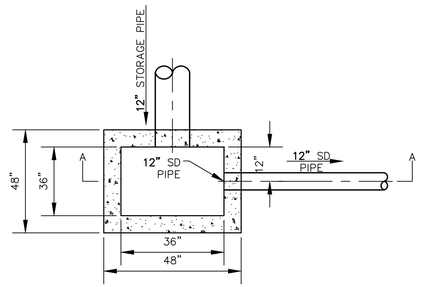


10 | CLEANOUT | N.T.S.

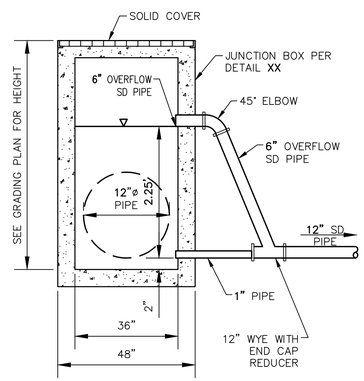


NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

11 | TRENCH DETAIL | N.T.S.



PLAN VIEW



* REFER TO GRADING PLAN FOR INVERT ELEVATION

SECTION A-A

8A | 36"X36" DETENTION OUTFALL STRUCTURE | N.T.S.

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

REV.	DATE	DESCRIPTION
1	-	-

DETAIL SHEET
ZAFIRIS RESIDENCE
20820 SCENIC VISTA DRIVE
SAN JOSE, CA 95120

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
HOP-CHEONG LEE
No. 68629
Exp. 9/30/2023
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

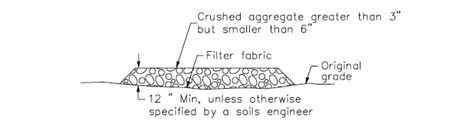
DATE:	12/27/21
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	19250045

SHEET
C5.0
6 OF 8 SHEET

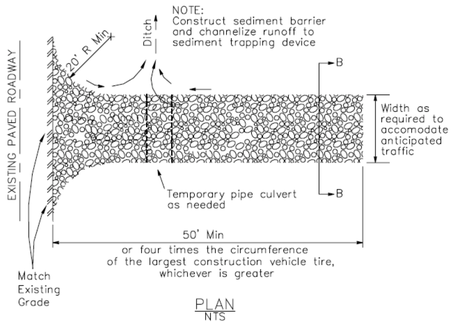
APPLICANT: ZAFIRIS ROAD: SCENIC VISTA DR COUNTY FILE NO.: -

3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



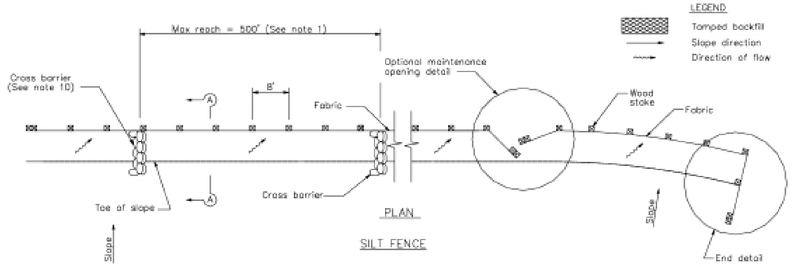
SECTION B–B
N.T.S.



PLAN
N.T.S.

1 Silt Fence

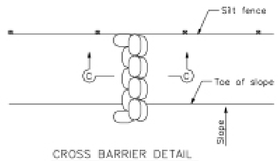
CASQA Detail SE-1



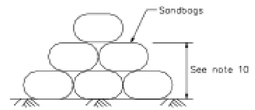
SILT FENCE

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.



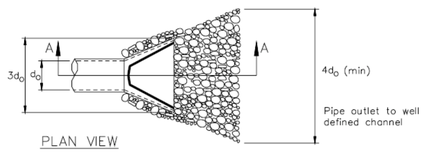
CROSS BARRIER DETAIL



SECTION C–C

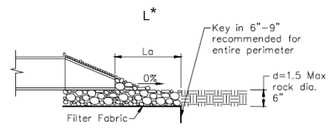
4 Velocity Dissipation Devices

CASQA Detail EC-10



PLAN VIEW

L*

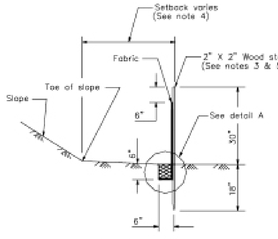


SECTION A–A

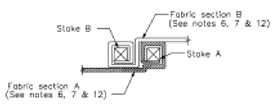
* Length per ABAG Design Standards

2 Silt Fence

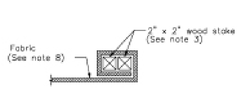
CASQA Detail SE-1



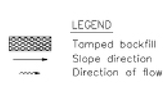
SECTION A–A

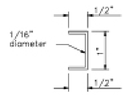


JOINING SECTION DETAIL (TOP VIEW)

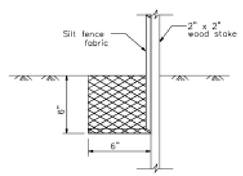


END STAKE DETAIL (TOP VIEW)

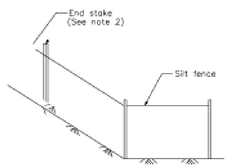




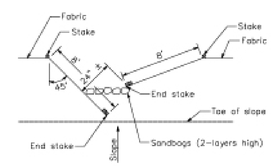
STAPLE DETAIL
(SEE NOTE 9)



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

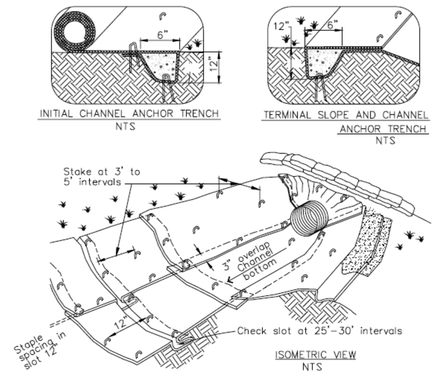
20820 Scenic Vista Drive
San Jose, CA 95120

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

BMP-1

7 Geotextiles and Mats

CASQA Detail EC-7

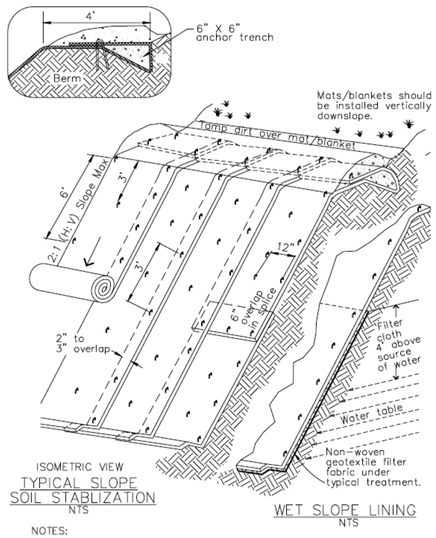


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

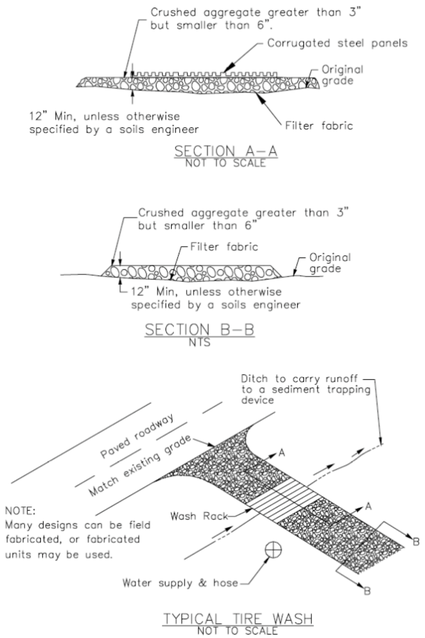


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

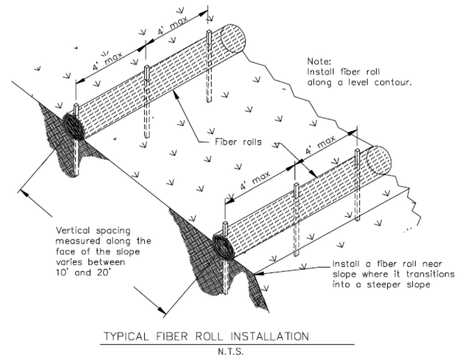
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



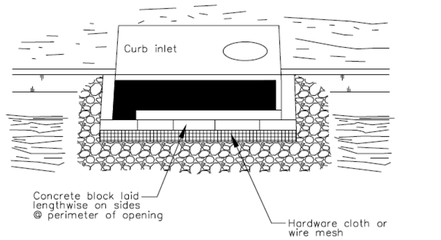
1 Fiber Rolls

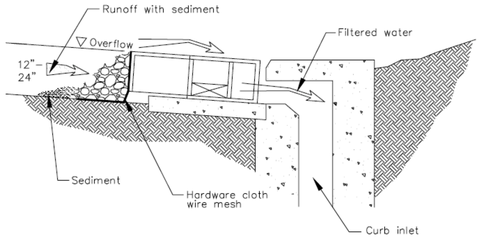
CASQA Detail SE-5



8 Storm Drain Inlet Protection

CASQA Detail SE-10

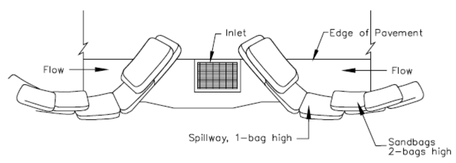




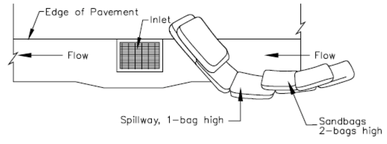
DI PROTECTION – TYPE 4
NOT TO SCALE

6 Storm Drain Inlet Protection

CASQA Detail SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



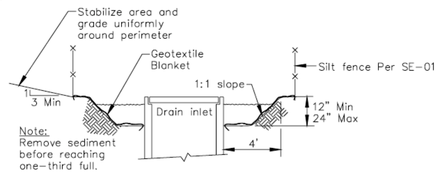
TYPICAL PROTECTION FOR INLET ON GRADE

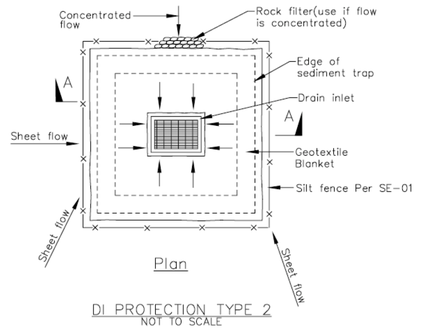
NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10



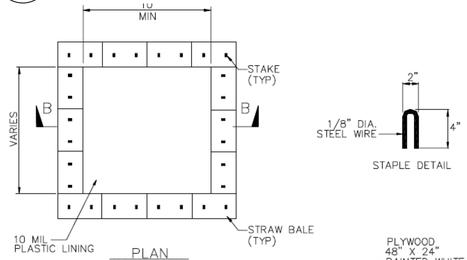


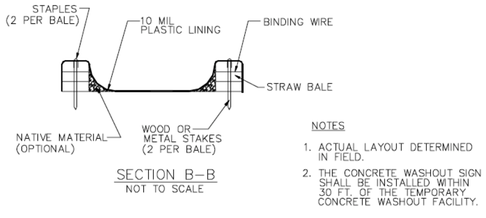
DI PROTECTION TYPE 2
NOT TO SCALE

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

20820 Scenic Vista Drive
San Jose, CA 95120

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

BMP-2

NOTE:

SEE SHEET # FOR LAYOUT & CALLOUT LEGENDS AND
SHEET # FOR GENERAL LAYOUT NOTES.

CORTA

VIA

SCENIC VISTA DRIVE

DRAINAGE EASEMENT

ENTRY GATES

VEHICULAR DRIVEWAY

GUEST PARKING

MOTORCOURT AREA

WELL SITE

WATER TANK

GARAGE

REFLECTING POND

STEPS

RESIDENCE
F.F. 734.00
PAD 733.00

POOL / SPA EQUIPMENT

FUTURE OUTDOOR KITCHEN AREA

SWIMMING POOL

SPA

FIRE

STEPS

STEPS

STEPS

EXISTING ORCHARD (OLEA EUROPAEA)

EXISTING HEDGEROW (PRUNUS CAROLINIANA)

SEPTIC TANK

SEPTIC LEACH FIELD

EXISITNG TREE (TO BE PRESERVED)

EXISITNG TREE (TO BE PRESERVED)

NORTH

0 10' SCALE: 1"=10'

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LANDSCAPE ARCHITECTURE

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ZAFIRIS RESIDENCE

20820 SCENIC VISTA DRIVE
SAN JOSE, CALIFORNIA 95120

CALL OUT PLAN

JOB #	REVISIONS:
20001	03.23.22
DATE: 12.22.21	

SHEET
L1
OF

NOTE:

SEE SHEET # FOR PLANT PALETTE AND SHEET # FOR GENERAL PLANTING NOTES.

CORTA

VIA

SCENIC VISTA DRIVE

EXISTING TREE (TO BE PRESERVED)

DRAINAGE EASEMENT

730

725

720

745

740

ENTRY GATES

GUEST PARKING

WELL SITE

VEHICULAR DRIVEWAY

MOTORCOURT AREA

REFLECTING POND

STEPS

WATER TANK

GARAGE

POOL / SPA EQUIPMENT

RESIDENCE

F.F. 734.00

PAD 733.00

EXISTING TREE (TO BE PRESERVED)

EXISTING ORCHARD (OLEA EUROPAEA)

FUTURE OUTDOOR KITCHEN AREA

FIRE

STEPS

EXISTING VINEYARD (VITACEAE CULTIVARS)

SWIMMING POOL

SPA

SEPTIC TANK

STEPS

725

720

715

SEPTIC LEACH FIELD

EXISTING TREE (TO BE PRESERVED)

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SAN JOSE, CALIFORNIA 95120

PLANTING PLAN

JOB #	REVISIONS:
20001	03.23.22
DATE: 12.22.21	

NORTH

0 10' SCALE: 1"=10'

SHEET L2 OF

CALLOUT LEGEND
SITE IMPROVEMENTS

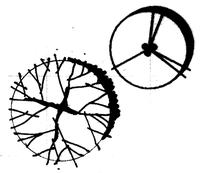
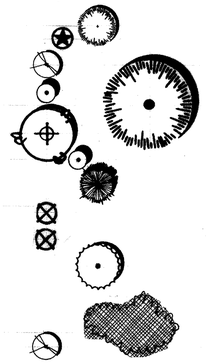
A. EDGE OF STREET PAVEMENT.
B. STREET RIGHT-OF-WAY LINE.
C. CONTOUR LINE.
D. EXISTING WELL SITE (TO REMAIN).
E. EXISTING WATER TANK (TO REMAIN).
F. EXISTING SEPTIC TANK (TO BE REMOVED); SEE CIVIL ENGINEER'S PLANS.
G. PROPOSED NEW SEPTIC TANK; SEE CIVIL ENGINEER'S PLANS.
H. SEPTIC LEACH FIELD SYSTEM; SEE CIVIL ENGINEER'S PLANS.
I. ON-SITE STORMWATER SYSTEM; SEE CIVIL ENGINEER'S PLANS.
J. TRENCH DRAIN; SEE CIVIL ENGINEER'S PLANS.
K. STORMWATER ENERGY DISSIPATER; SEE CIVIL ENGINEER'S PLANS.
L. SANITARY SEWER LINE; SEE CIVIL ENGINEER'S PLANS.

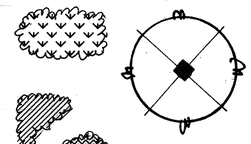
CALLOUT LEGEND
LANDSCAPE IMPROVEMENTS

1. VEHICULAR DRIVEWAY.
2. MOTORCOURT AREA.
3. GUEST PARKING.
4. FRONT ENTRY COURTYARD AREA.
5. FRONT ENTRY PORCH.
6. HARDSURFACE WALKWAY.
7. HARDSURFACE WALKWAY PADS (4'X4').
8. REAR HARDSURFACE TERRACE AREA.
9. POOL & SPA EQUIPMENT HARDSURFACE AREA.
10. POOL & SPA EQUIPMENT MASONRY ENCLOSURE.
11. POOL & SPA ENCLOSURE GATES.
12. SWIMMING POOL.
13. SWIMMING POOL ("INFINITY EDGE") SPILLWAY WALL.
14. LOWER POOL WATER COLLECTION AREA.
15. RAISED SPA (12" ABOVE SWIMMING POOL WATER LINE).
16. STEPS: RISER = 6" & TREAD = 14"
17. FUTURE OUTDOOR KITCHEN AREA (BY OWNER).
18. FRONT REFLECTING POND (BY OWNER).
19. FRONT RAISED PLANTER (BY OWNER).
20. REAR TERRACE FIRE ELEMENT (BY OWNER).
21. DECORATIVE MASONRY WALL (SEE DETAIL " " SHEET #L); SEE CIVIL ENGINEER'S PLANS FOR FINISH GRADES.
22. VEGETABLE & HERB "KITCHEN GARDEN AREA" WITH RAISED PLANTER BEDS (BY OWNER).
23. EXISTING ORCHARD (OLEA EUROPAEA) TO REMAIN; CONFIGURATION SHOWN IS APPROXIMATE ONLY.
24. EXISTING VINEYARD (VITACEAE CULTIVARS) TO REMAIN; CONFIGURATION SHOWN IS APPROXIMATE ONLY.
25. MASONRY ENTRY COLUMN (BY OWNER).
26. DECORATIVE VEHICULAR GATE(S) (BY OWNER).
27. AUTOMATIC GATE OPERATING UNIT (BY OWNER).
28. DECORATIVE MASONRY PEDESTAL WITH WITH ACCENT POTTERY.
29. PERIMETER FENCE (SEE DETAIL " " SHEET #L).
30. ACCESS LOCKABLE GATES (BY OWNER); LOCATION APPROXIMATE ONLY.

PLANT PALETTE

KEY	CONT. SIZE	BOTANICAL NAME	COMMON NAME	MATURE HT x SP	WUCOLS RATING
TREES:					
T1	15 GAL.	ARBUTUS UNEDO (MULTI-TRUNK)	STAWBERRY TREE	20'X20'	L
T2	24" BOX	CERCIS OCCIDENTALIS (MUTI-TRUNK)	WESTERN REDBUD	15'X15'	L
T3	15 GAL.	CITRUS -- GRAPEFRUIT "REDBLUSH"	GRAPEFRUIT	20'X20'	M
T4	15 GAL.	CITRUS -- LEMON "IMPROVED MEYER"	LEMON	12'X15'	M
T5	15 GAL.	CITRUS -- LIME "BEARSS"	LIME	15'X15'	M
T6	24" BOX	QUERCUS AGRIFOLIA	COAST LIVE OAK	50'X50'	VL
SHRUBS & PERENNIALS:					
S1	5 GAL.	ACANTHUS MOLLIS	BEAR'S BREECH	4'X4'	M
S2	1 GAL.	ANIGOZANTHUS HYBRID "BIG RED"	KANGAROO PAW	3'X3'	L
S3	1 GAL.	CEANOTHUS GRISEUS HORIZONTALIS "YANKEE POINT"	WILD LILAC	2'X8'	L
S4	1 GAL.	HEMEROCALLIS HYBRID	DAYLILY	2'X2'	M
S5	15 GAL.	JUNIPERUS CHINENSIS "KAIZUKA"	HOLLYWOOD JUNIPER	15'X10'	L
S6	5 GAL.	LAURUS NOBILIS "SARATOGA"	GRECIAN LAUREL	30'X20'	L
S7	1 GAL.	LAVANDULA ANGUSTIFOLIA "MUNSTEAD"	ENGLISH LAVENDER	1.5'X2'	L
S8	1GAL.	PHORMIUM HYBRID "DUSKY CHIEF"	NEW ZEALAND FLAX	4'X4'	L
S9	1 GAL.	PHORMIUM HYBRID "JESTER"	NEW ZEALAND FLAX	2'X2'	L
S10	1 GAL.	PHORMIUM HYBRID "MAORI QUEEN"	NEW ZEALAND FLAX	3'X4'	L
S11	5 GAL.	PHORMIUM TENAX "ATROPURPUREUM COMPACTUM"	NEW ZEALAND FLAX	5'X5'	L
S12	5 GAL.	POMEGRANATE "EVERSWEET"	POMEGRANATE	15'X15'	L
S13	5 GAL.	ROSA "RED MEIDILAND"	SHRUB ROSE	2'X2'	M
S14	5 GAL.	ROSA "WHITE MEIDILAND"	SHRUB ROSE	2'X2'	M
S15	5 GAL.	ROSMARINUS OFFICINALIS "BLUE SPIRES"	ROSEMARY	5'X5'	L
ESPALIERS:					
E1	5 GAL.	APPLE "FUJI"	APPLE	TRAINED	M
E2	5 GAL.	APPLE "HONEYCRISP"	APPLE	TRAINED	M
E3	5 GAL.	FIG "MISSION"	FIG	TRAINED	M
VINES:					
V1	5 GAL.	BOUGAINVILLEA "SAN DEIGO RED"	BOUIGAINVILLEA	TRAINED	L
V2	5 GAL.	PASSIFLORA ALATO-CAERULEA	PASSION VINE	TRAINED	M
GROUND COVERS:					
G1	1 GAL.	ARCTOSTAPHYLOS UVA-URSI "POINT REYES" (@ 30" O.C.)	DWARF MANZANITA	1'X10'	L
G2	1 GAL.	TRACHELOSPERMUM JASMINOIDES (@ 30" O.C.)	STAR JASMINE	2'X10'	M
GRASSES:					
GR1	1 GAL.	FESTUCA GLAUCA "ELIJAH BLUE" (@ 12" O.C.)	COMMON BLUE FESCUE	1'X1'	L
GR2	15 GAL.	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	20'X5'	L
SEASONAL ANNUALS:					
SA1	4" POT	CULTIVARS TO BE SELECTED BY OWNER AND LANDSCAPE ARCHITECT	FLOWERING ANNUAL	LOW	M
BULBS:					
B1	BULB	CULTIVAR TO BE SELECTED BY OWNER AND LANDSCAPE ARCHITECT	FLOWERING BULB	LOW	M
CYCADS:					
C1	5 GAL.	CYCAS REVOLUTA	SAGO PALM	6'X6'	M
CONTAINER / POTTED PLANTS:					
CP1	5 GAL.	CULTIVAR TO BE SELECTED BY OWNER AND LANDSCAPE ARCHITECT	MIXED VARIETIES	LOW	M





WUCOLS RATING (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
VL VERY LOW WATER USE
L LOW WATER USE
M MODERATE WATER USE
H HIGH WATER USE
NOTE: RATINGS ARE BASED ON CURRENT WUCOLS EDITION (2014).

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LANDSCAPE LEGENDS & GENERAL NOTES

JOB # 20001
DATE: 12.22.21
REVISIONS: 03.23.22

SHEET
L3
OF

IRRIGATION SYSTEM COMPONENT SPECIFICATION

OR APPROVED EQUAL

NOTE: THE CONTRACTOR SHALL PROVIDE AND INSTALL IRRIGATION SYSTEM COMPONENTS AS SPECIFIED HEREIN AND AS SHOWN ON THE IRRIGATION DETAILS AND AS DESCRIBED IN THE LANDSCAPE WRITTEN SPECIFICATIONS. "OR APPROVED EQUAL" IS DEEMED TO READ "OR ITS EQUAL IN QUANTITY AND UTILITY". PROPOSED IRRIGATION COMPONENT / MATERIAL SUBSTITUTIONS SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

SYMBOL COMPONENT SPECIFICATION

POINT OF CONNECTION

★ IRRIGATION SYSTEM WATER SOURCE POINT OF CONNECTION LOCATION. CONTRACTOR SHALL VERIFY IN-FIELD.

IRRIGATION WATER METER (BY OTHERS)

Ⓜ IRRIGATION WATER METER (SIZE: 1-1/2") WITH SERVICE LINE (SIZE: 2") CONNECTED TO CITY WATER MAIN.

PIPE (STATIC PRESSURE MAINLINE)

IRRIGATION SYSTEM STATIC PRESSURE MAINLINE PIPE; SCHEDULE 40 P.V.C. TYPE 1120-1220 (MEETING ASTM D1785 & D2665). PIPE SIZE TO BE TWO INCH (2") MINIMUM UNLESS OTHERWISE DESIGNATED ON PLAN. FITTINGS TO BE SCHEDULE 80 P.V.C. AND SCHEDULE 40 P.V.C. SOLVENT WELD. INSTALL AT A MINIMUM DEPTH OF EIGHTEEN INCHES (18") COVER FROM TOP OF PIPE TO FINISH GRADE. SEE DETAIL #I-12.

PIPE (LATERAL LINES)

IRRIGATION SYSTEM LATERAL LINE PIPE; CLASS 200 P.V.C. TYPE 1120-1220 SDR 21 (MEETING ASTM D2241). PIPE SIZE AS SHOWN ON THE PLAN AND PER PIPE SIZING CHART GUIDELINES (MINIMUM). FITTINGS TO BE SCHEDULE 40 P.V.C. SOLVENT WELD. INSTALL AT A MINIMUM DEPTH OF TWELVE INCHES (12") OF COVER FROM TOP OF PIPE TO FINISH GRADE. SEE DETAIL #I-12.

PIPE (IRRIGATION SYSTEM SLEEVES)

IIRRIGATION SYSTEM SLEEVE PIPE (FOR PLACEMENT OF IRRIGATION SYSTEM PRESSURE MAINLINE, LATERAL LINE AND CONTROL WIRE CABLE); SCHEDULE 40 P.V.C. TYPE 1120-1220 (MEETING ASTM D1785 & D2665). SLEEVE PIPE SIZE TO BE SIX INCHES (6"). INSTALL THREE (3) SLEEVE PIPES AT EACH LOCATION (WHERE SHOWN ON PLAN), A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") FROM TOP OF PIPE TO HARDURFACE SUB-GRADE. PIPE SLEEVES TO EXTEND TWO FEET (2') BEYOND EDGE OF HARDURFACE.

BACKFLOW PREVENTION UNIT (B.P.U.)

FEBCO REDUCED PRESSURE BACKFLOW PREVENTION UNIT; MODEL #825-Y. SIZE TO BE TWO INCH (2") UNLESS (OTHERWISE NOTED ON PLANS). B.P.U. TO BE INSTALLED PER APPLICABLE CODES, RULES AND REGULATIONS. B.P.U. TO BE INSTALLED WITH FREEZE PROTECTION JACKET WITHIN VANDAL RESISTANT ENCLOSURE. SEE DETAILS #I-4 & I-22.

BACKFLOW PREVENTION UNIT (B.P.U.) ENCLOSURE

STRONG BOX BACKFLOW PREVENTION UNIT ENCLOSURE; MODEL #SBBC-75CR. SIZE: 76.5"L x 39"H x 25.5"W. COLOR: POWDER COATED DARK GREEN. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL #I-22.

MASTER REMOTE CONTROL VALVE

Ⓜ BUCKNER / SUPERIOR MASTER REMOTE CONTROL VALVE; MODEL #3200. SIZE TO BE TWO INCH (2"). INSTALL WITHIN NDS (NATIONAL DIVERSIFIED SALES, INC.) GREEN PLASTIC VALVE BOX WITH LOCKING LID; MODEL #111BC. SEE DETAIL #I-5.

FLOW SENSOR DEVICE

Ⓕ HUNTER FLOW SENSOR DEVICE; FLOW-CLIK MODEL #FCT-200. SIZE TO BE TWO INCH (2"). INSTALL WITHIN NDS (NATIONAL DIVERSIFIED SALES, INC.) GREEN PLASTIC VALVE BOX WITH LOCKING LID; MODEL #111BC. SEE DETAIL #I-6.

GATE VALVE

Ⓖ NIBCO GATE VALVE, CLASS A TYPE 1; MODEL #T113. SIZE TO MATCH STATIC PRESSURE MAINLINE PIPE SIZE. INSTALL WITHIN NDS (NATIONAL DIVERSIFIED, INC.) GREEN PLASTIC VALVE BOX WITH LOCKING LID; MODEL #111BC. SEE DETAIL #I-7.

QUICK-COUPLING VALVE (Q.C.V.)

RAIN BIRD QUICK-COUPLING VALVE WITH YELLOW RUBBER COVER, 2-PIECE BODY; MODEL #44RC. INSTALL WITHIN NDS (NATIONAL DIVERSIFIED SALES, INC.) GREEN PLASTIC VALVE BOX WITH LOCKING LID; MODEL #111BC. Q.C.V. TO BE LOCATED AS SHOWN ON PLANS (WITH A MAXIMUM OF 100' O.C. SPACING). SEE DETAIL #I-8.

REMOTE CONTROL VALVE (DRIP HYDROZONES)

TORO REMOTE CONTROL VALVE PRESSURE REGULATED (WITH STANDARD SOLENOID), ANGLE CONFIGURATION; MODEL #P220-27-04 (SIZE: 1") AND MODEL #P220-27-06 (SIZE: 1-1/2"). INSTALL WITH FILTER AND BALL VALVE WITHIN NDS (NATIONAL DIVERSIFIED SALES, INC.) GREEN PLASTIC VALVE BOX WITH LOCKING LID; MODEL #113BC. SEE DETAIL #I-10.

REMOTE CONTROL VALVE (SPRAY, ROTOR & BUBBLER HYDROZONES)

TORO REMOTE CONTROL VALVE PRESSURE REGULATED (WITH STANDARD SOLENOID), ANGLE CONFIGURATION; MODEL #P220-27-04 (SIZE: 1") AND MODEL #P220-27-06 (SIZE: 1-1/2"). INSTALL WITH BALL VALVE WITHIN NDS (NATIONAL DIVERSIFIED SALES, INC.) GREEN PLASTIC VALVE BOX WITH LOCKING LID; MODEL #113BC. SEE DETAIL #I-9.

BALL VALVE

Ⓑ KBI (KING BROTHERS INDUSTRIES) BALL VALVE; SCHEDULE 40 P.V.C. (MEETING ASTM D1785 & D2665). SIZE TO MATCH STATIC PRESSURE MAINLINE PIPE SIZE. INSTALL WITHIN REMOTE CONTROL VALVE BOX. SEE DETAILS #I-9 & I-10.

Y – FILTER (DRIP HYDROZONES)

Ⓨ TORO Y – FILTER WITH 150 MESH SCREEN; MODEL #ALFS10150-S (SIZE: 1") AND MODEL #ALFS15150-L (SIZE: 1-1/2"). FILTER SIZE TO MATCH REMOTE CONTROL VALVE SIZE. INSTALL WITHIN REMOTE CONTROL VALVE BOX. SEE DETAIL #I-10.

AIR / VACUUM RELIEF VALVE (NOT SHOWN ON PLAN)

TORO AIR / VACUUM RELIEF VALVE; MODEL #DL2000 (YD-500-34). INSTALL AT THE HIGHEST POINT OF EACH DRIP HYDROZONE (AND JUST BELOW IN-LINE CHECK VALVES ON SLOPED AREAS. MINIMUM OF ONE (1) VALVE FOR EVERY 390 FEET OF TOTAL DRIPLINE PER HYDROZONE. SEE DETAIL #I-18.

AUTOMATIC FLUSH VALVE (NOT SHOWN ON PLAN)

TORO AUTOMATIC FLUSH VALVE; MODEL #DL2000 (FCH-H-FIPT). INSTALL AT HYDRAULIC CENTER OF EXHAUST HEADER OR AT LOW POINT ON SLOPED AREAS. SEE DETAIL #I-17.

IN-LINE CHECK VALVE (NOT SHOWN ON PLAN)

KBI (KING BROTHERS INDUSTRIES) ADJUSTABLE IN-LINE CHECK VALVE; MODELS #CV-100 (SIZE: ½"), #CV-200 (SIZE: ¾") AND #CV-300 (SIZE: 1"). INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND WRITTEN SPECIFICATIONS.

BUBBLER (@ TREE)

RAIN BIRD PRESSURE COMPENSATING FULL CIRCLE BUBBLER (TRICKLE PATTERN); MODEL #1401 WITH FLOW RATE: 0.25 G.P.M. @ 20 P.S.I. INSTALL AT EACH TREE TWO (2) BUBBLERS WITHIN RAIN BIRD ROOT WATERING SYSTEMS (GRAVEL FILLED); MODEL #RWS-BC-1401 (WITH CHECK VALVE). SET GRATE FLUSH WITH FINISH GRADE. SEE DETAIL #I-14.

BUBBLER (@ VINE)

RAIN BIRD PRESSURE COMPENSATING FULL CIRCLE BUBBLER (TRICKLE PATTERN); MODEL #1401 WITH FLOW RATE: 0.25 G.P.M. @ 20 P.S.I. INSTALL ONE (1) BUBBLER AT EACH VINE. SEE DETAIL #I-15.

BUBBLER (@ SHRUB & PERENNIAL)

PEPCO SELF-CLEANING PRESSURE COMPENSATING QUADRA-BUBBLER; MODEL #9633 WITH FLOW RATE: 0.64 G.P.M. @ 30 P.S.I. INSTALL WITHIN PEPCO ACCESS BOX; MODEL #645-VBX. TWO (2) DISTRIBUTION TUBE OUTLETS TO EACH PLANT ROOT ZONE AREA (RED HIGH FLOW: 9.60 G.P.H. PER OUTLET). INSTALL BUG PLUG AT EACH TUBE END PER MANUFACTURER'S SPECIFICATION. SEE DETAIL #I-20.

BUBBLER (@ SHRUB & PERENNIAL)

PEPCO SELF-CLEANING PRESSURE COMPENSATING OCTA-BUBBLER; MODEL # WITH FLOW RATE: 1.28 G.P.M. @ 30 P.S.I. INSTALL WITHIN PEPCO ACCESS BOX; MODEL #645-VBX. TWO (2) DISTRIBUTION TUBE OUTLETS TO EACH PLANT ROOT ZONE AREA (RED HIGH FLOW: 9.60 G.P.H. PER OUTLET). INSTALL BUG PLUG AT EACH TUBE END PER MANUFACTURER'S SPECIFICATION. SEE DETAIL #I-20.

SUB-SURFACE DRIPLINE SYSTEM

TORO SUB-SURFACE DRIPLINE; SERIES #DL2000 WITH ROOT GUARD. SIZE: 5/8" DRIPLINE WITH PRESSURE COMPENSATING SELF-CLEANING EMITTERS SPACED @ 12". MODEL #RGP-212-01 (100' COIL), #RDP-212-05 (500' COIL) AND #RGP-212-10 (1,000' COIL). FLOW RATE: 0.50 G.P.H. PER EMITTER. INSTALL WITH #DL2000 LOC-EZE FITTINGS. SEE DETAILS #I-26 & I-27.

SPRAY SPRINKLER

RAIN BIRD #1800 SERIES SPRAY HEAD SPRINKLER WITH SAM SEAL-A-MATIC CHECK VALVE AND PRS PRESSURE REGULATOR. MODEL #1806 (SPRINKLER BODY) WITH 6" POP-UP HEIGHT. SPRAY NOZZLES WITH HIGH EFFICIENCY VARIABLE ADJUSTABLE ARC. SEE DETAIL #I-16. SPRAY SPRINKLER SPECIFICATIONS:

SYMBOL	SPRINKLER BODY MODEL NUMBER	DESCRIPTION	NOZZLE	P.S.I.	FLOW G.P.M.	PATTERN RADIUS	TRAJ.
LAWN AREAS:							
● ⊗	1806-SAM-PRS	POP-UP LAWN	HE-VAN-15-360	30	3.70	15'	25
○ ⊗	1806-SAM-PRS	POP-UP LAWN	HE-VAN-15-270	30	2.78	15'	25
○ ⊘	1806-SAM-PRS	POP-UP LAWN	HE-VAN-15-180	30	1.85	15'	25
○ ⊘	1806-SAM-PRS	POP-UP LAWN	HE-VAN-15-90	30	0.93	15'	25
SHRUB, PERENNIAL & GROUND COVER AREAS:							
▼	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-15-360	30	3.70	15'	25
▽	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-15-270	30	2.78	15'	25
▽	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-15-180	30	1.85	15'	25
▽	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-15-90	30	0.93	15'	25
▽	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-12-180	30	1.18	12'	23
▽	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-12-90	30	0.59	12'	23
⬡	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-10-180	30	0.89	10'	27
⬡	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-10-90	30	0.45	10'	27
⬡	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-8-180	30	0.59	8'	24
⬡	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-8-90	30	0.29	8'	24
■	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-SST	30	0.36	4'X28'	25
◪	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-LCS	30	0.18	4'X14'	25
◪	1806-SAM-PRS	POP-UP SHRUB	HE-VAN-RCS	30	0.18	4'X14'	25

AUTOMATIC CONTROLLER

Ⓒ HUNTER AUTOMATIC IRRIGATION CONTROLLER; 12-STATION BASE UNIT WITH EXPANSION CAPABILITY UP TO 42-STATIONS. MODEL #ACC-1200-PP (MODULAR) WITH BUILT-IN SOLAR SYNC AND CONTROLLER ACCESSORY: WIRELESS DECODER PROGRAMMER MODEL #ICD-HP. CONTROLLER ENCLOSED IN OUTDOOR PLASTIC PEDESTAL. TRANSFORMER INPUT: 120/230 VAC, 50/60 Hz. SEE DETAIL #I-1.

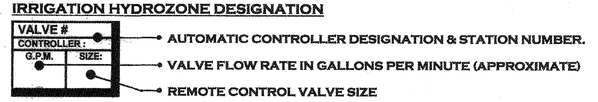
WEATHER SENSOR DEVICE

Ⓦ HUNTER SOLAR SYNC WEATHER SENSOR DEVICE; WIRELESS SOLAR SYNC SENSOR AND RECEIVER MODULE. MODEL #WSS-SEN WITH AUTOMATIC DAILY WEATHER ADJUSTMENT TO PROGRAM RUN TIMES AND RAIN / FREEZE SENSOR SHUTDOWN CAPABILITY. SEE DETAIL #I-3.

CONTROL WIRE CABLE AND CONNECTIONS (NOT SHOWN ON PLAN)

PAIGE TORO JACKETED DECODER CABLES FOR DIRECT BURIAL; SIZES TO BE 14 AWG, SOLID COPPER, 2-CONDUCTOR AND 12 AWG, SOLID COPPER, 2-CONDUCTOR CABLE (DEPENDING ON LENGTH OF RUN). MODEL #P7350D. 3M DIRECT BURY SPLICE KIT WIRE CONNECTORS. MODEL #DBY (WIRE RANGE: 18-12 AWG WITH VOLTAGE RATING: 30V). INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND WRITTEN SPECIFICATIONS. SEE DETAIL #I-13.

IRRIGATION HYDROZONE DESIGNATION



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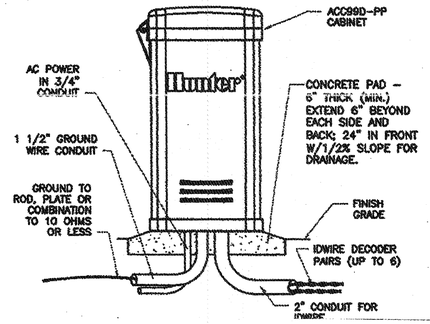
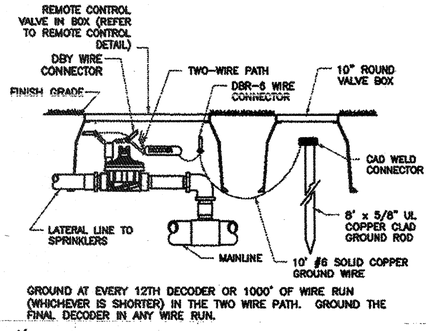
IRRIGATION LEGEND

JOB # 20001
DATE: 12.22.21
REVISIONS: 1 03.23.22

SHEET L4 OF

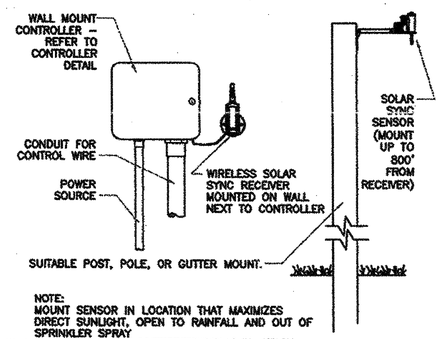


1 PEDESTAL MOUNT AUTOMATIC CONTROLLER



GROUND AT EVERY 12TH DECODER OR 1000' OF WIRE RUN (WHICHEVER IS SHORTER) IN THE TWO WIRE PATH. GROUND THE FINAL DECODER IN ANY WIRE RUN.

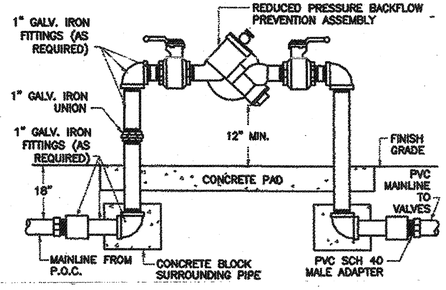
2 TWO WIRE DECODER GROUNDING



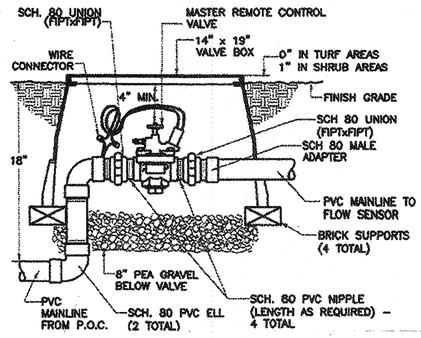
NOTE:
MOUNT SENSOR IN LOCATION THAT MAXIMIZES DIRECT SUNLIGHT, OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY

3 SOLAR SYNC WEATHER SENSOR

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.

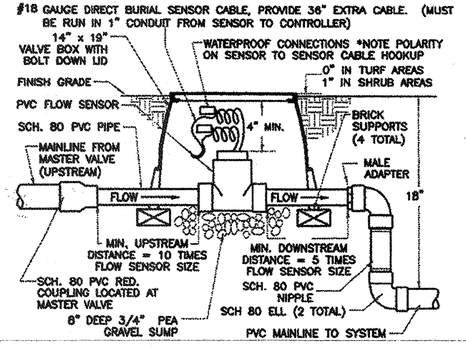


4 REDUCED PRESSURE BACKFLOW ASSEMBLY

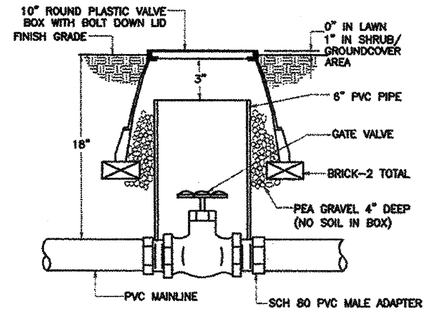


5 MASTER REMOTE CONTROL VALVE

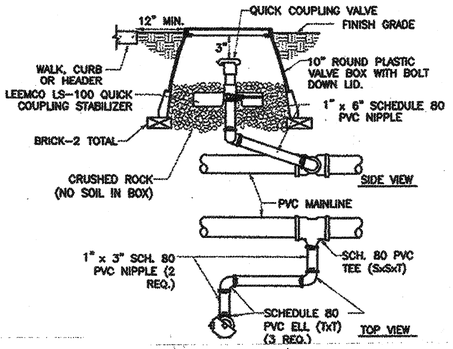
NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.



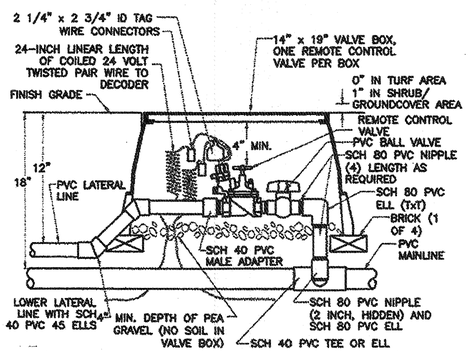
6 PVC FLOW SENSOR



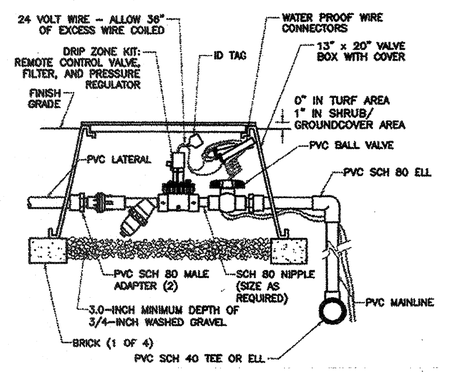
7 GATE VALVE



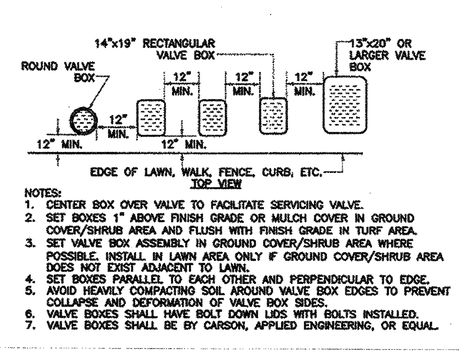
8 QUICK COUPLER VALVE



9 REMOTE CONTROL VALVE & BALL VALVE

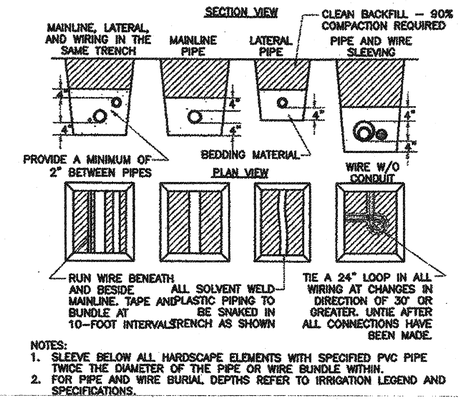


10 DRIP ZONE REMOTE CONTROL VALVE ASSEMBLY



NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY CARSON, APPLIED ENGINEERING, OR EQUAL.

11 MULTIPLE IRRIGATION BOX LAYOUT



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

12 PIPE & CONTROL WIRE TRENCHING

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IRRIGATION DETAILS

JOB # 20001
DATE: 12.22.21
REVISIONS: 03.23.22

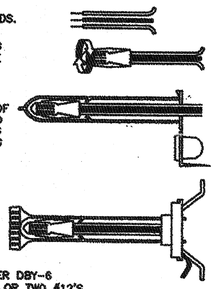
SHEET L5 OF

STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

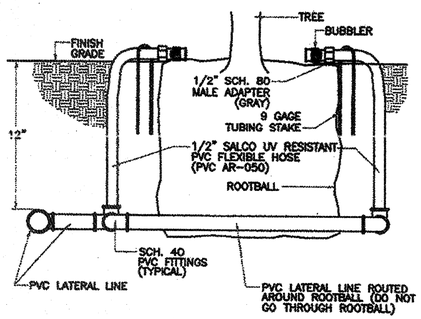
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

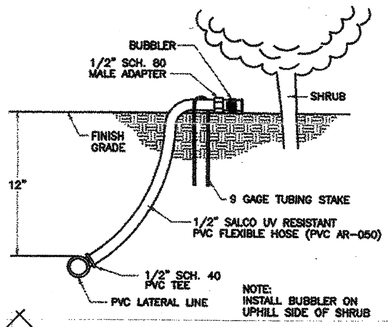


NOTE: MAXIMUM WIRE SIZES PER DBY-6 CONNECTOR ARE THREE #14'S OR TWO #12'S AND PER DBR-6 CONNECTOR ARE FOUR #14'S OR THREE #12'S.

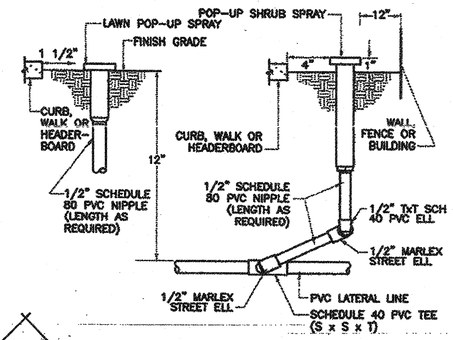
13 CONTROL WIRE CONNECTION



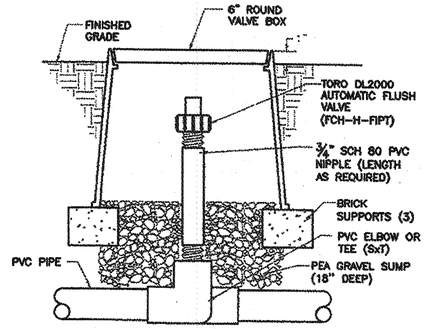
14 TREE BUBBLER



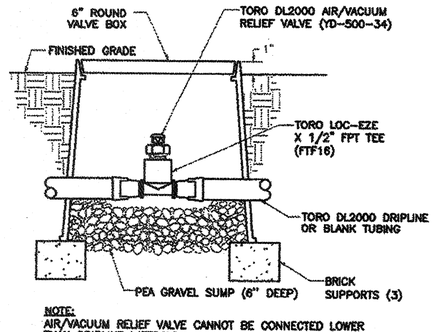
15 SHRUB / VINE BUBBLER



16 POP-UP SPRINKLER



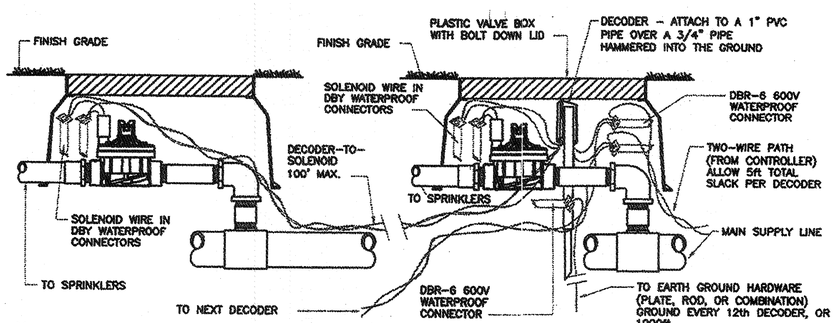
17 AUTOMATIC FLUSH VALVE



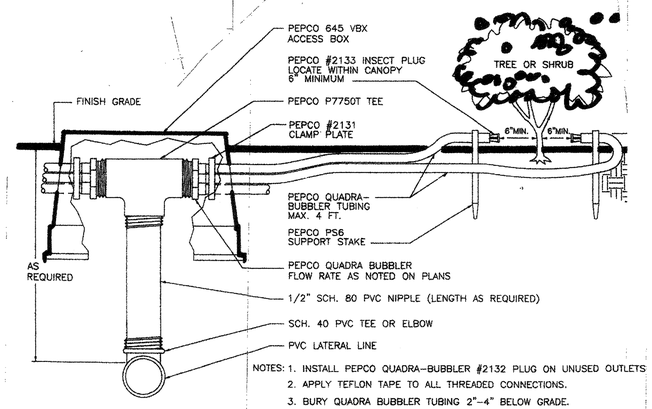
NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

18 AIR / VACUUM RELIEF VALVE

NOTES: 1. INSTALL VALVE ASSEMBLY 6" AWAY FROM PLANTER WALL, BETWEEN PAIR OF PLANTS
2. NO PRESSURE REGULATOR IS REQUIRED FOR PEPCO QUADRA BUBBLER ZONES.



19 EXAMPLE OF DECODER WIRING TO SEPARATE BOXES



NOTES: 1. INSTALL PEPCO QUADRA-BUBBLER #2132 PLUG ON UNUSED OUTLETS
2. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
3. BURY QUADRA BUBBLER TUBING 2"-4" BELOW GRADE.
4. REFER TO PLANS FOR NUMBER OF OUTLETS PER PLANT.
5. FILL BOX TO BOTTOM OF QUADRA-BUBBLER WITH 3/8" PEA GRAVEL.

20 QUADRA - BUBBLER DUAL BUBBLER ASSEMBLY

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT NAME: _____
LOCATION: _____
EVAPOTRANSPIRATION (ETo): _____
(SOURCE: MWELO; APPENDIX "A")

HYDROZONE VALVE #	PLANT DESCR.	PLANT FACTOR (P.F.)	IRR. METHOD	IRR. EFFICIENCY (I.E.)	E.T.A.F. (P.F./I.E.)	LANDSC. AREA (SQ. FT.)	% OF LANDSC. AREA	E.T.A.F. x AREA	ESTIMATED TOTAL WATER USE (E.T.W.U.)
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
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21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
ESTIMATED TOTAL WATER USE (E.T.W.U.) TOTAL:									
MAXIMUM ALLOWED WATER ALLOWANCE (M.A.W.A.) TOTAL:									

LEGEND:

HYDROZONE / VALVE # = SEE IRRIGATION SYSTEM PLAN

PLANT DESCR. = PLANT DESCRIPTION (PER WUCOLS)
HW = HIGH WATER USE PLANT
MW = MODERATE WATER USE PLANT
LW = LOW WATER USE PLANT
VLW = VERY LOW WATER USE PLANT

PLANT FACTOR (P.F.)
HW = 1.0 LW = 0.3
MW = 0.6 VLW = 0.1

LANDSCAPE AREA (L.A.)
AREA IN SQUARE FEET

E.T.A.F. = EVAPOTRANSPIRATION ADJUSTMENT FACTOR

IRRIGATION METHOD
MS = MICROSPRAY
S = SPRAY
R = ROTOR
B = BUBBLER
D = DRIP
O = OTHER

IRRIGATION EFFICIENCY (E.I.)
MS = 0.75 D = 0.81
S = 0.75 O =
R = 0.75
B = 0.85

0.62 = CONVERSION FACTOR
(CONVERTS ACRE-INCHES PER ACRE / YR TO GALLONS PER SQUARE FOOT / YR)

E.T.W.U. (ANNUAL GALLONS REQUIRED):
ETo x 0.62 x E.T.A.F. x AREA = E.T.W.U.

M.A.W.A. (ANNUAL GALLONS ALLOWED):
(ETo) (0.62) (E.T.A.F. x LA) = M.A.W.A.

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IRRIGATION DETAILS

JOB #	REVISIONS:
20001	03.23.22
DATE:	
12.22.21	

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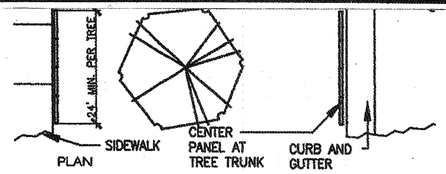
OF

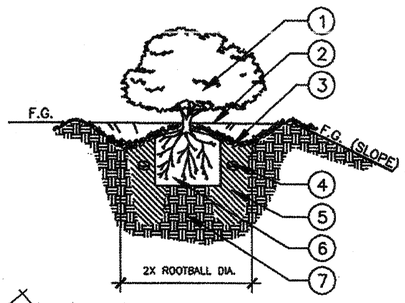


DEPTH MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS WITH A MINIMUM THICKNESS OF 0.085". PANELS SHALL HAVE ROOT DEFLECTING CHANNELS 6" O.C.. CENTER PANELS ON TREE TRUNK AND SET PANEL MIN.½" ABOVE FIN. GRADE.

2. FINISH GRADE OF SIDEWALK.
3. CONCRETE CURB AND GUTTER.
4. NATIVE SOIL.
5. 3/4" GRAVEL BACKFILL.
6. ROOTBALL. CROWN AT OR ABOVE FINISH GRADE.
7. SEE TREE PLANTING DETAIL.

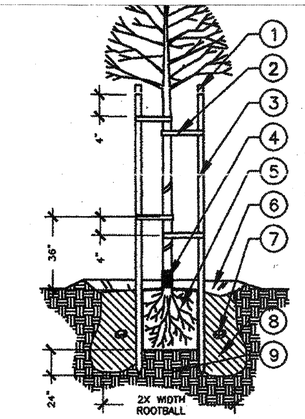
NOTES:
A. PROVIDE ROOT BARRIERS AT ALL TREES PLANTED WITHIN 5' OF CURBS, STREETS, OR SIDEWALKS

P1 TREE PLANTING W/ ROOT CONTROL BARRIER



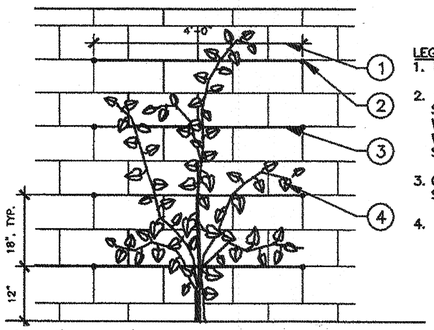
LEGEND:
1. SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
2. MINIMUM 2"–3" HIGH WATER BASIN.
3. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
4. FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
5. PLANTING BACKFILL MIX PER SPECIFICATIONS.
6. SHRUB ROOTBALL, AT OR ABOVE FINISH GRADE.
7. NATIVE SOIL (OR APPROVED IMPORT).

P2 SHRUB PLANTING



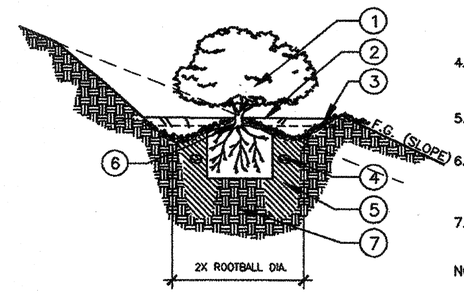
LEGEND:
1. CUT OFF ENDS DAMAGED BY DRIVING.
2. FOUR (4) "CINCH–TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1–1/4" THREADED GALVANIZED NAILS.
3. TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4'6" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
4. APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
5. ROOT BALL.
6. CONTINUOUS 3" HEIGHT WATERING BASIN, EXCEPT IN TURF AREAS. REMOVE BASIN AT END OF MAINTENANCE PERIOD. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
7. PLANT TABLETS PER SPECS.
8. BACKFILL MIX – SEE DRAWINGS OR SPECS.
9. NATIVE SOIL.

P3 TREE STAKING



LEGEND:
1. MASONRY WALL.
2. 1–1/2" X 3/8" STAINLESS STEEL EYE BOLT. FASTEN TO WALL IN PRE–DRILLED HOLE WITH LEAD EXPANSION SHIELD IN MORTAR JOINT.
3. COLD DRAWN, STAINLESS STEEL, 18 GAUGE WIRE.
4. VINE OR ESPALIER PER PLAN. ATTACH PLANT TO WIRE WITH GREEN NURSERY TAPE.

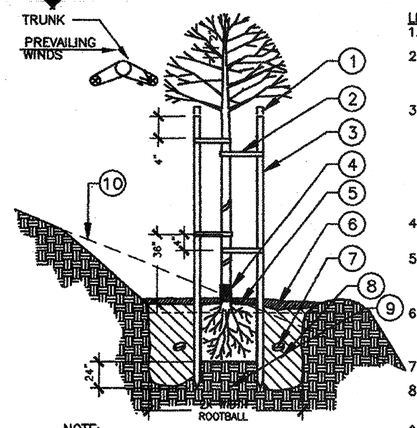
P4 VINE / ESPALIER ON HORIZONTAL WIRE SUPPORT



LEGEND:
1. SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
2. 4" HIGH x 2' DIAMETER PLANT BASIN. COVER WITH TOP DRESSING.
3. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
4. FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
5. PLANTING BACKFILL MIX PER SPECIFICATIONS.
6. PLANTING DEPTH: TOP OF ROOTBALL 1" ABOVE FINISH GRADE
7. NATIVE SOIL (OR APPROVED IMPORT).

NOTE: BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.

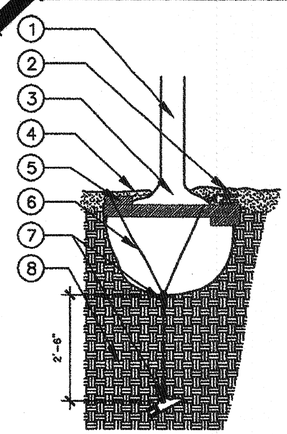
P5 SHRUB PLANTING SLOPE CONDITION



NOTE:
BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.

LEGEND:
1. CUT OFF ENDS DAMAGED BY DRIVING.
2. FOUR (4) "CINCH–TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1–1/4" THREADED GALVANIZED NAILS.
3. TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4'6" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
4. APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
5. ROOT BALL PLANTING DEPTH: TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
6. 4" HIGH x 2' DIA. PLANT BASIN. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
7. PLANT TABLETS PER SPECS.
8. BACKFILL MIX – SEE DRAWINGS OR SPECS.
9. NATIVE SOIL.
10. SLOPE TO BE 2:1 MAXIMUM. BLEND INTO EXISTING SLOPE.

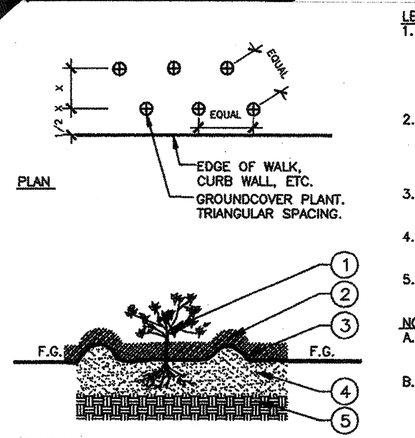
P6 TREE PLANTING SLOPE CONDITION



LEGEND
1. TREE, MAXIMUM 3" CALIPER.
2. RACHET TENSIONER.
3. ROOT BALL, CROWN TO BE AT OR ABOVE FINISHED GRADE. SET 1–1/2" ABOVE F.G. AND ALLOW FOR SETTLEMENT.
4. 2" MINIMUM LAYER OF DECOMPOSED GRANITE.
5. 2" X 4" TIMBER TRIANGLE.
6. 18" GALV. STEEL TENSIONING CABLE 1/8 7 X 7.
7. 68–DB1 DUCKBILL ANCHOR (INCLUDES ANCHOR AND 2–1/2" 7/8 7 X 7 GALV. STEEL CABLE). TYP. OF 3 PLACES.
8. NATIVE SOIL.

NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. NOT FOR PERMANENT APPLICATION – FOR TEMPORARY USE ONLY.
C. USE ONLY ON FIRM ROOT BALLS – NOT FOR USE ON TREES GROWN IN SAWDUST MIX OR VERY LOOSE DIRT.
D. TREE CANOPY SHOULD BE KEPT CROPPED TO MINIMIZE WIND RESISTANCE.

P7 TREE ROOTBALL STRAP



LEGEND:
1. GROUND COVER PLANT MATERIAL FROM 1 GALLON CONTAINER, FLAT, OR LINER. TRIANGULAR SPACING. SEE PLANTING PLANS AND LEGEND.
2. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
3. MINIMUM 2"–3" HIGH WATER BASIN.
4. AMENDED SOIL PER PLANTING PLANS AND SPECIFICATIONS.
5. SCARIFIED SUB–GRADE. SEE SPECIFICATIONS.

NOTES:
A. PLANT GROUND COVER AT EQUAL SPACING PER PLANT LEGEND.
B. PROVIDE GROUND COVER UP TO THE EDGE OF SOIL BERMS AT ALL TREES AND SHRUBS.

P8 GROUND COVER PLANTING

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PLANTING DETAILS

JOB # 20001
DATE: 12.22.21
REVISIONS: 03.23.22

SHEET L7 OF